

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

August 11, 2020, 6:00 P.M.

In order to assist in maintaining the health of Planning and Zoning Commissioners, staff and the public, this meeting will be conducted via *video conference*.

You may view this meeting live through the City's web site at:

<http://www.taylortx.gov/660/Taylor-Videos>

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, August 11, 2020 in order to receive video conferencing instructions.

The agenda packet is available on the City's web site at:

<http://www.taylortx.gov/18/Agendas-and-Minutes>

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 14, 2020.

REGULAR AGENDA

SUBDIVISION VARIANCE

2. **PZ-2020-1242** - Public Hearing and consider taking action on an application regarding a request for a variance to the City of Taylor Subdivision Ordinance regarding the definition of a block for a proposed preliminary plat: Taylor Meadows, consisting of 12 lots, 2 blocks and parkland, being 36.99 acres, generally located at the northeast corner of FM 619 and CR 412, out of a 54.04 acre tract conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

PLATS

3. **PZ-2019-1181** – Consider Taylor Meadows Preliminary Plat, consisting of 12 lots, 2 blocks and parkland, being 36.99 acres, generally located at the northeast corner of FM 619 and CR 412, out of a 54.04 acre tract conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

4. **PZ-2020-1235** – Consider The Grove at Bull Creek Phase I Final Plat, a subdivision of 221 Lots, 7 Blocks, parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 56.03 acres, including all of the land described in document number 2019004253 and portions of land described in documents numbered 2019005182 and 2009013705 O.P.R.W.C.TX., Taylor, Williamson County, Texas.
5. **PZ-2020-1234** – Consider The Grove at Bull Creek Phase II Final Plat, a subdivision of 150 Lots, 5 Blocks, parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 36.78 acres, including a portion the of land described in document number 2019005182 O.P.R.W.C.TX, Taylor, Williamson County, Texas.
6. **PZ-2019-1134** – Consider disapproving Northcutt - Buzan Preliminary Plat, consisting of 28 lots and 5 blocks and including 2.717 acres of right-of-way dedication, located to the west of the intersection of Southwood Hills and Old Coupland Road, being approximately 10.86 acres out of Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

COMPREHENSIVE PLAN, FUTURE LAND PLAN MAP AMENDMENT

7. **PZ-2020-1228** - Public Hearing and consider making a recommendation regarding an application which proposes amending the Comprehensive Plan, Future Land Use Plan Map on land consisting of approximately 6.83 acres, out of 27.73, from the designation Single-Family to the designation Commercial for future development located at the northwest intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcel R383650; part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

ZONING

8. **PZ-2020-1227** - Public Hearing and consider making a recommendation regarding an application, which proposes to re-zone land consisting of approximately 70.65 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.83 acres of Local Commercial Zoning District (B-1) and approximately 63.83 acres of Single-Family Residential Zoning Districts with a Residential Planned Development Overlay (R-1/RPD), located at the northwest intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R383650 and R018683; part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

DISCUSSIONS ITEMS

9. Discussion and possible recommendation to City Council regarding carports.
10. Update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: September 8, 2020

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 **August 11, 2020**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 8.6.2020
Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
July 14, 2020, 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

Don McAlister
Michael Aplin
Kellie Billings-Ray
Donna Frazier
Annette Maruska
Faith Gardner
Rick Selin

ABSENT

Leland Stevens
Mike Eaton

OTHERS PRESENT

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

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:03 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 as part of the Regular agenda.)

Review and approve minutes from the meeting on June 9, 2020.

Motion made by Mrs. Frazier to approve minutes from June 9, 2020 as presented. Second by Mrs. Maruska. All voted Aye.

PZ-2019-1181 – Consider disapproving Taylor Meadows Preliminary Plat, consisting of 13 lots and 2 blocks and being 36.99 acres out of a 54.04 acres conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval of the preliminary plat as the minimum requirements of the subdivision ordinance have not been met. Mrs. Maruska made motion to disapprove Taylor Meadows Preliminary Plat. Second by Mrs. Billings-Ray. All voted aye.

PZ-2020-1235 – Consider disapproving The Grove at Bull Creek Phase I Final Plat, a subdivision of 221 Lots, 7 Blocks, parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 56.03 acres, including all of the land described in document number 2019004253 and portions of land described in documents numbered 2019005182 and 2009013705 and O.P.R.W.C.TX., Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval of the proposed Phase I Final Plat as the minimum requirements of the subdivision ordinance have not been met. Mr. Peter was present to answer questions. Mrs. Frazier made motion to disapprove plat. Second by Mrs. Maruska. All voted aye.

PZ-2020-1234 – Consider disapproving The Grove at Bull Creek Phase II Final Plat a subdivision of 150 Lots, 5 Blocks, parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 36.78 acres, including a portion the of land described in document number 2019005182 O.P.R.W.C.TX, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval of the proposed Phase II Final Plat as the minimum requirements of the subdivision ordinance have not been met. Mr. Peter was present to answer questions. Mrs. Maruska made motion to disapprove plat. Second by Mrs. Frazier. 6 – In favor / 1 – Opposed (Faith Gardner). Motion passed.

PZ-2020-1215 Consider disapproving Castlewood Subdivision Improvement Plans, consisting of approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval of the Subdivision Improvement Plans as the minimum requirements of the subdivision ordinance have not been met. Mrs. Maruska made motion to disapprove plans. Second by Mrs. Gardner. All voted aye.

Update regarding Council actions related to Planning and Zoning items.

Mr. Yantis stated that there were no updates regarding Council actions related to P&Z items.

Adjourn

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

Carrie Orts
Administrative Assistant, Development Services

Don McAlister
Planning & Zoning Commission Chairman

Staff Report
PZ-2020-1241
FM 619 & CR 412
Subdivision Variance

Requested Action: The applicant is requesting a variance from the Subdivision Ordinance relating to block standards.

Applicant: SJPW Ranch Investments LLC, Russell Spillers

Subject Property: Is approximately 36.99 acres, generally located at the northeast corner of FM 619 and CR 412, out of a 54.04 acre tract conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Parcel Information

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

Current Use: Agricultural use

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Agricultural land	R-1, adjacent 17.05 acres and No Zoning where the adjacent property is outside the City limits (OTC)
South	Residential and commercial land uses	No Zoning, (OTC)
East	Agricultural land	No Zoning, (OTC)
West	Agricultural land	No Zoning, (OTC)

Purpose:

The applicant is requesting a variance to the Subdivision Ordinance relating to block standards. The excerpts below describe the standards for blocks:

Chapter 2. - Subdivision Improvements

2.7 - Blocks

Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

Maximum block length for residential: One thousand two hundred (1,200) feet and the minimum block length for residential is three hundred (300) feet, except upon approval by the City Planning and Zoning Commission.

Maximum block length along an arterial street: One thousand six hundred (1,600) feet and the minimum block length along an arterial street is four hundred (400) feet, except upon approval by the Planning and Zoning Commission.

5.1 - Terms Defined

Block - A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines.

Background:

Previously, the preliminary plat for Taylor Meadow was submitted and reviewed by Staff. As the preliminary plat did not meet the minimum requirements of the Subdivision Ordinance, Staff recommended that the Planning and Zoning Commission disapprove the preliminary plat as submitted. The preliminary plat was disapproved by the Planning and Zoning Commission.

Now, the Applicant is requesting a variance to the standards set forth in the Subdivision Ordinance, specifically to meet the requirement for a block to be bounded on all sides by streets or combination of streets and parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines. The Planning and Zoning Commission may authorize a variance from these regulations when, in its opinion, undue hardship on the part of the subdivider will result from requiring strict compliance.

As City Staff we are charged with using the Comprehensive Plan along with regulations that support and promote the Comprehensive Plan as a guide when reviewing proposed development. A key component of the Comprehensive Plan is Chapter 4 Land Use. Below are standards to which the applicant is requesting variances:

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

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

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

Action L1.6: *Establish new criteria for street and lot layout to achieve desirable neighborhoods that are pedestrian and park oriented.*

The Subdivision Ordinance is used by Staff to regulate and manage growth so Land Use goals in the Comprehensive Plan are promoted, in the City limits and in the extraterritorial jurisdiction. Below are the purposes of the Subdivision Ordinance:

Subdivision Ordinance Section 1.3 - Purposes

The purposes of this Ordinance are: to ensure and promote a place in which all citizens may live, work, play, learn, and grow in a safe and productive living environment in a community built for family living; to conserve the value of property and encourage the most appropriate use of land throughout the City and to do so in accordance with the Comprehensive Plan. These purposes are met by:

1. providing the means of implementing the policies and provisions of the Comprehensive Plan;
2. guiding the growth of the City, concentrating more intense development in areas with high development capability and limiting development in areas of low capability; and
3. guiding through the establishment of performance standards, the type, distribution, and intensity of development.

Section 1.4 - Applicability

The provisions of this Ordinance, including the "City of Taylor Engineering Manual & Details" and all appendices, shall apply to the development of all land within the City of Taylor, Texas, unless specifically provided otherwise in this Ordinance.

Section 1.5 - Minimum Standards and Conflicting Provisions

The provisions of this Ordinance, including the "City of Taylor Engineering Manual & Details" and all appendices are the minimum standards necessary to accomplish its stated purposes.

In the Subdivision Ordinance, Chapter 2 addresses Subdivision Improvements. The intent of this part of the ordinance is to control the subdivision of land in order to provide for orderly development and to secure adequate provisions for traffic, light, air, recreation, transportation, water, drainage, sewage and other facilities.

Chapter 2, Article II spells out the requirements for residential design and improvements such as lots, streets, easements, etc. The definition of a block states that a block is ... *bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines.*

The applicant is requesting a variance from the requirement to bound the sides of blocks with streets or a combination of streets and other public amenities/public infrastructure, which would include sidewalks.

As the applicant is requesting a variance for the development of approximately 36.99 acres of vacant, agricultural land it is not clear why the variances are necessary. Generally, variances are associated with previously developed land

and occasionally vacant land that is surrounded by already developed land leaving few options to meet the minimum requirements. Additionally, variances should not be granted for a situation that was created by the applicant. The parcel started out around 54.00 acres but during this process the applicant and other owners sold part of the parcel back to the original owner. The layout of the subdivision could include streets; however, selling part of the parcel has made it more difficult to layout the subdivision in a way that meets the ordinance requirements. Were the original 54 acres still part of the application, it is staff's opinion internal streets could be constructed and the developer would be able to create more than 12 lots on and still comply with the block requirements.

Staff Recommendation

As Staff we use our guiding documents to make recommendations to the Planning and Zoning Commission. Staff recommends disapproval of the requested variance to the Subdivision Ordinance. As stated above, the Planning and Zoning Commission may grant subdivision variances. To grant a variance the Planning and Zoning Commission must find that meeting the ordinance would create an undue hardship. It is staff's determination that there is not a hardship in this case, requiring the developer to meet the ordinance is not a hardship in itself.

The land was in a rectangular shape prior to the sale of a portion of the tract back to the former owner. A rectangle is the general shape of lots and tracts; they tend to be rectangular or somewhat square shaped. The land is not challenging topographically as it is mostly flat. Some of the land is in the floodplain but is mostly developable. The Planning and Zoning Commission may not grant a variance based upon a financial hardship. In addition to the hardship there are four other questions in the ordinance that must be addressed.

Planning and Zoning Commission Recommendation

Section 3.6 of the Subdivision Ordinance governs the variance procedure that the Commission must follow.

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

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of his land or the City of orderly development; and

As the subject property tract is over 36 acres of undeveloped, vacant land there appear to be no special circumstances. As stated previously, the shape and topography are the same as most pieces of property in this area. Most of the tract is developable.

2. That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

The subject property can be developed for single-family residential housing without in compliance with the Ordinance without any type of variances.

3. That the granting or imposition of the variance will not be detrimental to the public health, safety and welfare;

The Subdivision Ordinance along with the other adopted regulations promote the health, safety and welfare of the community. Varying from the regulations is not typical for vacant, agricultural land. There are opportunities to vary from the regulations in the ordinances; however, the exceptions are for infill development, generally. Additionally, there are other ways the subdivision could be designed so the developer would be compliant with the regulations. The orderly design of subdivisions promotes the Comprehensive Plan and helps to protect the investments that the existing residents of Taylor have made over the years.

4. That the granting or imposition of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance.

As stated previously, the applicant does not have an undue hardship. The subject property is vacant, agricultural land with some of the tract in the floodplain; however, that portion of the property could be used as part of the park dedication with a different design. The lack of wastewater cannot be considered a hardship as the lack of wastewater was known by the developer when the land was purchased. Without a hardship no variance can be granted.

The general purpose and intent of the ordinance is furthered when the ordinance is met. Meeting the Subdivision Ordinance ensures the current and future growth are managed and have the least impact on neighbors. Using general rules of thumb for subdivision design excluding most of Lot 3, Block 2, say 7.00 acres, the remaining 30 acres could be subdivided into more than 20 one-acre lots. The streets usually use 25% to 30% of the developable land. If the roads used around 27% of the available land that would equal 8.00 acres. The remaining acreage of approximately 22.00 acres could accommodate 22 one-acre lots or other combinations such as, two (2) tracts equaling five (5) acres and 12 one-acre tracts or three (3) tracts consisting of three (3) acres and 13 one-acre tracts, there are many combinations with one-acre lots being the smallest division as wastewater is not available at this time. If the original tract of over 54.00 acres were still intact even more lots could be created. It appears that the developer's position is that he does not want to construct internal streets and utilities and that is why he is unable to meet the ordinance requirements. However, the desire not to construct the infrastructure required by the ordinance is not a hardship.

Such findings of the Planning and Zoning Commission together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. All variances

shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances.

If the Commission desires to grant the requested variance, a motion to grant the variance must include the four findings above and the facts to substantiate each finding.

Attachments:

1. Applicant Statement
2. Location Map
3. Proposed Preliminary Plat

TAYLOR MEADOWS REQUEST FOR VARIANCE

City of Taylor TX Code of Ordinances Appendix C - Subdivision Ordinance, Chapter 5. Definitions, defines a block as "A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines". SJPW Ranch Investments LLC is hereby requesting a variance of this requirement as defined for the Northern boundary lines N 68 degrees 30'20" E being 1,256.17' and N 21 degrees 30'48" W being 622.99'.

Special circumstances which affect the land involved include the fact that in Williamson County's Long Range Transportation Plan County Road 412 is called to be a major arterial road and FM 619 has a proposed realignment which shows it being adjusted closer to the Eastern Boundary of Taylor Meadows subdivision as proposed. Other special circumstances involve the fact that this part of the City is still largely used for agricultural purposes and does not enjoy the benefit of all city services such as sewer and as such developing the tract of land in a manner that would be expected in a more developed area of the city would not provide an adequate buffer between agricultural and single family uses and may cause traffic pattern issues in the future. Having a large lot residential subdivision as proposed in the preliminary plat of record provides a proper buffer between the two uses and allows proper spacing of driveways and also makes it more reasonable for the County to acquire additional ROW for their future improvements.

To meet the definition of a block would require interior streets to be constructed along these two boundary lines which would create more vehicular traffic entering and exiting within a close proximity to this future major intersection as well as depriving the applicant of the reasonable use of their land. The applicant finds it unreasonable to build streets to bound these two particular boundary lines for the purpose of meeting the definition of a block as the potential connectivity that would be afforded by the streets would not benefit the large lot subdivision nor would the potential connectivity be likely to be realized in the future as the only contiguous land within the corporate limits of the City is a 15 acre tract which already fronts on FM 619 and which also experiences high levels of rain water runoff which you can find by driving along FM 619 to the boundary line of the city limits and observing the bridge with culverts passing under FM 619 at this location. The applicant finds it unreasonable that the owner of that tract of land (EMT Family Trust) would develop it into high density residential lots given the prohibitive costs to do so. With all of these facts taken together a picture of rural farm land with large amounts of drainage lacking certain city services does not seem like a good fit as a design for future high density residential development with an eye for future connectivity via interior roads.

The applicant believes that this variance will not be detrimental to the public health, safety or welfare of the residents of the City of Taylor or Williamson County as all engineering is in line with City standards and all measures for safety and well being have been included in the design. Furthermore applicant believes that this variance, if granted, will in no way prevent the orderly subdivision of other land in the area, as the only other available tract inside the city limits and contiguous to this tract is 15 acres and is not a good fit for high density residential development and would not benefit from the civic purposes that the interior streets would provide. In closing the applicant believes that such streets, if required to be constructed to bound the lots per the definition in the code of ordinances would actually be a detriment to the City as the maintenance costs of such streets would likely outweigh any benefit of use as they would be very seldomly used, if at all, based on the ITE report for this subdivision and the overwhelming agricultural nature of uses surrounding it.



TAYLOR MEADOWS

VICINITY MAP

FM 619

CR 412



PZ-2020-1241

**TAYLOR
MEADOWS
SUBDIVISION**

FM 619 & CR 412

**APPROXIMATELY
36.99 ACRES**

Legend

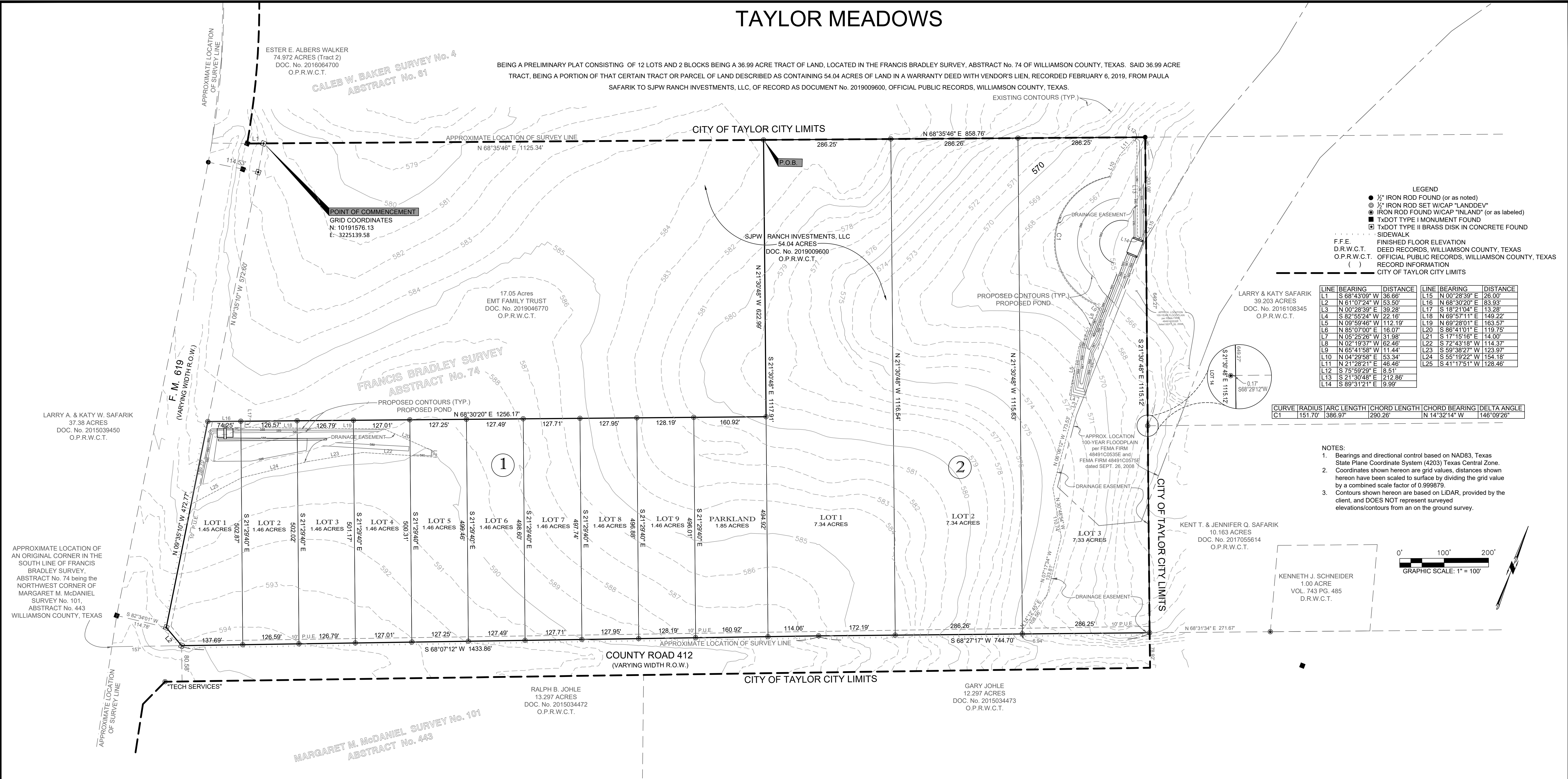
- Streets
- Taylor Meadows
- City of Taylor
- ETJ Boundary 1 Mile

0 1.25 2.5
Miles

DRAWN BY: MH

CHECKED BY: SS

TAYLOR MEADOWS



OWNERS: SJPW RANCH INVESTMENTS, LLC
P. O. BOX 1249
SAN MARCOS, TEXAS 78667
TYLER WILLIAMS
(512) 738-6882
tylerwgl@gmail.com
36.99

ACREAGE: 2
NUMBER OF BLOCKS: 0'
LINEAR FEET OF NEW STREET: 12
NUMBER OF LOTS: 12
PATENT SURVEY: FRANCIS BRADLEY SURVEY, ABSTRACT No. 74

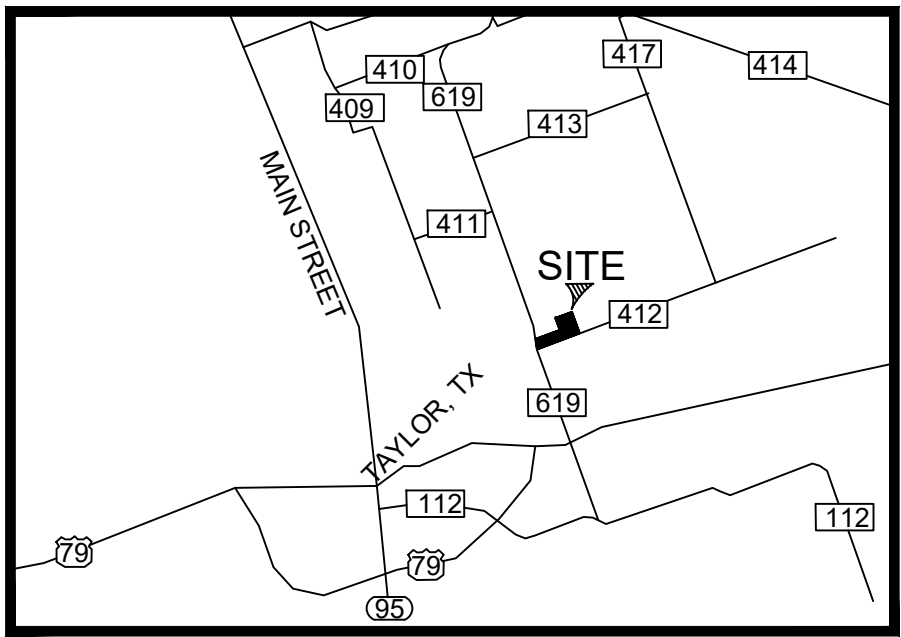
SURVEYOR: JEFFREY J. CURCI, R.P.L.S. #5516
LANDDEV CONSULTING
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TBPLS FIRM REGISTRATION No. 10194101
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ENGINEER: BANKS & ASSOCIATES
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ERIN K. BANKS
TEXAS REGISTRATION No. 84248
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erin.banks@vownet.net
FIRM F-2002

LOT / BLOCK	ACREAGE	SQ. FT.	MINIMUM FLOOR SLAB ELEVATIONS
1 / A	1.45 Acres	63,225	592'
2 / A	1.46 Acres	63,605	592'
3 / A	1.46 Acres	63,597	592'
4 / A	1.46 Acres	63,599	592'
5 / A	1.46 Acres	63,610	592'
6 / A	1.46 Acres	63,771	
7 / A	1.46 Acres	63,621	
8 / A	1.46 Acres	63,630	
9 / A	1.46 Acres	63,639	
PARKLAND	1.85 Acres	80,623	
1 / B	7.34 Acres	319,747	577'
2 / B	7.34 Acres	319,513	
3 / B	7.33 Acres	319,304	576'

Length of Block "A" frontage along County Road 412 is approximately 1,157 feet
Length of Block "B" frontage along County Road 412 is approximately 859 feet

Revision Date:	
8/22/2019 - Revised per City Comments	
12/12/2019 - Revised per City Comments	
01/07/2020 - Revised per Engineer Drainage Study	
03/16/2020 - Revised to add proposed ponds & DE	
03/19/2020 - Revised Lots 11-14 to 11-13	
05/11/2020 - Added Parkland, Revised Lots 1 - 9 & D.E.	



TAYLOR MEADOWS

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

That SJPW Ranch Investments, LLC, owner of this 36.99 acre tract of land, located in the Francis Bradley Survey, Abstract No. 74 of Williamson County, Texas. Said 36.99 acre tract, being a portion of that certain tract or parcel of land described as containing 54.04 acres of land in a Warranty Deed with Vendor's Lien, recorded February 6, 2019, from Paula Safarik to SJPW Ranch Investments, LLC, of record as Document No. 2019009600, Official Public Records, Williamson County, Texas., acting through its member Tyler Williams, do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as Taylor Meadows.

TAYLOR MEADOWS

TO CERTIFY WHICH, WITNESS BY MY HAND this the ____ day of _____, 20 ____ A.D.

Tyler Williams
SJPW Ranch Investments, LLC
P. O. Box 1249
San Marcos, Texas 78667

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Tyler Williams, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this the ____ day of _____, 20 ____ A.D.

Notary Public in and for the State of Texas

Printed Name

Commission Expires on

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

We, Crockett National Bank, Lien Holder of the certain 54.04 acre tract of land described in a deed recorded as Document No. 2019009600 of the Official Records of Williamson County, Texas, do hereby consent to the subdivision of 36.99 acre 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 TAYLOR MEADOWS.

Lara Cooper, Sr. Mortgage Loan Officer
Crockett National Bank
502 South Koenigheim, Ste. 1D
San Angelo, Texas 76903

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Laura Cooper, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this the ____ day of _____, 20 ____ A.D.

Notary Public in and for the State of Texas

Printed Name

Commission Expires on

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

I, Jeffrey J. Curci, 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 this the ____ day of _____, 20 ____ A.D.

"PRELIMINARY" NOT TO BE RECORDED FOR ANY PURPOSE

Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas
(512) 872-6696

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

I, Erin K. Banks, Registered Professional Engineer in the State of Texas, do hereby certify that a portion of this subdivision is encroached by Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel No. 48491C0535E and 48491C0575E, effective date September 26, 2008, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and /or public rights of way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal this the ____ day of _____, 20 ____ A.D.

"PRELIMINARY" NOT TO BE RECORDED FOR ANY PURPOSE

Erin K. Banks, P.E.
Texas Registration No. 84248
Banks & Associates,
820 Currie Ranch Road
Wimberley, TX 78676
(512) 801-9049
FIRM F-2002

BEING A PRELIMINARY PLAT CONSISTING OF 12 LOTS AND 2 BLOCKS BEING A 36.99 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 54.04 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED FEBRUARY 6, 2019, FROM PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2019009600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

PERIMETER METES AND BOUNDS DESCRIPTION:
A DESCRIPTION OF A 36.99 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 54.04 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED FEBRUARY 6, 2019, FROM PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2019009600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a TxDOT Type II brass disk in concrete (Grid Coordinates: N 10,191,576.13, E 3,225,139.58) found monumenting the northwest corner of said 54.04 acre tract, the northwest corner of that certain tract or parcel of land described as containing 17.05 acres of land in a Correction Warranty Deed, recorded May 30, 2019, from SJPW Ranch Investments, LLC to EMT Family Trust, of record as Document No. 2019046770, Official Public Records, Williamson County, Texas, the northeast corner of that certain tract or parcel of land described as containing 0.919 acre of land in a Deed, recorded February 1, 2019, from Paula Safarik to the State of Texas, of record as Document No. 2019008266, Official Public Records, Williamson County, Texas, being the east right of way of F. M. 619, a varying width public right of way, and the south line of that certain tract or parcel of land described as containing 74.972 acres of land (Tract 2) in a Warranty Deed Reserving Life Estate with Power of Sale, recorded July 19, 2016, from Ester E. Albers Walker to David P. Walker, Sherri L. Walker and Janet Walker Cook, of record as Document No. 2016064700, Official Public Records, Williamson County, Texas, from which the base of a broken TxDOT Type I concrete Monument found, bears, S 68° 43' 09" W, a distance of 36.66 feet;

THENCE, N 68° 35' 46" E, departing said east right of way of said F. M. 619, with the north line of said 54.04 acre tract, the north line of said 17.05 acre tract, and the south line of said 74.972 acre tract, a distance of 1125.34 feet to a ½ inch iron rod with cap stamped "LANDDEV" set to monument the northeast corner of said 17.05 acre tract and the POINT OF BEGINNING of the herein described 36.99 acre tract of land;

THENCE, N 68° 35' 46" E, continuing with the north line of said 54.04 acre tract, and the south line of said 74.972 acre tract, a distance of 858.76 feet to a ½ inch iron rod found monumenting the northeast corner of said 54.04 acre tract, said south line of said 74.972 acre tract, and the northwest corner of the remainder of that certain tract or parcel of land described as containing 39.203 acres of land in a General Warranty Deed, recorded November 17, 2016, from Mark M. Stoll to Larry Safarik, and Katy Safarik, of record as Document No. 2016108345, Official Public Records, Williamson County, Texas;

THENCE, S 21° 30' 48" E, with the east line of said 54.04 acre tract, and the west line of said 39.203 acre tract, passing at a distance of 649.27 feet, 0.17 feet right of line, an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of said 39.203 acre tract and the northwest corner of that certain tract or parcel of land described as containing 10.163 acres of land in a Gift Deed, recorded June 19, 2017, from Larry A. Safarik, and Katy W. Safarik to Kent T. Safarik, and Jennifer Q. Safarik, of record as Document No. 2017055614, Official Public Records, Williamson County, Texas, in all a total distance of 1115.12 feet to an iron rod with cap stamped "INLAND" found monumenting the southeast corner of said 54.04 acre tract, the southwest corner of said 10.163 acre tract, the northeast corner of that certain tract or parcel of land described as containing 0.652 acre of land in a Warranty Deed, recorded April 15, 2002, from Arnie P. Safarik, Paula Safarik, Larry Safarik, and Katy Safarik to Williamson County, Texas, of record as Document No. 2002028523, Official Public Records, Williamson County, Texas, and being the north right of way of County Road 412, a varying width public right of way, from which an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of that certain tract or parcel of land described as containing 1.00 acre of land in a General Warranty Deed, recorded January 11, 1979, from Edmond Menk, and Lydia Menk to Kenneth J. Schneider, and Patricia A. Schneider, of record in Volume 743, Page 485, Deed Records, Williamson County, Texas, bears, N 68° 31' 34" E, a distance of 271.67 feet;

THENCE, with said north line of said 0.652 acre tract, also being said north right of way of said County Road 412, and the south line of said 54.04 acre tract, the following two (2) courses:
1. S 68° 27' 17" W, a distance of 744.70 feet to a ½ inch iron rod with cap stamped "LandDev" set, and
2. S 68° 07' 12" W, a distance of 1433.86 feet to a TxDOT Type II brass disk in concrete found monumenting the southwest corner of said 54.04 acre tract and the southeast corner of said 0.919 acre of land;

THENCE, departing the north right of way of said County Road 412, with the west line of said 54.04 acre tract, and said east right of way of said F. M. 619, the following two (2) courses:
1. N 61° 07' 24" W, a distance of 53.50 feet to a TxDOT Type II brass disk in concrete found, and
2. N 09° 35' 10" W, a distance of 472.77 feet to a ½ inch iron rod with cap stamped "LandDev" set to monument the southwest corner of said 17.05 acre tract, from which a TxDOT Type II brass disk in concrete found monumenting said east right of way of said F. M. 619 and said west line of said 54.04 acre tract and said 17.05 acre tract, bears, N 09° 35' 10" W, a distance of 572.60 feet;

THENCE, departing said east right of way of said F. M. 619, over and across said 54.04 acre tract, with the south and east lines of said 17.05 acre tract, the following two (2) courses:
1. N 68° 30' 20" E, a distance of 1256.17 feet to a ½ inch iron rod with cap stamped "LANDDEV" set, and
2. N 21° 30' 48" W, a distance of 622.99 feet to the POINT OF BEGINNING of the herein described tract and containing 36.99 acres of land, more or less.

NOTES:

- Total Acreage = 36.99 Acres
- Total Number of Lots = 12
- Total Number of Blocks = 2
- Proposed Use = Single Family Residential
- All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- No development shall begin prior to the issuance of a Floodplain Development Permit for each of the following lots: Lot 3, Block 2.
- Parkland Dedication requirements are met by: the dedication of 1.85 acres of Parkland;
- Minimum Fire Flow of 500 gallons per minutes for not less than two (2) hours shall be provided.
- In order to promote drainage away from the structure, the slab elevation should be built at least one foot above the surrounding ground and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of 10 feet.
- There are areas within the boundaries of this subdivision in the 100-year floodplain as defined by Federal Emergency Management Agency FIRM Panel's 48491C0534F, 48491C0575F, and 48491C0532F, all three dated December 20, 2019.
- This subdivision has no new roadways proposed.
- This Tract is not located within the Edwards Aquifer Recharge Zone.
- Utility Providers - Water: City of Taylor; Wastewater/Septic: On-Site Sewage Facilities; Electric: ONCOR Electric Delivery
- No structure or land on this Plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application form to the Williamson County Floodplain Administrator.
- All structures and/or obstructions are prohibited in drainage easements. Maintenance of drainage easements shall be the responsibility of the property owners or property owners association.
- All sidewalks are to be constructed by the home builder and to be maintained by each of the adjacent property owners.
- Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right of way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by the City of Taylor.
- Right of way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The City has the right at any time to take possession of any road widening easements for the construction, improvement or maintenance of the adjacent road. The landowner assumes all risks associated with improvements located in the right of way or road widening easements. By placing anything in the right of way or road widening easements, the landowner indemnifies and holds the City, its officers and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
- A 10 foot Public Utility Easement (P.U.E.) shall be dedicated along all street frontages. The City and public utility companies shall never be liable in damages for going over and upon such portion of said lots for the purpose of installing, maintaining and repairing such utilities.
- For fire fighting capabilities it is recommended that each lot have a 20-foot wide, all weather fire apparatus access road constructed to support the weight of a fire apparatus. Lots 1, 2, and 3, Block 2, should construct buildings no further than 600 feet from a fire hydrant.

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this survey complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this survey and the documents associated with it.

J. Terron Evertson, PE, DR, CFM
County Engineer Date

A Preliminary Plat for a subdivision to be known as TAYLOR MEADOWS has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the ____ day of _____, 20 ____ A.D.

Chairman Date

Secretary Date

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

I, Nancy E. Rister, Clerk of County Court, with and for the 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 ____ day of _____, 20 ____ A.D., at ____ o'clock, ____ M., in the Official Public Records of said County as

Document No. _____

To certify which, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

By: Deputy
Nancy E. Rister
Clerk, County Court of
Williamson County, Texas

SUBMITTED: April 26, 2019

SHEET 2 of 2



City of Taylor
Taylor Meadows Preliminary Plat
PZ-2019-1181
Staff Report

Requested Action: Consider the Preliminary Plat of Taylor Meadows

Applicant: Russell Spillers/SJPW Ranch Investments

Subject Property: Being 36.99 acres out of a 54.04 acres tract conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1

Current Use: Vacant

Purpose:

The purpose of the preliminary plat is to create single-family lots and the future construction of infrastructure.

Staff Recommendation:

Staff comments are attached for your review. Staff recommends disapproval of the preliminary plat as it does not meet the block standards of the Subdivision Ordinance. The proposed preliminary plat cannot be approved by the Planning and Zoning Commission without a variance to the block standards.

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

Date: Friday, July 31, 2020

Russell Spillers
SJPW Ranch Investments LLC
8500 Adirondack Cv
Austin TX 78759
russellspillers@gmail.com

Permit Number PZ-2019-1181
Job Address: 619 & 412, Taylor

Dear Russell Spillers,

Staff has completed its review of plans for the Taylor Meadows that is to be located at 619 & 412, Taylor. Comments from this review follow. This application will be placed on the August 11, 2020 Planning and Zoning Commission meeting following the requested variance item.

Planning Department Comments

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

07.06.2020

THIS IS STILL CURRENT AS THERE ARE TWO BLOCKS THAT REQUIRE DELINEATION. AS NOTED PREVIOUSLY, THE BLOCKS ARE TO BE BOUNDED (ALL FOUR SIDES OF EACH BLOCK) BY streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines (THE CITY LIMITS).

Subdivision Ordinance

2.7 - Blocks

~~Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.~~

Maximum block length for residential: One thousand two hundred (1,200) feet and the minimum block length for residential is three hundred (300) feet, except upon approval by the City Planning and Zoning Commission.

Maximum block length along an arterial street: One thousand six hundred (1,600) feet and the minimum block length along an arterial street is four hundred (400) feet, except upon approval by the Planning and Zoning Commission.

See below for help understanding requirement:

Subdivision Ordinance Definitions

Block - A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines.

Engineering Department Review

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

No objection taken for the submittal provided dated 07/17/2020 with the following exceptions noted:

- i. The plat date shall be updated on the headings accordingly.
- ii. Other Department comments shall be addressed accordingly.

Please revise the project plans to address the comments noted above. Following revision, submit one electronic copy in PDF format.

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

Thank you,



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



TAYLOR MEADOWS

VICINITY MAP

FM 619

CR 412



PZ-2019-1181

**TAYLOR
MEADOWS
SUBDIVISION**

FM 619 & CR 412

**APPROXIMATELY
36.99 ACRES**

Legend

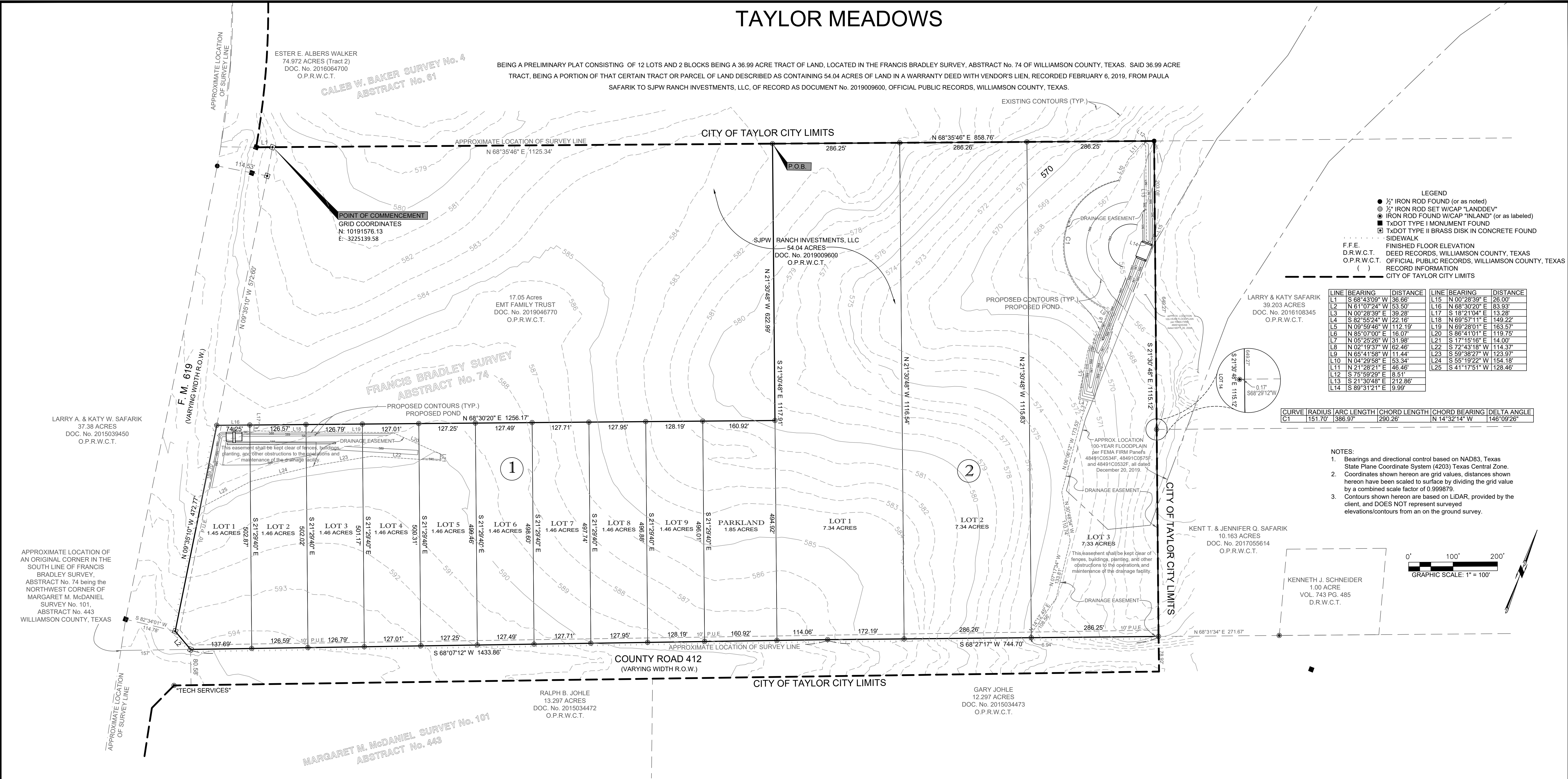
- Streets
-  Taylor Meadows
-  City of Taylor
-  ETJ Boundary 1 Mile

0 1.25 2.5
Miles

DRAWN BY: MH

CHECKED BY: SS

TAYLOR MEADOWS

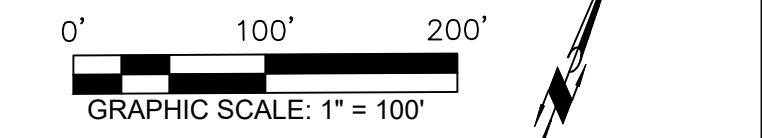


- LEGEND
- 1/2" IRON ROD FOUND (or as noted)
 - ⊙ 1/2" IRON ROD SET W/CAP "LANDDEV"
 - ⊙ IRON ROD FOUND W/CAP "INLAND" (or as labeled)
 - TxDOT TYPE I MONUMENT FOUND
 - TxDOT TYPE II BRASS DISK IN CONCRETE FOUND
 - SIDEWALK
 - FINISHED FLOOR ELEVATION
 - D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
 - () RECORD INFORMATION
 - CITY OF TAYLOR CITY LIMITS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 68°43'09" W	36.66'	L15	N 00°28'39" E	26.00'
L2	N 61°07'24" W	53.50'	L16	N 68°30'20" E	83.93'
L3	N 00°28'39" E	39.28'	L17	S 18°21'04" E	13.28'
L4	S 82°55'24" W	22.16'	L18	N 69°57'11" E	149.22'
L5	N 09°59'46" W	112.19'	L19	N 69°28'01" E	163.57'
L6	N 85°07'00" E	16.07'	L20	S 86°41'01" E	119.75'
L7	N 05°25'26" W	31.98'	L21	S 17°15'16" E	14.00'
L8	N 02°19'37" W	62.46'	L22	S 72°43'18" W	114.37'
L9	N 65°41'58" W	11.44'	L23	S 59°38'27" W	123.97'
L10	N 04°29'58" E	53.34'	L24	S 55°19'22" W	154.18'
L11	N 21°28'21" E	46.46'	L25	S 41°17'51" W	128.46'
L12	S 75°59'29" E	8.51'			
L13	S 21°30'48" E	212.86'			
L14	S 89°31'21" E	9.99'			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	151.70'	386.97'	280.26'	N 14°32'14" W	146°09'26"

- NOTES:
- Bearings and directional control based on NAD83, Texas State Plane Coordinate System (4203) Texas Central Zone.
 - Coordinates shown hereon are grid values, distances shown hereon have been scaled to surface by dividing the grid value by a combined scale factor of 0.999879.
 - Contours shown hereon are based on LIDAR, provided by the client, and DOES NOT represent surveyed elevations/contours from an on the ground survey.



OWNERS: SJPW RANCH INVESTMENTS, LLC
P. O. BOX 1249
SAN MARCOS, TEXAS 78667
TYLER WILLIAMS
(512) 738-6882
tylerwgl@gmail.com
36.99

ACREAGE: 36.99
NUMBER OF BLOCKS: 2
LINEAR FEET OF NEW STREET: 0'
NUMBER OF LOTS: 12
PATENT SURVEY: FRANCIS BRADLEY SURVEY, ABSTRACT No. 74

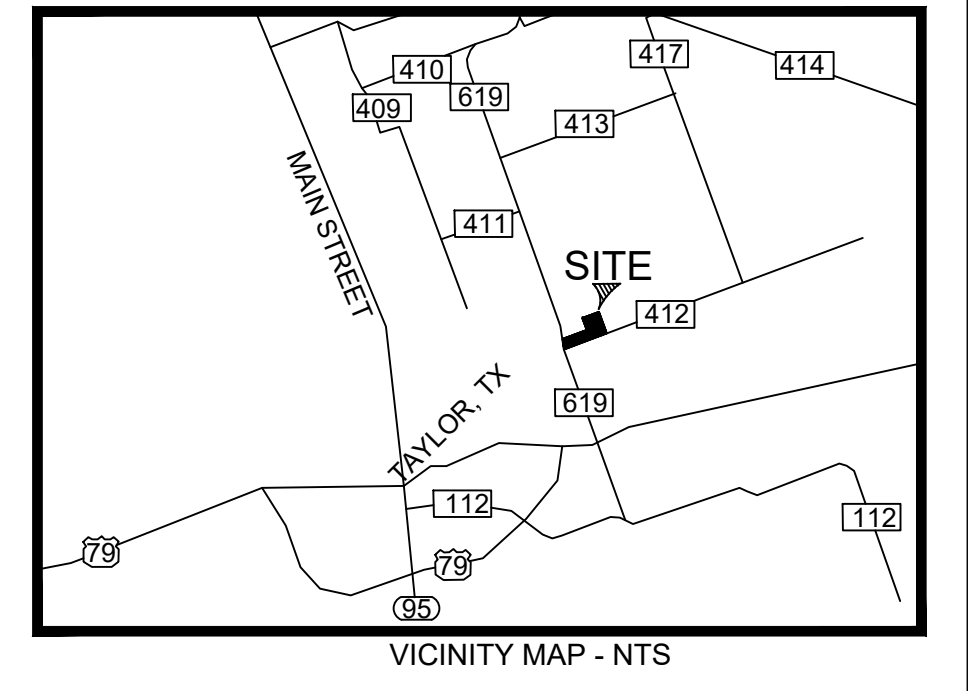
SURVEYOR: JEFFREY J. CURCI, R.P.L.S. #5516
LANDDEV CONSULTING
5508 HWY 290 WEST, #150
AUSTIN, TEXAS 78735
(512) 872-6696
TBPLS FIRM REGISTRATION No. 10194101
jeff.curci@landdevconsulting.com

ENGINEER: BANKS & ASSOCIATES
820 CURRIE RANCH ROAD
WIMBERLEY, TX 78676
ERIN K. BANKS
TEXAS REGISTRATION No. 84248
(512) 801-9049
erin.banks@vownet.net
FIRM F-2002

LOT / BLOCK	ACREAGE	SQ. FT.	MINIMUM FLOOR SLAB ELEVATIONS
1 / 1	1.45 Acres	63,225	592'
2 / 1	1.46 Acres	63,605	592'
3 / 1	1.46 Acres	63,597	592'
4 / 1	1.46 Acres	63,599	592'
5 / 1	1.46 Acres	63,610	592'
6 / 1	1.46 Acres	63,771	592'
7 / 1	1.46 Acres	63,621	592'
8 / 1	1.46 Acres	63,630	592'
9 / 1	1.46 Acres	63,639	592'
PARKLAND 1.85 Acres		80,623	
1 / 2	7.34 Acres	319,747	577'
2 / 2	7.34 Acres	319,513	576'
3 / 2	7.33 Acres	319,304	576'

Length of Block "1" frontage along County Road 412 is approximately 1,157 feet
Length of Block "2" frontage along County Road 412 is approximately 859 feet

Revision Date:	8/22/2019 - Revised per City Comments
	12/12/2019 - Revised per City Comments
	01/07/2020 - Revised per Engineer Drainage Study
	03/16/2020 - Revised to add proposed ponds & DE
	03/19/2020 - Revised Lots 11-14 to 11-13
	05/11/2020 - Added Parkland, Revised Lots 1 - 9 & D.E.



TAYLOR MEADOWS

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

That SJPW Ranch Investments, LLC, owner of this 36.99 acre tract of land, located in the Francis Bradley Survey, Abstract No. 74 of Williamson County, Texas. Said 36.99 acre tract, being a portion of that certain tract or parcel of land described as containing 54.04 acres of land in a Warranty Deed with Vendor's Lien, recorded February 6, 2019, from Paula Safarik to SJPW Ranch Investments, LLC, of record as Document No. 2019009600, Official Public Records, Williamson County, Texas., acting through its member Tyler Williams, do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as Taylor Meadows.

TAYLOR MEADOWS

TO CERTIFY WHICH, WITNESS BY MY HAND this the ____ day of _____, 20 ____ A.D.

Tyler Williams
SJPW Ranch Investments, LLC
P. O. Box 1249
San Marcos, Texas 78667

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Tyler Williams, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this the ____ day of _____, 20 ____ A.D.

Notary Public in and for the State of Texas

Printed Name

Commission Expires on

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

We, Crockett National Bank, Lien Holder of the certain 54.04 acre tract of land described in a deed recorded as Document No. 2019009600 of the Official Records of Williamson County, Texas, do hereby consent to the subdivision of 36.99 acre 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 TAYLOR MEADOWS.

Lara Cooper, Sr. Mortgage Loan Officer
Crockett National Bank
502 South Koenigheim, Ste. 1D
San Angelo, Texas 76903

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Laura Cooper, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this the ____ day of _____, 20 ____ A.D.

Notary Public in and for the State of Texas

Printed Name

Commission Expires on

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

I, Jeffrey J. Curci, 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 this the ____ day of _____, 20 ____ A.D.

"PRELIMINARY" NOT TO BE RECORDED FOR ANY PURPOSE

Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas
(512) 872-6696

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

I, Erin K. Banks, Registered Professional Engineer in the State of Texas, do hereby certify that a portion of this subdivision is encroached by Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel No.'s 48491C0534F, 48491C0575F, and 48491C0532F, all dated 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 this the ____ day of _____, 20 ____ A.D.

"PRELIMINARY" NOT TO BE RECORDED FOR ANY PURPOSE

Erin K. Banks, P.E.
Texas Registration No. 84248
Banks & Associates,
820 Currie Ranch Road
Wimberley, TX 78676
(512) 801-9049
FIRM F-2002

BEING A PRELIMINARY PLAT CONSISTING OF 12 LOTS AND 2 BLOCKS BEING A 36.99 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 54.04 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED FEBRUARY 6, 2019, FROM PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2019009600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

PERIMETER METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF A 36.99 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 54.04 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED FEBRUARY 6, 2019, FROM PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2019009600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a TxDOT Type II brass disk in concrete (Grid Coordinates: N 10,191,576.13, E 3,225,139.58) found monumenting the northwest corner of said 54.04 acre tract, the northwest corner of that certain tract or parcel of land described as containing 17.05 acres of land in a Correction Warranty Deed, recorded May 30, 2019, from SJPW Ranch Investments, LLC to EMT Family Trust, of record as Document No. 2019046770, Official Public Records, Williamson County, Texas, the northeast corner of that certain tract or parcel of land described as containing 0.919 acre of land in a Deed, recorded February 1, 2019, from Paula Safarik to the State of Texas, of record as Document No. 2019008266, Official Public Records, Williamson County, Texas, being the east right of way of F. M. 619, a varying width public right of way, and the south line of that certain tract or parcel of land described as containing 74.972 acres of land (Tract 2) in a Warranty Deed Reserving Life Estate with Power of Sale, recorded July 19, 2016, from Ester E. Albers Walker to David P. Walker, Sherri L. Walker and Janet Walker Cook, of record as Document No. 2016064700, Official Public Records, Williamson County, Texas, from which the base of a broken TxDOT Type I concrete Monument found, bears, N 68° 43' 09" W, a distance of 36.66 feet;

THENCE, N 68° 35' 46" E, departing said east right of way of said F. M. 619, with the north line of said 54.04 acre tract, the north line of said 17.05 acre tract, and the south line of said 74.972 acre tract, a distance of 1125.34 feet to a ½ inch iron rod with cap stamped "LANDDEV" set to monument the northeast corner of said 17.05 acre tract and the POINT OF BEGINNING of the herein described 36.99 acre tract of land;

THENCE, N 68° 35' 46" E, continuing with the north line of said 54.04 acre tract, and the south line of said 74.972 acre tract, a distance of 858.76 feet to a ½ inch iron rod found monumenting the northeast corner of said 54.04 acre tract, said south line of said 74.972 acre tract, and the northwest corner of the remainder of that certain tract or parcel of land described as containing 39.203 acres of land in a General Warranty Deed, recorded November 17, 2016, from Mark M. Stoll to Larry Safarik, and Katy Safarik, of record as Document No. 2016108345, Official Public Records, Williamson County, Texas;

THENCE, S 21° 30' 48" E, with the east line of said 54.04 acre tract, and the west line of said 39.203 acre tract, passing at a distance of 649.27 feet, 0.17 feet right of line, an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of said 39.203 acre tract and the northwest corner of that certain tract or parcel of land described as containing 10.163 acres of land in a Gift Deed, recorded June 19, 2017, from Larry A. Safarik, and Katy W. Safarik to Kent T. Safarik, and Jennifer Q. Safarik, of record as Document No. 2017055614, Official Public Records, Williamson County, Texas, in all a total distance of 1115.12 feet to an iron rod with cap stamped "INLAND" found monumenting the southeast corner of said 54.04 acre tract, the southwest corner of said 10.163 acre tract, the northeast corner of that certain tract or parcel of land described as containing 0.652 acre of land in a Warranty Deed, recorded April 15, 2002, from Arnie P. Safarik, Paula Safarik, Larry Safarik, and Katy Safarik to Williamson County, Texas, of record as Document No. 2002028523, Official Public Records, Williamson County, Texas, and being the north right of way of County Road 412, a varying width public right of way, from which an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of that certain tract or parcel of land described as containing 1.00 acre of land in a General Warranty Deed, recorded January 11, 1979, from Edmond Menk, and Lydia Menk to Kenneth J. Schneider, and Patricia A. Schneider, of record in Volume 743, Page 485, Deed Records, Williamson County, Texas, bears, N 68° 31' 34" E, a distance of 271.67 feet;

THENCE, with said north line of said 0.652 acre tract, also being said north right of way of said County Road 412, and the south line of said 54.04 acre tract, the following two (2) courses:
1. S 68° 27' 17" W, a distance of 744.70 feet to a ½ inch iron rod with cap stamped "LandDev" set, and
2. S 68° 07' 12" W, a distance of 1433.86 feet to a TxDOT Type II brass disk in concrete found monumenting the southwest corner of said 54.04 acre tract and the southeast corner of said 0.919 acre of land;

THENCE, departing the north right of way of said County Road 412, with the west line of said 54.04 acre tract, and said east right of way of said F. M. 619, the following two (2) courses:
1. N 61° 07' 24" W, a distance of 53.50 feet to a TxDOT Type II brass disk in concrete found, and
2. N 09° 35' 10" W, a distance of 472.77 feet to a ½ inch iron rod with cap stamped "LandDev" set to monument the southwest corner of said 17.05 acre tract, from which a TxDOT Type II brass disk in concrete found monumenting said east right of way of said F. M. 619 and said west line of said 54.04 acre tract and said 17.05 acre tract, bears, N 09° 35' 10" W, a distance of 572.60 feet;

THENCE, departing said east right of way of said F. M. 619, over and across said 54.04 acre tract, with the south and east lines of said 17.05 acre tract, the following two (2) courses:
1. N 68° 30' 20" E, a distance of 1256.17 feet to a ½ inch iron rod with cap stamped "LANDDEV" set, and
2. N 21° 30' 48" W, a distance of 622.99 feet to the POINT OF BEGINNING of the herein described tract and containing 36.99 acres of land, more or less.

NOTES:

- Total Acreage = 36.99 Acres
- Total Number of Lots = 12
- Total Number of Blocks = 2
- Proposed Use = Single Family Residential
- All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- No development shall begin prior to the issuance of a Floodplain Development Permit for each of the following lots: Lot 3, Block 2.
- Parkland Dedication requirements are met by: the dedication of 1.85 acres of Parkland;
- Minimum Fire Flow of 500 gallons per minutes for not less than two (2) hours shall be provided.
- In order to promote drainage away from the structure, the slab elevation should be built at least one foot above the surrounding ground and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of 10 feet.
- There are areas within the boundaries of this subdivision in the 100-year floodplain as defined by Federal Emergency Management Agency FIRM Panel's 48491C0534F, 48491C0575F, and 48491C0532F, all three dated December 20, 2019.
- This subdivision has no new roadways proposed.
- This Tract is not located within the Edwards Aquifer Recharge Zone.
- Utility Providers - Water: City of Taylor; Wastewater/Septic: On-Site Sewage Facilities; Electric: ONCOR Electric Delivery
- No structure or land on this Plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application form to the Williamson County Floodplain Administrator.
- The drainage easements and facilities shall be kept clear of fences, buildings, planting and other obstructions to allow for the operations and maintenance of the drainage easements and facilities. Maintenance of drainage easements and facilities shall be per the City of Taylor approved Taylor Meadows BMP Maintenance Plan and shall be the responsibility of the property owners and or Property Owner's Association (POA).
- All sidewalks are to be constructed by the home builder and to be maintained by each of the adjacent property owners.
- Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right of way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by the City of Taylor.
- Right of way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The City has the right at any time to take possession of any road widening easements for the construction, improvement or maintenance of the adjacent road. The landowner assumes all risks associated with improvements located in the right of way or road widening easements. By placing anything in the right of way or road widening easements, the landowner indemnifies and holds the City, its officers and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
- A 10 foot Public Utility Easement (P.U.E.) shall be dedicated along all street frontages. The City and public utility companies shall never be liable in damages for going over and upon such portion of said lots for the purpose of installing, maintaining and repairing such utilities.
- For fire fighting capabilities it is recommended that each lot have a 20-foot wide, all weather fire apparatus access road constructed to support the weight of a fire apparatus. Lots 1, 2, and 3, Block 2, should construct buildings no further than 600 feet from a fire hydrant.
- The final plat shall establish specific minimum floor slab elevations for construction of any structures on a lot within the one hundred (100) year floodplain to be a minimum of two (2) feet above the one hundred (100) year floodplain. A certificate for the County Flood Plain Manager will be necessary.

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this survey complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this survey and the documents associated with it.

J. Terron Evertson, PE, DR, CFM
County Engineer
Date

A Preliminary Plat for a subdivision to be known as TAYLOR MEADOWS has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the ____ day of _____, 20 ____ A.D.

Chairman
Date

Secretary
Date

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

I, Nancy E. Rister, Clerk of County Court, with and for the 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 ____ day of _____, 20 ____ A.D., at ____ o'clock, ____ M., in the Official Public Records of said County as

Document No. _____

To certify which, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

By: Deputy
Nancy E. Rister
Clerk, County Court of
Williamson County, Texas

SUBMITTED: April 26, 2019

City of Taylor
The Grove at Bull Creek Phase I Final Plat
PZ-2020-1235
Staff Report

Requested Action: Consider The Grove at Bull Creek Phase I Final Plat

Applicant: David Peter/WBW Development, LLC

Subject Property: Being a subdivision of 221 Lots, 7 Blocks, parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 56.03 acres, including all of the land described in document number 2019004253 and portions of land described in documents numbered 2019005182 and 2009013705 O.P.R.W.C.TX, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose: The purpose of the plat is the development of a single-family residential neighborhood.

Staff Recommendation:

Staff recommends approval of The Grove at Bull Creek Phase I Final Plat.

Attachments:

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



City of Taylor

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

Date: Wednesday, August 5, 2020

David Peter
WBW Development
3000 Illinois Ave
Killeen TX 76543
dpeter@wbdevelopment.com

Permit Number PZ-2020-1235
Job Address: 611 Carlos G Parker Blvd NW, Taylor 76574

Dear David Peter,

Staff has completed its review of plans for The Grove Phase I Final Plat that is to be located at 611 Carlos G Parker Blvd NW, Taylor 76574. Comments have been resolved.

Planning Department Comments

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

Approved without comments.

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

Thank you,

A handwritten signature in blue ink that reads "Shelly Shelton".

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



0 240 480
US Feet

PZ-2020-1235

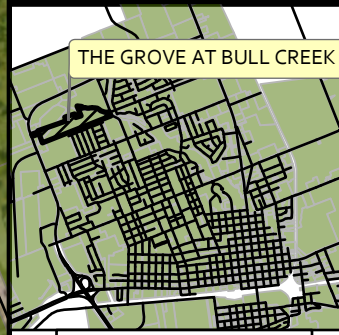
**THE GROVE
AT BULL
CREEK
PHASE I**

**APPROXIMATELY
56.03 ACRES**

- Legend**
- The Grove Phase I
 - The Grove Phase II
 - City of Taylor
 - Streets

DRAWN BY: MH

CHECKED BY: SS

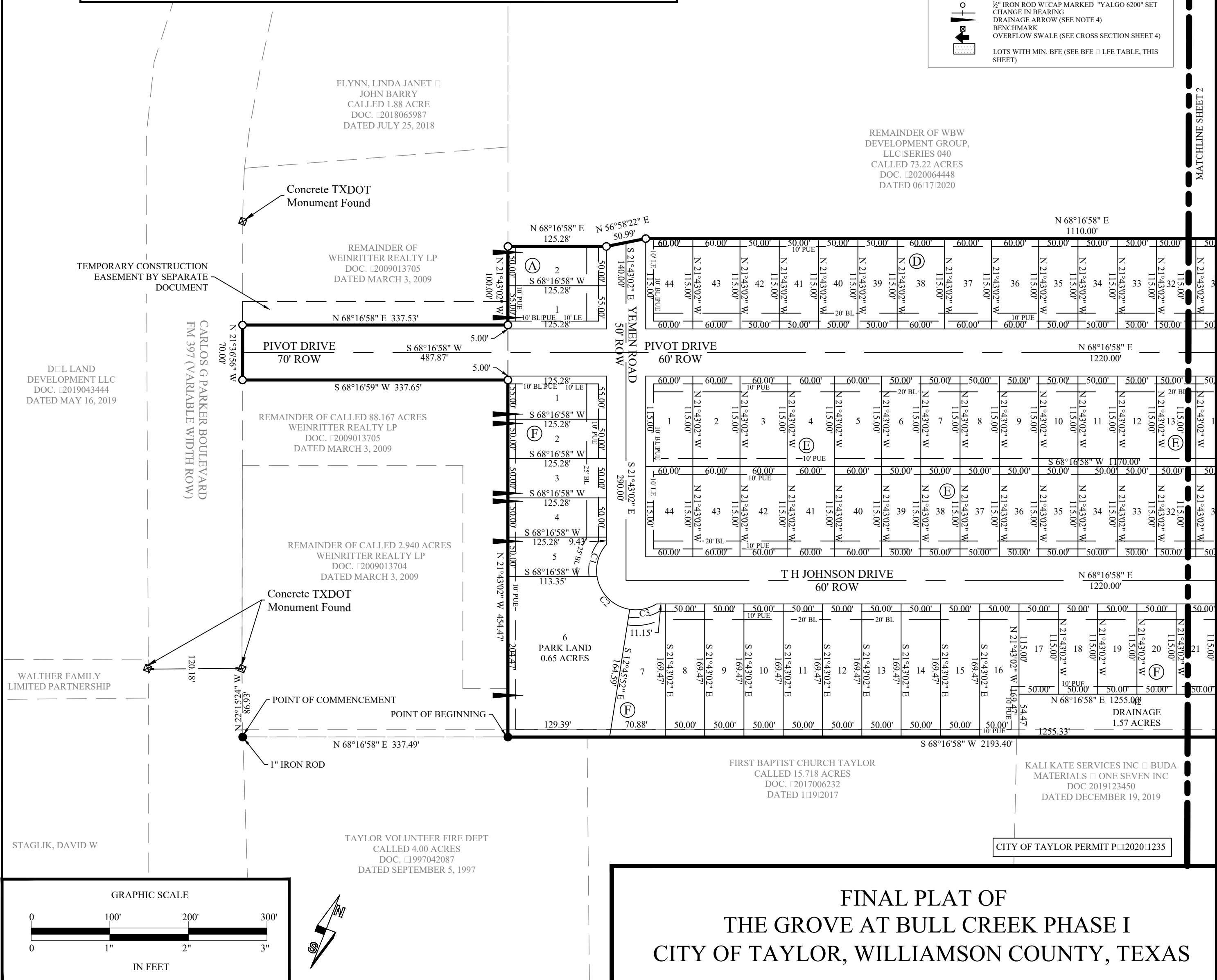


VICINITY MAP

LOT SIZE TABLE

BEING A SUBDIVISION OF 221 LOTS, 7 BLOCKS, 6 NON-RESIDENTIAL LOTS FOR
PARKLAND AND DRAINAGE, ALONG WITH RIGHT-OF-WAY DEDICATION; PART OF AND
OUT OF W. J. BAKER SURVEY, ABSTRACT NO. 65, CONSISTING OF 56.03 ACRES,
INCLUDING ALL OF THE LAND DESCRIBED IN DOCUMENT NUMBER 2020064456 AND
PORTIONS OF LAND DESCRIBED IN DOCUMENTS NUMBERED 2020064448 AND
2009013705, O.P.R.W.C. TX, TAYLOR, WILLIAMSON COUNTY, TEXAS

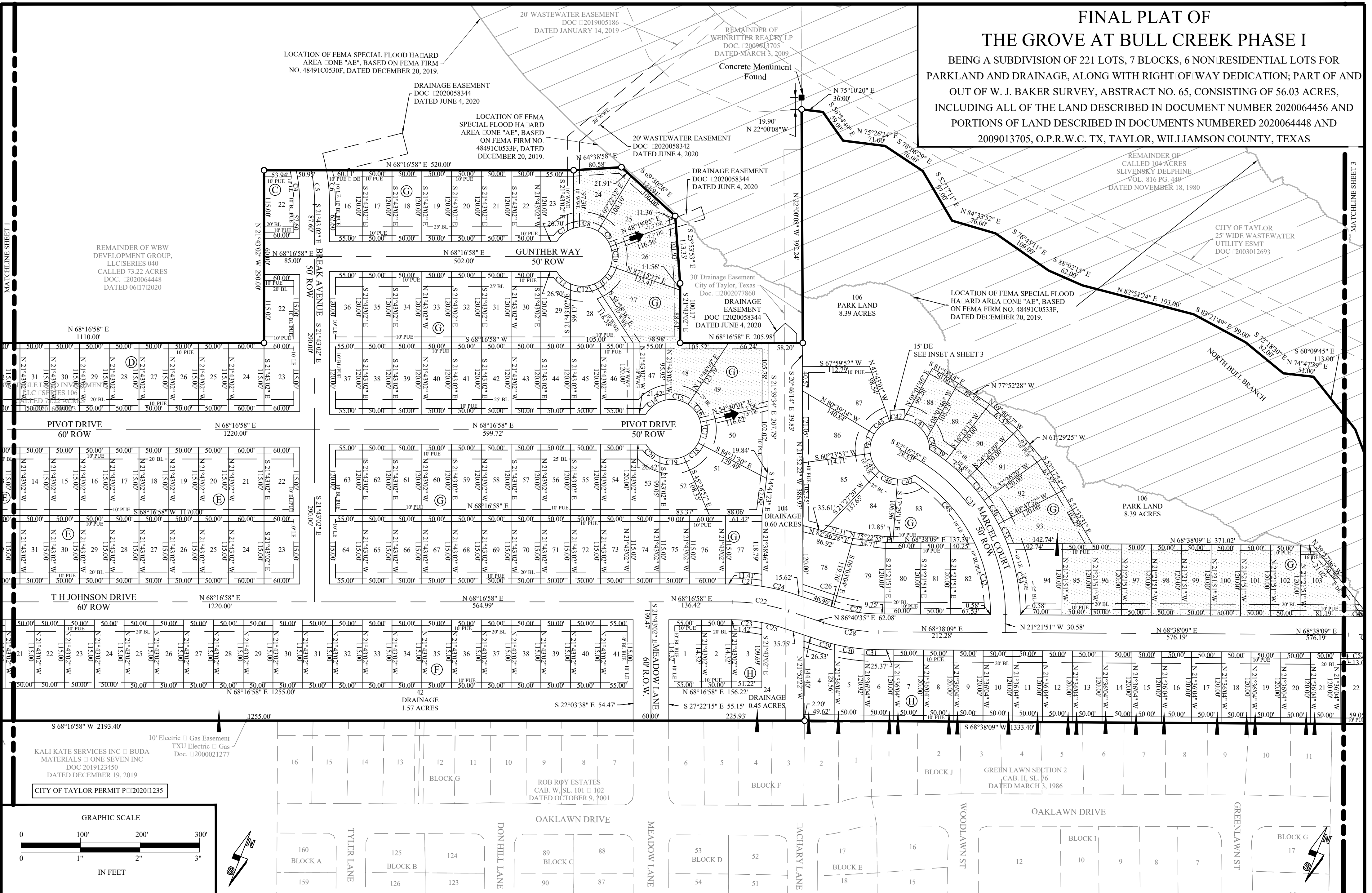
LEGEND



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953 5353 FX (254) 953 5057 Texas Registered Engineering Firm F10264 Texas Registered Surveying Firm 10194095 SHEET 1 OF 4
5	UPDATED OWNER INFORMATION AND OTHER CHANGES	07.02.2020	JCL	TOTAL SITE: 56.03 ACRES TOTAL BLOCKS: 7 TOTAL RESIDENTIAL LOTS: 221 TOTAL NON-RESIDENTIAL LOTS: 6	BRASS DISK NO. TG01 SET ON TOP OF EAST END OF SOUTHERN CULVERT HEADWALL AT TH. JOHNSON DR AND NORTH DR STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203 (UNITS IN FEET) N: E: Z:	WBW DEVELOPMENT GROUP LLC SERIES 040 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543 Weinritter Realty LP.	SCOTT A. BROOKS, P.E., C.F.M YALGO ENGINEERING 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543	LUTHER E. FROBISH, R.P.L.S. YALGO ENGINEERING 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543	
4	CHANGED SHEET SIZE TO 18X24	12.18.2018	TJJ						
3	ADDED EAST PROPERTY	10.05.2018	TJJ						
2	ADDED OVERFLOW SWALE DETAIL	7.17.2018	TJJ						
1	ORIGINAL RELEASE	6.15.2018	BTW						
PROJECT NUMBER: TG01		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC [SERIES 040]							
		CLIENT LOCATION: KILLEEN, TX							
APPROVED BY: TWF									
AUTHORIZED BY: WBW									

FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE I

BEING A SUBDIVISION OF 221 LOTS, 7 BLOCKS, 6 NON-RESIDENTIAL LOTS FOR
PARKLAND AND DRAINAGE, ALONG WITH RIGHT-OF-WAY DEDICATION; PART OF AND
OUT OF W. J. BAKER SURVEY, ABSTRACT NO. 65, CONSISTING OF 56.03 ACRES,
INCLUDING ALL OF THE LAND DESCRIBED IN DOCUMENT NUMBER 2020064456 AND
PORTIONS OF LAND DESCRIBED IN DOCUMENTS NUMBERED 2020064448 AND
2009013705, O.P.R.W.C. TX, TAYLOR, WILLIAMSON COUNTY, TEXAS



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
5	UPDATED OWNER INFO, FIRM NUMBERS, AND OTHER CHANGES	07.02.2020	JCL	TOTAL SITE: 56.03 ACRES	BRASS DISK NO. TG01 SET ON TOP OF EAST
4	CHANGED SHEET SIZE TO 18X24	12.18.2018	TJJ	TOTAL BLOCKS: 7	END OF SOUTHERN CULVERT HEADWALL AT
3	ADDED EAST PROPERTY	10.05.2018	TJJ	TOTAL RESIDENTIAL LOTS: 221	TH. JOHNSON DR AND NORTH DR
2	ADDED OVERFLOW SWALE DETAIL	7.17.2018	TJJ	TOTAL NON-RESIDENTIAL LOTS: 6	
1	ORIGINAL RELEASE	6.15.2018	BTW		
PROJECT NUMBER: TG01		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC (SERIES 040)		STATE PLANE COORDINATE SYSTEM, NAD1983 (2011)	
		CLIENT LOCATION: KILLEEN, TX		DATUM, TEXAS CENTRAL (ZONE NO. 4203 (UNITS IN FEET))	
APPROVED BY: TWF				N: [REDACTED]	
AUTHORIZED BY: WBW				E: [REDACTED]	
				C: [REDACTED]	

FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE I
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

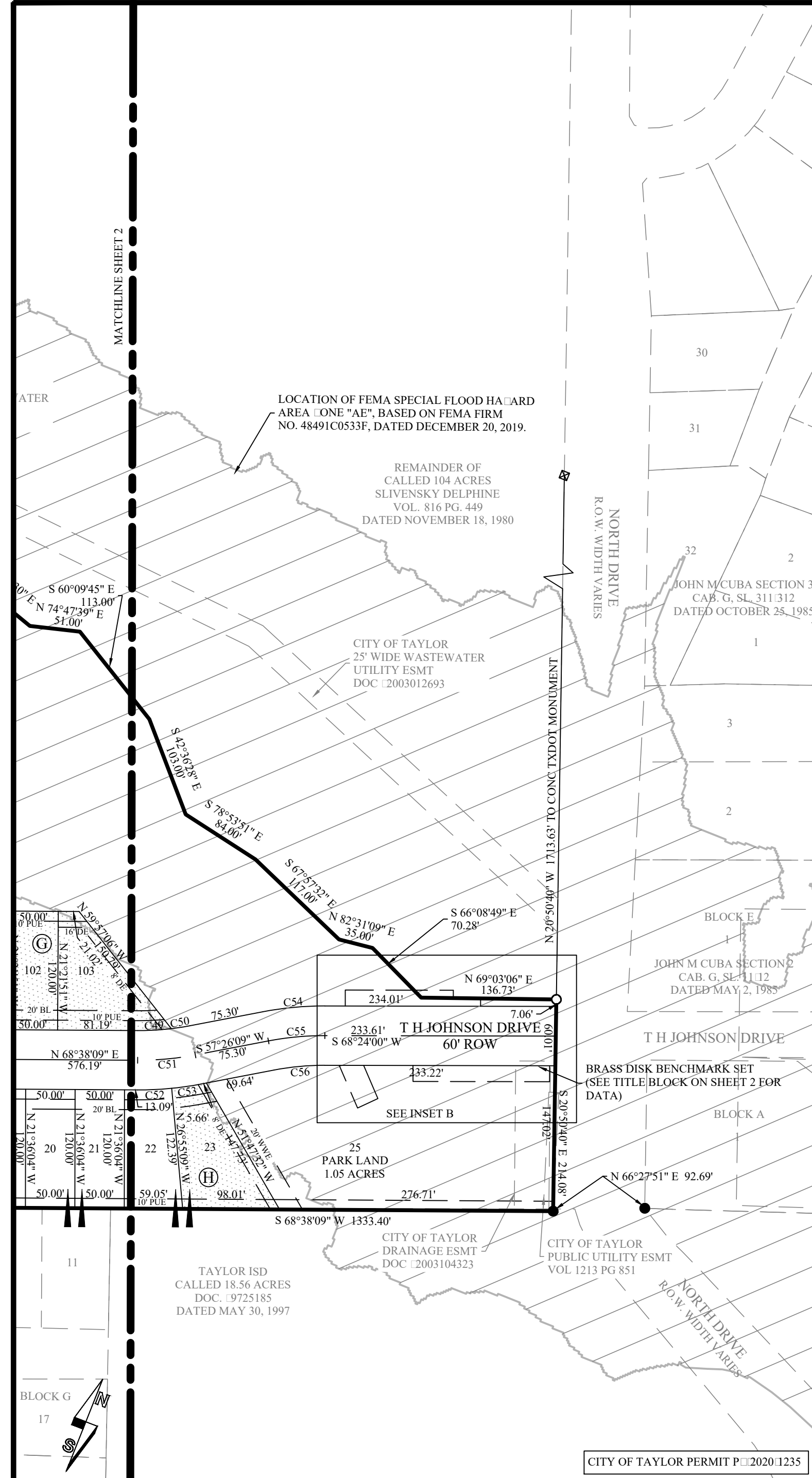
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953.5353
FX (254) 953.5057

Texas Registered
Engineering Firm F10264

Texas Registered
Surveying Firm 10194095

SHEET
2
OF
4

PRINTED ON August 5, 2020



FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE I
BEING A SUBDIVISION OF 221 LOTS, 7 BLOCKS, 6 NON-RESIDENTIAL LOTS FOR PARKLAND AND DRAINAGE, ALONG WITH RIGHT-OF-WAY DEDICATION; PART OF AND OUT OF W. J. BAKER SURVEY, ABSTRACT NO. 65, CONSISTING OF 56.03 ACRES, INCLUDING ALL OF THE LAND DESCRIBED IN DOCUMENT NUMBER 2020064456 AND PORTIONS OF LAND DESCRIBED IN DOCUMENTS NUMBERED 2020064448 AND 2009013705, O.P.R.W.C. TX, TAYLOR, WILLIAMSON COUNTY, TEXAS

STREET LENGTH TABLE		
STREET NAME	LINEAR FEET	TYPE
MEADOWS DRIVE	3388.00	60' ROW
MEADOWS DRIVE	199.00	60' ROW
MEADOWS DRIVE	2308.00	60' ROW
MEADOWS DRIVE	725.00	60' ROW
MEADOWS DRIVE	535.00	60' ROW
MEADOWS DRIVE	730.00	60' ROW
MEADOWS DRIVE	308.00	60' ROW

FIELD NOTES
BEING a tract of land situated in the W.J. BAKER SURVEY, Abstract No. 65, Williamson County, Texas, and being a portion of a called 73.22 acre tract of land as described by a deed to BWB DEVELOPMENT GROUP, LLC [SERIES 040, recorded in Document No. 2020064448, Official Public Records of Williamson County, Texas, and being all of a called 19.04 acre tract of land as described by a deed to BWB DEVELOPMENT GROUP, LLC [SERIES 040, recorded in Document No. 2020064456, of said Public Records, and being a portion of the remainder of a called 88.167 acre tract of land as described by a deed to WEINRITTER REALTY, LP, recorded in Document No. 2009013705, of said Public Records, being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron rod found for the southwest corner of the remainder of a called 2.940 acre tract of land as described by a deed to WEINRITTER REALTY, LP, recorded in Document No. 2009013704, of said Public Records, and the northwest corner of a called 4.00 acre tract of land as described by a deed to the TAYLOR VOLUNTEER FIRE DEPARTMENT, recorded in Document No. 1997042087, of said Public 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, 337.49 feet, with the south line of the remainder of said 2.940 acre tract and the north line of said 4.00 acre tract, to an iron rod with cap found for the southwest corner of said 73.22 acre tract and the POINT OF BEGINNING, for the southwest corner of this tract;

THENCE N 21°43'02" W, 454.47 feet, with the west line of said 73.22 acre tract, part of the way with the east line of the remainder of said 2.940 acre tract and part of the way with the east line of the remainder of said 88.167 acre tract to an iron rod with cap set;

THENCE S 68°16'59" W, 337.65 feet, across and upon the remainder of said 88.167 acre tract, to an iron rod with cap set in the west line of the remainder of said 88.167 acre tract and in the east right-of-way line of said F.M. Road 397;

THENCE N 21°36'56" W (Rec. N 21°43'42" W, 2009013705), 70.00 feet, with the west line of the remainder of said 88.167 acre tract and the east right-of-way line of said F.M. Road 397, to an iron rod with cap set;

THENCE N 68°16'58" E, 337.53 feet, across and upon the remainder of said 88.167 acre tract, to an iron rod with cap set in the east line of the remainder of said 88.167 acre tract and in the west line of said 73.22 acre tract;

THENCE N 21°43'02" W, 100.00 feet, with the west line of said 73.22 acre tract and the east line of the remainder of said 88.167 acre tract, to an iron rod with cap set;

THENCE across and upon said 73.22 acre tract, for the following courses:

1. N 68°16'58" E, 125.28 feet, to an iron rod with cap set;
2. N 56°58'22" E, 50.99 feet, to an iron rod with cap set;
3. N 68°16'58" E, 1110.00 feet, to an iron rod with cap set;
4. N 21°43'02" W, 290.00 feet, to an iron rod with cap set;
5. N 68°16'58" E, 520.00 feet, to an iron rod with cap set;
6. N 64°38'58" E, 80.58 feet, to an iron rod with cap set;
7. S 69°30'26" E, 121.91 feet, to an iron rod with cap set;
8. S 25°53'53" E, 113.33 feet, to an iron rod with cap set;
9. S 21°43'02" E, 100.17 feet, to an iron rod with cap set;
10. N 68°16'58" E, 205.98 feet, to an iron rod with cap set in the east line of said 73.22 acre tract and the west line of said 19.04 acre tract, for an interior corner of this tract;

THENCE N 22°00'08" W, 392.24 feet, with the east line of said 73.22 acre tract and the west line of said 19.04 acre tract, to an iron rod with cap found in the approximate centerline of a creek for the northwest corner of said 19.04 acre tract and the southwest corner of the remainder of a called 104 acre tract of land as described by a deed to DELPHINE SLIVENSKY, recorded in Volume 816, Page 449, Deed Records of Williamson County, Texas, from which a concrete monument found bears N 22°00'08" W, 19.90 feet;

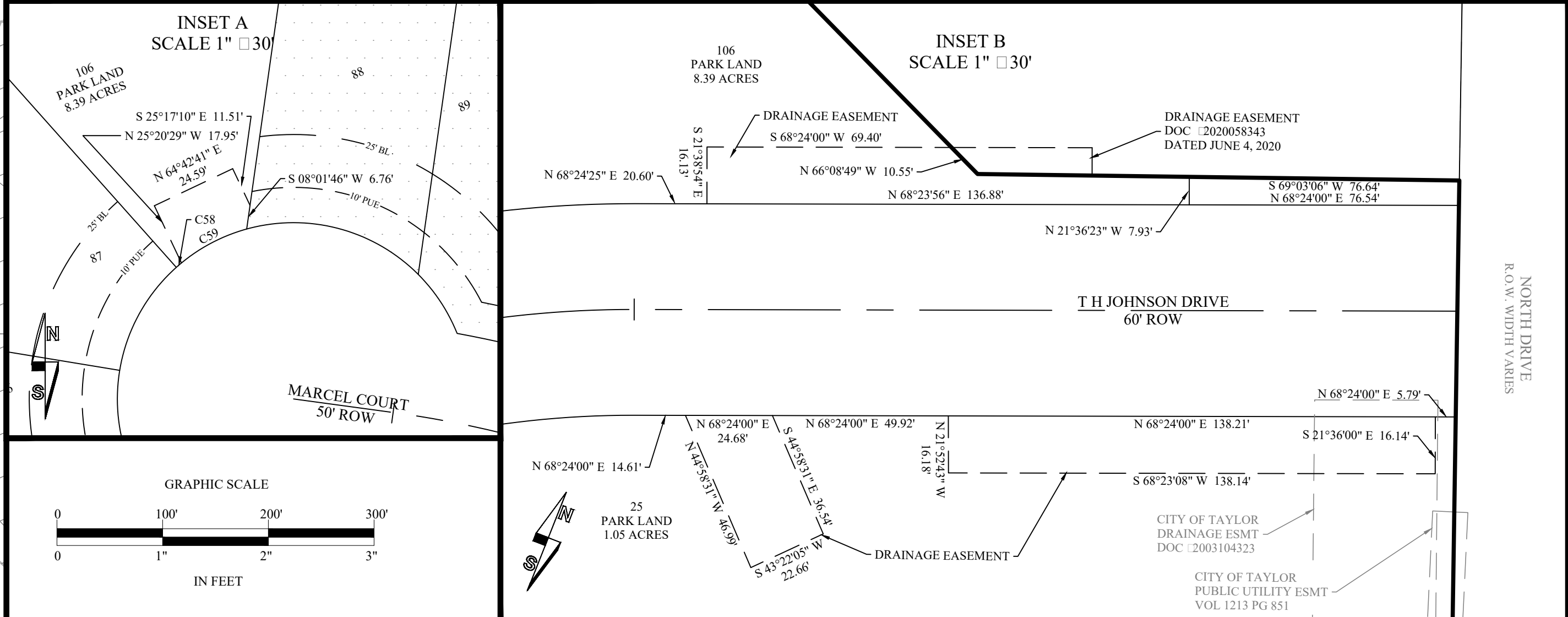
THENCE with the common line of said 19.04 acre tract and the remainder of said 104 acre tract, following the approximate centerline of said creek, for the following courses:

1. N 75°10'20" E, 36.00 feet, to a point;
2. S 56°54'49" E, 59.00 feet, to a point;
3. N 75°26'24" E, 71.00 feet, to a point;
4. S 78°06'29" E, 76.00 feet, to a point;
5. S 52°17'11" E, 97.00 feet, to a point;
6. N 84°33'52" E, 76.00 feet, to a point;
7. S 76°45'11" E, 109.00 feet, to a point;
8. S 88°02'15" E, 62.00 feet, to a point;
9. N 82°51'24" E, 193.00 feet, to a point;
10. S 83°21'49" E, 99.00 feet, to a point;
11. S 72°18'30" E, 82.00 feet, to a point;
12. N 74°47'39" E, 51.00 feet, to a point;
13. S 60°09'45" E, 113.00 feet, to a point;
14. S 42°36'28" E, 103.00 feet, to a point;
15. S 78°53'51" E, 84.00 feet, to a point;
16. S 67°57'32" E, 117.00 feet, to a point;
17. N 82°31'09" E, 35.00 feet, to a point;
18. S 66°08'49" E, 70.28 feet, to a point;
19. N 69°03'06" E, 136.73 feet, to an iron rod with cap found for the northeast corner of said 19.04 acre tract and for the southeast corner of the remainder of said 104 acre tract and in the west right-of-way line of North Drive, from which a found concrete TXDOT monument bears N 20°50'40" W (Rec. N 19°00'00" W, 816/449), 1713.63 feet;

THENCE S 20°50'40" E, 214.08 feet, with the common line of said 19.04 acre tract and said North Drive, to an iron rod with cap found for the southeast corner of said 19.04 acre tract and at the north corner of a called 18.56 acre tract of land as described by a deed to the TAYLOR INDEPENDENT SCHOOL DISTRICT, recorded in Document No. 199725185, Official Records of Williamson County, Texas;

THENCE S 68°38'09" W, with the south line of said 19.04 acre tract and the north line of said 18.56 acre tract, at 458.88 feet passing a 1/2 inch iron rod found at the northwest corner of said 18.56 acre tract and at the northeast corner of GREENLAWN SECTION TWO SUBDIVISION, an addition to the City of Taylor, according to the plat of record in Cabinet H, Slide 76, Official Plat Records of Williamson County, Texas, continuing the same course, part of the way along the north line of said GREENLAWN SECTION TWO and part of the way along 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, of said Plat Records, for a total distance of 1333.40 feet, to an iron rod with cap found for the southwest corner of said 19.04 acre tract and for the southeast corner of said 73.22 acre tract;

THENCE S 68°16'58" W, along the south line of said 73.22 acre tract, at 1558.05 feet passing a 3/8 inch iron rod found at the northwest corner of a called 19.617 acre tract of land as described by a deed to KALIKATE SERVICES, INC. [BUDA MATERIALS, recorded in Document No. 2019123450, of said Public Records, and at the northeast corner of a called 15.718 acre tract of land as described by a deed to FIRST BAPTIST CHURCH OF TAYLOR, recorded in Document No. 2017006232, of said Public Records, continuing the same course for a total distance of 2193.40 feet, to the POINT OF BEGINNING and containing 56.03 acres of land, more or less.



REV.

DESCRIPTION

DATE

BY

5

UPDATED OWNER INFORMATION, FIRM NUMBERS, AND OTHER CHANGES

07/02/2020

JCL

4

CHANGED SHEET SIZE TO 18X24

12/18/2018

TJJ

3

ADDED EAST PROPERTY

10/05/2018

TJJ

2

ADDED OVERFLOW SWALE DETAIL

7/17/2018

TJJ

1

ORIGINAL RELEASE

6/15/2018

BTW

PROJECT NUMBER: TG01

CLIENT NAME: WBW DEVELOPMENT GROUP, LLC [SERIES 040]

APPROVED BY: TWF

CLIENT LOCATION: KILLEEN, TX

AUTHORIZED BY: WBW

PROJECT INFORMATION

TOTAL SITE: 56.03 ACRES
TOTAL BLOCKS: 7
TOTAL RESIDENTIAL LOTS: 221
TOTAL NON-RESIDENTIAL LOTS: 6

BENCHMARK

BRASS DISK NO. TG01 SET ON TOP OF EAST END OF SOUTHERN CULVERT HEADWALL AT TH. JOHNSON DR AND NORTH DR

STATE PLANE COORDINATE SYSTEM, NAD1983 (2011)
DATUM, TEXAS CENTRAL ZONE NO. 4203 (UNITS IN FEET)
N: [REDACTED]
E: [REDACTED]
Z: [REDACTED]

FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE I
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

C

3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953.5353
FX (254) 953.5057

Texas Registered
Engineering Firm F10264

Texas Registered
Surveying Firm 10194095

SHEET

3

OF

4

PRINTED ON August 5, 2020

4

City of Taylor
The Grove at Bull Creek Phase II Final Plat
PZ-2020-1234
Staff Report

Requested Action: Consider The Grove at Bull Creek Phase II Final Plat

Applicant: David Peter/WBW Development, LLC

Subject Property: Being a Final Plat of 150 Lots, 5 Blocks, parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 36.78 acres, including a portion of the land described in document number 2019005182 O.P.R.W.C.TX, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose: The purpose of the plat is the development of a single-family residential neighborhood.

Staff Recommendation:

Staff recommends approval of The Grove at Bull Creek Phase II Final Plat.

Attachments:

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



City of Taylor

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

Date: Wednesday, August 5, 2020

David Peter
WBW Development
3000 Illinois Ave
Killeen TX 76543
Dpeter@wbdevelopment.com

Permit Number PZ-2020-1234
Job Address: 611 Carlos G Parker Blvd NW, Taylor 76574

Dear David Peter,

Staff has completed its review of plans for The Grove Phase II Final Plat that is to be located at 611 Carlos G Parker Blvd NW, Taylor 76574. Comments have been resolved.

Planning Department Comments

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

Approved without comments.

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

Thank you,

A handwritten signature in blue ink that reads "Shelly Shelton".

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



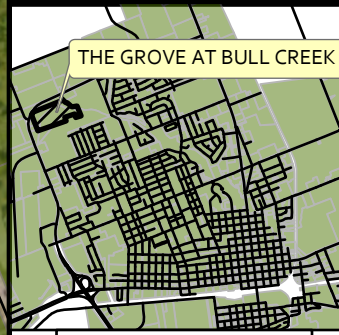
0 240 480
US Feet

PZ-2020-1234

**THE GROVE
AT BULL
CREEK
PHASE II**
**APPROXIMATELY
36.78 ACRES**

- Legend**
- The Grove Phase I
 - The Grove Phase II
 - City of Taylor
 - Streets

DRAWN BY: MH
CHECKED BY: SS



VICINITY MAP

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	0.24'	0.24'	N 59°35'45" W	0°16'10"
C2	50.00'	57.93'	54.74'	N 26°16'18" W	66°22'43"
C3	50.00'	57.71'	54.56'	N 39°59'04" E	66°08'01"
C4	50.00'	29.01'	28.61'	N 89°40'25" E	33°14'42"
C5	50.00'	26.09'	25.80'	N 45°13'10" E	29°53'59"
C6	50.00'	36.35'	35.56'	N 80°59'52" E	41°39'25"
C7	50.00'	33.98'	33.33'	S 58°42'09" E	38°56'33"
C8	50.00'	48.46'	46.58'	S 11°28'03" E	55°31'39"
C9	275.00'	82.74'	82.43'	S 30°20'10" E	17°14'17"
C10	275.00'	7.57'	7.57'	N 39°44'38" W	1°34'37"
C11	325.00'	0.11'	0.11'	S 40°31'56" E	0°01'07"
C12	325.00'	48.91'	48.87'	S 36°12'07" E	8°37'23"
C13	275.00'	32.48'	32.46'	N 37°08'56" W	6°45'59"
C14	325.00'	45.20'	45.17'	N 36°32'51" W	7°58'09"
C15	330.00'	31.96'	31.95'	S 65°30'29" W	5°32'58"
C16	270.00'	26.15'	26.14'	N 65°30'29" E	5°32'58"
C17	325.00'	1.44'	1.44'	S 21°50'37" E	0°15'11"
C18	300.00'	29.06'	29.05'	S 24°29'31" E	5°32'58"
C19	300.00'	69.46'	69.30'	S 33°53'58" E	13°15'56"
C20	300.00'	40.76'	40.72'	S 36°38'25" E	7°47'02"
C21	300.00'	29.06'	29.05'	S 65°30'29" W	5°32'58"
C22	1085.92'	151.82'	151.70'	N 28°42'23" E	8°00'38"

DOL LAND DEVELOPMENT
 LLC
 DOC. 12019009739
 DATED FEBRUARY 06, 2019

Concrete TXDOT
 Monument Found

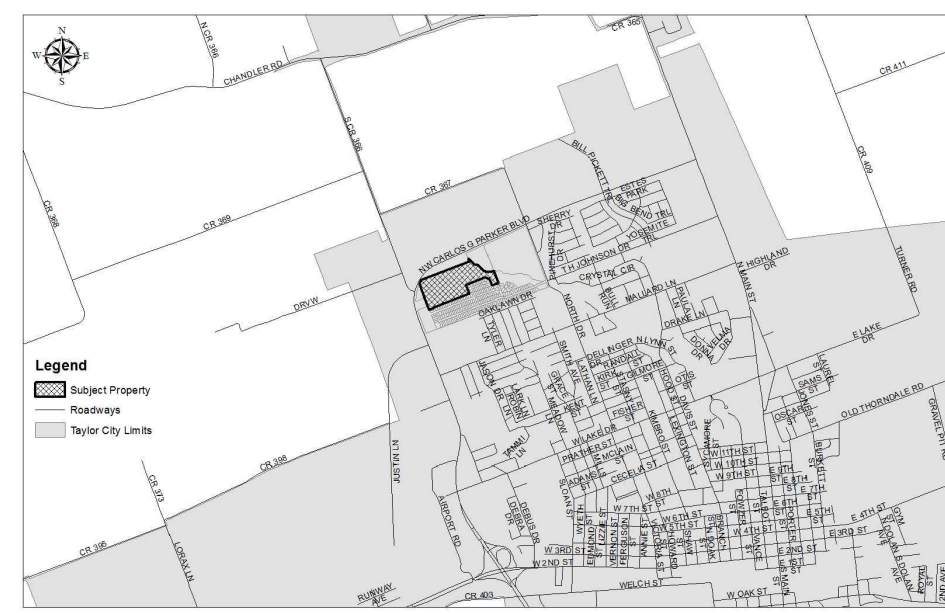
CARLOS G PARKER BOULEVARD
FM 397 (VARIABLE WIDTH ROW)Concrete TXDOT
Monument Found

D□L LAND DEVELOPMENT LLC
CALLED 50.29 ACRES
DOC. □2019009739
DATED FEBRUARY 6, 2019

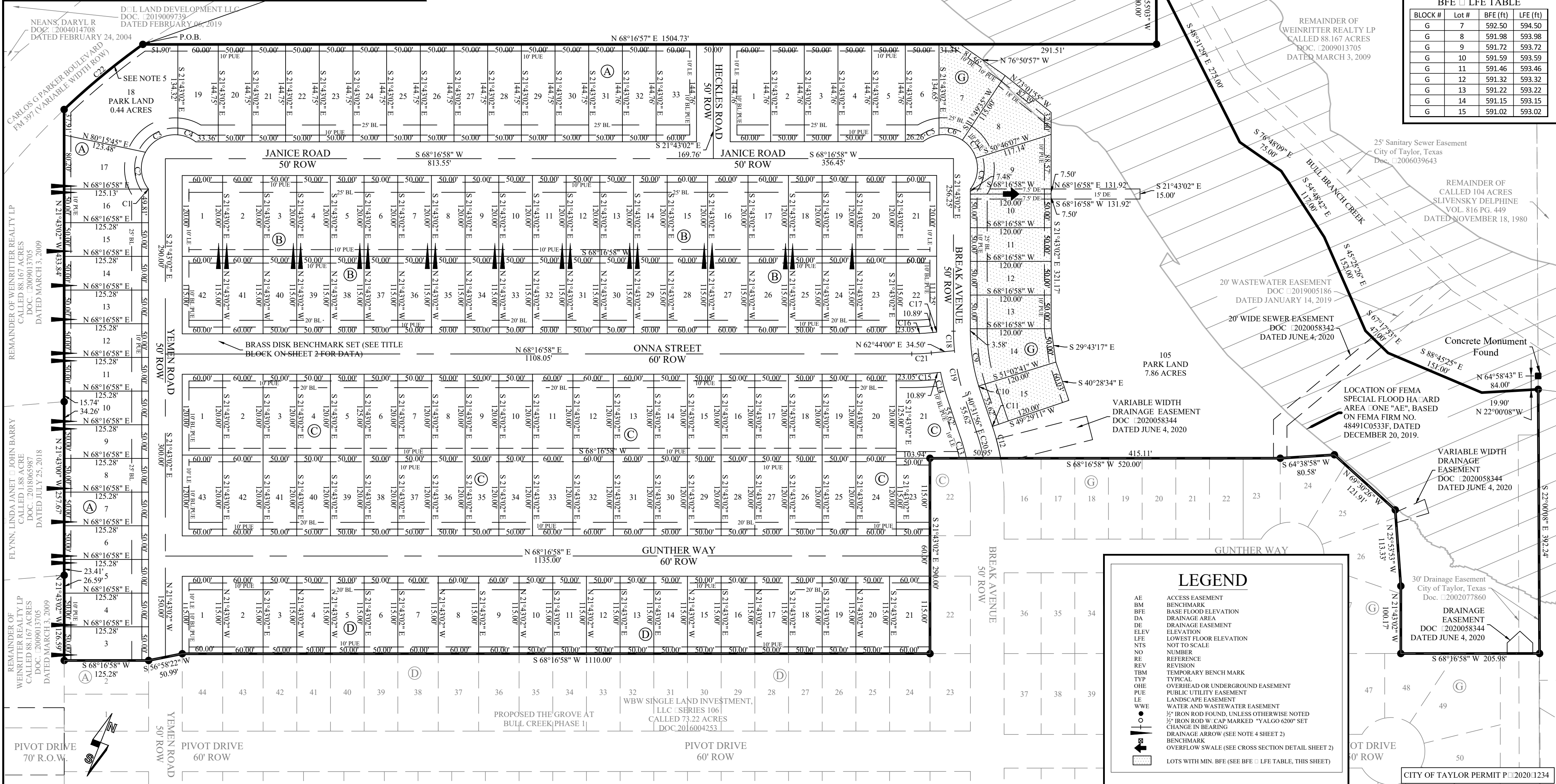
**FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE II**
BEING A FINAL PLAT OF 150 LOTS, 5 BLOCKS, 2 NON-RESIDENTIAL LOTS FOR
PARKLAND AND DRAINAGE, ALONG WITH RIGHT-OF-WAY DEDICATION; PART OF AND
OUT OF THE W. J. BAKER SURVEY, ABSTRACT NO. 65, CONSISTING OF 36.78 ACRES,
INCLUDING PORTIONS OF LAND DESCRIBED IN DOCUMENT NUMBER 2020064448,
O.P.R.W.C.TX, TAYLOR, WILLIAMSON COUNTY, TEXAS

LOCATION OF FEMA SPECIAL FLOOD HAZARD
AREA ONE "AE", BASED ON FEMA FIRM
NO. 48491C0530F, DATED DECEMBER 20, 2019.

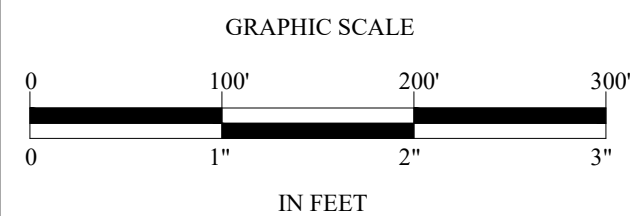
VICINITY MAP
NOT TO SCALE



BLOCK #	Lot #	BFE (ft)	LFE (ft)
G	7	592.50	594.50
G	8	591.98	593.98
G	9	591.72	593.72
G	10	591.59	593.59
G	11	591.46	593.46
G	12	591.32	593.32
G	13	591.22	593.22
G	14	591.15	593.15
G	15	591.02	593.02



REV.	DESCRIPTION	DATE	JCL
5	UPDATED OWNER INFORMATION AND OTHER CHANGES	07/06/2020	BY
4	CHANGED SHEET SIZE TO 18X24	12/18/2018	TJJ
3	ADDED LOT 18 BLOCK A PARKLAND, ADDED HECKLES RD	10/05/2018	TJJ
2	REMOVED DRAINAGE EASEMENT BETWEEN LOTS 48 AND 49, BLOCK A	7/17/2018	TJJ
1	ORIGINAL RELEASE	6/15/2018	BTW
PROJECT NUMBER: TGO1		CLIENT NAME: WWB DEVELOPMENT GROUP, LLC *SERIES 040	
		CLIENT LOCATION: KILLEEN, TX	
APPROVED BY: SAB			
AUTHORIZED BY: WWB			



BENCHMARK
BRASS DISK NO. TG02 SET ON TOP OF STORM SEWER INLET BOX IN FRONT OF LOTS 4 42, BLOCK B

STATE PLANE COORDINATE SYSTEM, NAD1983 (2011)
DATUM, TEXAS CENTRAL □ ONE NO. 4203 (UNITS IN FEET)
N: □□□□□□□□□□
E: □□□□□□□□□□
□: □□□□□□□□□□

WBW DEVELOPMENT
LLC ☐ SERIES 040
3000 ILLINOIS AVE
KILLEEN, TX 76543

ENGINEER INFORMAT
COTT A. BROOKS, P.E.
ALGO ENGINEERING
000 ILLINOIS AVE.
ILILEEN TX. 76543

SURVEYOR INFORMATION
LUTHER E. FROBISH, RPLS
YALGO ENGINEERING
3000 ILLINOIS AVE
KILLEEN TX. 76543

FINAL PLAT OF
THE GROVE AT BULL
CREEK PHASE II
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

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

Texas Registered
Engineering Firm F00264

Texas Registered
Surveying Firm 10194095

SHEET

1

OF

2

--	--

PRINTED ON August 5, 2020

City of Taylor
Northcutt – Buzan Estates Preliminary Plat
PZ-2019-1134
Staff Report

Requested Action: Consideration of the Northcutt – Buzan Estates Preliminary Plat

Applicant: Corey Hall, RPLS/Kontur Technical LLC

Subject Property: Being approximately 10.86 acres including 2.717 acres of right-of-way dedication and consisting of 28 lots and 5 blocks, being part of and out of Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1

Current Use: Single-Family and agricultural uses

Purpose:

The purpose of the preliminary plat is to create single-family lots for future development.

Staff Recommendation:

Staff comments are attached for your review. The submitted preliminary plat does not meet the minimum requirements of the Subdivision Ordinance so staff recommends disapproval of the proposed subdivision.

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

Date: Wednesday, July 29, 2020

Corey Hall
Kontour Technical LLC
26 Woodland Ln
Round Rock TX 78664
chall@kon-tech.com

Permit Number PZ-2019-1134
Job Address: 1910 County Road 452, Taylor 76574

Dear Corey Hall,

Staff has completed its review of plans for the Northcutt-Buzan (Hilltop) Estates Preliminary Plat that is to be located at 1910 County Road 452, Taylor 76574. Comments from this review follow. PZ-2019-1134 is being placed on the August 11, 2020, Planning and Zoning Commission agenda. Staff is recommending Planning and Zoning Commission disapprove the submitted preliminary plat.

Planning Department Comments

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

Provide the following as the submission is incomplete:

Provide information for the signatory authority for the LLC as the property is not owned by an individual. You may have to provide another agent authorization. The agent authorization document that will need to be signed is in the Jurisdictional Uploads. No need to notarize at this time (due to Covid 19).

Lien holder information and written consent.

The numbering of the lots is not consecutive within the blocks it is required in the Subdivision Ordinance excerpt below:

Provide the reasoning for the Block lengths and why the minimum block length cannot be met so the Planning and Zoning Commission may permit the exception to the minimum block length during the Planning and Zoning Commission meeting. Per the Subdivision Ordinance excerpt below Blocks 1, 2, 3 and 5 do not meet the minimum requirement of 300 feet in length. The block design does not meet the definition of a block, which is provided below. The blocks are to be surrounded on all sides by streets or streets along with parks, airports, land outside the City limits, etc.:

2.7 - Blocks

Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

Maximum block length for residential: One thousand two hundred (1,200) feet and the minimum block length for residential is three hundred (300) feet, except upon approval by the City Planning and Zoning Commission.

Maximum block length along an arterial street: One thousand six hundred (1,600) feet and the minimum block length along an arterial street is four hundred (400) feet, except upon approval by the Planning and Zoning

Commission.

The Block definition from the Subdivision Ordinance is below for your consideration:

Block - A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines.

Block Face - A side of a block facing upon a street, within which lots face the abutting street.

As the Block Standards are not being met the plat cannot be approved without obtaining a Subdivision Variance for the Block Standards.

Provide the Utility Service Agreements.

Provide the information for the separate instrument on the southern end of the plat next to Block 5 when you get it. It is better for the utility easement to be part of the plat. Additionally, a drainage easement will be required but the location cannot be determined as none of the information was provided for drainage and detention. Again, it is better if the easement is within the plat and done at the time of platting.

The property is in Zone X on the maps.

The 15-foot easement being proposed next to Block 5 is outside the proposed plat. An easement must be established by separate instrument and notated on the plat with the recordation number from the County.

Show and label the 10-foot utility easement along the front of the lots.

Lot 1, Block 1 does not meet the following:

2.6 - Lots

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

3. Double frontage lots are prohibited, except when backing on an arterial street.

Fire Department Comments (PZ)

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

Comments pertaining to fire hydrant placement and turning radii of each entrance from Old Coupland Rd. will be reviewed with this subdivision's construction plans. Street names and lot addresses will be assigned with Williamson County 9-1-1 addressing.

Engineering Department Review

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

***See Associated Files section of the permit page for comments notated on the preliminary plat.**

Preliminary Plat

Sheet 1

- i. Notate radius of cul-de-sacs shown.
- ii. Minimum block length is 300-ft.

- iii. Include icon for blocks in the sheet legend.
- iv. Show drainage path on the preliminary plat per Engineering Manual. Drainage and Detention easements shall be provided accordingly.

Sheet 2

- i. Provide revisions or include information on the plat drawing for items noted on the review drawings (see Associated Documents in the Permit Page).
- ii. For the plat notes, include all applicable notes taken from the Plat Application and complete the information (i.e. Notes c, h and other applicable notes)
- iii. Provide the "My commission expires..." portion of the plat certification for the Owner and Lien Holder.
- iv. Review and update engineer signature block. Update to "Licensed" if the engineer is a licensed engineer.
- v. Update the Planning and Zoning Commission certificate for the Preliminary Plat certificate found in the Plat Application packet.

Provide the following items with the Preliminary Plat:

- o Engineer's Summary Letter – Provide a general summary for the engineering design of the proposed subdivision. The letter should provide general information about the subdivision and shall encompass engineering related items for the subdivision. This would note how the subdivision will be served by water and wastewater in relation to proposed utilities and how utilities are related to adjacent tracts, drainage and detention for the subdivision, floodplain information, street connections, etc.
- o Utility Service Agreements – Official letter received by private utilities (electric, gas, cable/fiber, etc.) indicating capacity and intent to serve the property.
- o Schematic of Onsite Utilities and Drainage – Depict proposed utility layout and size for water and sewer. Illustrate proposed drainage path and location of detention and drainage features. Upon review of the drainage, a drainage report may be necessary at the discretion of the reviewer.
- o Infrastructure Construction Plan (Utility Extensions) – If offsite utility extensions are necessary to serve the subdivision, provide information on a plan sheet depicting the proposed extensions.
- o Notation of Existing Easements – Provide location and information of existing utilities that affect the property
- o Traffic Review – ITE trip generation calculations will be required and will be discussed during a scoping meeting with the Traffic Reviewer

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

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

Thank you,



7/29/2020 6:22:45 PM
Hilltop Estates Preliminary Plat
PZ-2019-1134
Page 4

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



PZ-2019-1134

**NORTHCUTT-
BUZAN
ESTATES
SUBDIVISION**

1910 CR 452

**APPROXIMATELY
10.855 ACRES**

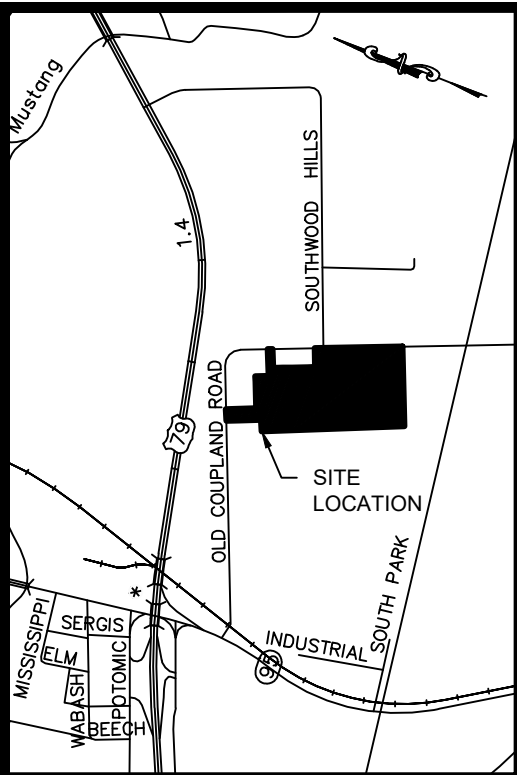
Legend

- Streets
-  Subject Property
-  City of Taylor
-  ETJ Boundary 1 Mile

0 0.51 2
 Miles

DRAWN BY: MH

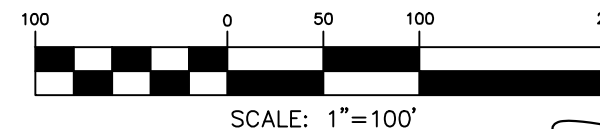
CHECKED BY: SS



LOCATION MAP (NOT TO SCALE)

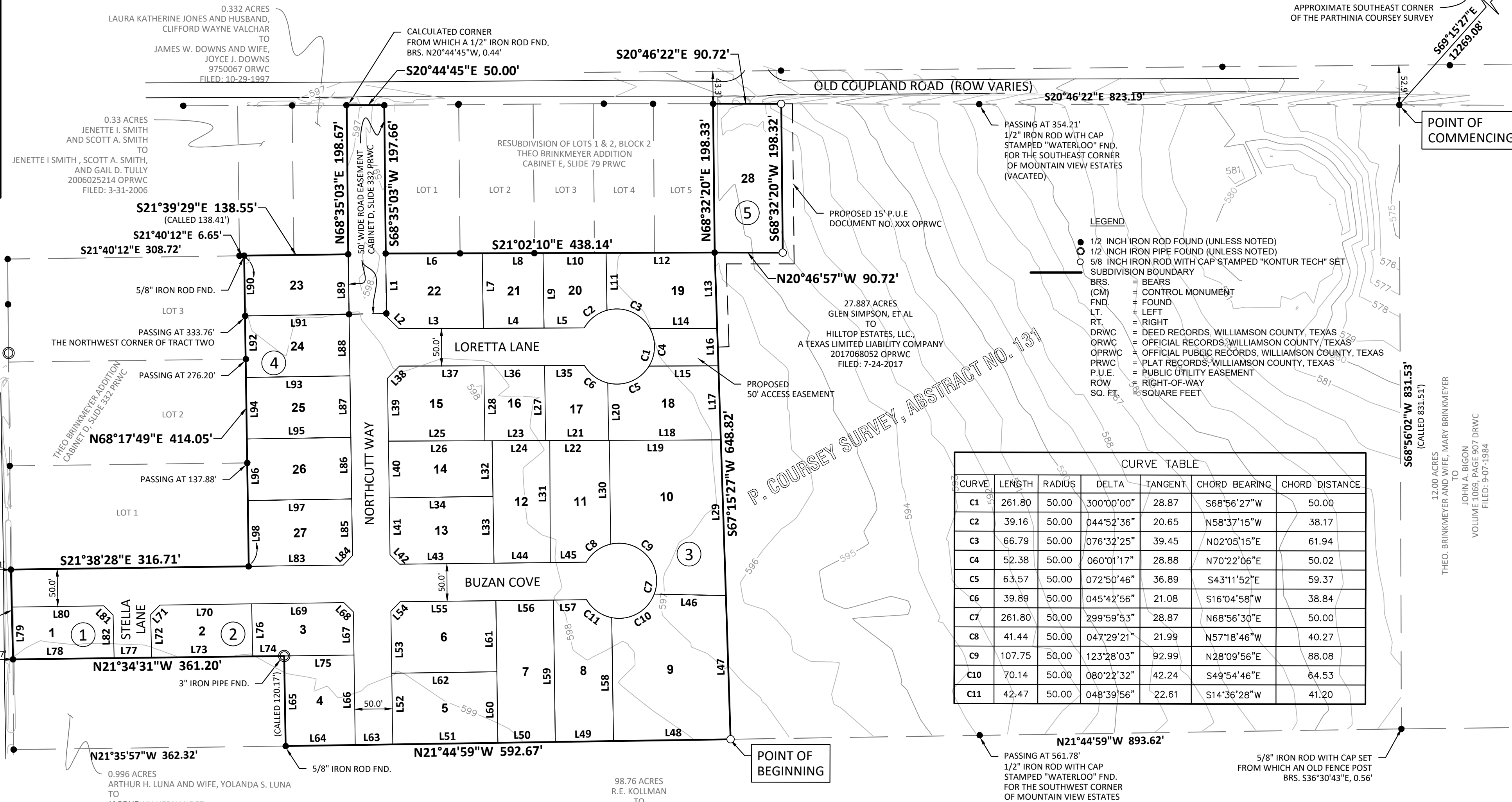
NORTHCUTT - BUZAN ESTATES PRELIMINARY PLAT

BEING 10.855 ACRES INCLUDING 2.717 ACRES OF RIGHT-OF-WAY DEDICATION AND CONSISTING OF 28 LOTS AND 5 BLOCKS, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



APPROXIMATE SOUTHEAST CORNER OF THE PARTHINIA COURSEY SURVEY

POINT OF COMMENCING



LEGEND

- 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
- 1/2 INCH IRON PIPE FOUND (UNLESS NOTED)
- 5/8 INCH IRON ROD WITH CAP STAMPED "KONTUR TECH" SET
- SUBDIVISION BOUNDARY
- BRS. = BEARS
- (CM) = CONTROL MONUMENT
- FND. = FOUND
- LT. = LEFT
- RT. = RIGHT
- DRWC = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- P.U.E. = PUBLIC UTILITY EASEMENT
- ROW = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	261.80	50.00	300°00'00"	28.87	S68°56'27"W	50.00
C2	39.16	50.00	044°52'36"	20.65	N58°37'15"W	38.17
C3	66.79	50.00	076°32'25"	39.45	N02°05'15"E	61.94
C4	52.38	50.00	060°01'17"	28.88	N70°22'06"E	50.02
C5	63.57	50.00	072°50'46"	36.89	S43°11'52"E	59.37
C6	39.89	50.00	045°42'56"	21.08	S16°04'58"W	38.84
C7	261.80	50.00	299°59'53"	28.87	N68°56'30"E	50.00
C8	41.44	50.00	047°29'21"	21.99	N57°18'46"W	40.27
C9	107.75	50.00	123°28'03"	92.99	N28°09'56"E	88.08
C10	70.14	50.00	080°22'32"	42.24	S49°54'46"E	64.53
C11	42.47	50.00	048°39'56"	22.61	S14°36'28"W	41.20

DEDICATED STREET INFORMATION (ALL STREETS RESIDENTIAL)	
STREET NAME	LINEAR FEET
BUZAN COVE	859
NORTHCUTT WAY	852
LORETTA LANE	380
STELLA STREET	95

LOT AND BLOCK TABLE (RESIDENTIAL)	
BLOCK	LOTS
1	1
2	2-4
3	5-22
4	23-27
5	28

Parcel Table	
Parcel #	Area
1	9313.509
2	9349.075
3	9374.663
4	11148.097
5	13273.727
6	13214.317
7	14486.363
8	14097.223
9	28508.516
10	27419.563
11	12507.340
12	12355.816
13	12198.286
14	10327.220

Parcel Table	
Parcel #	Area
15	12715.716
16	8085.994
17	7913.398
18	13653.863
19	13536.010
20	7943.121
21	8091.381
22	12722.889
23	11107.295
24	11360.464
25	11359.591
26	11358.842
27	12098.203
28	17991.544

LINE TABLE		
LINE	LENGTH	BEARING
L1	84.16	N68°14'46"E
L2	22.66	N23°18'55"E
L3	112.48	N21°03'33"W
L4	80.93	N21°03'33"W
L5	53.54	N21°03'33"W
L6	128.58	S21°02'10"E
L7	99.95	S68°18'11"W
L8	81.01	S21°02'10"E
L9	99.92	S68°21'14"W
L10	84.04	S21°02'10"E
L11	76.62	S68°21'12"W
L12	144.51	S21°02'10"E
L13	100.90	S67°15'27"W
L14	89.73	N21°05'12"W

LINE TABLE		
LINE	LENGTH	BEARING
L15	92.45	N21°05'12"W
L16	50.02	S67°15'27"W
L17	98.80	S67°15'27"W
L18	149.27	N21°05'12"W
L19	148.44	S21°05'12"E
L20	76.41	S68°08'07"W
L21	84.04	N21°05'11"W
L22	79.35	S21°05'11"E
L23	80.93	N21°05'11"W
L24	76.74	S21°05'11"E
L25	128.45	N21°05'11"E
L26	138.17	S21°05'11"E
L27	99.90	N68°21'12"E
L28	99.94	S68°21'12"W

LINE TABLE		
LINE	LENGTH	BEARING
L29	207.51	S67°15'36"W
L30	138.47	N68°21'12"E
L31	162.60	N68°54'49"E
L32	73.93	S68°18'11"W
L33	89.20	S68°18'11"W
L34	138.16	N21°45'49"W
L35	53.03	S21°03'33"E
L36	80.93	S21°03'33"E
L37	112.52	S21°03'33"E
L38	22.62	S66°38'29"E
L39	83.84	N68°18'11"E
L40	75.56	N68°18'11"E
L41	75.96	N68°18'11"E
L42	17.84	N23°18'55"E

LINE TABLE		
LINE	LENGTH	BEARING
L43	125.55	N21°29'14"W
L44	75.00	N21°29'14"W
L45	48.22	N21°29'14"W
L46	95.61	N19°44'49"W
L47	191.60	S67°15'16"W
L48	156.07	N21°44'59"W
L49	77.42	N21°44'59"W
L50	76.54	N21°44'59"W
L51	139.92	N21°44'59"W
L52	95.11	N68°18'10"E
L53	82.42	N68°18'11"E
L54	17.69	S66°38'29"E
L55	127.57	S21°29'14"E
L56	76.55	S21°29'14"E

LINE TABLE		
LINE	LENGTH	BEARING
L57	44.18	S21°29'14"E
L58	164.45	N68°21'12"E
L59	189.08	N68°21'32"E
L60	94.74	S68°21'17"W
L61	94.69	S68°21'17"W
L62	140.01	N21°40'24"W
L63	50.01	N21°44'59"W
L64	92.73	N21°44'59"W
L65	120.10	N68°09'58"E
L66	119.98	S68°18'11"W
L67	57.49	S68°18'11"W
L68	17.67	S23°19'51"W
L69	122.78	S21°37'15"E
L70	122.31	S21°37'15"E

LINE TABLE		
LINE	LENGTH	BEARING
L71	17.59	S66°54'42"E
L72	57.41	N67°49'07"E
L73	134.66	N21°34'31"W
L74	41.81	N21°34'31"W
L75	93.01	S21°40'20"E
L76	70.02	S67°56'39"W
L77	50.00	N21°34'31"W
L78	134.73	N21°34'31"W
L79	69.62	N67°49'04"E
L80	122.43	S21°38'28"E
L81	17.46	S23°05'18"W
L82	57.48	S67°49'06"W
L83	126.02	N21°38'28"W
L84	17.66	N66°42'08"W

LINE TABLE		
LINE	LENGTH	BEARING
L85	75.55	S68°18'11"W
L86	82.00	S68°18'11"W
L87	82.00	S68°18'11"W
L88	82.00	S68°18'11"W
L89	80.04	S68°18'11"W
L90	80.30	N68°17'49"E
L91	138.54	N21°45'50"W
L92	82.00	N68°17'49"E
L93	138.54	N21°45'54"W
L94	82.00	N68°17'49"E
L95	138.53	S21°45'53"E
L96	82.00	N68°17'49"E
L97	138.52	N21°45'51"W
L98	87.76	N68°17'49"E

OWNER: HILLTOP ESTATES, LLC
19702 SPOTTED OWL
PFLUGERVILLE, TEXAS 78660

ACREAGE: 10.8555 ACRES (472,866 SQ. FT.)
INCLUDING 2.717 ACRES (118,354 SQ. FT.)
OF ROW DEDICATION

NUMBER OF LOTS: 28

NUMBER OF BLOCKS: 5

SURVEY: PARTHINIA COURSEY SURVEY, A-131

SUBMITTAL DATE: JULY 3, 2020

DATE OF P&Z
COMMISSION REVIEW: AUGUST 11, 2020

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

ENGINEER: SID BASSARI, P.E.
CAPITAL ENGINEERING
TBPE NO.: F-7819
512-630-6184
2501 S. BAGDAD ROAD
LEANDER, TX 78641

NORTHCUTT - BUZAN ESTATES PRELIMINARY PLAT

BEING 10.855 ACRES INCLUDING 2.717 ACRES OF RIGHT-OF-WAY DEDICATION AND CONSISTING OF 28 LOTS AND 5 BLOCKS, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

FIELDNOTES

BEING A 10.8555 ACRE (472,866 SQUARE FEET) TRACT OF LAND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 10.8555 ACRE TRACT BEING OUT OF AND A PART OF A 27.887 ACRE TRACT OF CONVEYED FROM GLEN SIMPSON, ET AL TO HILLTOP ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED JULY 24, 2017 AND RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); SAID 10.8555 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a 1/2 inch diameter iron rod found for the East corner of the herein described tract, said iron rod being the East corner of said 27.887 acre tract, the North corner of a 12.00 acre tract of land conveyed in a Warranty Deed from Theo. Brinkmeyer and wife, Mary Brinkmeyer to John A. Bigon, filed September 7, 1984 as recorded in Volume 1069, Page 907 of the Deed Records of Williamson County, Texas (DRWC), and being in the West line of Old Coupland Road (County Road 452); **THENCE**, South 68°56'02" West, generally along a net wire fence with the South line of the said 27.887 acre tract and the North line of the said 12.00 acre tract, a distance of 831.53 feet (deed called 831.51 feet) to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for the South corner of the said 27.887 acre tract, the West corner of the said 12.00 acre tract, and lying in the East line of a 98.76 acre tract of land conveyed in a Warranty Deed with Vendor's Lien from R.E. Kollman to John A. Bigon and wife, Mary Bigon, filed December 10, 1974 as recorded in Volume 600, Page 626 DRWC;

THENCE, North 21°44'59" West, with the West line of the said 27.887 acre tract and the East line of the said 98.76 acre tract, a distance of 893.62 feet to a 5/8 inch diameter iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, North 21°44'59" West, continuing with said line, a distance of 592.67 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod also being the South corner of a 0.996 acre tract conveyed in a Gift Deed from Arthur H. Luna and wife, Yolanda S. Luna to Jacquelyn Hernandez, filed January 27, 2017 as recorded in Document No. 2017008822 OPRWC;

THENCE, North 68°09'58" East, with the South line of the said 0.996 acre tract and a North line of the said 27.887 acre tract, a distance of 120.10 feet (deed call 120.17 feet) to a 3 inch iron pipe found for an Interior corner of the herein described tract, said iron pipe being an interior corner of the said 27.887 acre tract, and the East corner of the said 0.996 acre tract;

THENCE, North 21°34'31" West, with the common line of the said 27.887 acre and the said 0.996 acre tract, a distance of 361.20 feet to a 1/2 inch iron rod found for Northwest corner of the herein described tract, said iron rod being the Northwest corner of the said 27.887 acre tract, the North corner of the said 0.996 acre tract, and being in the South line of the aforesaid Old Coupland Road;

THENCE, North 67°49'04" East, with the North line of the said 27.887 acre tract and the South line of Old Coupland Road, a distance of 119.62 feet (deed call 119.82 feet) to a 1/2 inch diameter iron rod found for the North corner of the herein described tract, said iron rod also being the West corner of Lot One of the Theo Brinkmeyer Addition as recorded in Cabinet D, Slide 332 of the Plat Records of Williamson County, Texas (PRWC);

THENCE, South 21°38'28" East, with the East line of the said 27.887 acre tract and the West line of Lot One, a distance of 316.71 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of Lot One;

THENCE, North 68°17'49" East, with the South line of the said Theo Brinkmeyer Addition, passing an iron rod found at the common corner of Lot One and Lot Two, at a distance of 137.88 feet, passing an iron rod found at the common corner of Lot Two and Lot Three, at a distance of 276.70 feet, passing an iron rod found at the West corner of the aforesaid 0.25 acre tract, at a distance of 333.76 feet, and continuing with the common line of said Theo Brinkmeyer Addition for a total distance of 414.05 feet, to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being the North corner of the said 27.887 acre tract, and lying in the West line of a 0.33 acre tract of land conveyed from Jenette I. Smith and Scott A. Smith to Jenette I. Smith, Scott A. Smith, and Gail D. Tully, filed March 31, 2006 as recorded in Document No. 2006025214 OPRWC, from which a 1/2 inch diameter iron rod found for the West corner of said 0.33 acre tract bears North 21°40'12" West, a distance of 6.65 feet;

THENCE, South 21°39'29" East, with an East line of the said 27.887 acre tract and the West line of the said 0.33 acre tract and a 0.332 acre tract conveyed from Laura Katherine Jones and husband, Clifford Wayne Valchar to James W. Downs and wife, Joyce J. Downs, filed October 29, 1997 as recorded in Document No. 9750067 of the Official Record of Williamson County, Texas (ORWC), a distance of 138.55 feet (deed call 138.41 feet), to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, the South corner of the said 0.332 acre tract, and in the North line of a 50 feet wide road easement as recorded in said Theo Brinkmeyer Addition;

THENCE, North 68°35'03" East, with the common line of the said 27.887 acre tract, the North line of said road easement, and the South line of the said 0.332 acre tract, a distance of 198.67 feet, to a calculated corner, from which a 1/2 inch diameter iron rod found bears North 20°44'45" West, a distance of 0.44 feet, said corner being the Northeast corner of the said 27.887 acre tract, the North corner of said road easement, and the East corner of the said 0.332 acre tract, said corner also being in the West line of aforesaid Old Coupland Road;

THENCE, South 20°44'45" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 50.00 feet to a 1/2 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of the said 50 feet wide road easement, and the North corner of the Resubdivision of Lots 1 & 2, Block 2 of the Theo Brinkmeyer addition as recorded in Cabinet E, Slide 79 PRWC;

THENCE, South 68°35'03" West, with the common line of the said 27.887 acre tract, the 50 feet wide road easement, and the North line of said subdivision, a distance of 197.66 feet, to a 1/2 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the West corner of the said subdivision;

THENCE, South 21°02'10" East, with the West line of the said subdivision and the East line of the said 27.887 acre tract, a distance of 438.14 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of said subdivision;

THENCE, North 68°32'20" East, continuing with the common line of said 27.887 acre tract and said subdivision, a distance of 198.33 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of said subdivision, and being in the West line of Old Coupland Road;

THENCE, South 20°46'22" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 90.72 feet, to a 5/8 inch diameter iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Southeast corner of the herein described tract, from which a 1/2 inch diameter iron rod found at the aforesaid Southeast corner of the said 27.887 acre tract bears South 20°46'22" East, a distance of 823.19 feet;

THENCE, South 68°32'20" West, over and across the said 27.887 acre tract, a distance of 198.32 feet, to a 5/8 inch diameter iron rod with a blue plastic cap stamped "KONTUR TECH" set for an exterior corner of the herein described tract;

THENCE, North 20°46'57" West, continuing over and across the said 27.887 acre tract, a distance of 90.72 feet, to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for an interior corner of the herein described tract;

THENCE, South 67°15'27" West, continuing over and across the said 27.887 acre tract, a distance of 648.82 feet, to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 10.8555 acres (472,866 square feet) of land, more or less.

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
- THIS LOCATION ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 48491C0542F, EFFECTIVE DATE, DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ORDINANCE, AS AMENDED.
- A SIDEWALK WILL BE PROVIDED ACROSS THE PROPERTY PARALLEL TO ALL STREETS IN ACCORDANCE WITH THE TAYLOR SUBDIVISION ORDINANCE(S) BY OWNER OF EACH LOT.
- THE CITY OF TAYLOR SHALL NOT BE RESPONSIBLE FOR MAINTAINING DRAINAGE DITCHES IN THIS SUBDIVISION.

OWNER'S SIGNATURE BLOCK:

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

I, HILLTOP ESTATES, LLC, a Texas limited liability company, sole owner of the certain 27.887 acre tract of land shown hereon and described in a deed recorded in Document No. 2017068052 of the Official Public Records of Williamson County, Texas, and do hereby plat 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 NORTHCUTT - BUZAN ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2020.

Rick Northcutt (owner)
19702 Spotted Owl
Pflugerville, Texas 78660

THE STATE OF TEXAS §
§
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 _____, 2020.

NOTARY PUBLIC in and for the State of Texas

LIEN HOLDER:

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

I, Andrew D. Littlejohn, Trustee, Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017068052 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 NORTHCUTT - BUZAN ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2020.

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

THE STATE OF TEXAS §
§
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 _____, 2020.

NOTARY PUBLIC in and for the State of Texas

ENGINEER'S CERTIFICATION:

I, Saeid Bassari, 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 48491C0542F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated storm water runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public right-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2020.

Saeid Bassari
Registered Professional Engineer
No. 81420 State of Texas

PLANNING AND ZONING COMMISSION:

This subdivision to be known as NORTHCUTT - BUZAN ESTATES has been accepted and approved for filing 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 _____, 2020, A.D.

Don McAlister, Chairman

Donna Frazier, Secretary

Date
Date

WILLIAMSON COUNTY CLERK:

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 _____, 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

**City of Taylor
PZ-2020-1228
Comprehensive Plan/Future Land Use Plan Amendment
Staff Report**

Requested Action: Amend the City of Taylor Comprehensive Plan Future Land Use Plan Map (FLUP) for approximately 6.83 acres located at the northwest corner of North Drive and NW Carlos G. Parker Blvd. from Single-Family Residential to Commercial.

Applicants: Brett Corwin/Intermandeco GP LLC

Subject Property: Approximately 6.83 acres, out of 27.73 acres, from the land use designation Single-Family to Commercial located at the northwest intersection of North Drive and NW Carlos G. Parker Blvd., more particularly described by Williamson Central Appraisal District Parcel R383650; part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: Rural Agriculture (R/A)

Current Use: Agricultural Use

Current Future Land Use Plan Designation: Single-Family

Proposed Future Land Use Designation: Commercial

Adjacent Parcel Zoning Information

North: Vacant, Rural Agriculture (R/A); proposed R-1/RPD

South: Vacant, Rural Agriculture (R/A)

East: Single-Family Residential (R-1) and Local Business (B-1)

West: Crossroads Assembly of God Church, Local Business (B-1)

Purpose of the Future Land Use Plan

The adopted Future Land Use Plan is intended to guide development and influence policy to achieve the goals of the community as expressed in the City of Taylor 2004 Comprehensive Plan. It provides the City with a rational basis for current and future zoning decisions; however, the plan is intended to allow changes to accommodate the needs of Taylor as it grows and develops.

Purpose of the Request

The applicant is proposing to amend the Comprehensive Plan FLUP to change the designation of the 6.83 acres from Single-Family Residential to Commercial to allow for future commercial development. The applicant is also seeking a re-zoning of the property to B-1, Local Business, and the re-zoning cannot be granted without the proposed FLUP Amendment. In conjunction with the proposed commercial development along Carlos G. Parker, the applicant is proposing a single-family planned development on the remainder of the 27.73 acres and an additional 42.92 acres.

Staff Analysis

As City Staff we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on proposed re-zoning requests.

The Comprehensive Plan includes Land Use Goals and Objectives along with associated actions to achieve those objectives. Some of the relevant Comprehensive Plan goals, objectives and actions to consider for this case include:

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

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

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

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides. Some of the relevant statements include:

- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Residential and commercial areas may be adjacent if separated by a buffer.*
- *Neighborhoods should be buffered from arterials or major collector streets.*
- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping that encourage pedestrian access.*
- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites*
- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*
- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

The FLUP Narratives describe the current and proposed land use categories as follows:

Existing FLUP Designation

Single-Family Residential:

- Schools, parks and community facilities should be located close to or within residential neighborhoods.

- Residential and commercial areas may be adjacent if separated by a buffer.
- Neighborhoods should be buffered from arterials or major collector streets.
- Residential developments should include adequate area for parks and recreation facilities, schools and churches, and other public facilities.
- Housing should be available for all income levels.
- There should be a variety of housing types on a variety of lot sizes [to] create complementary neighborhoods.

Proposed FLUP Designation

Commercial:

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

The applicant requests the update to the Future Land Use Plan be granted so affirmative action can be taken on the concurrent request to change the zoning district from R/A to B-1. The Commercial designation would permit the applicant to move forward with the request for the change of zoning designation for the subject property. The proposed amendment will result in a future land use category for the area that is consistent with the zoning and land use categories of the surrounding parcels which will, in turn, enhance the proposed adjacent residential neighborhood by providing nearby amenities and encouraging a mix of uses and walkability.

Staff Recommendation

Staff recommends approval of the requested FLUP Amendment.

The proposed development along Carlos G. Parker Blvd. is appropriate as transportation needs can be met. There is adequate public infrastructure along Carlos G Parker Blvd, as well as CR 367, which will be the primary point of access for the residential portion of the subdivision. This is a development project occurring in an area which is already experiencing development (e.g. The Grove at Bull Creek) and has good access to Carlos G Parker Blvd. Mixed-use development meets a primary tenet of economic development and planning best practices by encouraging a mix of compatible uses in close proximity to existing infrastructure. As a City, it is crucial to steer growth to areas where there are adequate public facilities in order to capitalize upon existing resources. In the future, the re-zoning process will emphasize the importance of similar uses which require the same type of public facilities to manage existing resources and use them as efficiently as possible.

This proposed FLUP Amendment is consistent with the intent of the Comprehensive Plan as the land in the area is located along an arterial roadway which evolves into a major roadway and will act as a buffer between the arterial roadway and the residential portion of the subdivision. In the long term, the Commercial designation will further promote a mixed-use setting and the anticipated future re-zoning will ensure local commercial uses, which are compatible with the existing and proposed residential development.

Planning and Zoning Commission Recommendation

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

In determining a recommendation on a FLUP Amendment request, the Planning and Zoning Commission should consider the following factors:

- **Is the FLUP Amendment consistent with the Comprehensive Plan?**

The staff analysis indicates that this request for the change is consistent with the Comprehensive Plan. As mentioned previously in the staff analysis, this request promotes economic development, which is an objective in the Comprehensive Plan. Amending the FLUP in order to allow a re-zoning to B-1 would be consistent with –

***Action L1.5:** Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*

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

The Future Land Use Plan Amendment would further the goals in the Comprehensive Plan and is in line with best practices and policies mentioned previously in this report.

- **Is the FLUP Amendment compatible with the surrounding area?**

The staff analysis indicates this proposed FLUP Amendment is compatible with the surrounding area. Most of the surrounding area is agricultural land with some single-family development and a couple of commercial tracts. As stated previously, the subject property including the property to the north is in the process of consolidating for future development and to the south, a tract of vacant land is adjacent to The Grove at Bull Creek, which is currently being developed. There is an institutional use to the west and east (across North Drive), which are both zoned for commercial uses.

- **Does the FLUP Amendment promote the public health, safety, or general welfare?**

The purpose of the Comprehensive Plan and the City's development ordinances is to promote the health, safety and general welfare by promoting safe, orderly and economically sustainable development. According to the staff analysis, the purposes of the Planning Principles and Policy Guide of the Comprehensive Plan will be met as the proposed development will comply with all ordinances ensuring that concerns with regard to public health, safety and general welfare are addressed. For example, any

use that is not residential is required to screen when adjacent to residential land uses and zoning districts. There are other regulations in the City's development ordinances such as performance standards to minimize any adverse effects on adjacent properties. A FLUP Amendment and concurrent re-zoning of the subject property for commercial uses would encourage mixed-use development along with other similar land uses toward the area in Taylor which are being prepared to convert from agricultural to commercial and single-family residential uses. Additionally, as mentioned previously, this is peripheral development with sufficient transportation and utility access which will promote sustainable economic development by adding to the City's tax base and possibly employing Taylor residents.

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

The staff analysis indicates that there is adequate infrastructure for this proposed development. The infrastructure has been available for years and this development may help to prompt other development in the area so the City will be able to reap the rewards of the initial investment. As stated in the Comprehensive Plan, *"We would like to be a community that is prepared for and amenable to new development while recognizing the fundamental importance of its established neighborhoods, corridors, and historic areas."* This development fulfills that vision by locating where the City established a development pattern for the efficient use of land, infrastructure and fiscal resources.

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

Taylor has had increased development in the recent past. This land is ripe for development; however, the FLUP does not reflect the recent activity. Changing the designation from Single-Family to Commercial promotes commercial development where there has been interest in new development. Between North Drive and Carlos G. Parker Blvd. a new subdivision being developed and the land to east and north of the subject property are the subject of Pre-Application meetings intermittently. The latter will be developed sometime in the future. This FLUP Amendment would make it possible to re-zone the subject property to B-1 for the planned future development.

Attachments:

1. Existing Future Land Use Plan Map
2. Current Zoning Map
3. Proposed Future Land Use Plan Map
4. Proposed Ordinance 2020-13



Intermandeco, Ltd.

DATE: April 9, 2020

TO: Shelly Shelton, Senior Planner
And Staff of the City of Taylor

FROM: Intermandeco, GP LLC (Developer) – Brett Corwin

RE: FLUM Amendment Request – Slivensky Property

Ms. Shelton,

We are proposing to amend the City's FLUM to allow for a mix of commercial and residential on the 27.73 ac Slivensky Tract located on the NW corner of Carlos G. Parker Blvd and North Dr. The current FLUM calls for a Single-Family use. We believe that the addition of approximately 6.83 acres of commercial use on this tract along Carlos G. Park Blvd is appropriate and in line with the overall goals of the City's Comprehensive Plan. Below are examples of goals/objectives from the Comprehensive Plan and how they relate to our proposed FLUM amendment.

In Chapter 4 – Land Use of the Comprehensive Plan, there are key issues listed that were found to be important to the current citizens of Taylor. Below are a few of the points raised that we feel our FLUM amendment will address.

- Locations for new businesses and industries that will employ current residents and attract new residents to Taylor.
 - o The addition of commercial on this tract will open up additional opportunities for new businesses on a main corridor in the City.
- Desire for the City to be more pedestrian friendly.
 - o Locating a commercial use directly adjacent to a residential use gives residents a chance to walk/bike to nearby businesses instead of using a vehicle.

The Comprehensive Plan also provides goals for the City with specific objectives and actions. While not a complete list, below are a few of the objectives/actions from the Comprehensive Plan that are in alignment with our FLUM amendment.

- Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.
 - o Commercial tracts are well suited for this area of the City.
- Action L3.5: Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses – the Loop, appropriate portions of Business 79, FM 397, FM 973.
 - o As noted in this action item, FM 397 (Carlos G Parker Blvd) can handle the amount of traffic that could be generated from a commercial use. Locating commercial along the frontage of the property will act as a buffer between Carlos D. Parker Blvd. and residential use tucked behind.

Base on the aforementioned reasons, we believe that the requested FLUM amendment is in step with the City's goals. We are very excited about this project and think it will be a great addition to the City of Taylor.

Sincerely,

A handwritten signature in black ink, appearing to be 'BC' or similar initials, written in a cursive style.

Brett Corwin



PZ-2020-1228

**TRIBUTE/T66
EXISTING
FUTURE LAND
USE PLAN MAP**

**NORTH DR &
CARLOS G PARKER
BLVD**

Legend

- Streets
- ▬ Tribute Property Boundary
- 2013 Future Land Use Plan
- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL

DRAWN BY: MH

CHECKED BY: SS



VICINITY MAP

SUBJECT PROPERTY

CR 367

NORTH DR

SHERRY DR

NW CARLOS G PARKER BLVD

NW CUBA DR



PZ-2020-1228

**TRIBUTE/T66
EXISTING
ZONING MAP**

**NORTH DR &
CARLOS G PARKER
BLVD**

Legend

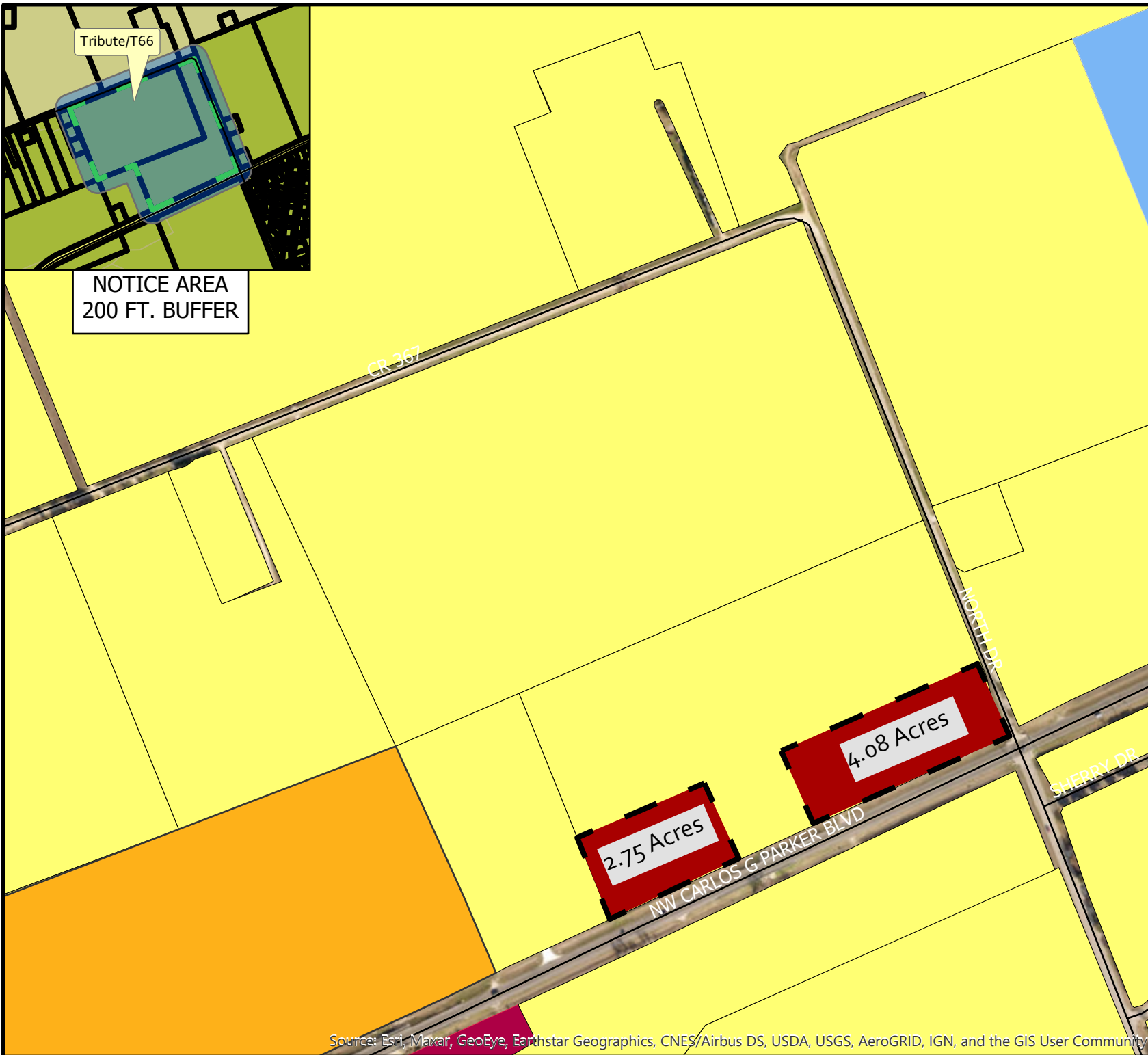
- Streets
-  Tribute Property Boundary
- ZONING**
-  B-1
-  B-2
-  MF-2 Multi-Family
-  R-1 Single Family
-  R/A Rural Agriculture

DRAWN BY: MH

CHECKED BY: SS



VICINITY MAP



PZ-2020-1228

**TRIBUTE/T66
LOCATION
MAP**

6.83 ACRES

**NORTH DR &
CARLOS G PARKER
BLVD**

**PROPOSED FLUP
AMENDMENT TO
CHANGE 6.83
ACRES FROM
SINGLE-FAMILY
TO COMMERCIAL**

Legend

- Streets
- T66 Proposed Commercial
- 2013 Future Land Use Plan
- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- SEMI-PUBLIC/INSTITUTIONAL

DRAWN BY: MH

CHECKED BY: SS

ORDINANCE NO. 2020-13

AN ORDINANCE CHANGING THE COMPREHENSIVE PLAN FUTURE LAND USE PLAN MAP DESIGNATION ON PROPERTY DESCRIBED AS APPROXIMATELY 6.83 ACRES FROM SINGLE-FAMILY TO COMMERCIAL, LOCATED AT THE NORTHWEST INTERSECTION OF NORTH DRIVE AND N.W. CARLOS G. PARKER BOULEVARD, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R383650, PART OF AND OUT OF A 27.73 ACRE TRACT WITHIN WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on August 27, 2020, to consider the request made by Brett Corwin, for property which is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the Comprehensive Plan Future Land Use Plan Map designation from Single-Family to Commercial; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 11, 2020, to consider the Comprehensive Plan Future Land Use Plan Map Amendment, and recommended the change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the amendment to the Comprehensive Plan Future Land Use Plan Map designation for the Property.

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 Single-Family designation to Commercial designation.

SECTION 3. All other terms and conditions contained in the official Future Land Use Plan Map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. 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. In accordance with Article VIII of the City Charter, Ordinance 2020-13 was introduced before the Taylor City Council on the _____ day of _____, 2020.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2020.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 27.7375 ACRES (1,208,246 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF A CALLED 7 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 429, PAGE 108 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 27.7375 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "4Ward-Boundary" cap set for the intersection of the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being in the northeast line of said Slivensky remainder tract, and being the east corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the southwest right-of-way line of said North Drive, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, **S64°42'18"W**, a distance of **1,374.97** feet to a 1/2-inch iron rod found for the south corner hereof, being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for a point of curvature in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, being in the south line of a called 50.29 acres tract conveyed to D&L Land Developments LLC in Document No. 2019009739 (O.P.R.W.C.T.) bears, **S64°42'18"W**, passing at a distance of 566.26 feet a 1/2-inch iron rod found for the common east corner of said D&L Land Development tract and a called 1.00 acre tract conveyed to L. M. Johnson and Calvin Shenker, Jr. in Document No. 2002030113 (O.P.R.W.C.T.), in all a distance of 1,513.38 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, with the southwest line of said Slivensky remainder tract, and with the northeast line of said Lot One, **N21°50'23"W**, a distance of **701.36** feet to a bolt found for the most southerly west corner hereof, being the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of a called 43 acres tract (called Second Tract) conveyed to Frank A. Greinert, Jr. in Volume 816, Page 443 (D.R.W.C.T.), from which a 60D nail found for the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.) bears, **S68°26'52"W**, a distance of 567.33 feet;

THENCE, leaving the northeast line of said Lot One, with the northwest line of said Slivensky remainder tract, and with the southeast line of said Greinert tract, **N68°21'54"E**, a distance of **1,101.17** feet to a calculated point in the north line of said Slivensky remainder tract, and being the west corner of said Greinert tract, and being the south corner of said Slivensky 7 acres tract;

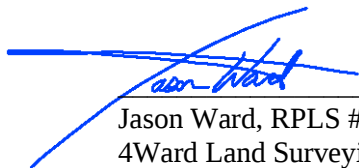
THENCE, with the southwest line of said Slivensky 7 acres tract and with the northeast line of said Greinert tract, **N21°41'15"W**, a distance of **1,118.90** feet to a calculated point for the most northerly west corner hereof, being the west corner of said Slivensky 7 acres tract, and being the north corner of said Greinert tract, and being in the southeast right-of-way line of County Road 367 (apparent 40' right-of-way);

THENCE, leaving the northeast line of said Greinert tract, with the northwest line of said Slivensky tract, and with the southeast right-of-way line of said County Road 367, **N68°22'47"E**, a distance of **272.94** feet to a 1/2-inch iron rod found for the north corner hereof, being the north corner of said Slivensky 7 acres tract, and being the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of said North Drive;

THENCE, leaving the southeast right-of-way line of said County Road 367, with the southwest right-of-way line of said North Drive, and with the northeast line of said Slivensky 7 acres tract, and with the northeast line of said Slivensky remainder tract, **S21°41'15"E**, a distance of **1,732.41** feet to the **POINT OF BEGINNING** and containing 27.7375 Acres (1,208,246 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975.dwg)

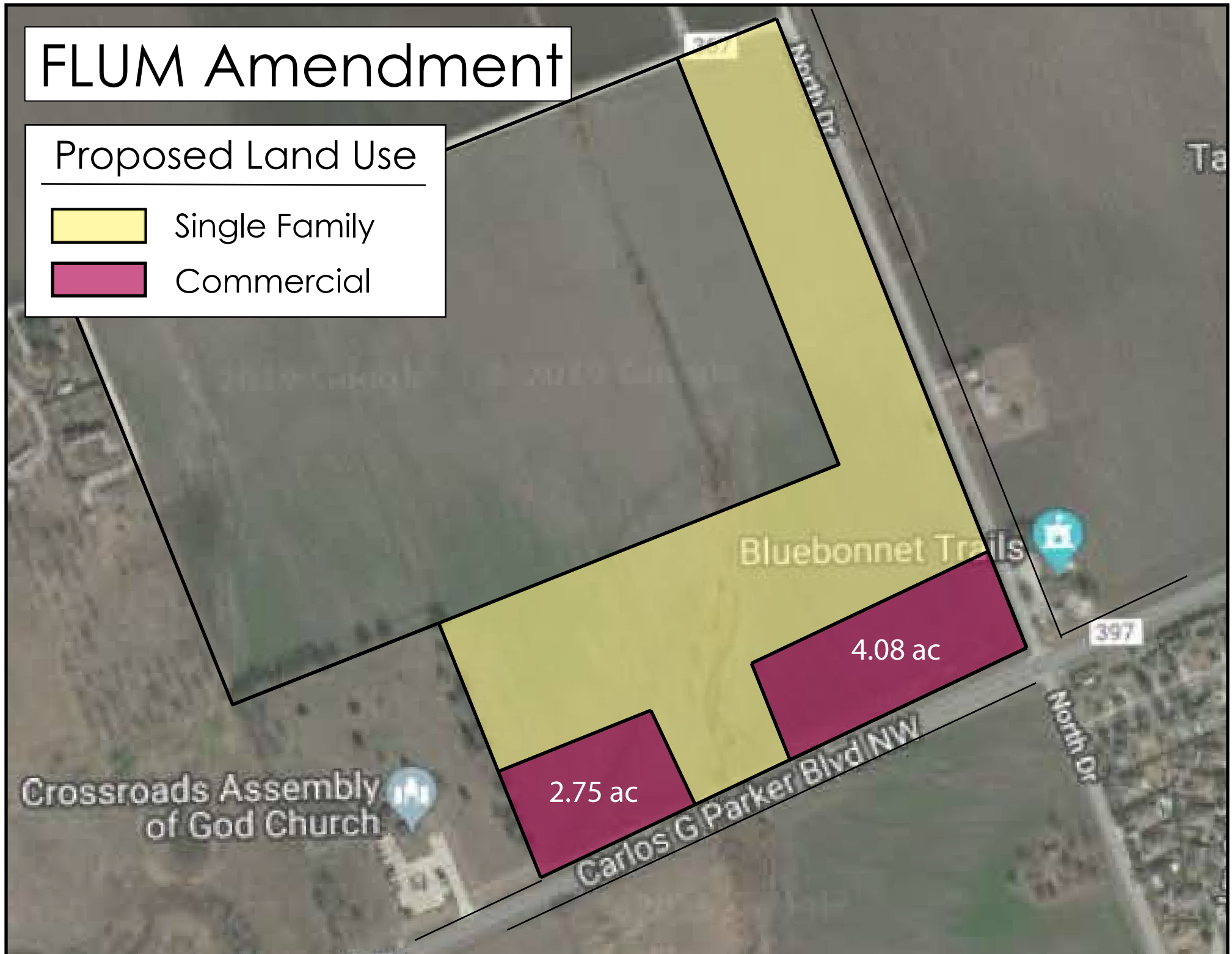
 **3/12/2020**
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



FLUM Amendment

Proposed Land Use

-  Single Family
-  Commercial



City of Taylor
PZ-2020-1227
Zoning Map Amendment
Staff Report

Requested Action: Zoning Map Amendment to the official zoning map to re-zone approximately 70.65 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.83 acres of Local Commercial Zoning District (B-1) and 63.83 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

Applicant: Intermandeco/Brett Corwin

Subject Property: Approximately 70.65 acres, more particularly described by Williamson Central Appraisal District Parcels R383650 and R018683; part of and out of the William J. Baker Survey, Abstract No. 65, located at the northwest corner of North Drive and N.W. Carlos G. Parker Boulevard, Williamson County, Texas.

Parcel Information

Current Zoning: Rural/Agricultural Zoning District (R/A)

Current Use: Agricultural

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

Future Land Use Plan: Single-Family Land Uses

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Vacant	Outside the City limits
South	Agricultural	R/A
East	Institutional and Agricultural	B-1 and R-1 across North Drive
West	Commercial and Residential	B-1 and Single-Family Residential (R-1)

Purpose:

The applicant is proposing to re-zone the subject property for future commercial and residential development. The subject property is approximately 70.65 acres of agricultural land, located on the northwest corner of North Drive and N.W. Carlos G. Parker Boulevard. Along the frontage of N.W. Carlos G. Parker Boulevard, the developer is proposing commercial development on two parcels consisting of approximately 6.83 acres. At this time, the designated zoning of the land is R/A and the Comprehensive Plan, Future Land Use Plan Map (FLUP) designation is Single-Family.

Commercial development is not permitted in the R/A Zoning District so the applicant is requesting a zoning change that will permit commercial development by-right and compliment residential development, which is B-1. Additionally, the

applicant has requested a FLUP Amendment, to change the current designation of Single-Family to Commercial along the frontage of N.W. Carlos G. Parker Blvd., which is running concurrently with this application. If the FLUP Amendment is approved the request to change the current zoning to B-1 would be consistent with the Comprehensive Plan, FLUP.

The remainder of the land is almost 64.00 acres, where the developer plans to create approximately 292 residential lots. Moderate density single-family development is not permitted in the R/A Zoning District. For the developer to move forward with his proposal, this subject property would have to be rezoned to Single-Family Residential Zoning District (R-1) so the applicant is requesting a change of zoning from R/A to R-1 with a Residential Planned Development overlay. The developer's goal is to subdivide lots of various sizes to create a vital neighborhood with multiple housing types. As the Zoning Ordinance requires a minimum lot width of 70 feet in the R-1 zoning district, it is not possible for the developer to move forward with his proposal without requesting a Residential Planned Development overlay (RPD).

In summary, the developer is requesting to change the zoning district designation R/A on approximately 70.65 acres at the northwest corner of North Drive and N. W. Carlos G. Parker Boulevard to B-1 along the loop and R-1/RPD on almost 64.00 acres. The B-1 Zoning District change would permit neighborhood commercial land uses compatible with and complimentary to surrounding residential development on the same tract and the existing development in the surrounding area. While the R-1/RPD Zoning District change would permit the developer to tailor the development to meet the needs of a larger demographic and provide a variety of housing types which furthers the goals of the comprehensive plan.

Staff Analysis:

In the Executive Summary of the Comprehensive Plan it states, "*The adopted Comprehensive Plan is a guide, and should be seen as a flexible document, an analytical tool to evaluate zoning and development submittals and direct policy decisions.*" With this in mind, as City Staff, we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on proposed re-zoning requests. In Chapter 4 – Land Use of the Comprehensive Plan, citizens identified some key issues. The key issues are a common thread throughout the Comprehensive Plan. Pertinent to this rezoning are the following issues:

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

Desire for the City to be more pedestrian friendly – "Walkability", "connectivity", and linkages are terms that denote the desire for all areas of a community to be

accessible without the use of a car. When residents and visitors can walk, jog or ride a bike in a safe, comfortable and secure environment they will feel that they can travel conveniently from residences to places; work, school, recreation, and shopping.

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

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

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

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

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

Action L1.5: *Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*

Action L1.6: *Establish new criteria for street and lot layout to achieve desirable neighborhoods that are pedestrian and park oriented.*

Action L1.7: *Extend existing trail systems to create linear park linkages through new developments. Require inclusion of trails in the platting process through design and park dedication*

Action L1.8: *Ensure that streets, sidewalks, neighborhood parks, street lighting, drainage, and traffic control through design standard requirements.*

Action L1.9: *Require and/or install appropriate landscaping along major arterials and local streets. Develop requirements and list of approved plants and materials*

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

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

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

Action L3.9: *Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.*

The Comprehensive Plan, FLUP Map is the graphic representation of the land use goals and is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community.

It is meant to guide us with regard to general land use patterns. It is not a rigid, parcel-specific mandate for how land shall be developed. The Future Land Use Plan map identifies the subject property as an area for Single-Family Residential land uses. However, as mentioned previously a FLUP Map Amendment is running concurrently with this application.

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

Commercial (Red): *Includes operations involving sales, repair and/or storage of goods, services and equipment. Examples of these include retail centers, supermarkets, restaurants and entertainment facilities automobile repair, contractor sales and storage, home furnishings, showrooms, truck rentals and self-storage facilities. These uses are best located along major arterials in conjunction with other more intense uses such as industry.*

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

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

In General

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

Retail/Office

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

Commercial

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

Residential

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

Staff Recommendation

The request to change the zoning on approximately 63.83 acres to R-1/RPD is consistent with the FLUP. Additionally, the applicant's proposal is consistent with the intent of the Comprehensive Plan, Goals, Objectives and Actions that were developed to overcome some of the key issues that were identified by the public in resident participation meetings during the preparation of the Comprehensive Plan. The desire for a variety of housing types was a key issue in the Comprehensive Plan so it became a goal for which an objective was developed with several actions to work toward bringing the desire to fruition. The applicant has worked with Staff during the rezoning and conceptual design process prior to the public hearings and will continue to work with Staff during the platting and subdivision improvement processes, which is iterated in:

Action L1.5: Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.

The applicant is integrating elements listed in the actions into the project. A couple are listed below:

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

Action L1.6: Establish new criteria for street and lot layout to achieve desirable neighborhoods that are pedestrian and park oriented.

If the request to change the land use designations on approximately 6.83 acres of the subject property along Carlos G. Parker to Commercial is approved then the request to change the zoning to B-1 would be consistent with the FLUP Map. It would permit the applicant to move forward with the project and meet:

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

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

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

Action L3.9: Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.

The above objective and actions are consistent with and meet the **Land Use Goal:** A variety of safe, attractive, accessible, high quality residential, commercial, ... so

the proposal is consistent with the goals, objectives and actions in the Comprehensive Plan.

Planning and Zoning Commission Recommendation

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

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

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

The staff analysis indicates this request to re-zone a parcel of land, consisting of a little over 63.83 acres, R-1/RPD is consistent with the Comprehensive Plan and FLUP Map. As stated previously, To achieve the overall Land Use Goal (to have a) *“variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor’s current and future population while preserving the historical structures and small town atmosphere of the City objectives were developed.”* The requested re-zonings would make the necessary **Actions** to meet the following objective possible. **Objective L1: Provide suitable areas for a variety of residential types and densities.**

To have a variety of housing types in a safe area that are attractive, accessible and high quality the applicant has incorporated: a variety of lot sizes, landscaped medians, parkland, trails and connectivity to the adjacent commercial development that will serve the neighborhood.

Approving the FLUP Map Amendment in order to change the zoning on approximately 6.83 acres would permit the applicant to provide retail or office uses along Carlos G. Parker. Carlos G. Parker is appropriate for the location of commercial land uses as stated in **Action L3.5** to meet **Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.** This would allow for more commercial development in an area where there is existing commercial and multi-family zoning moving toward clustering commercial development in a target area as stated in **Action L3.6.** Besides guiding new development to one general area, the neighborhood commercial development will provide a transition or buffer between Carlos G. Parker and the residential development which is a Planning Policy and Principles Guide in the Comprehensive Plan. This change is also consistent with the land use principles for Retail/Office land uses which states *“Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.”*

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

The staff analysis indicates this proposed re-zoning is compatible with the surrounding area. To the north, the property is outside the City limits; however, many developers and realtors have met with Staff to discuss single-family residential development. To the south, the subject property fronts Carlos G. Parker and the property on the south side of Carlos G. Parker is zoned R-1 and used for agricultural purposes. To the east the subject property fronts on North Drive; the properties along the east right-of-way of North Drive are zoned B-1 and R-1 with an existing non-profit on one parcel and the rest of land being used for agricultural purposes with a residence, respectively. The west side of the subject property abuts a church (zoned B-1) and land that is zoned R-1.

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

Staff analysis indicates the rezoning of the subject property will promote public health, safety and welfare. The purpose of the Planning Principles and Policy Guide in the Comprehensive Plan is to promote the health, safety and general welfare by promoting safe, orderly and economically sustainable development. The applicable principles and policies have been incorporated into the layout of the development.

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

The proposed development is next to Carlo G. Parker, which is classified as a major arterial. For the commercial development aspect, fronting along an arterial is appropriate. Carlos G. Parker has capacity and connectivity needed by the commercial development for deliveries. The future residents who work outside of Taylor can access Carlos G. Parker from North Drive. North Drive will be improved as part of this development. The improvement is proposed to end at the second entrance to the subdivision. There are utilities available on Carlos G. Parker and North Drive. The subdivision improvement costs will be borne by the developer.

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

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

Attachments:

1. Residential Planned Development
2. Future Land Use Plan Map

3. Current Zoning Map
4. Proposed Zoning Map
5. Proposed Ordinance 2020-14



PZ-2020-1227

**TRIBUTE/T66
EXISTING
ZONING MAP**

**NORTH DR &
CARLOS G PARKER
BLVD**

Legend

- Streets
-  Tribute Property Boundary
- ZONING
-  B-1
-  B-2
-  MF-2 Multi-Family
-  R-1 Single Family
-  R/A Rural Agriculture

DRAWN BY: MH

CHECKED BY: SS



VICINITY MAP



PZ-2020-1227

**TRIBUTE/T66
LOCATION
MAP**

70.65 ACRES

**NORTH DR &
CARLOS G PARKER
BLVD**

**PROPOSED
RE-ZONING TO
R-1/RPD
AND B-1 ZONING
DISTRICTS**

Legend

- Streets
- Tribute Property Boundary
- T66 Proposed B1 Zoning
- T66 Proposed R-1/RPD Zoning

DRAWN BY: MH

CHECKED BY: SS

ORDINANCE NO. 2020- 14

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 70.65 ACRES OF RURAL/AGRICULTURAL ZONING DISTRICT (R/A) TO APPROXIMATELY 6.83 ACRES OF LOCAL COMMERCIAL ZONING DISTRICT (B-1) AND APPROXIMATELY 63.83 ACRES OF SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), LOCATED AT THE NORTHWEST INTERSECTION OF NORTH DRIVE AND NW CARLOS G. PARKER BOULEVARD, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R383650 AND R018683; PART OF AND OUT OF WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on August 27, 2020, to consider the request made by Brett Corwin, for property which is legally described in Exhibits “A” and “B” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from approximately 70.65 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.83 acres of Local Commercial Zoning District (B-1) and approximately 63.83 acres of Single-Family Residential Zoning Districts with a Residential Planned Development Overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 11, 2020, 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 zoning district changes for the Property.

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

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

SECTION 2. The Property is changed from approximately 70.65 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.83 acres of Local Commercial Zoning District (B-1) and approximately 63.83 acres of Single-Family Residential Zoning Districts with a Residential Planned Development Overlay (R-1/RPD).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from approximately 70.65 acres of Rural/Agricultural Zoning

District (R/A) to approximately 6.83 acres of Local Commercial Zoning District (B-1) and approximately 63.83 acres of Single-Family Residential Zoning Districts with a Residential Planned Development Overlay (R-1/RPD).

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2020-14 was introduced before the Taylor City Council on the _____ day of August, 2020.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2020.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

T66
Residential Planned
Development

PROPERTY

The subject property is located on the north side of FM 397 (Carlos G Parker Blvd) and the west side of North Dr consisting of approximately 63.83 acres as described in Exhibit 1.

PURPOSE

The purpose of this planned development zoning ordinance is to develop a project consisting of single-family detached homes with varying lot widths and sizes to incorporate various styles to accommodate a variety of housing types. This planned development incorporates a variety of lot sizes and product types in compliance with the goals of the City's Comprehensive Plan including several of the objectives laid out in Chapter 4 of the Comprehensive Plan.

SITE LAYOUT PLAN

A Site Layout Plan has been attached to this Development Plan as Exhibit 2 to illustrate the land use and design intent for the property. This Site Layout Plan may change due to unforeseen engineering concerns or market conditions but will maintain the intent of the approved Planned Development ordinance. The primary land use for the Project will be single-family detached residential housing. Single-Family lots served by alleys may have lot widths ranging from 30' to 40'. The ability to adjust lot width within that range on these lots will allow for a custom fit for homes and enables a more efficient use of the land. The total LUE's for the single-family portion of the project will be capped at 292 LUE's.

The lot size mix for the Project will be as follows, (i) a maximum of fifty-five percent (55%) of the lots will be between 30' & 40' in width and served by an alley, (ii) a minimum of thirty percent (30%) of the lots will be a minimum of 50' in width, and (iii) a minimum of fifteen percent (15%) of the lots will be a minimum of 60' in width.

The street layout was planned to create a high level of connectivity with multiple pathways in, out, and through the community. The shorter block lengths promote walkability and access to the community park and trails.

A variance is hereby given for Block E & K related to the definition of a block in the City's Subdivision Ordinance. These blocks are directly adjacent to unplatted property and unable to meet the definition of a block, because they are not "bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines."

DESIGN

A covered front porch area, a minimum of six (6) feet in width and four (4) feet in depth, forward of the home's primary entry door shall have architectural delineators such as a railing with slats, or a solid wall of height less than four (4) feet and greater than three (3) feet.

There will be no minimum square footage (other than that required by the building code) for homes in the Project, however, homes must comply with the following frontage buildout requirements.

Director of Planning may administratively approve deviations from the requirements below on a case by case basis.

- Homes on lots equal to 60' in width or greater must have lot frontage buildout of at least 45'.
- Homes on lots equal to 55' in width and less than 60' in width must have lot frontage buildout of at least 45'.
- Homes on lots equal to 50' in width and less than 55' in width must have lot frontage buildout of at least 40'.
- Homes on lots equal to 45' in width and less than 50' in width must have lot frontage buildout of at least 35'.
- Homes on lots equal to 40' in width and less than 45' in width must have lot frontage buildout of at least 30'.
- Homes on lots equal to 35' in width and less than 40' in width must have lot frontage buildout of at least 25'.
- Homes on lots equal to 30' in width and less than 35' in width must have lot frontage buildout of at least 20'.
- Corner lots will be categorized in the same lot width range as the adjacent mid-block lots and will be required to have the same minimum frontage buildout.

For homes with garages accessed from the street, the front façade of the house must sit at least five (5) feet forward of the garage plane. All lots less than 50' wide must access the garage from the rear alley and may not access the garage or have a driveway from the street. Any lot equal to or greater than 50' wide that has access to a rear alley must access the garage from the rear alley and may not access the garage or have a driveway from the street.

Each single-family dwelling unit is required to have at minimum a two (2) car garage. Materials for detached garages must match the primary structure and be in accordance with this section.

ACCESSORY DWELLING UNITS

Accessory dwellings are allowed by right and may be above or attached to garages or standalone buildings. Accessory dwelling units may be up to 30% of the size of the primary structure on the same lot or 600 square feet whichever is greater.

DEVELOPMENT STANDARDS

Development Standards			
	Single-Family Alley Loaded Lots	Single-Family Standard Lots	Single-Family Large Lots
Minimum Lot Width (feet) ^{1,2}	30 - 40	50	60
Minimum Lot Square Footage	3,300	5,500	6,900
Setbacks			
Front (feet)	15	20	20
Interior Side or Alley Side (feet)	0 & 10 or 5 on either side ³	5	5
Street Side (feet)	10	10	10
Rear for front entry lots (feet)	N/A	10	10
Rear for Alley Loaded lots (feet)	10	n/a	n/a
Maximum Height (feet)	35	35	35

1

Corner lots in each category are to be at least 5' wider than mid-block lots.

² Lot width is to be measured at the front building setback.

³ Regardless of the side setback used for lots, spacing between the exterior walls of adjacent homes must be at least 10'.

SIDEWALKS

Sidewalks (5-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 for the sidewalks constructed next to or adjacent to public areas, which will be part of the subdivision improvement plans and constructed by the developer.

STREETS & ALLEYS

Alleys are to be private (owned and maintained by the respective Property Owner's Association) and have a 20-foot right-of-way with a 14-foot paved asphalt driving surface bordered with a structured concrete curb. All local street sections and utility assignments will be in accordance with the attached Exhibit 6 of this ordinance. Due to narrower streets, all pavement sections should be designed in accordance with the Capital Area Pavement Engineers Council (CAPEC) Phase 3 Report - Pavement Design Manual, Final, prepared by HVJ Associates dated July 6, 2017 based on the actual subgrade conditions at the site.

LANDSCAPE REQUIREMENTS

All landscaping selections shall be from the City of Taylor's code of ordinances. One (1) street tree to be planted between the sidewalk and back of curb will be required for each Single-Family lot. All maintenance of street trees located in the right-of-way must meet and comply with City of Taylor ordinances. Corner lots that have street side frontage will be required to plant two additional street trees spaced 30'- 40' apart on that street side frontage between the sidewalk and back of curb. Street tree species will be specified by the Property Owner's association at the time of construction. All street trees will include root barrier to a minimum depth of 3-feet adjacent to the curb and sidewalk to help maintain structure of curb and sidewalk. All street trees placed adjacent to a single-family lot will be maintained by the homeowner and enforcement of maintenance will be handled by the Property Owners' Association. All landscaping not fronting or siding a residential lot shall be maintained by the Property Owners' Association. All other landscaping requirements not mentioned here will follow the City of Taylor's ordinances.

Street median and roundabout landscaping and park landscaping will consist of a mix of trees, shrubs, and other native plantings. Examples of the types of landscaping for the median and roundabout are included in Exhibit 4 of this agreement and examples of the types of landscaping for the park are included in Exhibit 5 of this agreement. These areas will be irrigated and maintained by the Property Owners' Association.

PARKLAND AND COMMON AMENITY AREAS

Parkland

The parkland dedication requirements of Subdivision Ordinance Section 2.12 will be met by the dedication of one Park site of approximately 4.21 acres. As depicted in the attached Exhibit 3, the Park Site will be equipped with park equipment along with a hike & bike trail providing connectivity in and through the community.

Common Amenity Areas

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

- A playground suitable for ages 5-12 within the Park site
- Park benches within Park site (3 min. per park, 6-ft min. length, ground anchored)
- Pedestrian access:
 - Park site to include 5-foot wide crushed granite path throughout the site.
 - Park site will be accessible on all sides via the community trail and sidewalk system.

PROPERTY OWNERS' ASSOCIATION

A Property Owners' association shall be created to own and maintain the parks, street trees not fronting or siding a residential lot, drainage easements, detention ponds, and residential sign/monument easements and improvements, enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

LIST OF EXHIBITS.

Exhibit 1 – RPD Metes & Bounds Description & Exhibit

Exhibit 2 – Site Layout Plan

Exhibit 3 – Park Layout Plan

Exhibit 4 – Median & Roundabout Landscaping Examples

Exhibit 5 – Park Landscaping Examples

Exhibit 6 – Typical Street Section / Typical Utility Assignment

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 42.9213 ACRES (1,869,651 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF A CALLED 43 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO FRANK A GREINERT, JR, RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 42.9213 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the southeast right-of-way line of County Road 367 (apparent 50' right-of-way), being the north corner of a called 1.167 acres tract conveyed to Trevor David Sladek in Document No. 2010073584 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being the north end of an apparent gap between deed lines of the northeast line of said Sladek tract, the northeast line of a called 6.98 acres conveyed to Caroline S. Lefler in Document No. 2011073622 (O.P.R.W.C.T.) and the southwest line of said Greinert tract, and being the west corner of said Greinert tract, and being the west corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found for the most westerly northeast corner of said Sladek tract, and being the north corner of a called 0.918 acre tract conveyed to Laura Willis in Document No. 2014102466 (O.P.R.W.C.T.) bears, S67°05'13"W, a distance of 17.28 feet;

THENCE, leaving the northeast line of said Sladek tract, with the northwest line of said Greinert tract, and with the southeast right-of-way line of said County Road 367, **N68°22'47"E**, a distance of **1,673.24** feet to a calculated point for the north corner hereof, being the north corner of said Greinert tract, and being the west corner of a called 7 acres tract (called Second Tract) conveyed to Delphine Slivensky in Volume 429, Page 108 (D.R.W.C.T.), from which a 1/2-inch iron rod found for the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being the north corner of said Slivensky tract bears, N68°22'47"E, a distance of 272.94 feet;

THENCE, leaving the southeast right-of-way line of said County Road 367, with the common line of said Slivensky 7 acres tract and said Greinert tract, **S21°41'15"E**, a distance of **1,118.90** feet to a calculated point for the east corner hereof, being the east corner of said Greinert tract, and being the south corner of said Slivensky 7 acre tract, and being in the northwest line of the remainder of a called 83.47 acres tract (called First Tract) conveyed to Delphine Slivensky in Volume 816, Page 449 (D.R.W.C.T.);

THENCE, leaving the southwest line of said Slivensky 7 acres tract, with the common line of said Greinert tract and said Slivensky remainder tract, **S68°21'54"W**, a distance of **1,101.17** feet to a bolt found for the west corner of said Slivensky remainder tract, and being the north corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 (O.P.R.W.C.T.), from which a 1/2-inch iron rod found in the north right-of-way line of F. M. 397 – Carlos G. Parker Boulevard (120' right-of-way), being the south corner of said Slivensky remainder tract, and being the east corner of said Lot One bears, S21°50'23"E, a distance of 701.36 feet;

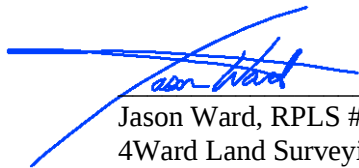
THENCE, leaving the southwest line of said Slivensky tract, with the common line of said Greinert tract and said Lot One, **S68°26'52"W**, a distance of **567.33** feet to a 60D nail found for the south corner hereof, being the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.), and being the south end of said gap between deed lines, from which a
point

(from which an iron rod with "RPLS 5784" cap found bears, S26°37'48"E, a distance of 0.31 feet) for the east corner of said Lefler tract bears, S68°25'53"W, a distance of 6.59 feet;

THENCE, with the southwest line of said Greinert tract and the northeast line of said gap between deed lines, **N21°55'49"W**, a distance of **1,118.52** feet to the **POINT OF BEGINNING** and containing 42.9213 Acres (1,869,651 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975.dwg)


3/12/2020
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 27.7375 ACRES (1,208,246 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF A CALLED 7 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 429, PAGE 108 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 27.7375 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "4Ward-Boundary" cap set for the intersection of the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being in the northeast line of said Slivensky remainder tract, and being the east corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the southwest right-of-way line of said North Drive, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, **S64°42'18"W**, a distance of **1,374.97** feet to a 1/2-inch iron rod found for the south corner hereof, being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for a point of curvature in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, being in the south line of a called 50.29 acres tract conveyed to D&L Land Developments LLC in Document No. 2019009739 (O.P.R.W.C.T.) bears, **S64°42'18"W**, passing at a distance of 566.26 feet a 1/2-inch iron rod found for the common east corner of said D&L Land Development tract and a called 1.00 acre tract conveyed to L. M. Johnson and Calvin Shenker, Jr. in Document No. 2002030113 (O.P.R.W.C.T.), in all a distance of 1,513.38 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, with the southwest line of said Slivensky remainder tract, and with the northeast line of said Lot One, **N21°50'23"W**, a distance of **701.36** feet to a bolt found for the most southerly west corner hereof, being the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of a called 43 acres tract (called Second Tract) conveyed to Frank A. Greinert, Jr. in Volume 816, Page 443 (D.R.W.C.T.), from which a 60D nail found for the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.) bears, **S68°26'52"W**, a distance of 567.33 feet;

THENCE, leaving the northeast line of said Lot One, with the northwest line of said Slivensky remainder tract, and with the southeast line of said Greinert tract, **N68°21'54"E**, a distance of **1,101.17** feet to a calculated point in the north line of said Slivensky remainder tract, and being the west corner of said Greinert tract, and being the south corner of said Slivensky 7 acres tract;

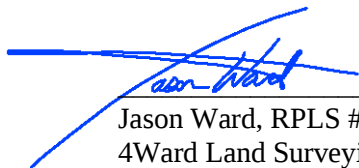
THENCE, with the southwest line of said Slivensky 7 acres tract and with the northeast line of said Greinert tract, **N21°41'15"W**, a distance of **1,118.90** feet to a calculated point for the most northerly west corner hereof, being the west corner of said Slivensky 7 acres tract, and being the north corner of said Greinert tract, and being in the southeast right-of-way line of County Road 367 (apparent 40' right-of-way);

THENCE, leaving the northeast line of said Greinert tract, with the northwest line of said Slivensky tract, and with the southeast right-of-way line of said County Road 367, **N68°22'47"E**, a distance of **272.94** feet to a 1/2-inch iron rod found for the north corner hereof, being the north corner of said Slivensky 7 acres tract, and being the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of said North Drive;

THENCE, leaving the southeast right-of-way line of said County Road 367, with the southwest right-of-way line of said North Drive, and with the northeast line of said Slivensky 7 acres tract, and with the northeast line of said Slivensky remainder tract, **S21°41'15"E**, a distance of **1,732.41** feet to the **POINT OF BEGINNING** and containing 27.7375 Acres (1,208,246 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975.dwg)

 **3/12/2020**
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



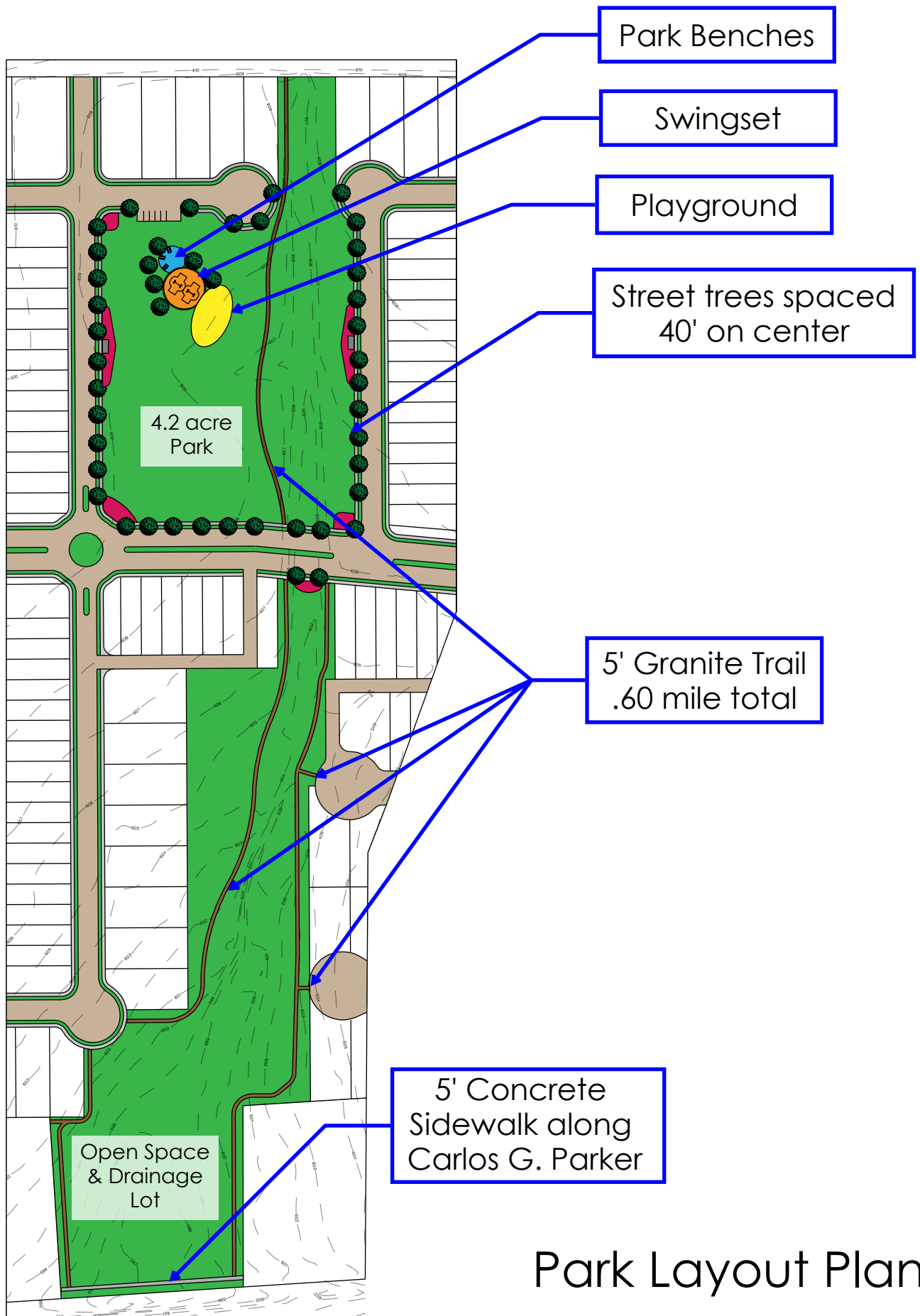
Site Layout Plan

Exhibit 2



* Specific dimensions of Street F improvements and ROW width to be finalized during subdivision improvement plans and final platting.

$$1'' = 200'$$



1" = 200'

Park Layout Plan

Exhibit 3

Median & Roundabout Landscape Examples

Exhibit 4

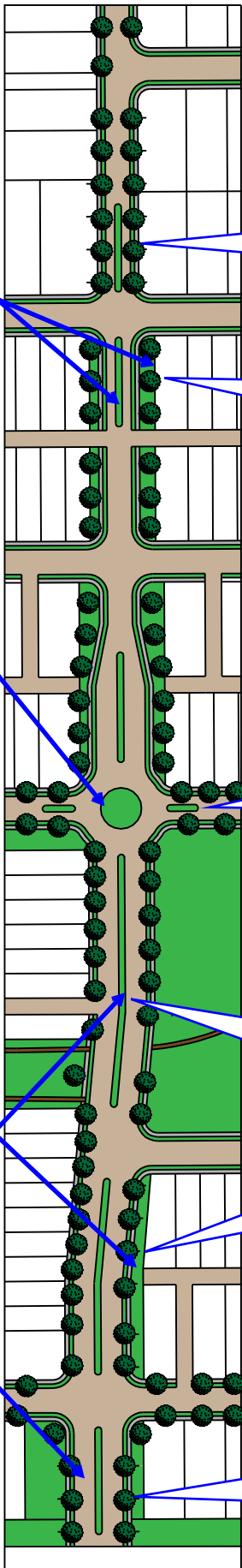
Landsaped
Median and
Open Space

Landsaped
Roundabout
and Median

Landsaped
Median and
Open Space

Landsaped
Entry and
Median

1" = 200'

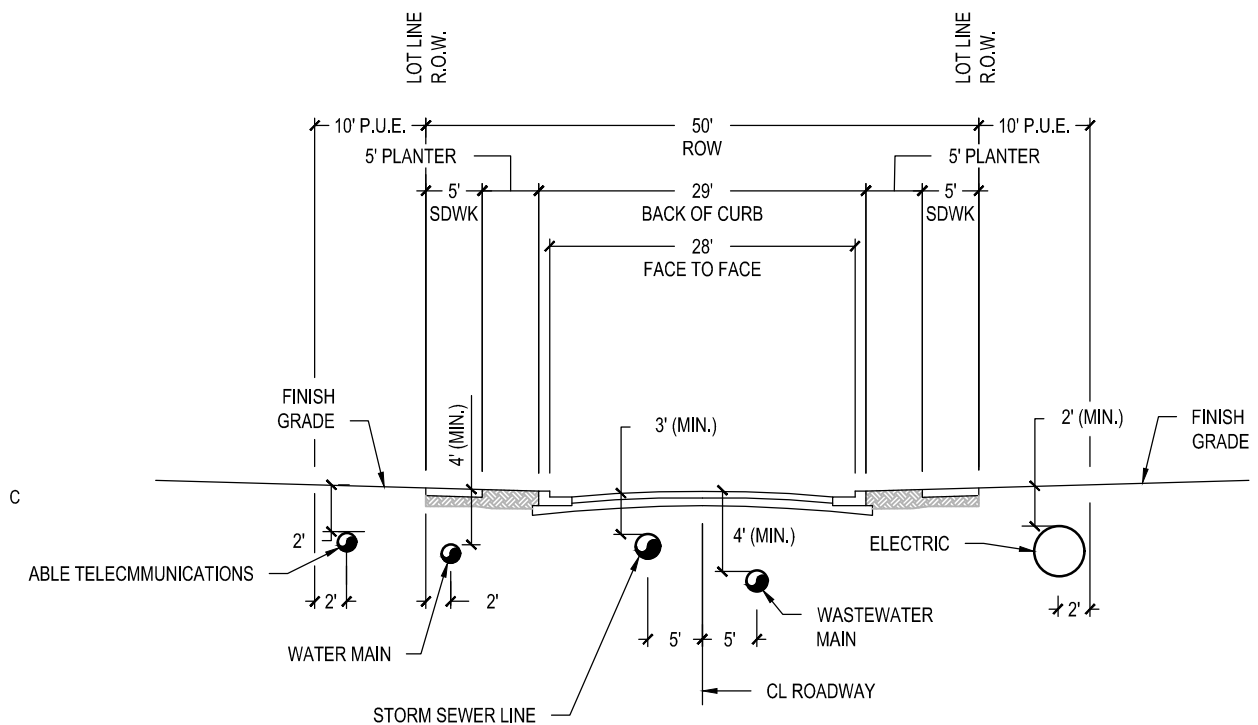


Park Landscape Examples

Exhibit 5



Exhibit 6



CITY OF TAYLOR

**TYPICAL UTILITY AND
STREET SECTION ASSIGNMENT
LOCAL STREET**

City of Taylor
Discussion Regarding Carports Located in Front Setbacks

Staff Report

Requested Action: Recommendation to City Council regarding possible changes to City regulations regarding carports in front setbacks.

Applicant: City of Taylor

Purpose:

Earlier this year, the City received a code enforcement complaint regarding a carport that was being constructed and enclosed in the Crestview neighborhood. After investigating the complaint, city staff determined that the carport was located within the required 25 foot front setback and directed the property owner to remove the carport. The owner of the property complied. The Code Enforcement Officer identified other similar carports within the neighborhood.

After further investigation, staff initiated several additional enforcement cases in the neighborhood. One of the property owners contacted their councilmember to see if there is anything the City can do to allow these carports to remain. City Council discussed this issue at their July 16, 2020 meeting and referred the topic to the Planning and Zoning Commission for a recommendation.

Background:

The Zoning Ordinance currently requires all structures to be setback 25 feet from the front property line in residential districts. See the chart below:

DEVELOPMENT STANDARD	ZONING DISTRICT					
	R/A	R-1	R1-MH	R-2	R-2A	R-2B
Front Yard Setback (ft.)	25	25	25	25	25	25

Following are the definitions of setback from the Zoning Ordinance:

Setback - The unobstructed, unoccupied open space between a structure and the property line of the lot on which the structure is located. Setbacks shall be unobstructed from the ground to the sky and measured as the horizontal distance between a property line and the furthestmost projection of the structure, except as provided otherwise in this Ordinance.

Setback, Front - A setback extending along the whole length of the front lot line between the side lot lines, and being the minimum horizontal distance between street line and the main building or any projections thereof other than steps, planter boxes, and unenclosed porches.

In addition to the prohibition of structures in the front setback, Chapter 6 of the Zoning Ordinance also prohibits required off-street parking spaces in residential districts to be located in the front setback. See Section 6.4 below:

6.4 - Location and Design of Off-Street Parking and Loading Spaces

2. Setbacks. In all residential districts, no required off-street parking or loading space shall be located within a required front or street side setback area.

Staff Recommendation:

If the Commission is in favor of allowing more flexibility in the location of unenclosed carports these are some of the options that may be considered:

- Amend the Zoning Ordinance to provide an exemption for unenclosed carports in the front setback and to allow required off-street parking spaces in the front setback.
- Amend the Zoning Ordinance to allow a property owner to apply for a Specific Use Permit (SUP) for an unenclosed carport that extends into the front setback if they meet certain performance criteria.
- Allow individual neighborhoods to adopt neighborhood overlay zoning districts that could provide flexibility on a neighborhood-specific basis for the location of carports.
- Allow existing, non-conforming carports to register with the City, receive safety inspections and receive an exemption from the setback requirements, but continue to enforce the requirements on all new carports.

Staff is seeking direction from the Commission as to whether to begin the formal process of amending the Zoning Ordinance to provide an option that allows carports in the front setback. The amendment process will require notice and public hearings before the Commission and City Council.