

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

August 10, 2021, 6:00 P.M.

City Hall Council Chambers

400 Porter St., Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, August 10, 2021.

The agenda packet is on the website at: <http://www.taylor.tx.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 13, 2021.

REGULAR AGENDA

PLATS

2. **PZ-2021-1281** – Consider disapproving RCR-Taylor Logistics Park Preliminary Plat, consisting of approximately 693 acres. addressed as 201 FM 3349, part of and out of James C. Eaves Survey, Abstract No. 241 and Watkins Nobles Survey, Abstract No. 484, more accurately described by Williamson Central Appraisal District in R019173, R019450, R349685, R435559 and R435560, Taylor, Williamson County, Texas.
3. **PZ-2020-1255** – Consider disapproving Taylor Corner Preliminary Plat, consisting of approximately 6.50 acres to create one lot, at the location of Taylor Meat Market and currently addressed as 2211 West 2nd Street, part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.
4. **PZ-2021-1296** – Consider approving Taylor Sportsplex Preliminary Plat, consisting of approximately 29.37 acres including right-of-way dedication to create two lots, located southwest of the intersection of Chandler Road and County Road 101, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.
5. **PZ-2021-1304** – Consider approving Castlewood South Preliminary Plat, consisting of approximately 69.99 acres, including 14.86 acres of right-of-way dedication, to create approximately 316 residential lots, along with reserves for parks, a trail, and detention,

located on FM 973 south of its intersection with Wesley Miller Drive and across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

6. **PZ-2021-1322** – Consider approving Castlewood Subdivision Phase I Final Plat, consisting of approximately 41.37 acres including right-of-way dedication to create 131 residential lots, located across from Taylor High School, and addressed as 530 FM 973, part of and out of the M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

COMPREHENSIVE PLAN AMENDMENTS

8. **PZ-2021-1329** – Hold a public hearing regarding a request to change the Future Land Use Plan Map designation on approximately 39.34 acres at the southwest corner of Carlos G. Parker Boulevard and North Drive, from Single-Family to approximately 7.63 acres of Commercial and approximately 31.71 acres of Multi-Family, part of and out of the William J. Baker Survey, Abstract No. 65, more accurately described as R018637 by Williamson Central Appraisal District, Taylor, Williamson County, Texas.

ZONING

9. **PZ-2021-1328** – Hold a public hearing regarding a request to change the zoning of approximately 39.34 acres of land at the southwest corner of North Drive and Carlos G. Parker Boulevard, currently zoned Rural Agriculture District (R/A) to approximately 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 3.71 acres of Multi-Family Zoning District with a Residential Planned Development Overlay (MF-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, more accurately described as R018637 by Williamson Central Appraisal District Taylor, Williamson County, Texas.

DISCUSSION ITEMS

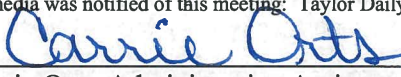
10. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
11. Presentation and discussion regarding the Envision Taylor Comprehensive Plan update

ADJOURN

Next Meeting Date: September 14, 2021

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 10, 2021**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:


Carrie Orts, Administrative Assistant

Date:

8.5.2021

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
July 13, 2021, 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

Donna Frazier
Kellie Billings-Ray
Michael Aplin
Rick Selin
Annette Maruska
Mike Eaton
Leland Stevens
Amy Everhart

ABSENT

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant, Development Services
Shelly Shelton, Senior Planner, Development Services
McKenzi Hicks, Planning Tech, Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:01 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 8, 2021.

Mrs. Maruska made motion to approve minutes from June 8, 2021, as presented. Second by Mr. Eaton. All voted aye. Motion carries.

REGULAR AGENDA

PZ-2021-1281 – Consider disapproving RCR-Taylor Logistics Park Preliminary Plat, addressed as 201 FM 3349, part of and out of James C. Eaves Survey, Abstract No. 241 and Watkins Nobles Survey, Abstract No. 484, more accurately described by Williamson Central Appraisal District in R019173, R019450, R349685, R435559 and R435560, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. Scott Wier was present to answer questions. There was discussion between Board and Staff.

Mr. Stevens made motion to disapprove. Second by Mrs. Billings-Ray. All voted aye. Motion carries.

PZ-2021-1283 – Consider disapproving Town View Estates, consisting of approximately 0.65 of an acre to create 3 residential lots, addressed as 318 Burkett St., Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance.

Mr. Stevens made motion to disapprove. Second by Mrs. Maruska. All voted aye. Motion carries.

PZ-2021-1296 – Consider disapproving Taylor Sportsplex Preliminary Plat, consisting of approximately 29.37 acres including right-of-way dedication to create 2 lots, located southwest of the intersection of Chandler Rd. and CR 101, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. There was discussion between Board and Staff.

Mr. Stevens made motion to disapprove. Second by Mr. Eaton. All voted aye. Motion carries.

PZ-2021-1304 – Consider disapproving Castlewood South Preliminary Plat, consisting of approximately 69.99 acres, including 14.86 acres of right-of-way dedication, to create approximately 316 residential lots, along with reserves for parks, a trail and detention, Located on FM 973 south of its intersection with Wesley Miller Drive and across from the Avery Glen subdivision; part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance.

Mr. Stevens made motion to disapprove. Second by Ms. Everhart. All voted aye. Motion carries.

PZ-2021-1320 – Consider disapproving Whit Subdivision Minor Plat, consisting of approximately 0.56 acres to create 2 lots, located approximately 140 ft. north of the intersection of Sloan St. and West 7th St. and addressed as 705 Sloan Street, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. There was discussion between Board and Staff.

Mr. Stevens made motion to disapprove. Second by Mr. Eaton. All voted aye. Motion carries.

PZ-2021-1322 – Consider disapproving Castlewood Subdivision Phase I Final Plat, consisting of approximately 41.37 acres including right-of-way dedication to create 131 residential lots, located across from Taylor High School and addressed as 530 FM 973, part of and out of the M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance.

Mr. Stevens made motion to disapprove. Second by Mrs. Maruska. All voted aye. Motion carries.

PZ-2021-1270 – Consider disapproving Old Georgetown Rd. Subdivision Improvement Plans, consisting of approximately 28.33 acres including right-of-way dedication to create 98 residential lots, located at the intersection of Old Georgetown Rd. and Carlos G. Parker Blvd., part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the Subdivision as it does not meet the requirements of the Subdivision Ordinance.

Mr. Stevens made motion to disapprove. Second by Mr. Selin. All voted aye. Motion carries.

PZ-2021-1327 – Hold a public hearing regarding a request for a variance to the City of Taylor Subdivision Ordinance in reference to the prohibition of the sale of real property which is not legally subdivided for 3 lots created and conveyed by metes and bounds, being approximately and originally 30 acres, located across from the Dove Pass Subdivision and addressed as 1203 Old Thorndale Rd., part of and out of the Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Public hearing opened. Ms. Hicks gave presentation including staff recommendation for disapproval of the requested variance as it does not meet the Subdivision Ordinance nor the intent of the Subdivision Ordinance.

Joshua Festal was present to represent Mr. Kurtz and answer any questions. Victor Guijarro, Landowner was present to voice his concerns. Mark Dietz, Attorney for the Cricket Family was present. There was discussion between, Participants, Board, and Staff.

Public hearing closed.

PZ-2021-1327 – Consider taking action on a request for a variance to the City of Taylor Subdivision Ordinance in reference to the prohibition of the sale of real property which is not legally subdivided for 3 lots created and conveyed by metes and bounds, being approximately and originally 30 acres, located across from the Dove Pass Subdivision and addressed as 1203 Old Thorndale Rd., part of and out of the Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Mrs. Billings-Ray made motion to disapprove. Second by Mr. Stevens. All voted aye. Motion carries.

PZ-2021-1326 – Hold a public hearing regarding a request for a change of zoning for approximately 0.78 acres of land designated Local Business Zoning District (B-1) to Central Business Zoning District (B-3), located at 114 W. 6th St., Taylor, Williamson County, Texas.

Public hearing opened. Ms. Hicks gave presentation including staff recommendation for approval of the requested variance as it does meet the Subdivision Ordinance nor the intent of the Subdivision Ordinance. Mr. Moss was present to answer questions. Discussion between Mr. Moss, Board, and Staff.

Public hearing closed.

PZ-2021-1326 – Consider making a recommendation regarding a request for a change of zoning for approximately 0.78 acres of land designated Local Business Zoning District (B-1) to Central Business Zoning District (B-3), located at 114 W. 6th St., Taylor, Williamson County, Texas.

Mr. Stevens made motion to approve. Second by Mrs. Maruska. All voted aye. Motion carries.

Update regarding Council actions

Mr. Yantis stated that there were none at this time.

Adjourn

Meeting adjourned at 6:54 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

City of Taylor
RCR-Taylor Logistics Park Subdivision
Preliminary Plat
PZ-2021-1281
Staff Report

Requested Action:

Consider disapproving RCR-Taylor Logistics Park Subdivision Preliminary Plat.

Applicant:

Richard Heiges/RITD

Subject Property:

Addressed as 201 FM 3349, part of and out of James C. Eaves Survey, Abstract No. 241 and Watkins Nobles Survey, Abstract No. 484, more accurately described by Williamson Central Appraisal District in R019173, R019450, R349685, R435559 and R435560, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Vacant

Purpose:

The purpose of the plat is the future development of a Commercial Planned Development.

Staff Recommendation:

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

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

Date: Wednesday, August 4, 2021

Address: 201 FM3349, Taylor, TX 76574

Permit Number PZ-2021-1281

Dear Richard Heiges,

Staff has completed its review of plans for the RCR-Taylor Logistics Park Preliminary Plat that is to be located at 201 FM3349, Taylor, TX 76574. There are some corrections that need to be made. The submitted plat will be placed on the August 10, 2021 Planning and Zoning Commission Agenda. Comments from this review follow.

Planning Department Comments

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

Updated 7.22.2021

Per the County comments the future ROW must be labeled as a Reserve or easement for the future ROW of FM 3349. Please review the mark-ups from the County in the uploaded Review Files.

~~Show the dedication for the future widening of FM 3349 with hatching. Provide the acreage for the dedication in the description of the dedication.~~

Updated 07.22.2021

The comment is still current as the resolution letter indicated the southern road that is labeled proposed ROW dedication may not occur. If the dedication is not going to happen then the layout cannot be approved as Phase 4, Lot 1 won't be fronting on public street right-of-way as stated in the Ordinance excerpt below. Additionally, each lot requires its own water and sewer taps, which may not be possible if there is no right-of-way for placement of public utilities.

Updated 07.02.2021

Lots must front on public right-of-way. See the Subdivision Ordinance excerpt below:

ARTICLE III: - COMMERCIAL DESIGN AND IMPROVEMENT STANDARDS

2.18 - Lots

The lot design should provide for adequate width and depth to provide sufficient area for design components including but not limited to landscaping, parking and open area and to eliminate overcrowding, if applicable. Lots should be rectangular so far as practical and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines.

1. All lots must front on a public street right-of-way.
2. All lots shown must conform to the minimum requirements of the zoning district in which it is located.

3. An individual sewer tap and water tap shall be installed for each lot.

Updated 07.21.2021

The note is still current as the subdivider is to install sidewalks that are not residential.

2.14 - Sidewalks

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

Updated 07.02.2021

2.14 - Sidewalks

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

(Ord. No. 2003-33, 9-23-03)

Updated 07.21.2021

This note may still be current depending on the outcome of the email that was sent 07.21.2021 to Richard Heiges, Mark Sjolander and Tom Yantis suggesting fewer lots is key to moving forward.

Updated 07.02.2021

The Blocks and Phases are not denoted correctly. Lot 1A is missing the Block number. Block numbers are typically denoted by a circle with number in it. The Block number does not need to be in every lot. Outline the Blocks so they can be identified by the reviewers. For each Phase denote it with a water mark and outline it. See excerpt from Subdivision Ordinance below:

3.2 Subdivision Preliminary Plat

1. Boundaries:
2. Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings.

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.

Updated 07.21.2021

This note may still be current depending on the outcome of the email that was sent 07.21.2021 to Richard Heiges, Mark Sjolander and Tom Yantis suggesting fewer lots is key to moving forward.

Remove the phasing labels as they are not needed on every lot. The phases can be delineated with lines and one label as a watermark; however the Blocks do need to be labeled with the common circle with a number inside symbol. The block label does not have to be on every single lot either. The plat needs to be as clean as possible without extra information that is confusing.

Updated 07.21.2021

Remove the easement. (The 20' Oncor easement shown in Lot 1A cannot be shown as proposed easement when it can

be established on the amending plat. The amending plat has not been recorded yet so the Oncor easement must be established on the amending now.)

No public utility easements are shown on the east/west proposed right-of-way for an internal street. See Ordinance excerpt below:

2.9 - Utility Easements

The subdivider may be responsible for dedicating utility easements to the City. Easements shall be worked out with private utility companies prior to plat submittal to the City.

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.

1. The 10-ft PUE shall extend along both sides of the proposed 80-ft public ROW.
2. For final platting of phases 3 & 4, block length requirements shall be made in accordance to Taylor Subdivision Ordinance 2.6 Lots and 2.7 Blocks
3. County comments regarding public street driveways shall be addressed accordingly on the plat.
4. Verify width of proposed 80-ft public ROW near FM 3349. A callout showing the width show 81.00-ft.

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.

Plat submittal with upload date of 7/16/2021 has omitted the plat comment concerning the required fire flows. Plat note shall include the required fire flow requirement.

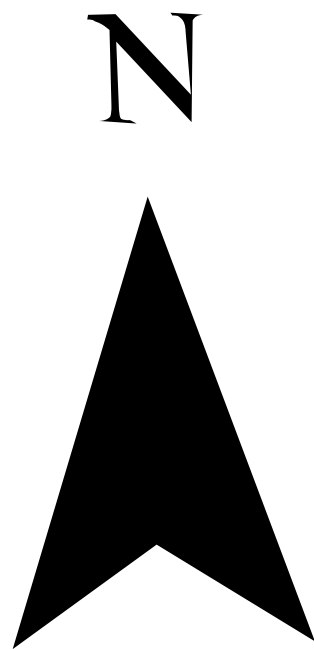
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,



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

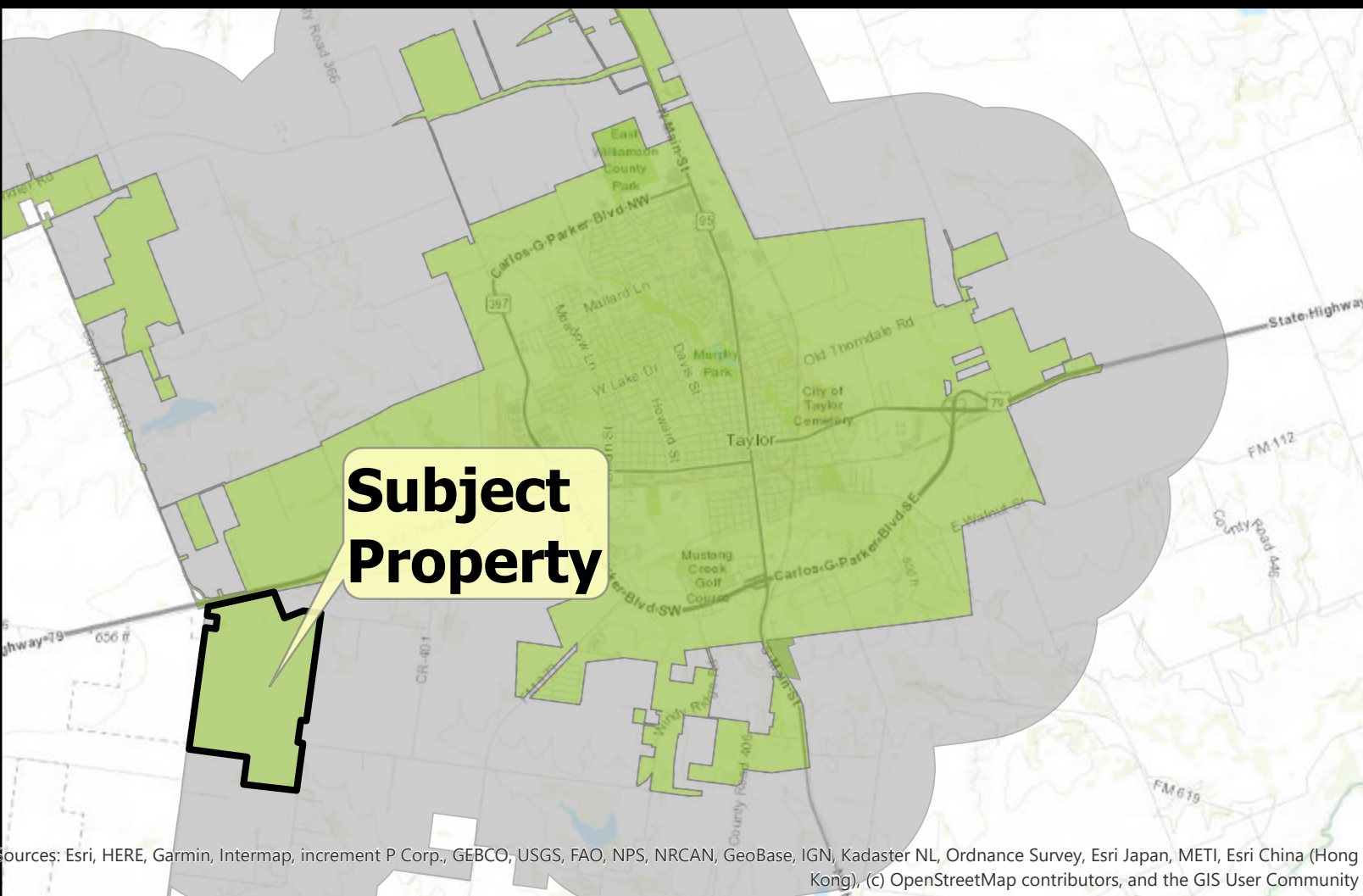


PZ-2021-1281

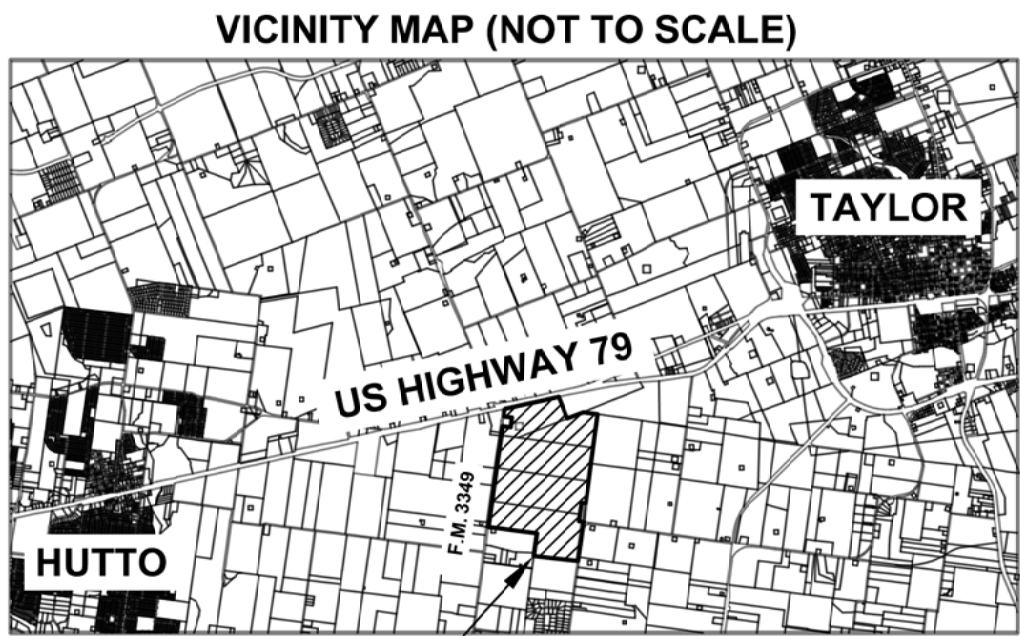
**RCR Location Map
Phase 2 - Approximately 693
Acres**

Legend

- City Limits
- ETJ
- Subject Property
- Streets



T:\01-Projects\474-2 RCR Taylor Rail, L.P.\2 - DESIGN\5 - SURV\3-DWG\474-2 Preliminary-Plot-Revision-2.dwg * 7/16/2021 2:45 PM * Plotted by Morgan Summers



RCR-TAYLOR LOGISTICS PARK PRELIMINARY PLAT WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF 673.165 ACRES OUT OF THE ORIGINAL 755.41 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213.



NOTE: TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON LIDAR DATA PROVIDED BY OTHERS.

JAMES C EAVES SURVEY
ABSTRACT NO. 214

APPROXIMATE SURVEY ABSTRACT LINE

THOMAS B LEE SURVEY
ABSTRACT NO. 800

C. ERNEST LAWRENCE
TRACT ONE, TRACT TWO, & TRACT THREE
CALLED 305.22 ACRES
DOC. NO. 2005011334
O.P.R.W.C.TX.

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

ACREAGE: 755.41
SURVEY: JAMES C. EAVES SURVEY, ABSTRACT NO. 213
WATKINS NOBLES SURVEY, ABSTRACT NO. 484

NUMBER OF PARCELS: 6

DATE OF SURVEY: 01/12/21

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

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

NUMBER OF PREVIOUSLY PLATTED LOTS:	1	82.245 ACRES
NUMBER OF LOTS:	6	630.965 ACRES
NUMBER OF RESERVES:	4	21.50 ACRES
FUTURE RIGHT-OF-WAY:		20.70 ACRES
TOTAL		755.41 ACRES

EUGENE R. KANAK & JUDY A. KANAK,
EACH AS TRUSTEE OF THE EUGENE R. & JUDY A. KANAK LIVING
TRUST DATED OCTOBER 14, 1997
CALLED 164.685 ACRES
DOC. NO. 2015101314
O.P.R.W.C.TX.

MATCHLINE SHEET 2

DETAIL 'A'
(NOT TO SCALE)

DETAIL 'B'
(NOT TO SCALE)

PHASE 3

PHASE 2

PHASE 5

LOT 1
449.9 ACRES

LOT 1
14.2 ACRES

LOT 1
18.7 ACRES

AMENDING PLAT
PHASE 1 LOT 1A
82.245 ACRES
(PREVIOUSLY PLATTED)

LOT 2
74.1 ACRES

SEE
DETAIL
'A'

SEE
DETAIL
'B'

J.J. STUBBLEFIELD SURVEY
ABSTRACT NO. 562

KOCH REFINING COMPANY
25' PERMANENT EASEMENT
VOL. 1792, PG. 127
D.R.W.C.TX.

WILLIAMSON COUNTY, TEXAS
CALLED 0.211 ACRES
INSTRUMENT NO. 2020113642
O.P.R.W.C.TX.

POINT OF BEGINNING
FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

FOUND 1/2" IRON ROD w/
ID. CAP (SAM)

RITD

RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

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

FOR REVIEW

DATE 07/16/2021 DRAWN MS
CHECK RH APPR'D RH

THIS DRAWING SET WAS CREATED FROM INFORMATION PROVIDED BY OTHERS AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS OR TOPOGRAPHICAL SURVEYS. RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THE DRAWING SET. USE OF ANY PORTION OF THIS DRAWING CONSTITUTES ACCEPTANCE OF THE TERMS & CONDITIONS OF RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC.

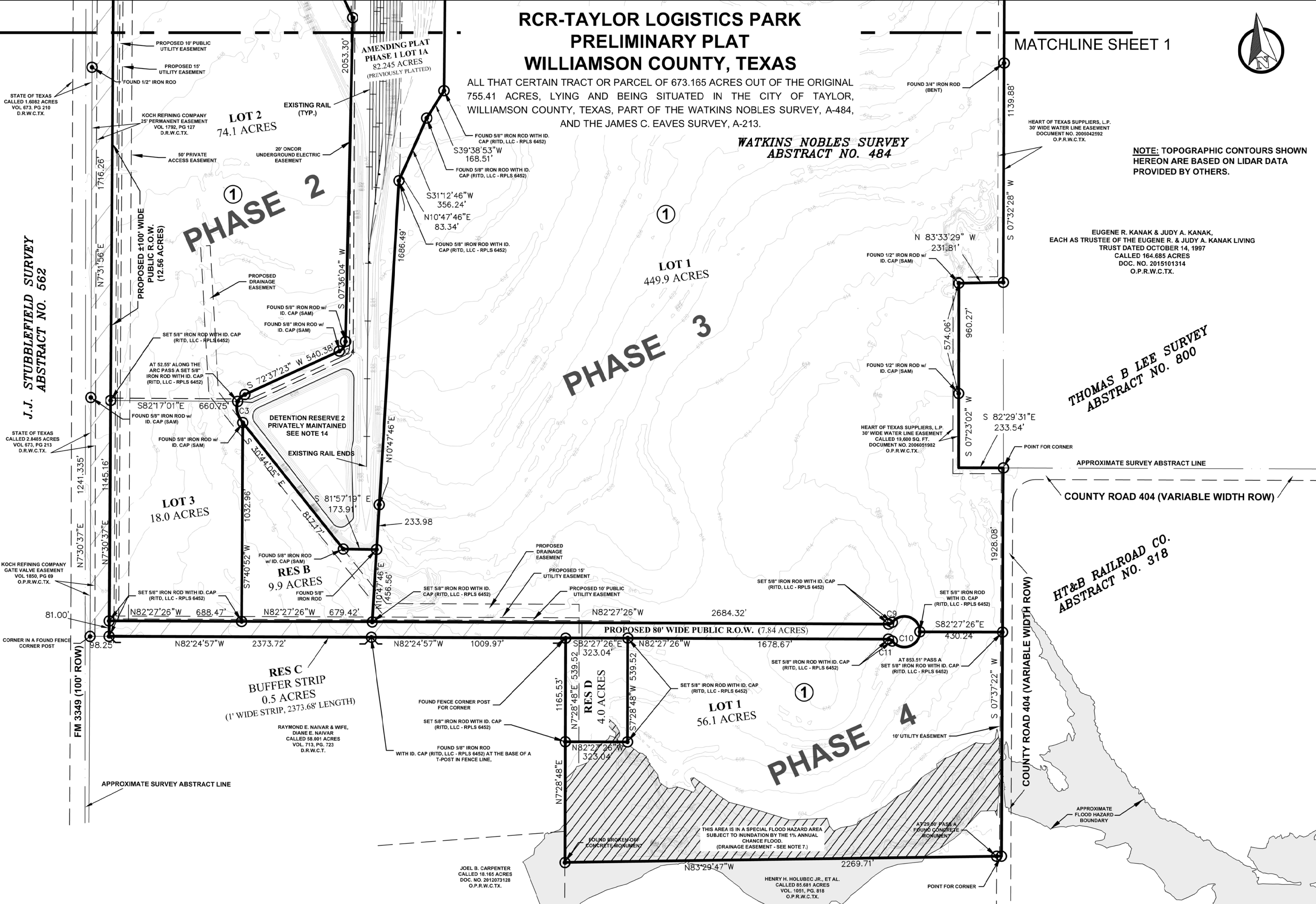
RCR - TAYLOR LOGISTICS PARK
RCR - TAYLOR RAIL, L.P.

PRELIMINARY PLAT

REV	DATE	DESCRIPTION	BY

SCALE: 1" = 300'

SHEET NO.
1 OF 3
12

RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

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

FOR REVIEW

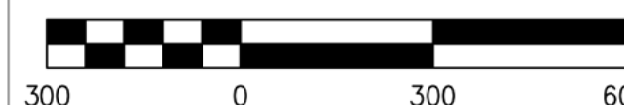
DATE	07/16/2021	DRAWN	MS
CHECK	RH	APPRV'D	RH

THIS DRAWING SET WAS CREATED FROM INFORMATION PROVIDED BY OTHERS AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS OR TOPOGRAPHICAL SURVEYS. RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THE DRAWING SET. USE OF ANY PORTION OF THIS DRAWING CONSTITUTES ACCEPTANCE OF THE TERMS & CONDITIONS OF RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC.

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

PRELIMINARY PLAT

REV	DATE	DESCRIPTION	BY



SHEET NO.

2 OF 3

T:\01-Projects\474-2_RCR Taylor Rail, L.P.\2 - DESIGN\5 - SURV\3-DWG\474-2_Preliminary-Plot-Revision-2.dwg * 7/16/2021 2:48 PM * Plotted by Morgan Summers

OWNER'S CERTIFICATION

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____{

I, RCR TAYLOR RAIL, L.P., SOLE OWNER (HYDIE McALISTER, MANAGER) OF THE CERTAIN 755.41 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBERS 2018058726, 2018058735, 2018058736, 2018058746, 2019088597, AND 2020166309 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS THE RCR-TAYLOR LOGISTICS PARK.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2021.

PRELIMINARY

HYDIE McALISTER, MANAGER, RCR TAYLOR RAIL, L.P.
250 BUSINESS HIGHWAY 280 N
HEMPSTEAD, TEXAS 77445

NOTARY'S CERTIFICATION

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____{

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

PLANNING AND ZONING COMMISSION - PRELIMINARY PLATS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS RCR TAYLOR LOGISTICS PARK HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2021, A.D.

_____, CHAIRMAN _____ DATE

_____, SECRETARY _____ DATE

DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATION

DEVELOPMENT SERVICE DIRECTOR

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

TOM YANTIS, DIRECTOR _____ DATE

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION

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

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR _____ DATE

RCR-TAYLOR LOGISTICS PARK
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF 673.165 ACRES OUT OF THE ORIGINAL 755.41 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213.

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, RICHARD W. HEIGES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6452 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.

DATED THIS THE ____ DAY OF _____, 2021, A.D.

PRELIMINARY

RICHARD W. HEIGES
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6452, STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194405

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- (DRWCT) DENOTES DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT) DENOTES OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ⊙ - DENOTES A 5/8" IRON ROD FOUND WITH ID. CAP STAMPED "SAM" UNLESS OTHERWISE NOTED HEREON.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY. THERE IS HEREBY DEDICATED A DRAINAGE EASEMENT TO COVER ONE HUNDRED (100) YEAR FLOODPLAIN AREAS, DRAINAGE CHANNELS, PIPE SYSTEMS AND ANY OTHER RELATED DRAINAGE FACILITIES SITUATED HEREON.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE AND/OR THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK, AS AMENDED.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN.
- TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET CHAPTER 9 FIRE SUPPRESSIONS SYSTEM OF THE INTERNATIONAL FIRE CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 REQUIREMENTS AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN ALL PHASES THAT INCLUDE PLANNED BUILDING CONSTRUCTION.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2019-28 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND CORRESPONDING SITE DEVELOPMENT PERMITS.
- STRUCTURES BUILT IN THIS PLATTED PROPERTY SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER/DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDERS CITY OF TAYLOR PERMIT PZ-2019-1182. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- THE SUBDIVIDER IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED AND EXTENDED ACROSS THEIR PROPERTY ALONG THE PERIMETER OF ALL PROPERTY BOUNDARIES ADJACENT TO PUBLIC RIGHT-OF-WAYS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER.

LOT SUMMARY			
PHASE	BLOCK	LOT	ACREAGE
1	1	1A	82.245
2	1	1	14.2
2	1	2	74.1
2	1	3	18.0
3	1	1	449.9
4	1	1	56.1
5	1	1	18.7

RESERVE SUMMARY		
RESERVE	USE	ACREAGE
A	FUTURE RAIL EXPANSION	7.1
B	FUTURE DETENTION	9.9
C	ONE-FOOT BUFFER STRIP	0.5
D	FUTURE UTILITY FACILITY	4.0

ALL THAT CERTAIN TRACT OR PARCEL OF 755.41 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213, BEING PART OF THE SAME LAND DESCRIBED AS 193.41 ACRES IN THE IN THE DEED FROM STEVEN SLAUGHTER TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018, AS RECORDED IN INSTRUMENT NO. 2018058726, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF THE SAME LAND DESCRIBED AS 183.94 ACRES IN THE DEED FROM JEFFREY B. BENTLEY AND JAMES V. BENTLEY TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018, AS RECORDED IN INSTRUMENT NO. 2018058735, IN SAID OFFICIAL PUBLIC RECORDS, PART OF THE SAME LAND DESCRIBED AS 183.84 ACRES IN THE DEED FROM CONSTANCE SLOCUMB, TRUSTEE OF THE JOHN GUY SLOCUMB FAMILY TRUST AND LUCILE SLOCUMB THOMPSON TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018, AS RECORDED IN INSTRUMENT NO. 2018058736, IN SAID OFFICIAL PUBLIC RECORDS, AND PART OF THE SAME LAND DESCRIBED AS 194.559 ACRES IN THE DEED FROM DAVID C. BLANKENSHIP, ET AL TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018 AS RECORDED IN INSTRUMENT NO. 2018058746, IN SAID OFFICIAL PUBLIC RECORDS, SAID 194.559 ACRE TRACT INCLUDING 1.34 ACRES SITUATED WITHIN THE ROAD MARGINS OF WILLIAMSON COUNTY ROAD 404, SAID 1.34 ACRES INCLUDING THE 0.46 ACRES TRACT DESCRIBED IN THE DEED FROM NELLIE YAKYE MORRIS TO SAM V. STONE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 12, 1953, AS RECORDED IN VOLUME 392, PAGE 421, IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 755.749 BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) BEING ON THE EAST RIGHT OF WAY LINE OF F.M. 3349 FOR AN ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE 1 CONCRETE MONUMENT FOUND ON THE WEST RIGHT OF WAY LINE OF SAID F.M. 3349 BEARS N 82°24'18" W 100.00 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR A WEST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, N 07°13'58" E, AT 148.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHWEST CORNER OF THE WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES AS RECORDED IN INSTRUMENT NO. 2020113642 IN SAID OFFICIAL PUBLIC RECORDS, AT 270.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES, AND AT A TOTAL DISTANCE OF 342.08 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF THE CITY OF HUTTO TRACT CALLED 5.00 ACRES, AS RECORDED IN INSTRUMENT NO. 2003011596, IN SAID OFFICIAL PUBLIC RECORDS;

THENCE COMMON WITH THE SOUTH, EAST, AND NORTH LINES OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, S 82°38'41" E 436.92 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, N 07°13'58" E 498.81 FEET TO 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, AND N 82°38'41" W 436.93 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (VARA SURVEYING) ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR THE NORTHWEST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH A SOUTHWEST CORNER HEREOF AND OF SAID ORIGINAL TRACT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349, COMMON WITH THE WEST LINE OF SAID ORIGINAL 193.41 ACRES TRACT, FOR A WEST LINE HEREOF, N 07°13'58" E 383.12 FEET TO A POINT FOR CORNER FOR THE NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 AT ITS INTERSECTION WITH THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG THE OCCUPIED SOUTH LINE OF SAID UNION PACIFIC RAILROAD, COMMON WITH THE NORTH LINE HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, N 77°23'39"E, AT 446.66 FEET PASS THE NORTHWEST CORNER OF RCR TAYLOR LOGISTICS PARK, PHASE 1 LOT 1 (CALLED 67.16 ACRES), AS RECORDED IN INSTRUMENT NO. 2020121869, IN SAID OFFICIAL PUBLIC RECORDS, AT 1888.89 FEET PASS THE NORTHEAST CORNER OF SAID RCR TAYLOR, LOT 1 (CALLED 67.16 ACRES), AND CONTINUING FOR A TOTAL DISTANCE OF 2,846.85 FEET TO A 2-INCH CEDAR POST FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, BEING ALONG A WEST LINE OF THE C. ERNEST LAWRENCE TRACT CALLED 305.22 ACRES AS RECORDED IN DOCUMENT NO. 2005011334, OF SAID OFFICIAL PUBLIC RECORDS, S 21°32'51" E 1,181.09 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID LAWRENCE TRACT CALLED 305.22 ACRES, ALSO BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID ORIGINAL EAVES AND NOBLES SURVEYS;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID 193.41 ACRES TRACT, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE OF SAID SURVEYS, N 68°47'13" E 856.19 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOUND FOR AN EXTERIOR ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT, COMMON WITH AN INTERIOR ANGLE POINT OF SAID 305.22 ACRES TRACT, ALSO BEING AN EXTERIOR CORNER OF THE JAMES C. EAVES SURVEY, A-214;

THENCE ALONG THE NORTH LINE HEREOF AND OF SAID 193.41 ACRES TRACT, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID EAVES SURVEY, A-214, S 82°23'17" E 750.03 FEET TO A 3-INCH METAL POST FOUND FOR THE NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, COMMON WITH AN INTERIOR CORNER OF SAID 305.22 ACRES TRACT, BEING ON OR NEAR THE NORTHEAST CORNER OF SAID NOBLES SURVEY, A-484, COMMON WITH THE NORTHWEST CORNER OF THE THOMAS B. LEE SURVEY, A-800, AND THE SOUTH LINE OF SAID EAVES SURVEY, A-214;

THENCE ALONG AN EAST LINE HEREOF, BEING ALONG THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE WEST LINE OF SAID 305.22 ACRES TRACT, AND THE WEST LINE OF THE EUGENE R. KANAK & JUDY A. KANAK, EACH AS TRUSTEE OF THE EUGENE R. & JUDY A. KANAK LIVING TRUST DATED OCTOBER 14, 1997 TRACT CALLED 164.685 ACRES, AS RECORDED IN INSTRUMENT NO. 2012107105, IN SAID OFFICIAL PUBLIC RECORDS, ALSO BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID LEE SURVEY, A-800, S 07°32'28" W, AT 1747.60 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, AT 3437.28 FEET PASS A BENT 3/4-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, AND AT A TOTAL DISTANCE OF 4,577.16 FEET TO A FENCE CORNER POST FOUND FOR A SOUTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH AN INTERIOR CORNER OF SAID KANAK TRACT CALLED 164.685 ACRES;

THENCE ALONG A SOUTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTH LINE OF SAID 164.685 ACRES, N 83°33'29" W 231.81 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHWEST CORNER OF SAID 164.685 ACRES;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A WEST LINE OF SAID 164.685 ACRES, S 07°23'02" W, AT 574.06 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID 164.685 ACRES;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF A SOUTH LINE OF SAID 164.685 ACRES TRACT, S 82°29'31" E 233.54 FEET TO A NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING ON THE SOUTH LINE OF SAID 164.685 ACRES, BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND THE H.T. & B. RAILROAD CO. SURVEY, A-318, SAID CORNER BEING WITHIN THE MARGINS OF SAID WILLIAMSON COUNTY ROAD 404;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING WITHIN THE MARGINS OF SAID WILLIAMSON COUNTY ROAD 404, S 07°37'22" 2017.60 FEET TO THE SOUTHEAST CORNER OF THE SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG A SOUTH LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, A PORTION OF WHICH BEING ALONG THE NORTH LINE OF THE HENRY H. HOLUBEC JR., ET AL., TRACT CALLED 85.681 ACRES, AS RECORDED IN VOLUME 1051, PAGE 818, OF SAID OFFICIAL PUBLIC RECORDS, N 83°29'47" W, AT 29.00 FEET PASS A CONCRETE MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID HOLUBEC TRACT, AND AT A TOTAL DISTANCE OF 2269.71 FEET TO A BROKEN-OFF CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID HOLUBEC TRACT, COMMON WITH A SOUTHWEST CORNER HEREOF, AND OF SAID ORIGINAL TRACT, BEING ON EAST LINE OF THE JOEL B. CARPENTER TRACT CALLED 18.165 ACRES, AS RECORDED IN INSTRUMENT NO. 2012073128 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG A WEST LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING ALONG A PORTION OF SAID EAST LINE OF SAID CARPENTER TRACT, AND ALONG THE EAST LINE OF SAID NAIVAR TRACT, N 07°28'48" E 1165.53 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID NAIVAR TRACT, COMMON WITH AN INTERIOR CORNER HEREOF, AND OF SAID ORIGINAL 194.559 ACRES;

THENCE ALONG A SOUTH LINE HEREOF, AND A PORTION OF A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF THE NORTH LINE OF SAID NAIVAR TRACT, N 82°24'57" W, AT 1009.97 FEET PASS A 5/8 INCH IRON ROD SET WITH ID. CAP (RTD, LLC - RPLS 6452) SET FOR A REFERENCE POINT ON THE SOUTH LINE HEREOF, FOR A TOTAL DISTANCE OF 2471.67 FEET TO CORNER IN A FOUND FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID NAIVAR TRACT, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE WEST LINE HEREOF, AND THE WEST LINE OF THE SAID ORIGINAL TRACT CALLED 194.56 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°30'27" W 1241.34 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH THE SOUTHWEST CORNER HEREOF AND OF THE SAID ORIGINAL TRACT CALLED 183.84 ACRES;

THENCE ALONG THE WEST LINE HEREOF, AND THE WEST LINE OF THE SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°31°56" E 1716.26 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES;

THENCE ALONG THE WEST LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°35'42" W, AT 1689.67 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, AND A SOUTHWEST CORNER HEREOF, FOR A TOTAL DISTANCE OF 1893.85 FEET TO THE PLACE OF BEGINNING CONTAINING 755.44 ACRES OF LAND.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°50'59"	350.00'	328.95'	N37°09'02"W	317.01'
C2	56°55'28"	400.00'	397.41'	S19°28'36"W	381.31'
C3	105°12'28"	80.00'	146.90'	N20°01'09"E	127.13'
C4	65°01'19"	55.00'	62.42'	N40°06'44"E	59.13'
C5	24°38'04"	200.00'	85.99'	N04°42'58"W	85.34'
C6	68°23'44"	50.00'	59.69'	N51°13'52"W	56.21'
C7	45°03'11"	578.02'	735.09'	S33°12'03"E	563.24'
C8	16°19'36"	560.59'	1967.30'	N72°23'18"E	558.69'
C9	52°20'03"	25.00'	22.84'	N71°24'33"E	22.05'
C10	284°40'10"	80.00'	397.52'	S07°34'21"W	97.78'
C11	52°20'08"	25.00'	22.84'	N56°15'38"W	22.05'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N07°35'42"E	204.18'
L2	S85°20'29"E	476.24'
L3	N13°53'41"E	79.86'
L4	N82°43'52"E	82.80'
L5	N04°39'31"E	343.85'
L6	N10°03'05"W	381.71'
L7	N64°04'32"W	331.79'
L8	S84°27'28"W	307.11'
L9	N07°13'58"E	383.12'
L10	N82°38'41"W	436.93'
L11	N07°13'58"E	498.81'
L12	S82°38'41"E	436.93'
L13	N07°08'18"W	436.93'

ENGINEER'S CERTIFICATION

THE INFORMATION SHOWN HEREON SUBSTANTIALLY COMPLIES WITH ALL ORDINANCES SPECIFIED IN THE CITY OF TAYLOR, TEXAS ORDINANCE NO. 2019-28, COMMERCIAL PLANNED DEVELOPMENT FOR THE RCR-TAYLOR LOGISTICS PARK PLANNED DEVELOPMENT. ADDITIONALLY, AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____ BROOKSHIRE WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2021

PRELIMINARY

RICHARD W. HEIGES, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 123135, STATE OF TEXAS

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021, A.D. AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

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

BY: _____ DEPUTY

REV	DATE	DESCRIPTION	BY
		SHEET NO. 3 OF 3 14	



RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

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

FOR REVIEW

DATE 07/16/2021 DRAWN MS
CHECK RH APPRV'D RH

THIS DRAWING SET WAS CREATED FROM INFORMATION PROVIDED BY OTHERS AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS OR TOPOGRAPHICAL SURVEYS. RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THE DRAWING SET. USE OF ANY PORTION OF THIS DRAWING CONSTITUTES ACCEPTANCE OF THE TERMS & CONDITIONS OF RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC.

RCR - TAYLOR LOG

City of Taylor
Taylor Corner Preliminary Plat
PZ-2020-1255
Staff Report

Requested Action:

Consider disapproving of the Taylor Corner Preliminary Plat

Applicant:

Sarah Corona/PSCE, Inc.

Subject Property:

Approximately 6.50 acres to create one lot, at the location of Taylor Meat Market and currently addressed as 2211 West 2nd Street, part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: M-1

Current Use: Retail/The site of Taylor Meat Market

Purpose:

The purpose of the plat is the future construction of a convenience store.

Staff Recommendation:

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

Attachments:

1. Location Map
2. Proposed Plat



City of Taylor

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

Sarah Corona
PSCE, Inc.
2205 W. Parmer Lane Suite 201
Austin TX 78727
psce@psceinc.com

Date: Wednesday, August 4, 2021

Address: 2211 West 2nd Street, Taylor 76574

Permit Number PZ-2020-1255

Dear Sarah Corona,

Staff has completed its review of plans for the Taylor Corner Preliminary Plat that is to be located at 2211 West 2nd Street, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Your revised plat will be on the August 10, 2021, Agenda with a recommendation for denial from Staff. Comments from this review follow.

Planning Department Comments

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

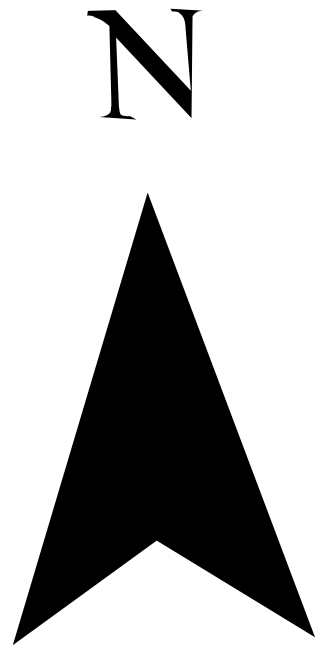
1. The State of Texas and Williamson County are missing from the top of the Surveyor's Certificate.
2. Include the number of reserves, which will be 1.
3. Label the detention pond as Detention Reserve and include the acreage. Javier has shown the Detention Reserve as it is in the Site Development Plan so you can make the correction.
4. Replace the letter "A" after Block on the face of the plat with the number "1". It should be Block 1.
5. Label the Survey and Abstract at the tie to the original survey.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,

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



PZ-2020-1255

**Taylor Corner Preliminary Plat
Location Map
Approximately 6.50 Acres**

Legend

- City Limits
- Streets
- Subject Property



Sources: Esri, Maxar, GeoEye, AeroGRID, IGN, and the GIS User Community

STATE OF TEXAS ×

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON ×

I, 2211 W 2 Taylor, LLC, acting by and through Najib Wehbe, its Managing Member, sole owner of the certain (6.485 acre) tract of land shown hereon and described in a deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to 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 CORNER

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20 ____.

Najib Wehbe Managing Member for

2211 W 2 Taylor, LLC
5902 Mountain Villa Drive
Austin, Texas 78731

STATE OF TEXAS ×

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON ×

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

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 20 ____.

Notary Public in and for the State of Texas

My Commission expires on: _____

STATE OF TEXAS ×

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON ×

I, Frontier Bank, Lien Holder of the certain (6.485 acre) tract of land shown hereon and described in a deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve, and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20 ____.

_____ for

Frontier Bank of Texas
1213 Hwy 290
Elgin, TX 78621

STATE OF TEXAS ×

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON ×

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

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 20 ____.

Notary Public in and for the State of Texas

My Commission expires on: _____

ENGINEER'S CERTIFICATION

I, Mirza T. Baig, 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 48491C 0533 F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at _____, _____
County, Texas, this ____ day of _____, 20 ____.

MIRZA T. BAIG P.E. 82577
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
2205 W. PARMER LANE
SUITE 201
AUSTIN, TEXAS 78727
FIRM F-4951

SURVEYOR'S CERTIFICATION

I, Holt Carson, 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 propety 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 direct supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at AUSTIN, TRAVIS
County, Texas, this 2 day of JUNE, 20 21.

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
Firm 10050700



TAYLOR CORNER

BEING A PRELIMINARY PLAT CONSISTING OF
6.485 ACRES OF LAND TO CREATE ONE LOT PART OF AND OUT OF THE
WILLIAM R, WILLIAMS SURVEY ABSTRACT No. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 6.485 ACRES OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY ABSTRACT No. 665 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (6.485 ACRE) TRACT OF LAND AS CONVEYED TO 2211 W 2 TAYLOR, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2020104229 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a broken concrete monument found at the point of intersection of the North line of the Missouri-Pacific Railroad and the East right-of-way line of Carlos G. Parker Boulevard (Loop 427) for the Southwest corner of that certain (6.485 acre) tract of land as conveyed to 2211 W Taylor, by Special Warranty Deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, and being the Southwest corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the East right-of-way line of Carlos G. Parker Boulevard and with the West line of said (6.48 acre) tract, N 21 deg. 17' 51" W 299.75 ft. to a ½" iron rod found in the remains of a broken concrete monument for the South corner of that certain (0.998 acre) tract of land as conveyed to the State of Texas by deed recorded in Volume 522 Page 502 of the Deed Records of Williamson County, Texas, and for the westerly Northwest corner of said (6.485 acre) tract of land and being the westerly Northwest corner of this tract of land;

THENCE with the common line of said (6.48 acre) tract and said (0.998 acre) tract, N 38 deg. 40' 00" E 367.01 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the curving South right-of-way line of U.S. Highway No. 79 for the Northeast corner of said (0.998 acre) tract and for the northerly Northwest corner of said (6.485 acre) tract and being the northerly Northwest corner of this tract of land;

THENCE with the South right-of-way line of U.S. Highway No. 79, the following two (2) courses;

1) along a curve to the right with a radius of 4533.75 ft. for an arc length of 78.53 ft. and which chord bears N 86 deg. 23' 12" E 78.53 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for a point of tangency;

2) N 86 deg. 51' 54" E 185.93 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northeast corner of said (6.48 acre) tract and for the Northwest corner of that certain (2.25 acre) tract of land as conveyed to Josh Richards by Warranty Deed recorded in Document No. 2000041250 of the Official Public Records of Williamson County, Texas, and being the Northeast corner of this tract of land, and from which a ½" iron pipe found in the South right-of-way line of U.S. Highway No. 79 bears N 86 deg. 51' 54" E 454.05 ft.;

THENCE leaving the South right-of-way line of U.S. Highway No. 79 with the common line of said (6.485 acre) tract and said (2.25 acre) tract, S 20 deg. 54' 43" E 568.53 ft. to a ½" iron rod found in the North line of the Missouri-Pacific Railroad for the Southeast corner of said (6.48 acre) tract and for the Southwest corner of said (2.25 acre) tract and being the Southeast corner of this tract of land, and from which a capped iron rod found (marked CS Ltd) at the point of intersection of the South right-of-way line of Welch Street and the West right-of-way line of Mustang Cove for the Northeast corner of Lot 4A, A Replat of Lot 4, Block B, Mustang Creek Industrial Park, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2008017746 of the Official Public Records of Williamson County, Texas, bears S 31 deg. 16' 43" W 309.37 ft. (direct tie);

THENCE with the North line of the Missouri-Pacific Railroad and with the South line of said (6.485 acre) tract, S 85 deg. 08' 49" W 589.49 ft. to the PLACE OF BEGINNING, containing 6.485 acres of land.

NOTES:

- All structures and/or obstructions are prohibited in drainage easements.
- There are no areas within the boundaries of this subdivision in the 100-Year Flood Plain as defined by FIRM Number 48491C 0533 F, effective date of December 20, 2019.
- A 10 feet wide Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
- All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- Minimum fire flow of 1500 gallons per minute for not less than two (2) hours shall be provided.

A Preliminary Plat for a subdivision to be known as TAYLOR CORNER 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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing Instrument of Writing and 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 on the ____ day of _____, 20 ____ A.D., at ____ o'clock ____ M., in the Official Public Records of said County in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 20 ____ A.D.

NANCY RISTER, COUNTY CLERK WILLIAMSON COUNTY, TEXAS

BY: _____
Deputy

City of Taylor
Taylor Sportsplex Preliminary Plat
PZ-2021-1296
Staff Report

Requested Action:

Consider approving Taylor Sportsplex Preliminary Plat.

Applicant:

Jayly Ortega/Texas Sports and Civil Engineering

Subject Property:

Approximately 29.37 acres including right-of-way dedication to create two lots, located southwest of the intersection of Chandler Road and County Road 101, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-1

Current Use: Vacant

Purpose:

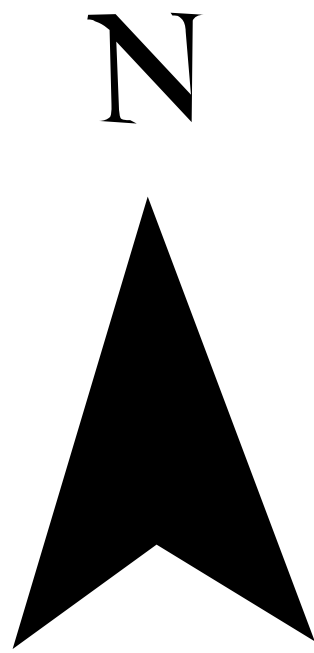
The purpose of the plat is to create a baseball sports complex.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat meets the minimum requirements of the Subdivision Ordinance so staff recommends approval of the proposed preliminary plat.

Attachments:

1. Location Map
2. Proposed Plat



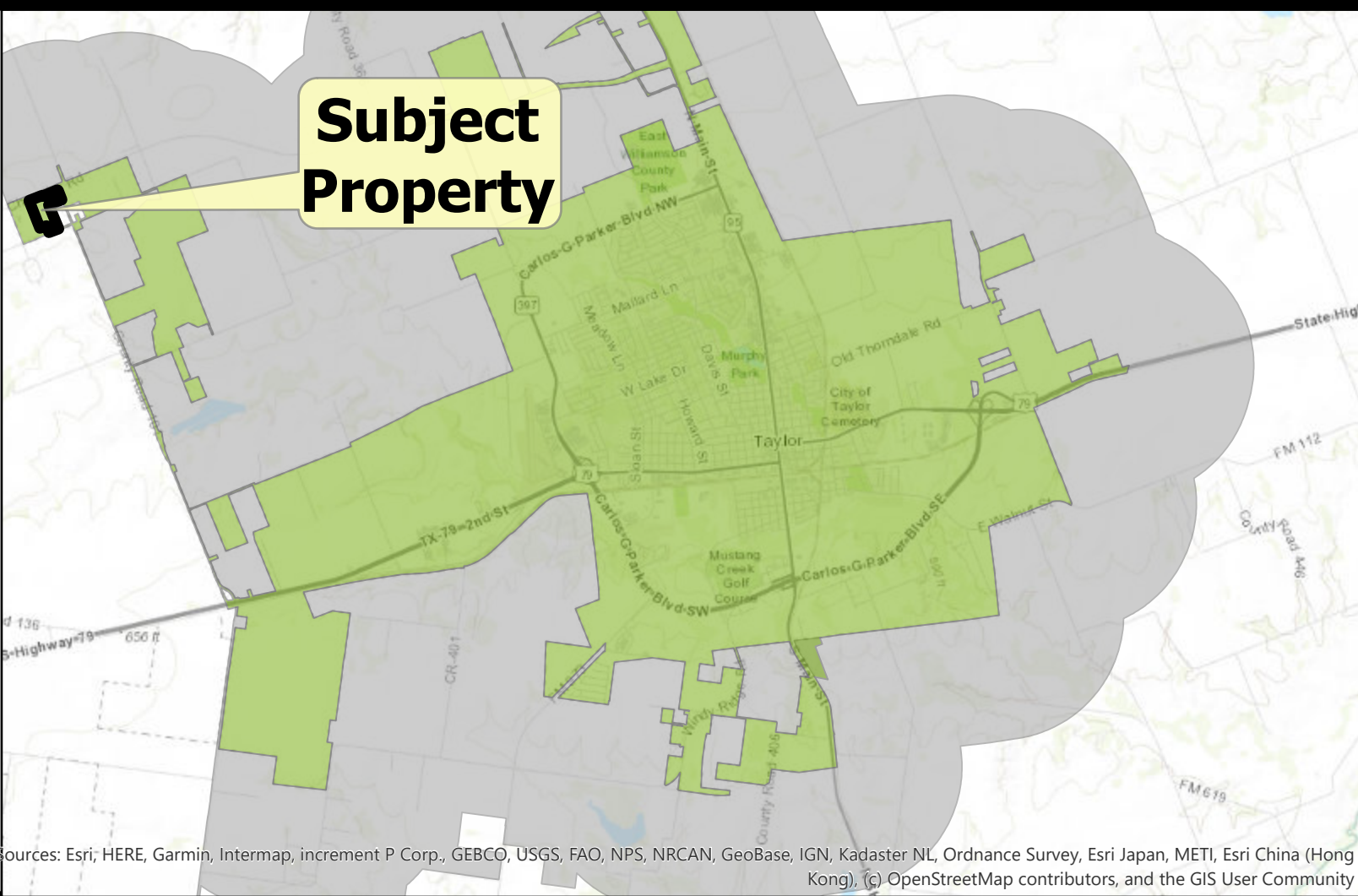
PZ-2021-1296

**Taylor Sportsplex Preliminary
Plat**

Approximately 29.368 Acres

Legend

- City Limits
- ETJ
- Subject Property
- Streets



0 150 300 600 Feet

TAYLOR SPORTSPLEX

PRELIMINARY PLAT

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, TO CREATE 2 LOTS) AND CONVEYED TO JASON SEATON, IN SPECIAL WARRANTY DEED 2021035103 O.P.R.W.C.T. AND PREVIOUSLY CONVEYED TO DON L. WEISS AND GLADYS O. WEISS AND RECORDED IN DOCUMENT NO. 2018019502 IN THE O.P.R.W.C.T., TAYLOR, WILLIAMSON COUNTY, TEXAS.

WILLIAMSON COUNTY, TEXAS

OWNERS:
ROBIN W. FAULK
151 MUSTANG DR,
HUTTO, TX 78734
JASON SEATON
3201 BAY HILL LN,
ROUND ROCK, TX 78664

SURVEYOR:

SHANE SHAFTER R.P.L.S.
DIAMOND SURVEYING, INC.
T.B.P.E.L.S. #10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 367-5021
k.jurado@texsee.com

ENGINEER:

KENNETH I. JURADO, P.E.
TEXAS SPORTS AND CIVIL ENGINEERING
TEXAS PROFESSIONAL ENGINEERING FIRM F-19645
3100 RICHMOND AVE, SUITE 309
HOUSTON, TX 7098
(832) 367-5021
k.jurado@texsee.com

NUMBER OF LOTS: 2

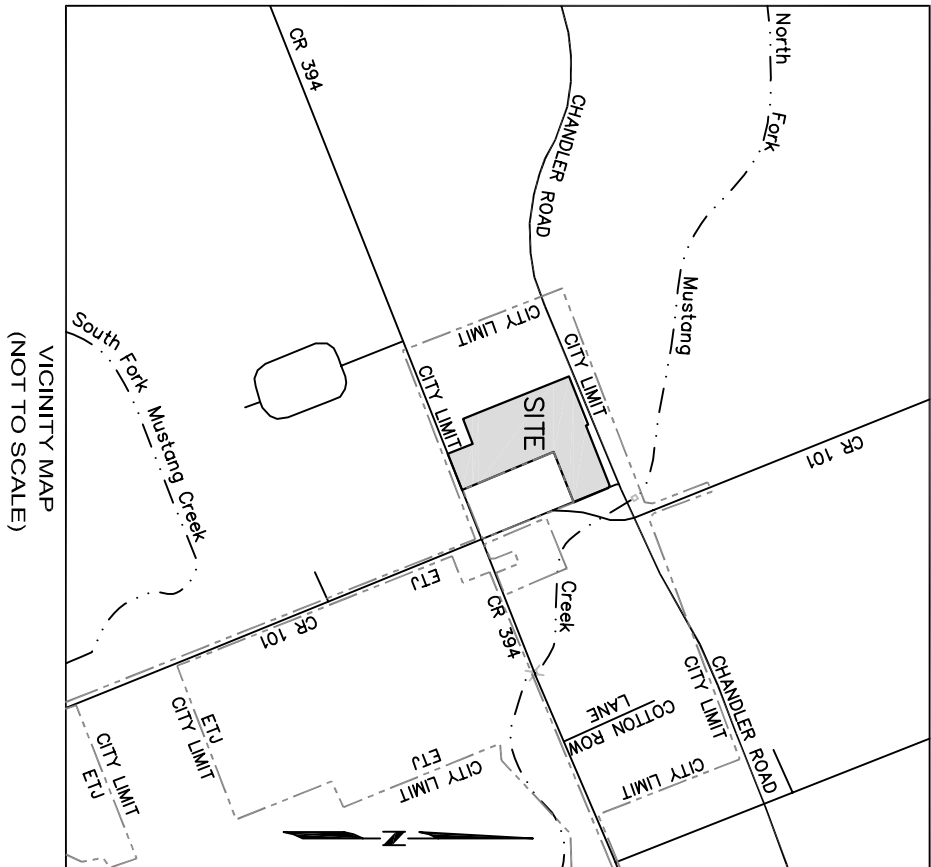
NUMBER OF BLOCKS: 1

TOTAL LINEAR FEET OF NEW STREETS: NONE

TOTAL STREET R.O.W. AREA TO BE DEDICATED: 1,090 ACRES

TOTAL ACREAGE: 29.368 ACRES

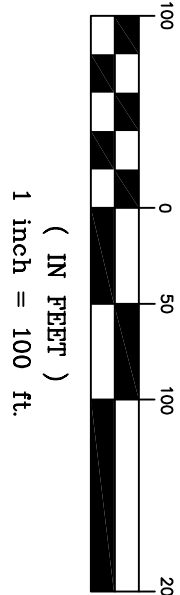
DATE SUBMITTED: JUNE 18, 2021



LINE	BEARING	DISTANCE
L1	S21°28'09"E	21.07
L2	S67°07'02"E	33.54
L3	N19°39'44"W	9.08
L4	N22°35'48"W	179.87
L5	N21°15'40"W	12.71
L6	N20°25'20"W	10.82
L7	N67°14'31"E	40.42
L8	N67°20'18"E	12.67
L9	S64°33'06"W	85.89
L10	S68°18'13"W	35.02
L11	S21°13'51"E	47.90
L12	S23°43'52"E	45.18
L13	S66°39'52"E	35.76
L14	N22°45'29"W	50.85
L15	N22°50'31"E	68.78
L16	N67°36'08"E	38.21
L17	S21°13'51"E	45.16

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203), STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.

BENCHMARK NOTE: PK NAIL SET IN EAST SIDE OF CONCRETE DRIVEWAY ON SOUTH SIDE OF CHANDLER ROAD. VERTICAL DATUM: NAVD-88 (GEOID 2012A) SURFACE COORDINATES: N: 10195171.0 E: 3158905.1 ELEVATION = 648.72'



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD FOUND WITH CAP
- AXLE FOUND
- IRON ROD SET WITH CAP
- MARKED "DIAMOND SURVEYING"
- CALCULATED POINT
- BENCHMARK
- POWER POLE
- DOWN GUY

RIGHT-OF-WAY DEED LINE

FEMA LINE

APPROXIMATE SURVEY LINE

MINIMUM 4' REQUIRED SIDEWALK

10' PUBLIC UTILITY LINE

OVERHEAD UTILITIES LINE

APPROX. CENTER OF NORTH FORK MUSTANG CREEK

RIGHT-OF-WAY HEREBY DEDICATED

FLOODPLAIN AND DRAINAGE EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

R.O.W. RIGHT-OF-WAY

FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY

P.O.B. POINT OF BEGINNING

P.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

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

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

O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

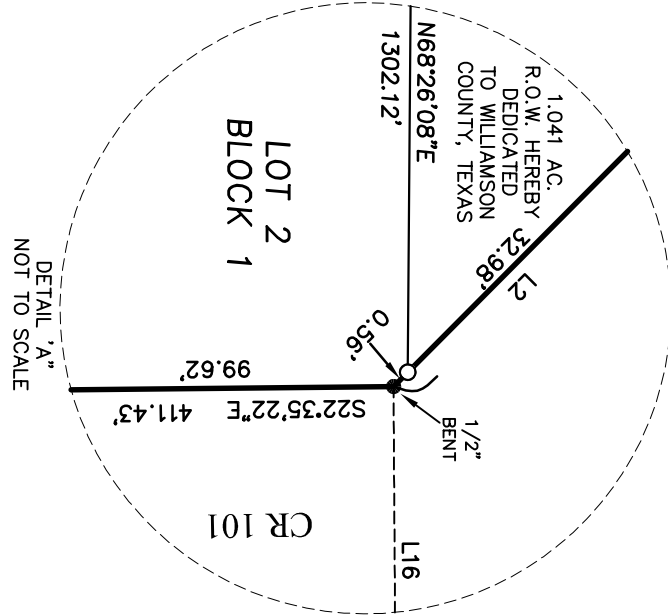
SILAS PALMER SURVEY ABSTRACT NO. 499

JERRY WAYNE ROZNOVAK AND WIFE,
LINDA ROZNOVAK
CALLED 124.28 AC.
DOC. NO. 2020105809
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD (PHASE IIIA)
RIGHT-OF-WAY
CALLED 8.897 AC.
DOC. NO. 2011051301
O.P.R.W.C.T.

CTR ACQUISITION SUB, LLC
TRACT 2
CALLED 11.06 ACRES
DOC. NO. 2020035730
O.P.R.W.C.T.

SURFACE COORDINATES:
N: 10194947.66
E: 3185235.15



MATCHLINE SHEET 2



TEXAS SPORTS & CIVIL
ENGINEERING
3100 RICHMOND AVE, SUITE 309
HOUSTON, TEXAS 77068
PHONE NO. 362.204.4854
FAX NO. 362.204.4855
WWW.TSCIE.COM
Copyright ©2021 by Texas Sports & Civil Engineering

DIAMOND SURVEYING, INC.

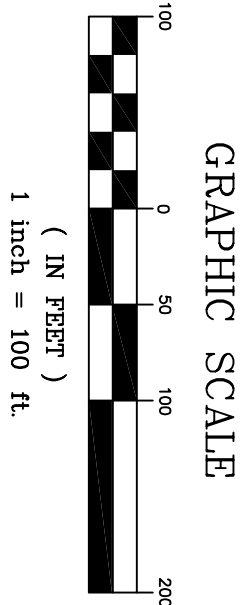
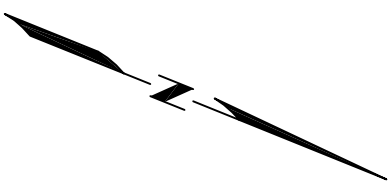
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

SHEET 1 OF 3

TAYLOR SPORTSPLEX PRELIMINARY PLAT

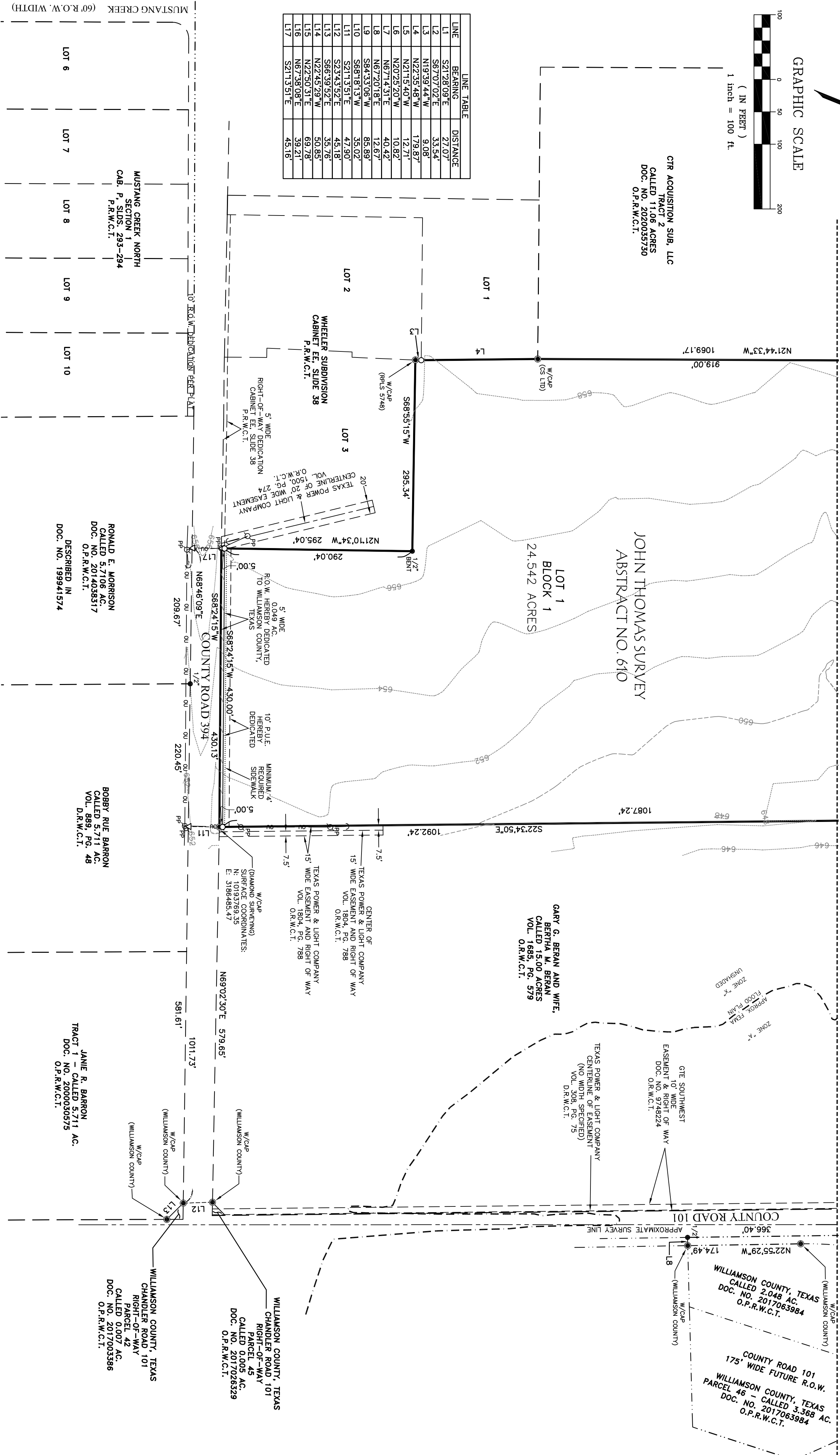
BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, TO CREATE 2 LOT(S) AND CONVEYED TO JASON SEATON, IN SPECIAL WARRANTY DEED 2021035103 O.P.R.W.C.T. AND PREVIOUSLY CONVEYED TO DON L. WEISS AND GLADYS O. WEISS AND RECORDED IN DOCUMENT NO. 2018019902 IN THE O.P.R.W.C.T., TAYLOR, WILLIAMSON COUNTY, TEXAS.

MATCHLINE SHEET 1



CTR ACQUISITION SUB, LLC
TRACT 2
CALLED 11.06 ACRES
DOC. NO. 2020035730
O.P.R.W.C.T.

LINE	BEARING	DISTANCE
L1	S21°28'09"E	27.07'
L2	S67°07'02"E	33.54'
L3	N19°39'44"W	9.08'
L4	N22°35'48"W	179.87'
L5	N21°15'40"W	12.71'
L6	N20°25'20"W	10.82'
L7	N67°14'31"E	40.42'
L8	N67°20'18"E	12.67'
L9	S84°33'06"W	85.89'
L10	S68°18'13"W	35.02'
L11	S21°13'51"E	47.90'
L12	S23°43'52"E	45.18'
L13	S66°39'52"E	35.76'
L14	N22°45'29"W	50.85'
L15	N25°03'1"E	69.78'
L16	N67°38'08"E	39.21'
L17	S21°13'51"E	45.16'



MUSTANG CREEK (60' R.O.W. WIDTH)

MUSTANG CREEK NORTH
SECTION 1
CAB. P. SLDS. 293-294
P.R.W.C.T.

RONALD E. MORRISON
CALLED 5,7108 AC.
DOC. NO. 2014058317
O.P.R.W.C.T.

DESCRIBED IN
DOC. NO. 199941574

BOBBY RUE BARRON
CALLED 5,711 AC.
VOL. 889, PG. 48
D.R.W.C.T.

JANIE R. BARRON
TRACT 1 - CALLED 5,711 AC.
DOC. NO. 2000030575
O.P.R.W.C.T.

GARY G. BERAN AND WIFE,
BERTHA M. BERAN
CALLED 15.00 ACRES
VOL. 685, PG. 579
O.R.W.C.T.

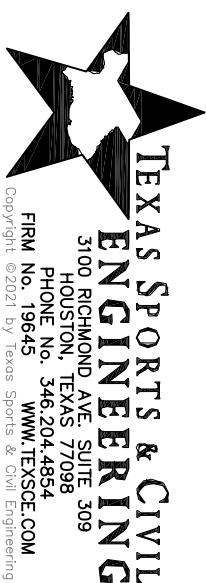
GTE SOUTHWEST
EASEMENT & RIGHT OF WAY
DOC. NO. 9748224
O.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CALLED 2.048 AC.
DOC. NO. 2017063984
O.P.R.W.C.T.

COUNTY ROAD 101
175' WIDE FUTURE R.O.W.
WILLIAMSON COUNTY, TEXAS
PARCEL 46 - CALLED 3.368 AC.
DOC. NO. 2017063984
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD 101
RIGHT-OF-WAY
PARCEL 49
CALLED 0.005 AC.
DOC. NO. 2017026329
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD 101
RIGHT-OF-WAY
PARCEL 42
CALLED 0.007 AC.
DOC. NO. 2017003386
O.P.R.W.C.T.



TEXAS SPORTS & CIVIL
ENGINEERING
1100 WEST 19TH STREET, SUITE 309
HOUSTON, TEXAS 77058
PHONE NO. 346.204.4854
WWW.TESC.COM
FIRM NO. 19645



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

NOTES:

- A. UTILITY PROVIDERS:
WATER: JONAH GROUP
WASTEWATER: SEPTIC WILLAMSON COUNTY
ELECTRICITY: CENTER POINT ENERGY
- B. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- C. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0510F, EFFECTIVE DATE OF DECEMBER 20, 2019
- D. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- E. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- F. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: 1 AND 2
- G. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- H. LOT AND BLOCK TABLE
- | | | |
|--------------------|---------|--------------|
| LOT 1 | BLOCK 1 | 24.542 ACRES |
| LOT 2 | BLOCK 1 | 3.736 ACRES |
| R.O.W. DEDICATION: | | 1.090 ACRES |
| TOTAL: | | 29.368 ACRES |

A Preliminary Plat for a subdivision to be known as _____ 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	

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, TO CREATE 2 LOT(S) AND CONVEYED TO JASON SEATON, IN SPECIAL WARRANTY DEED 2021035103 O.P.R.W.C.T. AND PREVIOUSLY CONVEYED TO DON L. WEISS AND GLADYS O. WEISS AND RECORDED IN DOCUMENT NO. 2018019902 IN THE O.P.R.W.C.T., TAYLOR, WILLAMSON COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

FOR A 29.368 ACRE TRACT OF LAND BEING SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLAMSON COUNTY, TEXAS, BEING ALL OF THE 29.368 ACRE TRACT OF LAND CONVEYED TO JASON SEATON, RECORDED IN DOCUMENT NO. 2021035103 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAID 29.368 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "CS LTD" monumenting the northwest corner of said 29.368 acre Section tract and the northeast corner of a called 11.06 acre tract of land (Tract 2) conveyed to CTR Acquisition Sub, LLC, recorded in Document No. 2020035730 of the Official Public Records of Williamson County, Texas, some being on the south boundary line of a called 8.897 acre tract of land described in a Special Warranty Deed (Chandler Road Phase IIIA Right of Way) to Williamson County, Texas, recorded in Document No. 2011051301, Official Public Records of Williamson County, Texas, some being the south right-of-way line of Chandler Road, for the northwest corner and POINT OF BEGINNING hereof;

THENCE, with the north boundary line of said 29.368 acre Section tract, said south boundary line of the 8.897 acre Williamson County, Texas tract and said south right-of-way line of Chandler Road, the following four (4) courses and distances:

1. N 68°26'00" E for a distance of 572.58 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for an angle point;
2. S 21°28'09" E for a distance of 27.07 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point
3. N 68°26'19" E for a distance of 706.21 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for the most northerly northeast corner of said 29.368 acre Section tract and for the most northerly northeast corner hereof;
4. S 67°07'02" E for a distance of 33.54 feet to a 1/2" iron rod found (bent) on the west right-of-way line of County Road 101, for the most easterly northeast corner of said 29.368 acre Section tract and for the most easterly northeast corner hereof;

THENCE, S 22°35'22" E with the east boundary line of said 29.368 acre Section tract and said west right-of-way line of County Road 101 for a distance of 411.43 feet to a 3/4" iron pipe found monumenting the northeast corner of a called 15.00 acre tract of land described in a Warranty Deed to Gary G. Beran and wife, Bertha M. Beran, recorded in Volume 1685, Page 579 of the Official Records of Williamson County, Texas, and the most easterly southeast corner of said 29.368 acre Section tract;

THENCE, departing said west right-of-way line of County Road 101, S 68°18'13" W with the north boundary line of said 15.00 acre Beran tract common with said 29.368 acre Section tract for a distance of 599.70 feet to a 3/8" iron rod found monumenting the northwest corner of said 15.00 acre Beran tract and an interior ell corner of 29.368 acre Section tract;

THENCE, S 22°34'50" E with the west boundary line of said 15.00 acre Beran tract common with said 29.368 acre Section tract for a distance of 1092.24 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for the southwest corner of said 15.00 acre Beran tract and the most southerly southeast corner of said 29.368 acre Section tract, some being on the north right-of-way line of County Road 394, from which an iron rod found with cap marked "Williamson County" monumenting the southwest corner of the called 0.005 acre tract of land (Parcel 45) conveyed to Williamson County, Texas (Chandler Road 101 Right-of-way), bears N 69°02'50" E for a distance of 579.65 feet;

THENCE, S 68°24'15" W with the south boundary line of said 29.368 acre Section tract and said north right-of-way line of County Road 394 for a distance of 430.13 feet to a power pole on the most southerly southwest corner of said 29.368 acre Section tract and the southeast corner of Lot 3, Wheeler Subdivision, recorded in Cabinet EE, Slide 38 of the Plat Records of Williamson County, Texas, for the most southerly southwest corner hereof;

THENCE, departing said north right-of-way line of County Road 394, N 21°10'34" W with the east boundary line of said Lot 3, Wheeler Subdivision common with said 29.368 acre Section tract for a distance of 295.04 feet to a 1/2" iron rod found (bent) monumenting the northeast corner of said Lot 3 and an interior ell corner of said 29.368 acre Section tract;

THENCE, S 68°55'15" W with the north boundary line of said Lot 3, Wheeler Subdivision common with said 29.368 acre Section tract for a distance of 295.34 feet to an iron rod found with cap marked "R.P.L.S 5748" monumenting the northwest corner of said Lot 3, Wheeler Subdivision and the most westerly southwest corner of said 29.368 acre Section tract, some being on the east boundary line of Lot 2, Wheeler Subdivision, for the most westerly southwest corner hereof;

THENCE, N 19°39'44" W with the west boundary line of said 29.368 acre Section tract and said east boundary line of Lot 2, Wheeler Subdivision for a distance of 9.08 feet to an iron rod set with cap marked "Diamond Surveying" for the northeast corner of said Lot 2 and the southeast corner of Lot 1, Wheeler Subdivision;

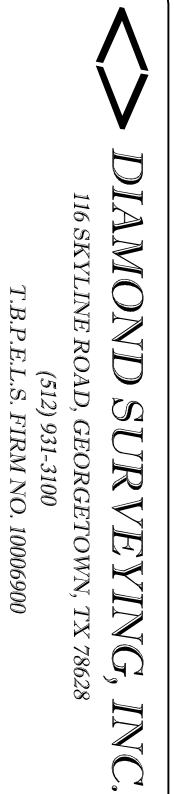
THENCE, N 22°35'48" W with the west boundary line of said 29.368 acre Section tract and the east boundary line of said Lot 1, Wheeler Subdivision for a distance of 179.87 feet to an iron rod found with cap marked "CS LTD" monumenting the northeast corner of said Lot 1, Wheeler Subdivision and the southeast corner of said 11.06 acre CTR Acquisition Sub, LLC tract;

THENCE, N 21°44'33" W with the west boundary line of said 29.368 acre Section tract and the east boundary line of said 11.06 acre CTR Acquisition Sub, LLC tract for a distance of 1069.17 feet to the POINT OF BEGINNING hereof and containing 29.368 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203), State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00012.



3100 RICHMOND AVE SUITE 309
HOUSTON, TEXAS 77098
PHONE NO. 346.204.4854
FAX NO. 346.204.4854
WWW.TSCENGIN.COM
Copyright ©2021 by Texas Sports & Civil Engineering



116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

City of Taylor
Castlewood South Preliminary Plat
PZ-2021-1304
Staff Report

Requested Action:

Consider approving Castlewood South Preliminary Plat.

Applicant:

Will Buzzelli/Kimley-Horn

Subject Property:

Approximately 69.99 acres, including 14.86 acres of right-of-way dedication, to create approximately 316 residential lots, along with reserves for parks, a trail, and detention, located on FM 973 south of its intersection with Wesley Miller Drive and across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

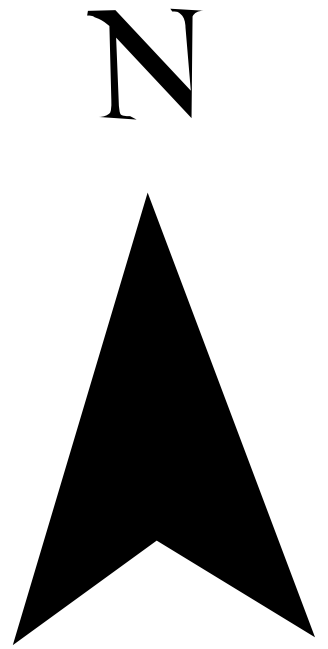
The purpose of the plat is to layout a residential subdivision for development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does meet the minimum requirements of the Subdivision Ordinance so staff recommends approval of the proposed subdivision.

Attachments:

1. Location Map
2. Proposed Plat



PZ-2021-1304

**Castlewood South Preliminary
Plat Location Map
Approximately 69.99 Acres**

Legend

-  City Limits
-  ETJ
-  Subject Property
-  Streets



0 265 530 1,060 US Feet

REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF TAYLOR APPROVAL DATE	DATE SUBMITTED
1	INITIAL SUBMITTAL	-	5				4/2/2021
2	RE-SUBMITTAL	(V) COVER	4				6/18/2021
3	RE-SUBMITTAL	(R) REVISE	4				7/16/2021
4	RE-SUBMITTAL	(R) REVISE	4				7/30/2021
5	RE-SUBMITTAL	(R) REVISE	4				8/2/2021
6	RE-SUBMITTAL	(R) REVISE	4				8/5/2021

- LEGEND:
- P.O.A. LOT (25' DRAINAGE EASEMENT)
 - PEDESTRIAN AND UTILITY RESERVE
 - PEDESTRIAN RESERVE
 - BLOCK NUMBER
 - LOT NUMBER
 - IRON ROD FOUND WITH CAP (IRFC)
 - APPROXIMATE LOCATION OF ORIGINAL ABSTRACT SURVEY

EUGENE MUNDKOWSKY
8.63 ACRES
VOL. 837, PG. 121
DEED RECORDS, WILLIAMSON COUNTY,
TEXAS (WCAD SHOWN CURRENT
OWNER AS LINDA ROZNOVAK, DENNIS
MUNDKOWSKY AND RONALD
MUNDKOWSKY WITH NO DEED
INFORMATION)

IRFC @ SOUTH
CORNER OF
SAID 69.993
ACRE TRACT

N=10172706.81
E=3207006.02

PEDESTRIAN & UTILITY
RESERVE 4
0.15 ACRES

PEDESTRIAN & UTILITY
RESERVE 3
0.24 ACRES

FARM TO MARKET 973
(200' RIGHT-OF-WAY)
(12.69 ACRES TO THE
STATE OF TEXAS IN
VOL. 1745, PG. 828)

SHEET INDEX

PLAT, VICINITY MAP, NOTES, SUMMARY	SHEET 1
PLAT	SHEET 2
LOT AREAS & CURVE TABLES	SHEET 3
FIELD NOTES & CERTIFICATIONS	SHEET 4

OWNER:
CASTLEWOOD SOUTH, LLC
5511 REYNOLDS RD.
AUSTIN, TEXAS 78749
PHONE: (512) 800-4534
EMAIL: aaron@townbridgehomes.com

DEVELOPER:
TOWNBRIDGE HOMES, LLC
5511 REYNOLDS RD.
AUSTIN, TEXAS 78749
PHONE: (512) 800-4534
EMAIL: aaron@townbridgehomes.com

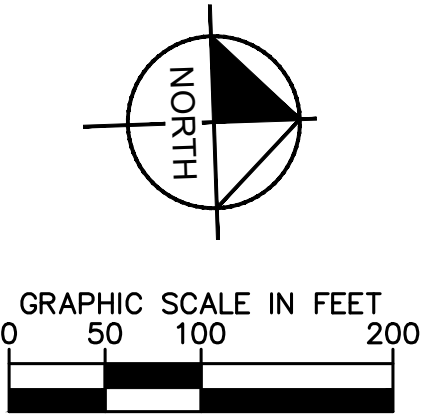
ENGINEER:
WILLIAM J. BUZZELLI, P.E.
TERRACE 1, 2600 VIA FORTUNA
SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 646-2237
EMAIL: william.buzzelli@kimley-horn.com

SURVEYOR:
ZACHARY K. PETRUS
10814 JOLLYVILLE ROAD AVALON IV,
SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 418-1771
EMAIL: zach.petrus@kimley-horn.com

CASTLEWOOD SOUTH SUBDIVISION PRELIMINARY PLAT

BEING A PRELIMINARY PLAT OF 69.99 ACRES, INCLUDING 14.86 ACRES OF STREET DEDICATION,
TO CREATE 307 RESIDENTIAL LOTS, AND 13 RESERVES, PART OF AND OUT OF M. DENTLER
SURVEY, ABSTRACT NO. 211, TAYLOR, WILLIAMSON COUNTY, TEXAS

STREET NAME	LENGTH	DESIGN SPEED	TYPE
REMPE RIDGE	667 LF	35 MPH	COLLECTOR
CASTLERIDGE WAY	1,526 LF	35 MPH	COLLECTOR
SIEDERS ST	1,851 LF	25 MPH	RESIDENTIAL
MCFADIN WAY	1,130 LF	25 MPH	RESIDENTIAL
WILSON SPRINGS LN	1,645 LF	25 MPH	RESIDENTIAL
BLAZIMAR LN	840 LF	25 MPH	RESIDENTIAL
ELIJAH ST	1,041 LF	25 MPH	RESIDENTIAL
WEDEMEYER ST	1,986 LF	25 MPH	RESIDENTIAL
ROTHER PLACE	629 LF	25 MPH	RESIDENTIAL
RODGERS RD	631 LF	25 MPH	RESIDENTIAL
SOLOMON LN	291 LF	25 MPH	RESIDENTIAL



PROPHET CAPITAL MANAGEMENT, LTD
133.27 ACRES
DOC. 2019032467
OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS

DRAINAGE RESERVE 7
0.40 ACRES

S82°38'02"E 1916.22'

51°52'07"W 1686.01'

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

TOWNBRIDGE HOMES LLC 1/2" IRFC
DOC# 2019071348 "BRYAN TEC

N=10174677.35
E=3208939.16

N=10174710.62
E=3208684.33

APPROX. LOCATION
NW CORNER OF M.
DENTLER SURVEY,
A-211, FROM WHICH
AN IRON ROD FOUND
WITH CAP BEARS
S82°08'40"E 860.83'

N=10175075.02
E=3206737.11

PHASE 2

PHASE 1

FARM TO MARKET 973
(200' RIGHT-OF-WAY)
12.691 ACRES TO THE STATE
OF TEXAS IN
VOL. 1745, PG. 828)

A map showing the proposed site for the Taylor High School addition. The site is a triangular area bounded by a dashed line to the west and a solid line to the east. To the north is the Castlewood Subdivision. To the west is Castlewood South VII. The site is labeled 'TAYLOR HIGH SCHOOL' and 'AVERY GLENN'. A north arrow is located in the bottom right corner.

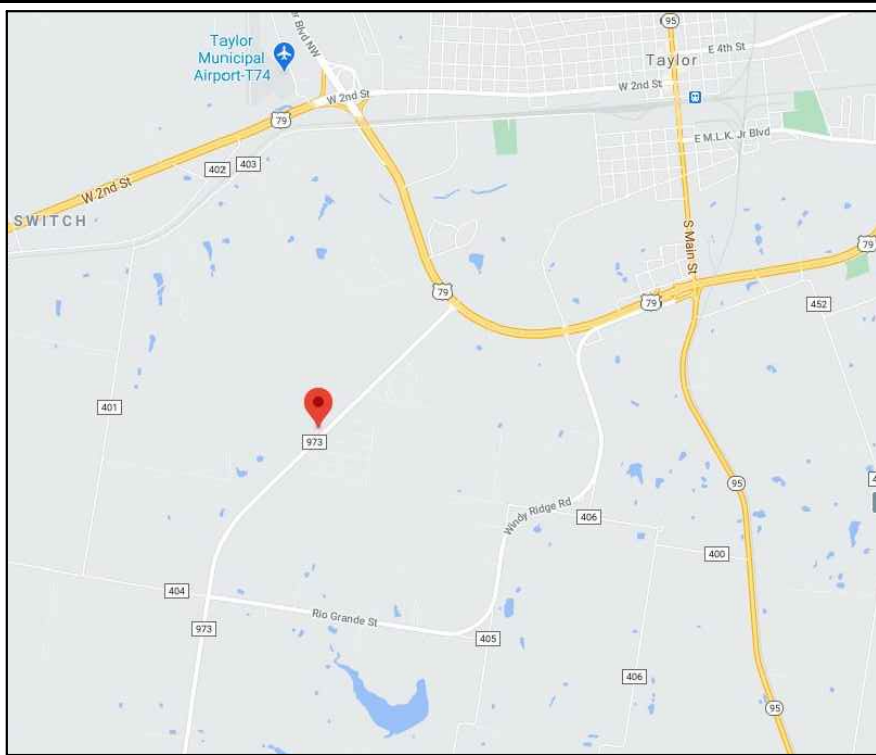
COORDINATES: TEXAS STATE COORDINATE SYSTEM,
CENTRAL ZONE (4203)
HORIZONTAL DATUM: NAD '83
VERTICAL DATUM: NAD '88

Kimley»»Horn

2600 Via Fortuna, Terrace 1, Suite 300
Austin, Texas 78746 FIRM # 928

Tel. No. (512) 646-2237
www.kimley-horn.com

<u>Scale</u> 1: 100	<u>Drawn by</u> TL	<u>Checked by</u> WB	<u>Date</u> 8/5/2021	<u>Project No.</u> 069278803	<u>Sheet No.</u> 2 OF 4
------------------------	-----------------------	-------------------------	-------------------------	---------------------------------	----------------------------



LOCATION MAP
NOT TO SCALE

SUBMITTAL DATE:
APRIL 2021

ADDRESS:
F.M. 973 TAYLOR, TEXAS 76574

CASTLEWOOD SOUTH SUBDIVISION PRELIMINARY PLAT

BEING A PRELIMINARY PLAT OF 69.99 ACRES, INCLUDING 14.86 ACRES OF STREET DEDICATION,
TO CREATE 307 RESIDENTIAL LOTS, AND 13 RESERVES, PART OF AND OUT OF M. DENTLER
SURVEY, ABSTRACT NO. 211, TAYLOR, WILLIAMSON COUNTY, TEXAS

NOTES:

- UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0540F OR FIRM MAP NO. 48491C0541F, EFFECTIVE DATE OF DECEMBER 20, 2019.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR.
- PARKLAND DEDICATION REQUIREMENTS ARE MET BY THE DEDICATION OF BLOCK 5, LOT 7, BLOCK 9, LOT 27, & BLOCK 15, LOT 1.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
- ALLEYS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
- THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2021-07.
- MINIMUM LOT SIZES ARE IN ACCORDANCE WITH PLANNED DEVELOPMENT ORDINANCE NO. 2021-07.
- SIDEWALKS SHALL BE ADA COMPLIANT AND CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS. ALL ADA RAMPS AT CROSSWALKS PER APPROVED IMPROVEMENT PLANS AND ALL SIDEWALKS ADJACENT TO COMMON AREAS, WILL BE PART OF THE PUBLIC IMPROVEMENTS AND CONSTRUCTED BY THE DEVELOPER.
- ALL LANDSCAPING SELECTIONS SHALL BE FROM THE PREFERRED PLANT LIST IN CHAPTER 28 - VEGETATION FROM THE CITY OF TAYLOR CODE OF ORDINANCES. ALL COMMON AREA LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
- 1.96-ACRE PARK TO INCLUDE 6' WIDE CONCRETE SIDEWALK AROUND THE PERIMETER OF THE SITE INCLUDING ALONG THE FRONT PROPERTY LINE OF ALLEY-LOADED SMALL LOTS, WITH A 6' CRUSHED GRANITE PATH THROUGH THE (2) 0.08 ACRE PEDESTRIAN CONNECTIONS BETWEEN ALLEY-LOADED BLOCKS AND TO THE PLAYGROUND.
- 2.25 -ACRE PARK TO INCLUDE A 6' WIDE CONCRETE SIDEWALK ADJACENT TO THE STREETS, ALONG THE FRONT PROPERTY LINE OF ALLEY-LOADED SMALL LOTS AND A MEANDERING 6' WIDE CRUSHED GRANITE PATH THROUGH THE PARK CONNECTING TO THE PLAYGROUND.
- 0.46-ACRE PARK TO INCLUDE A 4' WIDE CONCRETE SIDEWALK ADJACENT TO THE LOCAL STREETS AND 5' WIDE CONCRETE SIDEWALK ADJACENT TO THE COLLECTOR STREET.

LOT TABLES

BLOCK 1		
Parcel #	Area (SF)	Perimeter
1	7151.71	353.56
2	5400.00	330.00
3	5400.00	330.00
4	5400.00	330.00
5	6000.00	340.00
6	5400.00	330.00
7	5400.00	330.00
8	5400.00	330.00
9	5400.00	330.00
10	6000.00	340.00
11	5400.00	330.00
12	5400.00	330.00
13	5400.00	330.00
14	5400.00	330.00
15	6000.00	340.00
16	5400.00	330.00
17	5400.00	330.00
18	5400.00	330.00
19	7151.71	353.56

BLOCK 2		
Parcel #	Area (SF)	Perimeter
1	7151.71	353.56
2	6000.00	340.00
3	6000.00	340.00
4	5400.00	330.00
5	5400.00	330.00
6	5400.00	330.00
7	6000.00	340.00
8	5400.00	330.00
9	6000.00	340.00
10	5400.00	330.00
11	6000.00	340.00
12	6000.00	340.00
13	11214.06	422.88

BLOCK 3		
Parcel #	Area (SF)	Perimeter
1	8840.98	387.87
2	6639.74	365.82

BLOCK 4		
Parcel #	Area (SF)	Perimeter
1	7151.71	353.56
2	6000.00	340.00
3	6000.00	340.00
4	6000.00	340.00
5	5400.00	330.00
6	6000.00	340.00
7	5400.00	330.00
8	6000.00	340.00
9	5400.00	330.00
10	6000.00	340.00
11	5400.00	330.00
12	6000.00	340.00
13	5400.00	330.00
14	6000.00	340.00
15	5400.00	330.00
16	6000.00	340.00
17	6000.00	340.00
18	7151.71	353.56

BLOCK 5		
Parcel #	Area (SF)	Perimeter
1	4901.71	303.56
2	4400.00	300.00
3	4400.00	300.00
4	4400.00	300.00
5	4400.00	300.00
6	5554.90	329.85

BLOCK 6		
Parcel #	Area (SF)	Perimeter
1	7151.71	353.56
2	5400.00	330.00
3	5400.00	330.00
4	6000.00	340.00
5	5400.00	330.00
6	5400.00	330.00
7	5400.00	330.00
8	6000.00	340.00
9	5400.00	330.00
10	5400.00	330.00
11	7151.71	353.56
12	7151.71	353.56
13	5400.00	330.00
14	5400.00	330.00
15	6000.00	340.00
16	5400.00	330.00
17	5400.00	330.00
18	5400.00	330.00
19	6000.00	340.00
20	5400.00	330.00
21	5400.00	330.00
22	7152.19	353.59

BLOCK 7		
Parcel #	Area (SF)	Perimeter
1	7151.71	353.56
2	6000.00	340.00
3	5400.00	330.00
4	6000.00	340.00
5	5400.00	330.00
6	6000.00	340.00
7	5400.00	330.00
8	6000.00	340.00
9	5400.00	330.00
10	6000.00	340.00
11	5400.00	330.00
12	6000.00	340.00
13	9818.43	397.17
14	8447.01	378.86
15	6000.00	340.00
16	5400.00	330.00
17	6000.00	340.00
18	5400.00	330.00
19	6000.00	340.00
20	5400.00	330.00
21	6000.00	340.00
22	5400.00	330.00
23	6000.00	340.00
24	5400.00	330.00
25	6000.00	340.00
26	7151.71	353.56

BLOCK 8		
Parcel #	Area (SF)	Perimeter
1	7498.70	345.49
2	4400.00	300.00
3	4400.00	300.00
4	4400.00	300.00
5	4400.00	300.00
6	4400.00	300.00
7	4400.00	300.00
8	4400.00	300.00
9	4400.00	300.00
10	4400.00	300.00
11	4400.00	300.00
12	4400.00	300.00
13	5420.32	307.43

BLOCK 9		
Parcel #	Area (SF)	Perimeter
1	6154.28	325.47
2	4400.00	300.00
3	4399.25	299.99
4	4400.00	300.00
5	4400.00	300.00
6	4400.00	300.00
10	4400.00	300.00
11	4400.00	300.00
12	4400.00	300.00
13	6130.32	327.55
14	6551.71	333.56
15	4400.00	300.00
16	4400.00	300.00
17	4400.00	300.00
18	4400.00	300.00
19	4400.00	300.00
21	4400.00	300.00
22	4400.00	300.00
23	4400.00	300.00
24	4400.00	300.00
25	4400.00	300.00
26	5451.71	313.56

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C2	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C3	15.00'	22.12'	S40°22'06"E	20.17'	84°28'25"
C4	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C5	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C6	15.00'	23.56'	S37°36'18"E	21.21'	90°00'00"
C7	15.00'	23.56'	N52°23'42"E	21.21'	90°00'00"
C8	325.00'	103.02'	N16°25'33"W	102.59'	18°09'41"
C9	15.00'	21.15'	N47°44'18"W	19.44'	80°47'11"
C17	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C19	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C20	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C21	15.00'	23.76'	N46°29'40"E	21.35'	90°44'54"
C22	325.00'	4.24'	N1°29'40"E	4.24'	0°44'54"
C23	15.00'	23.56'	S10°45'31"E	21.21'	90°00'00"
C24	15.00'	25.01'	S49°37'54"W	22.21'	95°31'35"
C25	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C26	15.00'	23.56'	N46°52'07"E	21.21'	90°00'00"
C27	15.00'	22.12'	N40°22'06"W	20.17'	84°28'25"
C28	15.00'	23.56'	N52°23'42"E	21.21'	90°00'00"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C29	15.00'	23.56'	N37°36'18"W	21.21'	90°00'00"
C30	15.00'	25.01'	S49°37'54"W	22.21'	95°31'35"
C31	15.00'	22.12'	S40°22'06"E	20.17'	84°28'25"
C32	15.00'	22.12'	N40°22'06"W	20.17'	84°28'25"
C36	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C37	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C38	275.00'	12.52'	N88°47'35"E	12.52'	2°36'30"
C39	325.00'	46.80'	N29°45'43"W	46.76'	8°15'05"
C40	325.00'	29.54'	N18°18'55"W	29.53'	5°12'31"
C41	325.00'	46.32'	N11°37'42"W	46.28'	8°09'56"
C42	325.00'	199.66'	N16°17'17"W	196.54'	35°11'57"
C53	15.00'	23.56'	N43°07'48"W	21.21'	90°00'00"
C56	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C68	275.00'	14.45'	S02°14'9"W	14.44'	3°00'36"
C69	275.00'	92.32'	S10°45'31"E	91.89'	19°14'04"
C70	275.00'	86.47'	S29°23'02"E	86.12'	18°00'58"
C71	275.00'	227.59'	S21°50'25"E	221.15'	47°25'03"
C75	15.00'	23.56'	N89°27'04"E	21.21'	90°00'00"
C77	15.31'	23.91'	N0°58'47"E	21.55'	89°29'35"
C78	325.00'	45.62'	N37°54'30"W	45.58'	8°02'30"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C79	15.00'	23.56'	N46°52'07"E	21.21'	90°00'00"
C86	25.00'	31.69'	S70°13'56"E	29.81'	72°37'12"
C91	330.00'	27.30'	S43°10'43"E	27.30'	4°44'28"
C94	15.00'	23.56'	S0°32'56"E	21.21'	90°00'00"
C99	330.00'	66.97'	S39°44'08"E	66.85'	11°37'36"
C111	15.00'	23.56'	N0°32'56"W	21.21'	90°00'00"
C112	625.00'	11.47'	N45°01'23"W	11.47'	1°03'06"
C114	15.00'	14.37'	N71°56'18"W	13.83'	54°52'56"
C115	60.00'	35.44'	N82°27'36"W	34.92'	33°50'18"
C116	60.00'	46.16'	N43°30'06"W	45.03'	44°04'42"
C117	60.00'	31.83'	N61°53'3"W	31.46'	30°23'46"
C118	60.00'	13.81'	N15°31'40"E	13.78'	13°11'19"
C119	15.00'	14.37'	N51°09'09"W	13.83'	54°52'56"
C120	625.00'	124.28'	N27°03'49"W	124.07'	11°23'35"
C121	625.00'	46.16'	N19°13'52"W	46.59'	47°6'20"
C122	625.00'	39.93'	N15°15'52"W	39.93'	3°39'39"
C123	15.00'	22.41'	N56°13'41"W	20.38'	85°35'18"
C124	505.00'	85.47'	S85°49'34"W	85.36'	9°41'48"
C125	15.00'	21.80'	S49°02'05"W	19.93'	83°16'46"
C126	275.00'	26.52'	S43°37'54"W	26.51'	5°31'35"

BLOCK 10		
Parcel #	Area (SF)	Perimeter
1	5403.43	307.12
2	4400.00	300.00
3	4400.00	300.00
5	4400.00	300.00
6	4400.00	300.00
7	4400.00	300.00
8	4400.00	300.00
9	4399.83	300.00
10	4400.12	300.00
11	4400.05	300.00
12	4399.63	299.87
13	7631.46	346.78

BLOCK 11		
Parcel #	Area (SF)	Perimeter
1	7332.92	359.80
2	5541.87	336.31
3	6485.15	360.24
4	7838.49	383.82
5	8264.29	384.78
6	5398.17	329.63
7	5400.00	330.00
8	6000.00	340.00
9	5400.00	330.00
10	6000.00	340.00
11	5400.00	3

CASTLEWOOD SOUTH SUBDIVISION PRELIMINARY PLAT

BEING A PRELIMINARY PLAT OF 69.99 ACRES, INCLUDING 14.86 ACRES OF
STREET DEDICATION, TO CREATE 307 RESIDENTIAL LOTS, AND 13
RESERVES, PART OF AND OUT OF M. DENTLER SURVEY, ABSTRACT NO.
211, TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER'S DEDICATION STATEMENT

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

That AARON LEVY, PRESIDENT OF TOWNBRIDGE HOMES, LLC SOLE OWNER OF THAT CERTAIN 69.99 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2021084226, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SOUTH SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2021.

AARON LEVY, PRESIDENT
TOWNBRIDGE HOMES, LLC
551 REYNOLDS RD.
AUSTIN, TEXAS 78749

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

LIEN HOLDER

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

I, _____ OF FROST BANK, LIENHOLDER OF THAT CERTAIN 69.99 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2021084226 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SOUTH SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2021.

(LIEN HOLDER SIGNATURE)
FROST BANK
P.O. BOX 1600
SAN ANTONIO, TEXAS 78296

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

FIELD NOTE DESCRIPTION

These notes describe a certain "69.993 Acre" tract of land situated in the M. DENTLER SURVEY, A-211, the GEORGE M. REESE SURVEY, A-533 and the H. & T. B. R. R. SURVEY, A-315, all located in Williamson County, Texas; subject tract being a part of and out of a called "150 acres" (same and except "12.91 Acres" conveyed for roadway purposes) conveyed in an Executon's Deed from Rose Marie Hafernik Apel and John Fred Hafernik, Independent Executors of the Estate of Vernon G. Hafernik to Vernon G. Hafernik, Jr., Rose Marie Hafernik Apel and John Fred Hafernik dated 5-27-2011 and recorded in Document No. 2011036488 of the Official Public records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on October 4, 2013; subject tract being more fully described as follows:

BEGINNING at the Northwest corner of subject tract, same being the Northwest corner said "150 Acres" and the Southwest coner of a called "89.4 Acres" as titled to Julius Charles Stelzer, III, as recorded in document No. 2008077958, Official Public Records of Williamson County (OPRWC) in the East line of a called "150 Acres" currently titled to Roland Telehelman, et al recorded in volume in 1608, page 847 of the Official Records of Williamson County (OPRWC); found a concrete marker (unrecorded, standing 36" tall) at same corner (North= 10,175,074,960 East= 3,206,736,816);

THENCE South 82°38'02" East with the common line of said "150 acres" and said "89.4 Acres" passing a 3" iron pipe (18" below surface) at the southwest corner of said "89.4 Acres", same being the Southwest corner of a called "100 Acres" currently tied to William Lynn Davis as recorded in Document No. 9638661, Official Records of Williamson County (OPRWC) at a distance of 719.48 feet, and continuing with the common line of said "150 acres" and "100 acres" an additional 1196.74 feet for total distnace of 1916.22 feet to a found concrete marker (unrecorded, strnading 36" tall) at the Southeast corner of said "100 Acres" in the West line of a called "Second Tract - 60.32 Acres" currently titled the John Wesley Miller Family Trust as recorded in Document No. 2010074538, OPRWC, same being an exterior corner of subject tract;

THENCE South 82°38'02" East with the South line of "Second Tract - 60.32 Acres", a distance of 127.58 feet to a found concrete marker (unrecorded, standing 36" tall) at the Southwest corner of same, also being an interior corner of said "150 Acres" in the common survey line of aforementioned M. DENTLER SURVEY, A-211 and GEORGE M. REESE SURVEY, A-533;

THENCE South 82°33'41" East with the common line of said "150 Acres" and said "Second Tract - 60.32 Acres", also being the North line of aforementioned M. DENTLER SURVEY, A-211 and South line of the GEORGE M. REESE SURVEY, A-533, a distance of 257.09 feet to a 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Northeast corner of subject tract, same being in the West right-of-way line to Farm-to-Market road No. 973 at the Northeast corner of subject tract, same being in the west right-of-way line of Farm-to-Market road No. 973 at the Northwest corner of aforementioned "parcel 6-12.691 Acres"; found a 1/2" iron rod at the Southwest corner of Lot 1, Block "A" of the Taylor high School Addition to the City of Taylor as recorded as in Document No. 2011040451, OPRWC, bearing South 82°35'27" East, 250.47 feet;

THENCE South 44°27'05" West with the West right-of-way line of Farm-to-Market Road No. 973 (right-of-way width = 2000.00 feet), a distance of 2760.49 feet to the 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Southeast corner of subject tract, at the Southwest corner of aforementioned "Parcel 6 - 12.691 Acres", same being in the South line of said "150 Acres" and for the Northeast corner of a called "79.21 Acres" currently titled to Eugene Mundkowsky as recorded in volume 837, page 121, Williamson County Deed Records (DRWC);

THENCE North 82°26'24" West with the common line of said "150 Acres" and "79.21 Acres", a distance of 347.57 feet to a 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Southwest upper Northwest corner of said "79.21 Acres"; 1/2" iron rod found at the Southwest corner of said Teichelman "150 Acres", same being an interior corner of said "79.21 Acres" bears South 01°51'41" West, 335.32 feet;

THENCE North 01°51'41" East with the common line of aforementioned "150 acres" and Teichelman "150 Acres", a distance of 2323.66 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 69.993 ACRES (3,048,913 Square Feet).

FLOODPLAIN ADMINISTRATOR

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

BASED UPON THE 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 PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

J. TERRON EVERTSON, P.E., D.R., C.F.M.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

DATE

SURVEYORS CERTIFICATION:

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

I, SEAN PATTON, 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

Zachary K. Petrus
Registered Professional Land Surveyor No. 6769
Kimley-Horn and Associates, Inc.
10814 N Jollyville Road Avalon IV, Suite 200
Austin, Texas 78759
Ph. (512) 418-1771
zach.petrus@kimley-horn.com

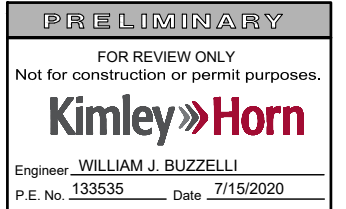
ENGINEERS CERTIFICATION:

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

I, WILLIAM BUZZELLI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCRKOACHED BY A ZONE "A" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C00541F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

WILLIAM BUZZELLI P.E.
Registered Professional Engineer
License #: 133535
Kimley-Horn and Associates, Inc. Firm #: F-928
2600 Via Fortuna Terrace
Austin, Texas 78746
Ph. 512-646-2237



PLANNING & ZONING COMMISSION

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOW AS "CASTLEWOOD SOUTH" HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 2021.

_____, CHAIRMAN
_____, SECRETARY

DATE

DATE

WILLIAMSON COUNTY CLERK

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021 A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2021 A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY

Kimley»Horn

2600 Via Fortuna, Terrace 1, Suite 300
Austin, Texas 78746 FIRM # 928

Tel. No. (512) 646-2237
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	TL	WB	8/5/2021	069278803	4 OF 4

**City of Taylor
Castlewood Subdivision
Phase I Final Plat
PZ-2021-1322
Staff Report**

Requested Action:

Consider approving Castlewood Subdivision Phase I Final Plat.

Applicant:

Will Buzzelli/Kimley-Horn

Subject Property:

Approximately 41.37 acres including right-of-way dedication to create 131 residential lots, located across from Taylor High School, and addressed as 530 FM 973, part of and out of the M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

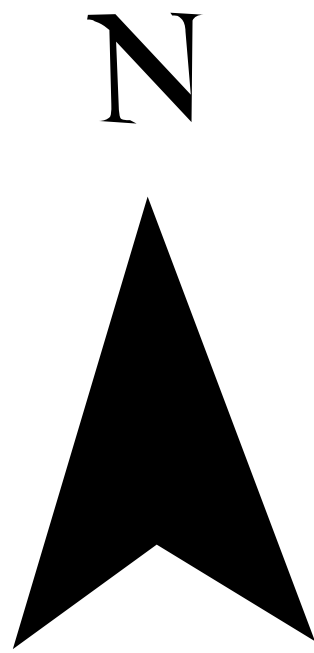
The purpose of the plat is to create 131 lots for future residential development and 6 reserves.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does meet the minimum requirements of the Subdivision Ordinance so staff recommends approval of the proposed subdivision.

Attachments:

1. Location Map
2. Proposed Plat

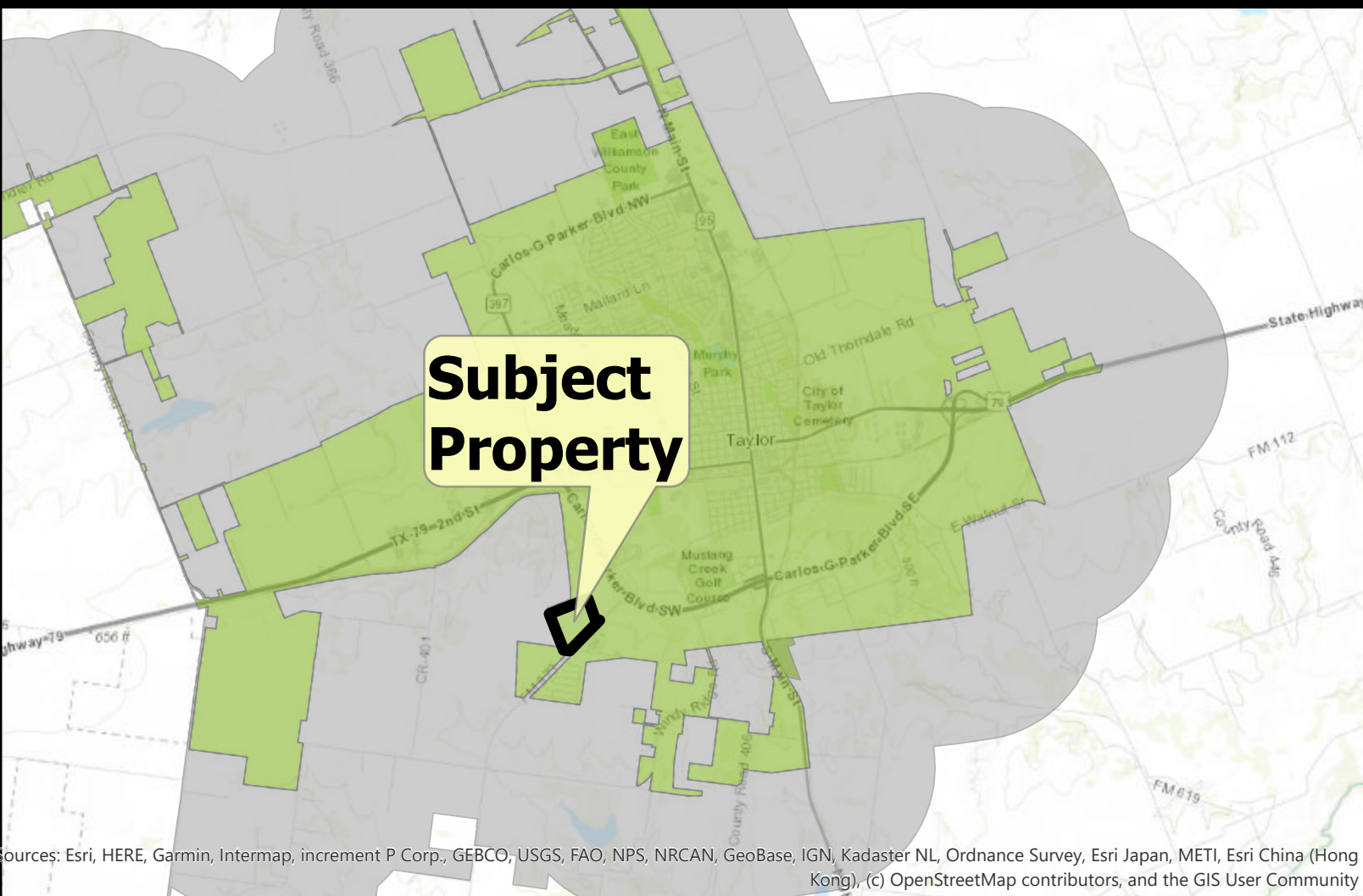


PZ-2021-1322

Castlewood (North) Final Plat
Phase I
Location Map
Approximately 41.37 Acres

Legend

- City Limits
- ETJ
- Subject Property
- Streets



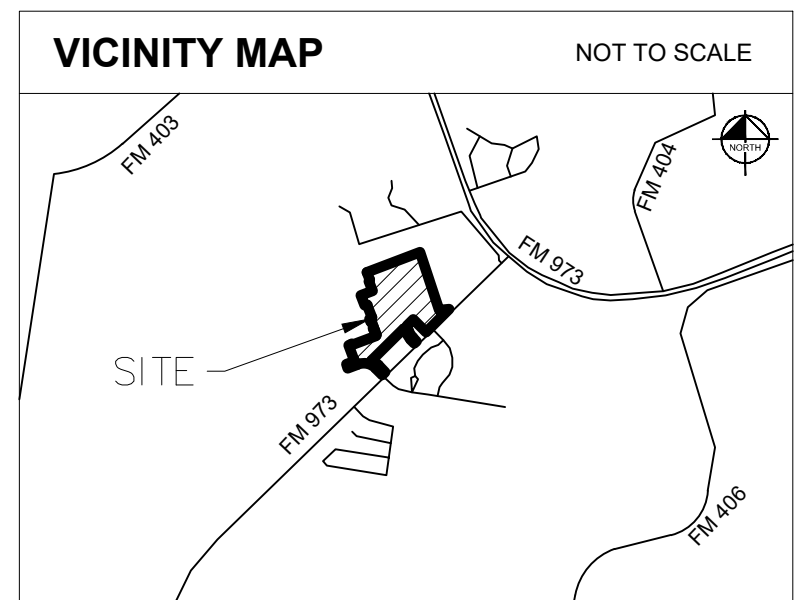
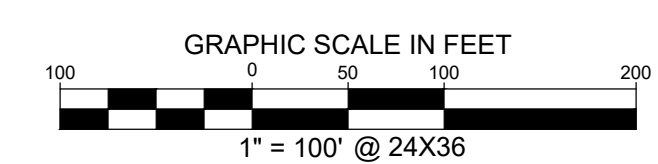
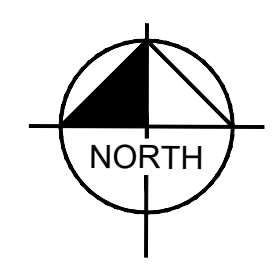
CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	N23°24'30"E	21.21'	C22	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C2	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'	C23	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C3	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'	C24	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C4	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'	C25	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C5	90°00'00"	15.00'	23.57'	N23°24'54"E	21.22'	C26	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C6	90°00'00"	15.00'	23.57'	N66°35'21"W	21.22'	C27	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C7	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'	C28	87°34'43"	15.00'	22.93'	N24°37'09"E	20.76'
C8	75°04'50"	15.00'	19.66'	N59°07'55"W	18.28'	C29	92°25'17"	15.00'	24.20'	N65°22'51"W	21.66'
C9	23°57'31"	300.00'	125.45'	S33°34'15"E	124.53'	C30	87°34'43"	15.00'	22.93'	S24°37'09"W	20.76'
C10	87°34'43"	35.00'	53.50'	N24°37'09"E	48.44'	C31	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C11	83°34'35"	20.00'	29.18'	S63°22'47"E	26.66'	C32	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C12	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'	C33	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C13	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'	C34	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C14	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'	C35	87°34'43"	15.00'	22.93'	N24°37'09"E	20.76'
C15	90°00'00"	15.00'	23.56'	N66°35'30"W	21.21'	C36	92°25'17"	15.00'	24.20'	N65°22'51"W	21.66'
C16	89°59'59"	15.00'	23.57'	S66°35'30"E	21.22'	C37	92°25'17"	15.00'	24.20'	S65°22'51"E	21.66'
C17	90°00'00"	15.00'	23.56'	S23°24'30"W	21.21'	C38	87°34'43"	15.00'	22.93'	N24°37'09"E	20.76'
C18	90°00'00"	15.00'	23.56'	S66°35'30"E	21.21'	C39	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C19	90°00'00"	15.00'	23.56'	S23°24'30"W	21.21'	C40	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C20	90°00'00"	15.00'	23.56'	N23°24'30"E	21.21'	C41	66°02'29"	300.00'	345.79'	S78°34'15"E	326.97'
C21	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'						

CASTLEWOOD SUBDIVISION PHASE 1
FINAL PLAT
BEING A FINAL PLAT TO CREATE 128 LOTS, 5 RESERVES AND 10 BLOCKS,
CONSISTING OF 32.1276 ACRES OF THE ORIGINAL 58.3024 ACRES OUT OF THE
G.M. REESE SURVEY, ABSTRACT NO. 533

GROBA DAVIS FARMS LLC.
INST. NO. 2019117942
D.R.W.C.T.

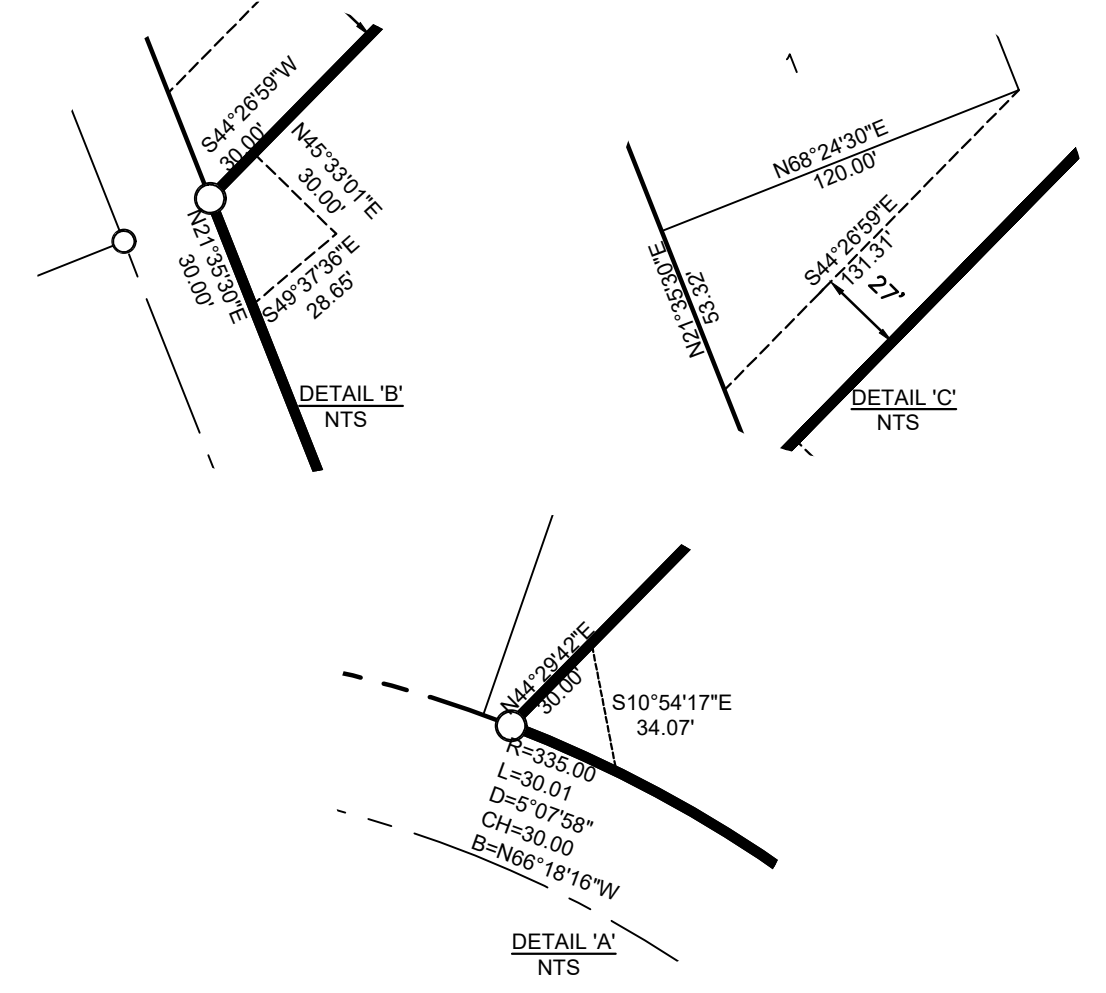
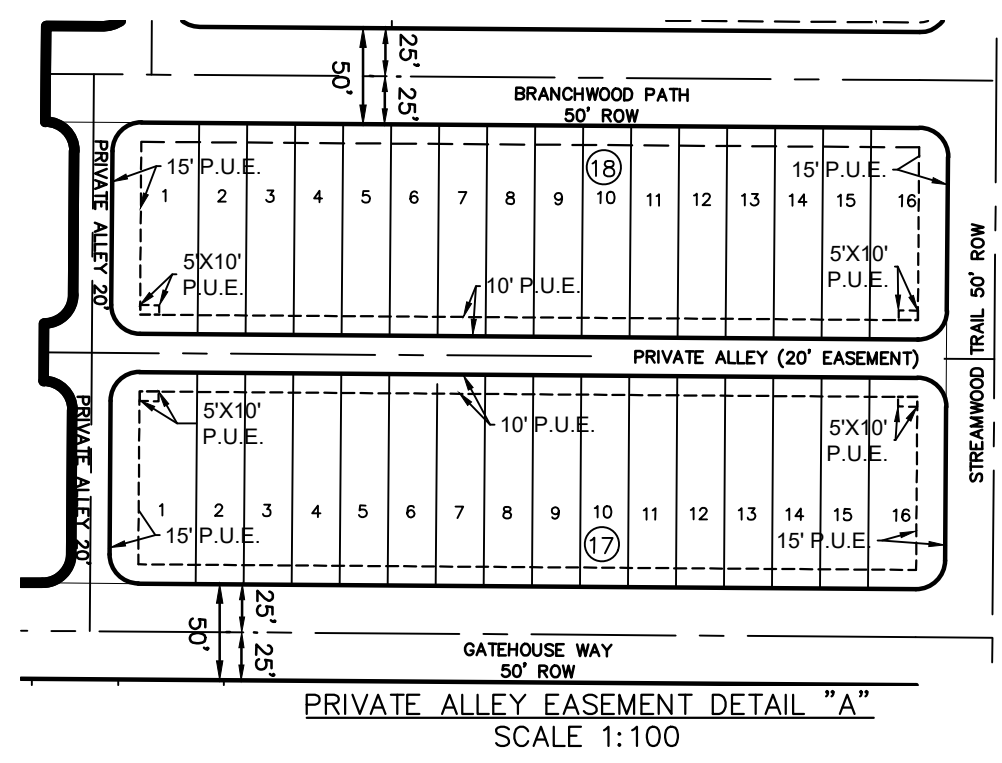
26.1748 ACRES IN
REMAINDER OF
CALLED 58.3024 ACRES
CASTLEWOODS
DEVELOPERS LLC.
INST. NO. 2021003684
D.R.W.C.T.

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



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	CENTER LINE
	RIGHT OF WAY LINE

LEGEND	
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
MNF	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
Ⓢ	BLOCK DESIGNATION



FINAL PLAT
CASTLEWOOD SUBDIVISION PHASE 1
32.1276 ACRES

BLOCK 5, LOTS 1-12; BLOCK 6, LOTS 1-8;
BLOCK 7, LOTS 1-13; BLOCK 10, LOTS 1-15;
BLOCK 14, LOTS 13-26; BLOCK 15, LOTS
1-14; BLOCK 17, LOTS 1-16; BLOCK 18, LOTS
1-16; BLOCK 19, LOTS 1-5

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

Kimley»Horn

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	AUG 2021	063226900	1 OF 2

OWNER/DEVELOPER:
Townbridge Homes, LLC
5511 Reynolds Road
Austin, Texas 78749
Phone: 512-800-4534
Contact : Aaron Levy

APPLICANT:
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace, Suite 300
Austin, Texas 78746
Phone: 737-241-8107
Contact : William Buzzelli, P.E.

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

CASTLEWOOD SUBDIVISION PHASE 1
FINAL PLAT

BEING A FINAL PLAT TO CREATE 128 LOTS, 5 RESERVES AND 10 BLOCKS,
CONSISTING OF 32.1276 ACRES OF THE ORIGINAL 58.3024 ACRES OUT OF THE
G.M. REESE SURVEY, ABSTRACT NO.533

LEGAL DESCRIPTION
32.1276 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "BRYAN TECH" found in the northerly line of FM 973 for the most easterly southwest corner of a called 38.979 acre tract of land conveyed to Prosperity Land Development, LLC., according to the document filed of record in Document No.2017032750 Official Property Records, Wise County, Texas (O.P.R.W.C.), and being common with the southeast corner of this tract;

THENCE South 44°26'59" West, with the northerly line of said FM 973, same being common with the southeasterly line of said Castlewood Developers tract, a distance of 527.74 feet to a point for corner of this tract;

THENCE leaving said common line, over and across the above-mentioned Castlewood Developers tract the following five (5) courses and distances:

North 45°33'01" West, a distance of 290.00 feet to a point for corner of this tract;

South 44°26'59" West, a distance of 149.95 feet to a point for corner of this tract;

South 21°35'30" East, a distance of 98.15 feet to a point at the beginning of a tangent curve to the left having a central angle of 23°57'26", a radius of 275.00 feet, a chord bearing and distance of South 33°34'18" East, 114.15 feet;

With said curve to the left, an arc distance of 114.99 feet to a point for corner of this tract;

South 45°33'01" East, a distance of 88.64 feet to a retuning to a point in the above-mentioned common line for corner of this tract;

THENCE South 44°26'59" West, with said common line, a distance of 50.00 feet to a point for corner of this tract;

THENCE leaving said common line, over and across the above-mentioned Castlewood Developers tract the following seven (7) courses and distances:

North 45°33'01" West, a distance of 88.65 feet to a point at the beginning of a tangent curve to the left having a central angle of 23°57'27", a radius of 325.00 feet, a chord bearing and distance of North 33°34'13" West, 134.91 feet;

With said curve to the right, an arc distance of 135.89 feet to a point for corner of this tract;

North 21°35'30" West, a distance of 55.85 feet to a point at the beginning of a tangent curve to the left having a central angle of 75°04'50", a radius of 15.00 feet, a chord bearing and distance of North 59°07'55" West, 18.28 feet;

With said curve to the left, an arc distance of 19.66 feet to a point for corner of this tract;

South 44°29'42" West, a distance of 734.34 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 23°19'20", a radius of 335.00 feet, a chord bearing and distance of South 57°12'40" East, 135.42 feet;

With said curve to the right, an arc distance of 136.36 feet to a point for corner of this tract;

South 45°33'01" East, a distance of 157.38 feet returning to a point in the above-mentioned common line for corner of this tract;

THENCE South 44°26'59" West, with said common line, a distance of 70.00 feet to a point for corner of this tract;

THENCE leaving said common line, over and across the above-mentioned Castlewood Developers tract the following three (3) courses and distances:

North 45°33'01" West, a distance of 157.38 feet to a point at the beginning of a tangent curve to the left having a central angle of 66°02'29", a radius of 265.00 feet, a chord bearing and distance of North 78°34'13" West, 288.82 feet;

With said curve to the left, an arc distance of 305.45 feet to a point for corner of this tract;

South 68°24'30" West, a distance of 175.29 feet to a point in the west line of the above-mentioned Castlewood Developers tract, same being common with the west line of that tract of land conveyed to Groba Davis Farms, LLC., according to the document filed of record in Instrument No. 2019117942 (D.R.W.C.T.), for corner of this tract;

THENCE North 21°35'25" West, with said common line, a distance of 70.00 feet to a point for corner of this tract;

THENCE leaving said common line, over and across the above-mentioned Castlewood Developers tract the following twenty-five (25) courses and distances:

North 68°24'30" East, a distance of 124.99 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of North 23°24'30" East, 28.29 feet;

With said curve to the left, an arc distance of 31.42 feet to a point for corner of this tract;

North 21°35'30" West, a distance of 254.30 feet to a point for corner of this tract;

North 68°24'30" East, a distance of 50.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 66°35'30" East, 21.22 feet;

With said curve to the left, an arc distance of 23.57 feet to a point for corner of this tract;

North 68°24'30" East, a distance of 405.00 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 23°24'30" East, 21.22 feet;

With said curve to the left, an arc distance of 23.57 feet to a point for corner of this tract;

North 21°35'30" West, a distance of 75.00 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 66°35'30" West, 21.22 feet;

With said curve to the left, an arc distance of 23.57 feet to a point for corner of this tract;

North 21°35'30" West, a distance of 30.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 23°24'30" East, 21.22 feet;

With said curve to the left, an arc distance of 23.57 feet to a point for corner of this tract;

North 21°35'30" West, a distance of 74.99 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 66°35'30" West, 21.22 feet;

With said curve to the left, an arc distance of 23.57 feet to a point for corner of this tract;

SURVEYORS CERTIFICATION:

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

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

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

Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
Firm License # 10194503
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Ph. 469-501-2200
sean.patton@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

North 21°35'30" West, a distance of 50.00 feet to a point for corner of this tract;

North 68°24'30" East, a distance of 30.00 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 23°24'30" East, 21.22 feet;

With said curve to the left, an arc distance of 23.57 feet to a point for corner of this tract;

North 21°35'30" West, a distance of 209.99 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 66°35'30" West, 21.22 feet;

With said curve to the left, an arc distance of 23.57 feet to a point for corner of this tract;

South 68°24'30" West, a distance of 30.00 feet to a point for corner of this tract;

North 21°35'30" West, a distance of 170.00 feet to a point for corner of this tract;

North 68°24'30" East, a distance of 200.00 feet to a point for corner of this tract;

North 21°35'30" West, a distance of 170.00 feet to a point for corner of this tract;

North 68°24'30" East, a distance of 5.00 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 23°24'30" East, 21.22 feet;

With said curve to the left, an arc distance of 23.57 feet to a point for corner of this tract;

North 21°35'30" West, a distance of 129.99 feet to a point in the north line of the above-mentioned Castlewood tract, same being common with a southerly line of the above-mentioned Groba tract, for corner of this tract;

THENCE North 68°24'30" East, with said common line, a distance of 921.80 feet to a 1/2-inch iron rod with plastic cap stamped "HAYNIE CONSULTING" found in the west line of that tract of land conveyed to Prosperity Land Development, LLC., according to the document filed of record in Document No. 2017032750 (O.P.R.W.C.T.) for the northeast corner of this tract;

THENCE South 19°10'13" East, with the common line of said Prosperity Tract and this tract, a distance of 985.49 feet to a point for an interior ell corner of this tract, same being common with the most westerly southwest corner of said Prosperity tract, from which a 1/2-inch iron rod with plastic cap stamped "HAYNIE CONSULTING" found for reference to said corner bears
South 49°28'46" West, 0.57 feet;

THENCE North 83°42'33" East, continuing with said common line, a distance of 162.67 feet to the POINT OF BEGINNING and containing 32.1276 acres or 1,399,478 square feet of land, more or less.

NOTES:

- UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0545E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
- PARKLAND DEDICATION REQUIREMENTS ARE MET BY THE DEDICATION OF BLOCK '19', RESERVE 3 AND BLOCK '10', RESERVE 1.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
- MAX. IMPERVIOUS COVER PER LOT: PER APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
- ALL RESERVE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
- TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
- THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27
- A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
- SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.
- 1.60-ACRE PARK TO INCLUDE 6-FT CONCRETE SIDEWALKS AROUND THE PERIMETER OF THE SITE.
- 1.18-ACRE PARK TO INCLUDE A 4-FT WIDE CONCRETE SIDEWALK ALONG THE NORTH SECTION ADJACENT TO THE STREET AND A MEANDERING 6-FT WIDE CRUSHED GRANITE PATH FROM THE INTERIOR RESIDENTIAL STREET TO SOUTH 70-FT WIDE ENTRY ROAD TO THE SUBDIVISION.

LIEN HOLDER

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

I, _____ OF FROST BANK, LIENHOLDER OF THAT CERTAIN 41.3651 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2019071349 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SUBDIVISION PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 20____.

(LIEN HOLDER SIGNATURE)
FROST BANK
P.O. BOX 1600
SAN ANTONIO, TEXAS 78296

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SUBDIVISION PHASE 1" HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____.

_____, CHAIRMAN

_____, SECRETARY

_____, SECRETARY

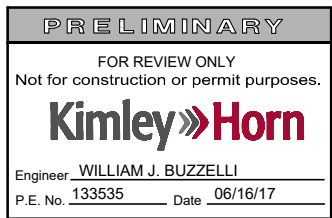
ENGINEERS CERTIFICATION:

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

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

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

WILLIAM BUZZELLI
Registered Professional Engineer
No. 133535 State of Texas
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace
Austin, Texas 78746
Ph. 737-241-8107
Texas Registered Engineering Firm F-928



ROADS TABLE			
ROAD	LENGTH	ROW WIDTH	CLASSIFICATION
CASTLEBRIDGE WAY	678.64'	70'	COLLECTOR
GATEHOUSE WAY	940.00'	50'	LOCAL
BACKWOOD PASS	309.30'	50'	LOCAL
BRANCHWOOD PATH	944.44'	50'	LOCAL
CHERRY BLOSSOM LANE	1122.54'	50'	LOCAL
STREAMWOOD TRAIL	1180.14'	50'	LOCAL
PEBBLESTREAM PASS	750.62'	50'	LOCAL
ELM BRANCH TRAIL	763.97'	50'	LOCAL
RED BRANCH ROAD	170.00'	50'	LOCAL
STROLL WAY	210.00'	20'	PRIVATE ALLEY

BLOCK "5"		BLOCK "7"		BLOCK "14"		BLOCK "16"		BLOCK "18"		RESERVE PARKS & DETENTION	
ACRES	2.01	ACRES	2.10	ACRES	2.04	ACRES	2.20	ACRES	1.10	RESERVE/BLOCK	AREA (ACRES)
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	3 / BLOCK 19	1.5968 PARK
1	7779	1	7200	13	6000	1	7200	1	4853	1 / BLOCK 10	1.1797 PARK
2	7800	2	7200	14	7200	2	6000	2	2750	2 / BLOCK 7	3.7348 DETENTION
3	7800	3	7189	15	6000	3	7200	3	2750		
4	6500	4	6000	16	6000	4	6000	4	2750	RESERVE DRAINAGE PARCELS	
5	6500	5	6000	17	7179	5	8747	5	2750	RESERVE/BLOCK	AREA SQ. FT.)
6	6500	6	6000	18	7179	6	8142	6	2750	7 / BLOCK 5	10137.22
7	6500	7	6000	19	6000	7	6000	7	2750	8 / BLOCK 6	13027.90
8	6500	8	7200	20	6000	8	7200	8	2750		
9	7800	9	7304	21	7200	9	6000	9	2750		
10	7800	10	7162	22	6000	10	7200	10	2750	BLOCK LENGTH	
11	7800	11	7234	23	6000	11	5754	11	2750	BLOCK "5"	640.61
12	8138	12	7234	24	6000	12	4950	12	2750	BLOCK "6"	419.74
BLOCK "17"		13	7190	25	6000	13	4950	13	2750	BLOCK "7"	609.95
ACRES	1.10	BLOCK "10"		26	6000	14	4950	14	2750	BLOCK "10"	704.59
LOT NO.	AREA (SQ. FT.)	ACRES	2.22	BLOCK "15"		15	5754	15	2750	BLOCK "14"	710.00
1	4853	LOT NO.	AREA (SQ. FT.)	ACRES	2.27	BLOCK "6"		16	4303	BLOCK "15"	774.90
2	2750	1	10907	LOT NO.	AREA (SQ. FT.)	ACRES	1.25	BLOCK "19"		BLOCK "16"	761.06
3	2750	2	7956	1	7179	LOT NO.	AREA (SQ. FT.)	ACRES	0.66	BLOCK "17"	400.00
4	2750	3	6021	2	6000	1	7492	LOT NO.	AREA (SQ. FT.)	BLOCK "18"	400.00
5	2750	4	10157	3	7200	2	5985	1	5989	BLOCK "19"	210.00
6	2750	5	6579	4	7200	3	5994	2	5175		
7	2750	6	5400	5	7200	4	5990	3	5175		
8	2750	7	5400	6	6928	5	5990	4	5175		
9	2750	8	5400	7	8090	6	5990	5	5989		
10	2750	9	5400	8	7485	7	5391				
11	2750	10	5400	9	6928	8	7474				
12	2750	11	5400	10	7200					ROW DEDICATION	
13	2750	12	5400	11	7200					10.6490 AC	463,871 SQ. FT.
14	2750	13	5400	12	7200						
15	2750	14	5400	13	6000						
16	4303	15	6600	14	7179						

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

That AARON LEVY, PRESIDENT OF TOWNBRIDGE HOMES, LLC SOLE OWNER OF THAT CERTAIN 58.29 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2019071348 AND DOCUMENT NO. 2019071361, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SUBDIVISION PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 20____.

AARON LEVY, PRESIDENT
TOWNBRIDGE HOMES, LLC
551 REYNOLDS RD.
AUSTON, TEXAS 78749

STATE OF TEXAS § KNOW ALL MEN BY

**City of Taylor
PZ-2021-1329
Comprehensive Plan
Future Land Use Plan Map Amendment
Staff Report**

Requested Action:

The applicant is requesting a change from Single Family to Commercial and Multi-Family designations on the Future Land Use Plan Map (FLUP) on approximately 39.34 acres located at the southwest corner of North Drive and NW Carlos G. Parker Boulevard.

Applicants:

Gregg Andrulis, P.E./Civil Insite, LLC as agent for Creek Bend Land Holdings, LLC

Subject Property:

Approximately 39.24 acres located at the southwest intersection of North Drive and NW Carlos G. Parker Boulevard., more particularly described by Williamson Central Appraisal District Parcel R018637, 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 and Multi-Family

Adjacent Parcel Land Use and Zoning Information:

North: Across Carlos G. Parker Boulevard - Vacant, B-1 and R-1/RPD

South: The Grove at Bull Creek, Single-Family with a Residential Planned Development Overlay (R-1/RPD)

East: Across North Drive - Single-Family Residential (R-1)

West: Agricultural land and The Grove at Bull Creek, Rural/Agricultural (R/A) and Single-Family with a Residential Planned Development Overlay (R-1/RPD), respectively

Purpose of the Future Land Use Plan:

The adopted Future Land Use Plan Map (FLUP) is a component of the City of Taylor's 2004 Comprehensive Plan. It is the visual representation of *Taylor's future*. In other words, the FLUP can be seen as the City's roadmap for the future. It provides the City with a rational basis for current and future zoning decisions; however, the plan intends to allow changes to accommodate the needs of Taylor as it grows.

Purpose:

The applicant proposes future commercial and multi-family development on the subject property, which is a little over 39 acres. As those land uses are not permitted in the current zoning district

designation of Rural/Agricultural, the applicant proposes two zoning changes; however, the requested changes are not consistent with the current designation on the FLUP. The subject property is designated for future Single-Family land uses. To move forward with the zoning changes, the proposed FLUP Amendments would be necessary. On 7.63 acres, the applicant is proposing a change from Single-family designation on the FLUP to Commercial. As the remainder of the subject property (31.71 acres) is proposed to be a mixture of townhouses and duplexes, the applicant requests a change from Single-Family designation to Multi-Family designation on the FLUP.

Staff Analysis:

As City Staff, we are charged with using the Comprehensive Plan as a guide to making 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 the re-zoning 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 City to be more pedestrian friendly – “Walkability”, “connectivity”, and linkages are terms that denote the desire for all areas of a community to be accessible without the use of a car. When residents and visitors can walk, jog or ride a bike in a safe, comfortable and secure environment they will feel that they can travel conveniently from residence to places; work, school, recreation, and shopping.

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

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

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

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

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

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

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

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

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

Proposed FLUP Designations:

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

Multi-Family Residential (Orange): Multi-family residential dwellings, typically identified as duplexes, triplexes, fourplexes, and apartments. Unlike the other residential categories, this

classification generates sufficient traffic and utility impacts to be treated as nonresidential uses and is best located at the intersections of major arterials.

Staff Recommendation:

As stated previously, for this proposed project to move forward, the requested FLUP changes would be necessary for re-zoning to zoning districts that permit commercial and multi-family land uses. Therefore, since the proposed commercial and multi-family project is consistent with the intent of the Comprehensive Plan and fulfills *Objections L3 and L1*, Staff recommends approval of the request to change the FLUP.

Planning and Zoning Commission Recommendation

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

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

- **Are the FLUP Amendments consistent with the Comprehensive Plan?**

As mentioned previously, the request to change the FLUP is consistent with the intent of the Comprehensive Plan. **Action L3.6:** *Guide new commercial development to clusters* promotes the Land Use Objectives and overarching Goal. Additionally, the commercial land use designation sets the stage for buffering between Carlos G. Parker and the proposed multi-family designation as recommended in the Principles and Policies.

- **Are the FLUP Amendments compatible with the surrounding area?**

The FLUP Amendments are consistent with the surrounding area. To the south of the subject property, The Grove at Bull Creek (The Grove) consisting of 371 single-family houses is under construction. Between Northwest Carlos G. Parker and The Grove there are two properties that are vacant but the one directly north of The Grove has been purchased and is zoned for commercial land uses. At this same intersection, one project has started the process of developing at the northwest corner of North Drive and Carlos G. Parker Boulevard. The property has been rezoned so there are two commercially zoned lots along Carlos G. Parker and a single-family residential planned development on the remainder of the land. To the east and across North Drive there is a single-family subdivision.

- **Do the FLUP Amendments promote the public health, safety, or general welfare?**

The changes to the FLUP would promote the health, safety, and welfare of the City of Taylor. The corner of North Drive and Carlos G. Parker Boulevard is appropriate for commercial and multi-family development as the street classifications are Collector and Minor Arterial, respectively. The ordinances are adopted to ensure the health, safety, and general welfare of the residents. The future development would be required to meet all adopted ordinances. By guiding development to appropriate areas with transportation, water, and wastewater infrastructure, the intent of the

Comprehensive Plan is met while the welfare of the community is promoted through efficient use of resources.

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

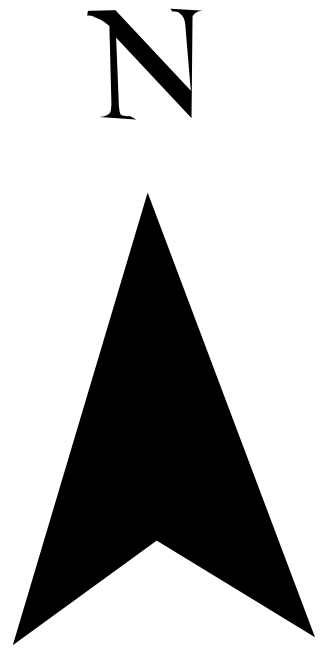
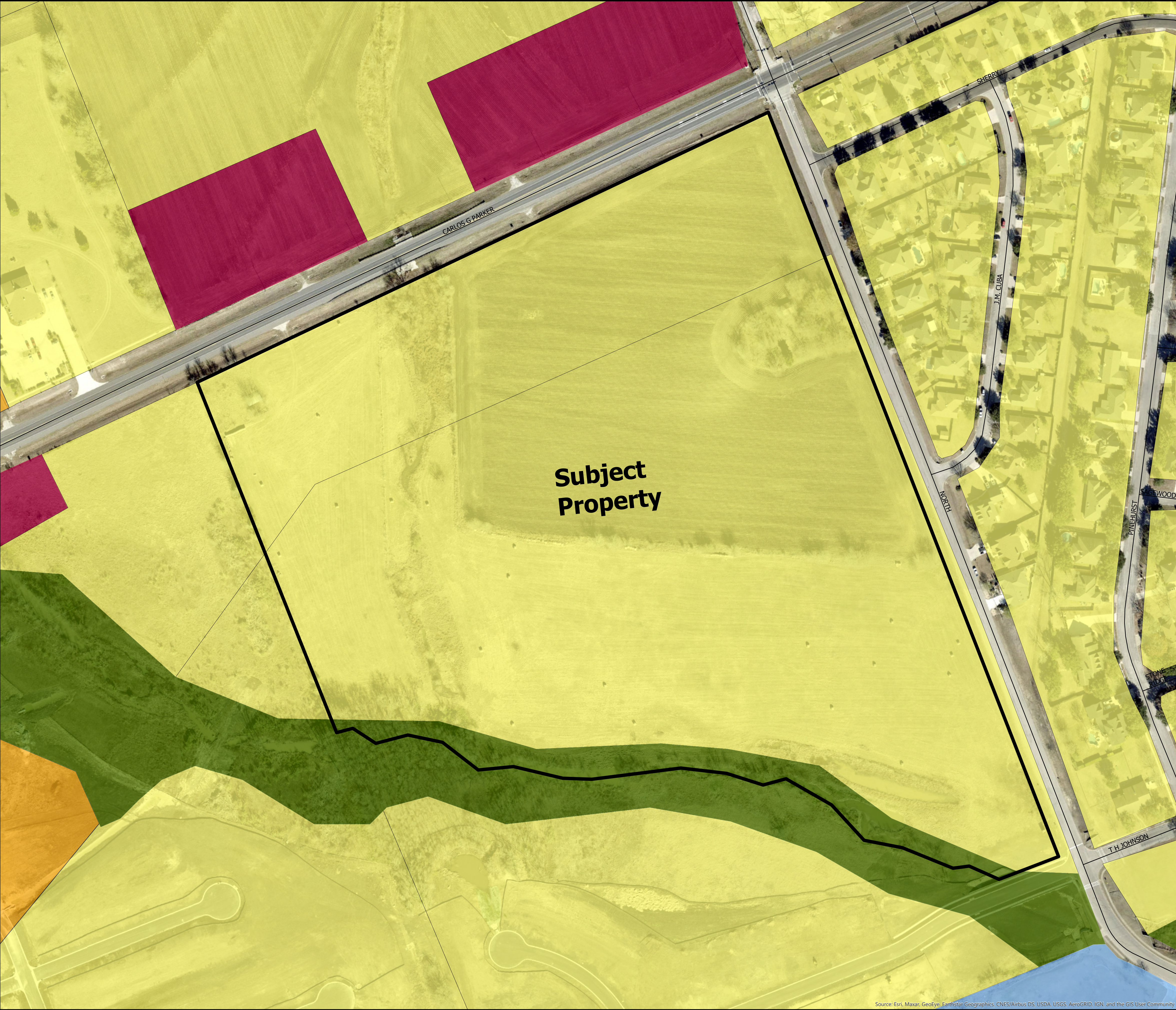
There is adequate infrastructure available to support the proposed development. The transportation network is the correct classification for the types of development that are being proposed. There are multiple water and wastewater lines. There are two water lines adjacent to the subject property: one 24-inch and one 16-inch. There is a 15-inch wastewater line along North Drive (coming from the 15 inch line that runs down the creek between The Grove and this proposed project) and two 10-inch lines on the subject property. If any improvements need to be made due to all the recent activity at this intersection the developer will bear the appropriate cost to make those improvements. 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 efficient land, infrastructure, and fiscal resources.

- **Do current conditions indicate that the FLUP Amendments are necessary?**

Current conditions do necessitate FLUP Amendments for the subject property as recent development interest in Taylor has been along this portion of Carlos G. Parker Boulevard. This land is ripe for growth; however, the FLUP does not reflect the current activity. Changing the designation from Single-Family to Commercial and Multi-Family would allow the proposed project to move forward as the requested zoning changes would be consistent with the Comprehensive Plan. If the proposed project comes to fruition, it will increase the tax base in Taylor.

Attachments:

1. Existing Future Land Use Plan Map
2. Current Zoning Map
3. Proposed Future Land Use Plan Map
4. Proposed Ordinance 2021-24
 - a. Exhibit A
 - b. Exhibit B

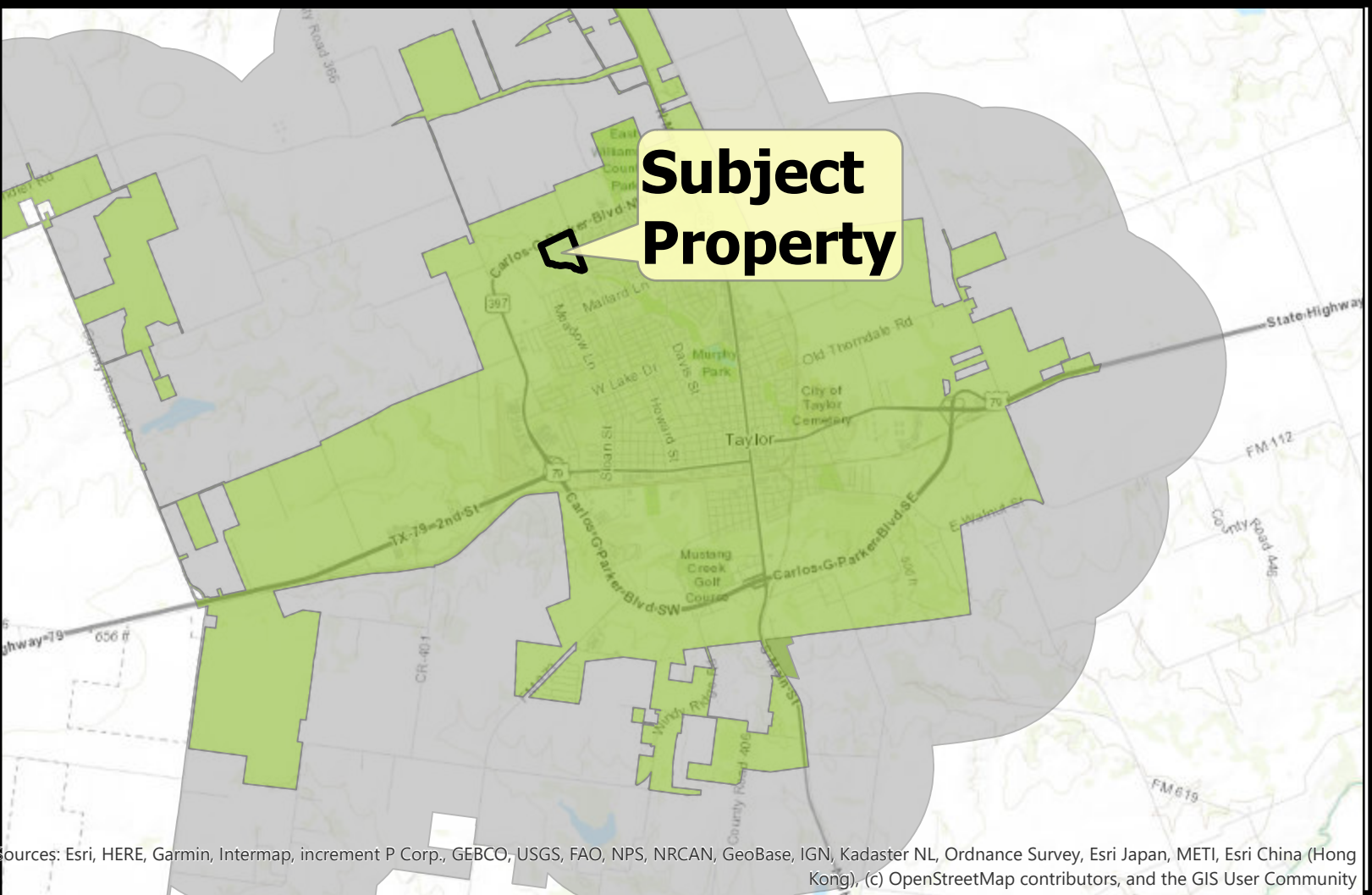


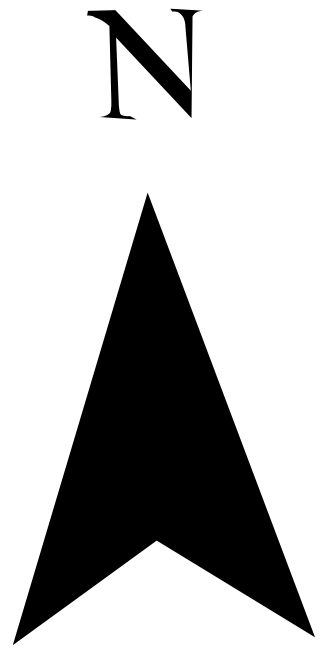
PZ-2021-1329

**Trenton Village FLUP Amendment
Current FLUP Map
Approximately 39.34 Acres**

Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



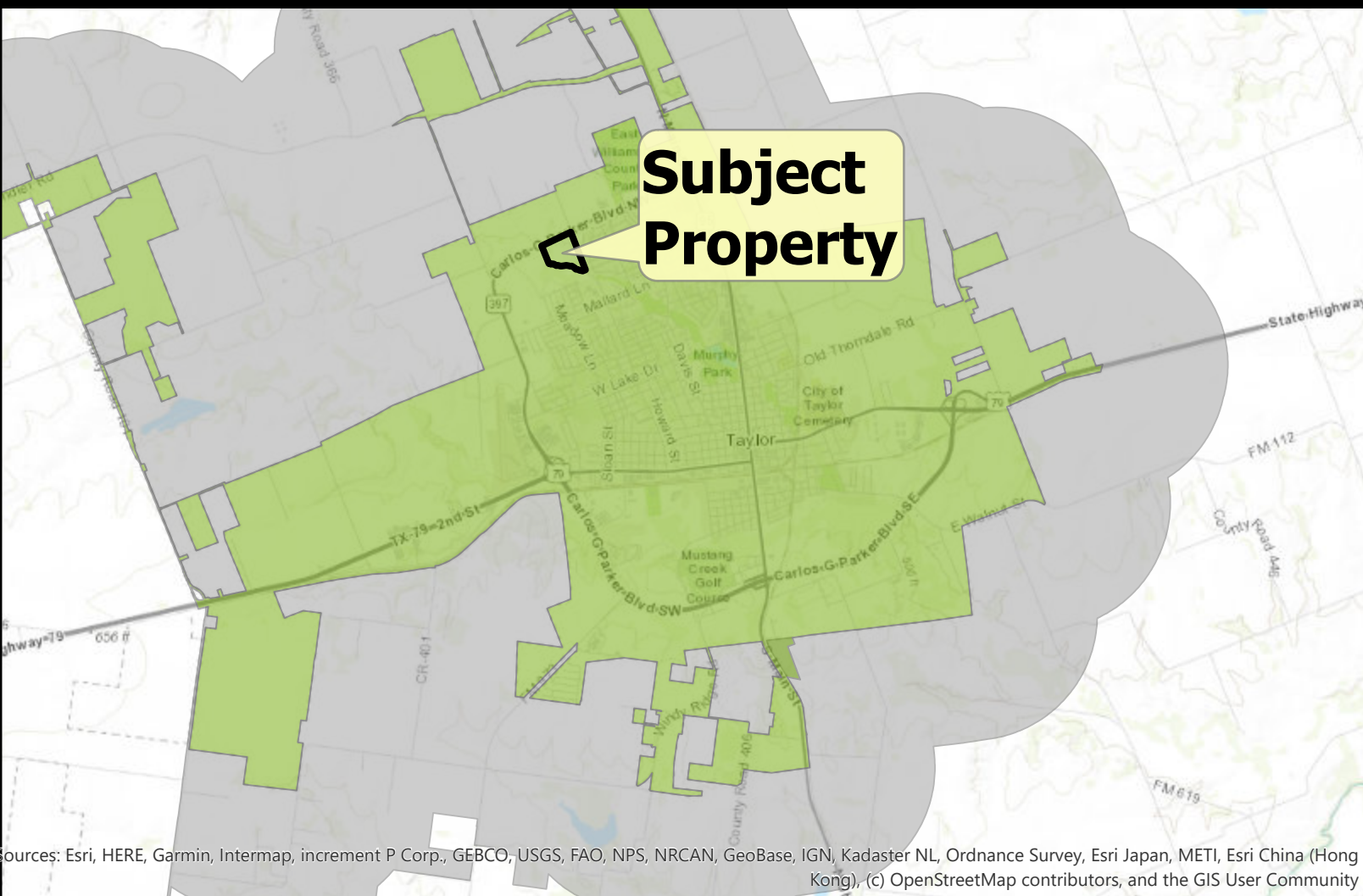


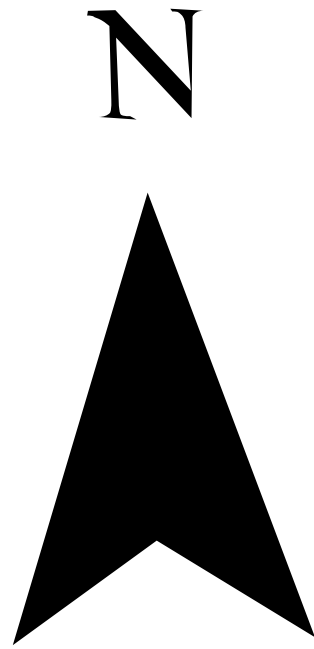
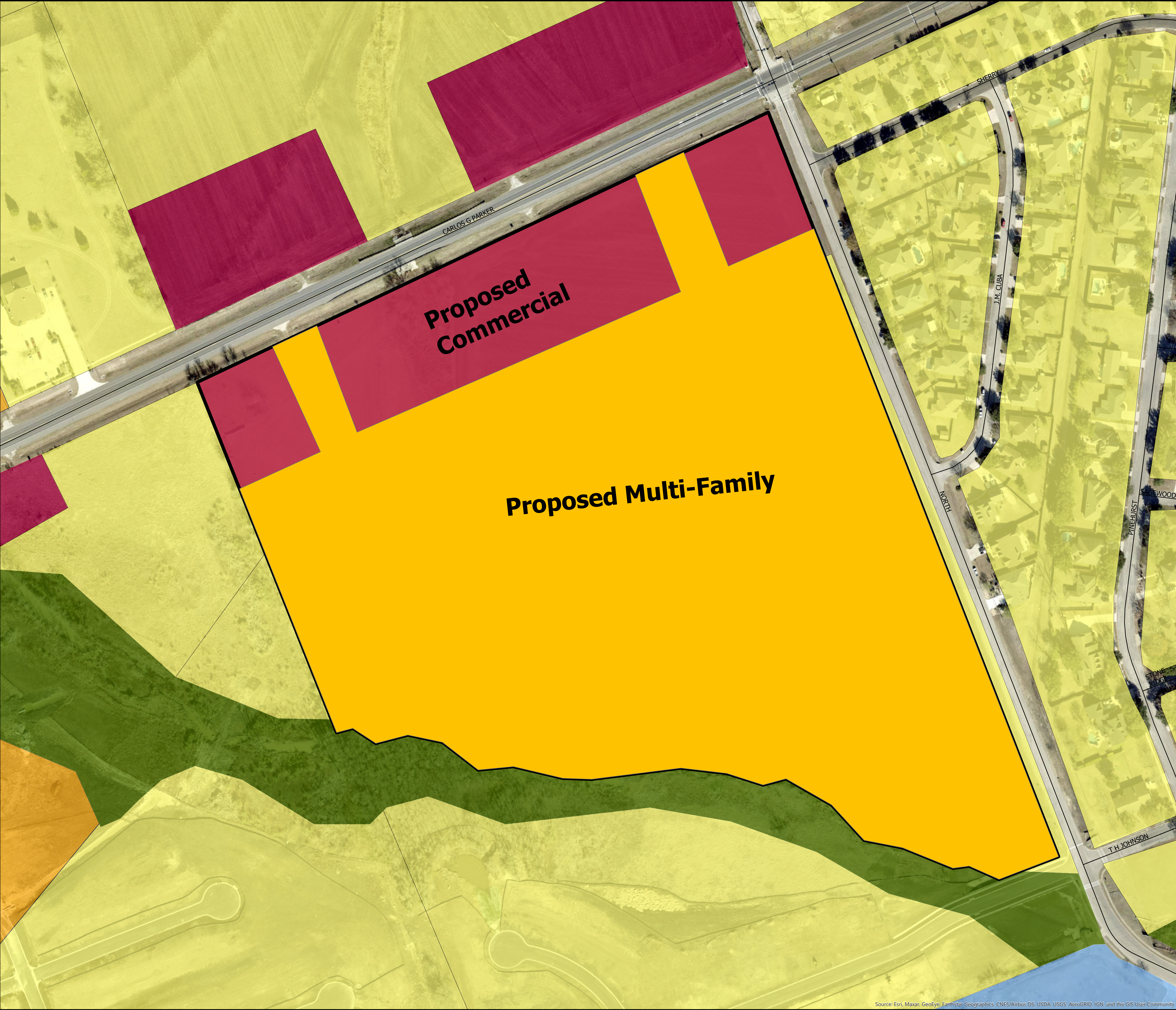
PZ-2021-1328

**Trenton Village Planned Development
Current Zoning Map
Approximately 39.34 Acres**

Legend

- Streets
- ▭ Subject Property
- ZONING
- B-1
- P Parks
- R-1 Single Family
- ▨ R-1/RPD: Residential Planned Development
- ▨ R/A Rural Agriculture



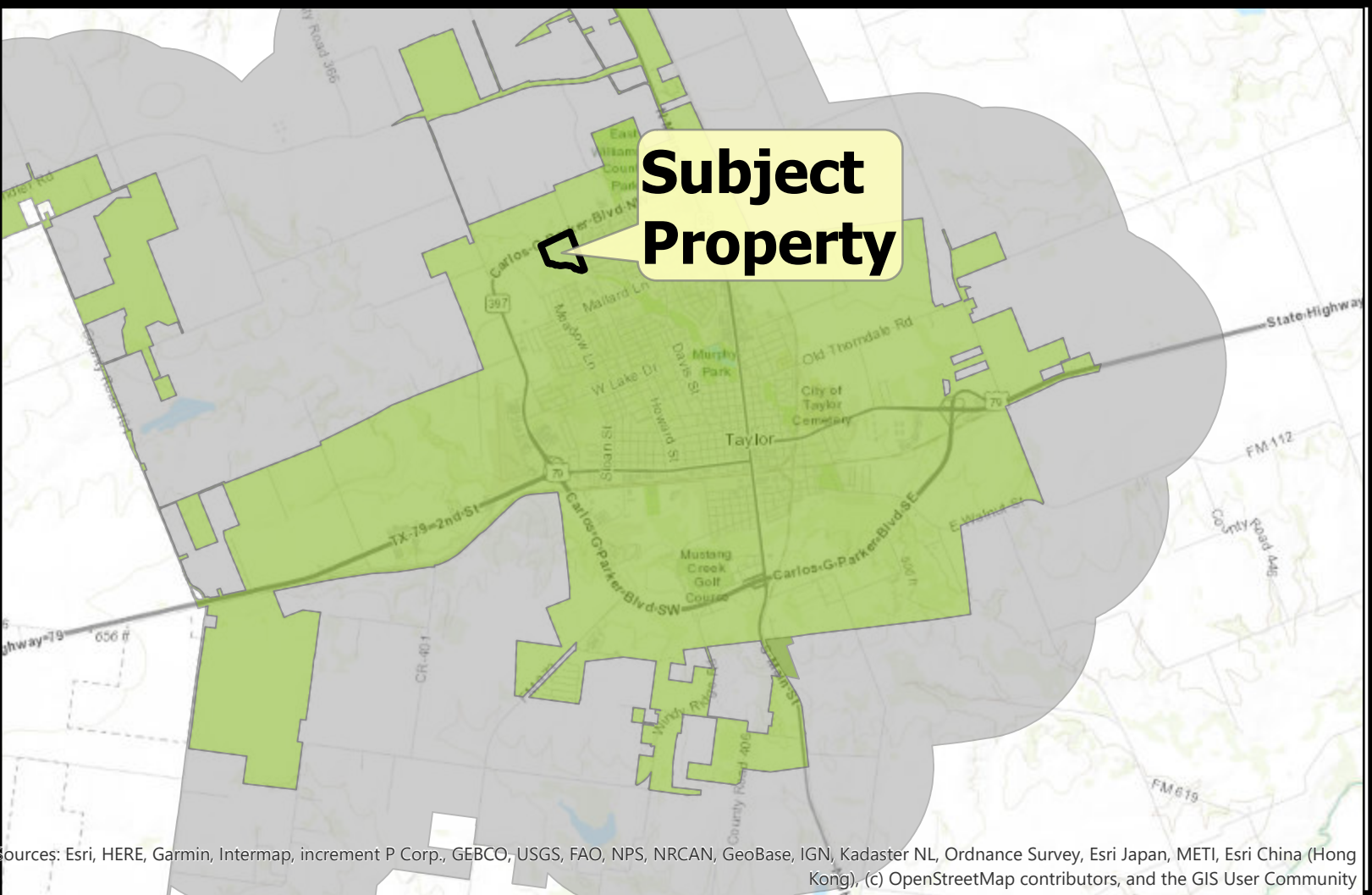


PZ-2021-1329

**Trenton Village FLUP Amendment
Proposed FLUP Map
Approximately 39.34 Acres**

Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



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

ORDINANCE NO. 2021-24

AN ORDINANCE CHANGING THE COMPREHENSIVE PLAN FUTURE LAND USE PLAN MAP DESIGNATION ON PROPERTY DESCRIBED AS APPROXIMATELY 39.34 ACRES FROM SINGLE-FAMILY TO 7.63 ACRES OF COMMERCIAL AND 31.71 ACRES OF MULTI-FAMILY, LOCATED AT THE SOUTHWEST CORNER OF CARLOS G. PARKER BOULEVARD AND NORTH DRIVE; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018637; PART OF AND OUT OF THE 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 September 30, 2021, to consider the request made by Gregg Andrulis, P.E./Civil Insite, LLC as agent for Creek Bend Land Holdings, LLC, 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 approximately 7.63 acres of Commercial and approximately 31.71 acres of Multi-Family; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 14, 2021, 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 approximately 7.63 acres of Commercial and approximately 31.71. acres of Multi-Family designation as shown in the map attached hereto as Exhibit “B”.

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 2021-24 was introduced before the Taylor City Council on the 30th day of September 2021.

PASSED, APPROVED, and ADOPTED on the_____day of _____ 2021.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Exhibit "A"

FIELD NOTES 39.34 ACRE TRACT WILLIAMSON COUNTY, TEXAS

Field Notes for a tract of land situated in and being out of the W.J. BAKER SURVEY, Abstract No. 65, Williamson County, Texas, and being part of the remainder of a called 104 acre "First Tract," described in a deed to DELPHINE SLIVENSKY, recorded in Volume 816, Page 449, Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete TXDOT monument found at the southwest intersection of F.M. Road 397 and North Drive, for the northeast corner of the herein described tract;

THENCE S 20°50'40" E (*Rec. S 19°00'00" E*), 1713.63 feet, with the east line of said 104 acre tract and the west right-of-way line of said North Drive, to an iron rod with cap set for the southeast corner of the herein described tract;

THENCE S 69°03'06" W, 136.73 feet, to a point in the approximate centerline of a creek;

THENCE across and upon said 104 acre tract, following the approximate centerline of said creek, for the following courses:

1. N 66°08'49" W, 70.28 feet, to a point;
2. S 82°31'09" W, 35.00 feet, to a point;
3. N 67°57'32" W, 117.00 feet, to a point;
4. N 78°53'51" W, 84.00 feet, to a point;
5. N 42°36'28" W, 103.00 feet, to a point;
6. N 60°09'45" W, 113.00 feet, to a point;
7. S 74°47'39" W, 51.00 feet, to a point;
8. N 72°18'30" W, 82.00 feet, to a point;
9. N 83°21'49" W, 99.00 feet, to a point;
10. S 82°51'24" W, 198.00 feet, to a point;
11. N 88°02'15" W, 62.00 feet, to a point;
12. N 76°45'11" W, 109.00 feet, to a point;
13. S 84°33'52" W, 76.00 feet, to a point;
14. N 52°17'11" W, 97.00 feet, to a point;
15. N 78°06'29" W, 76.00 feet, to a point;
16. S 75°26'24" W, 71.00 feet, to a point;
17. N 56°54'49" W, 59.00 feet, to a point;
18. S 75°10'20" W, 36.00 feet, to an iron rod with cap found in the west line of said 104 acre tract and the east line of a called 88.167 acre tract described in a deed to WEINRITTER REALTY, LP, recorded in Document No. 2009013705, of said records, for the southwest corner of the herein described tract;

THENCE N 22°00'08" W (Rec. N 19°00'00" W), with the west line of said 104 acre tract and the east line of said 88.167 acre tract, at 19.90 feet passing a concrete monument found, continuing the same course for a total distance of 806.66 feet to a point in the south right-of-way line of said F.M. Road 397, for the northeast corner of said 88.167 acre tract, the northwest corner of said remaining 104 acre tract and the northwest corner of this tract, from which a 3/8 inch iron rod found bears S 22°00'08" E, 0.51 feet;

THENCE N 64°41'57" E, 1374.55 feet, with the north line of said remaining 104 acre tract and the south right-of-way line of said F.M. Road 397 to the POINT OF BEGINNING, and containing 39.34 acres of land, more or less.

NOTES:

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

Luther E. Frobish 9/14/2018
 Luther E. Frobish
 Registered Professional Land Surveyor
 State of Texas No. 6200



Return to
 Longhorn Title Co., Inc.
 300 N. Main
 Taylor, TX 76574

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020148577

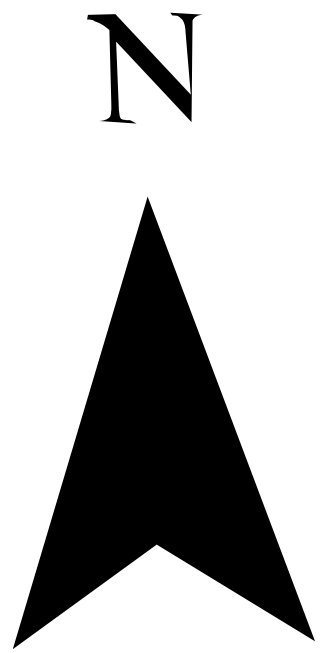
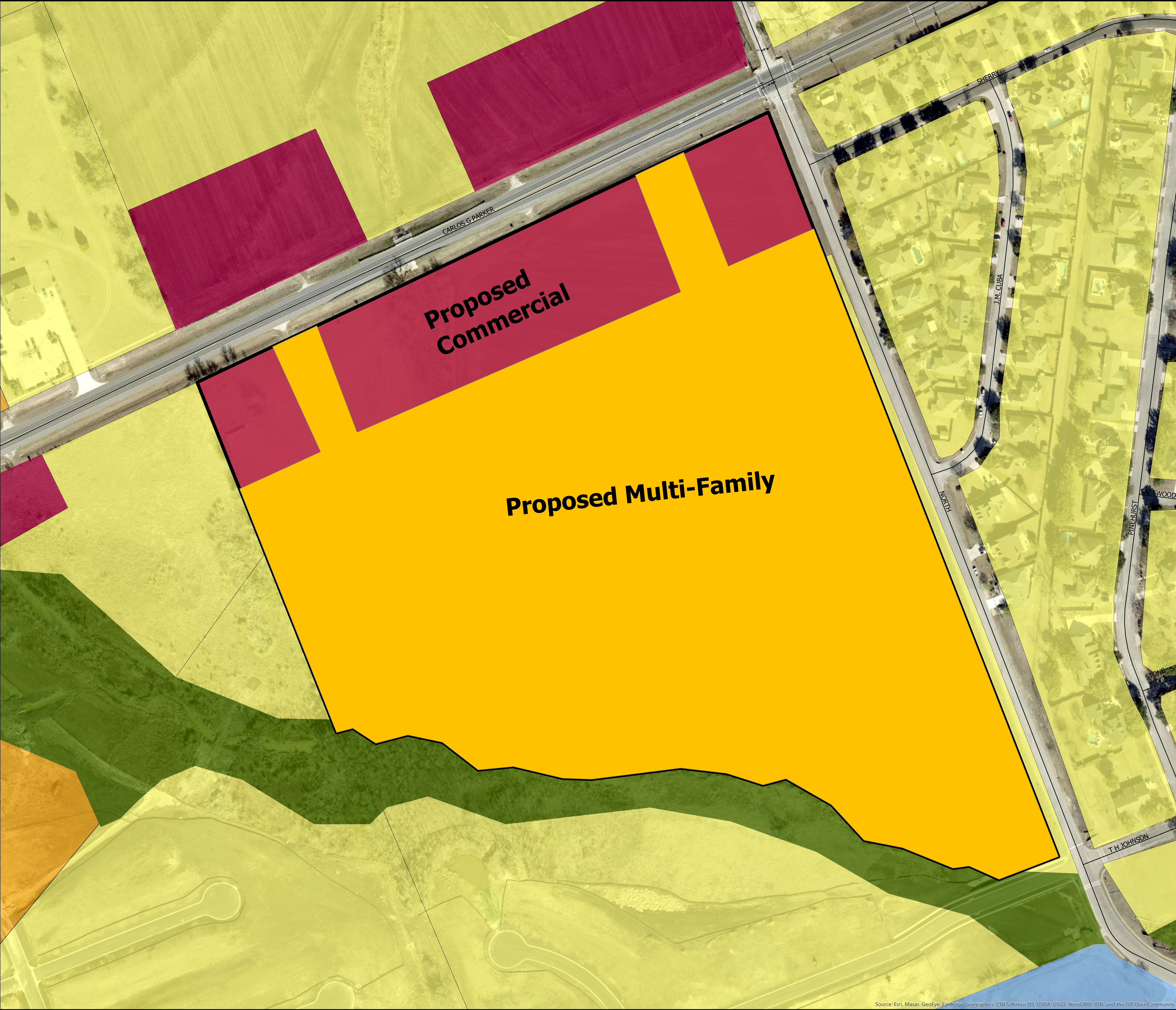
Pages: 7 Fee: \$41.00
11/24/2020 03:07 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document



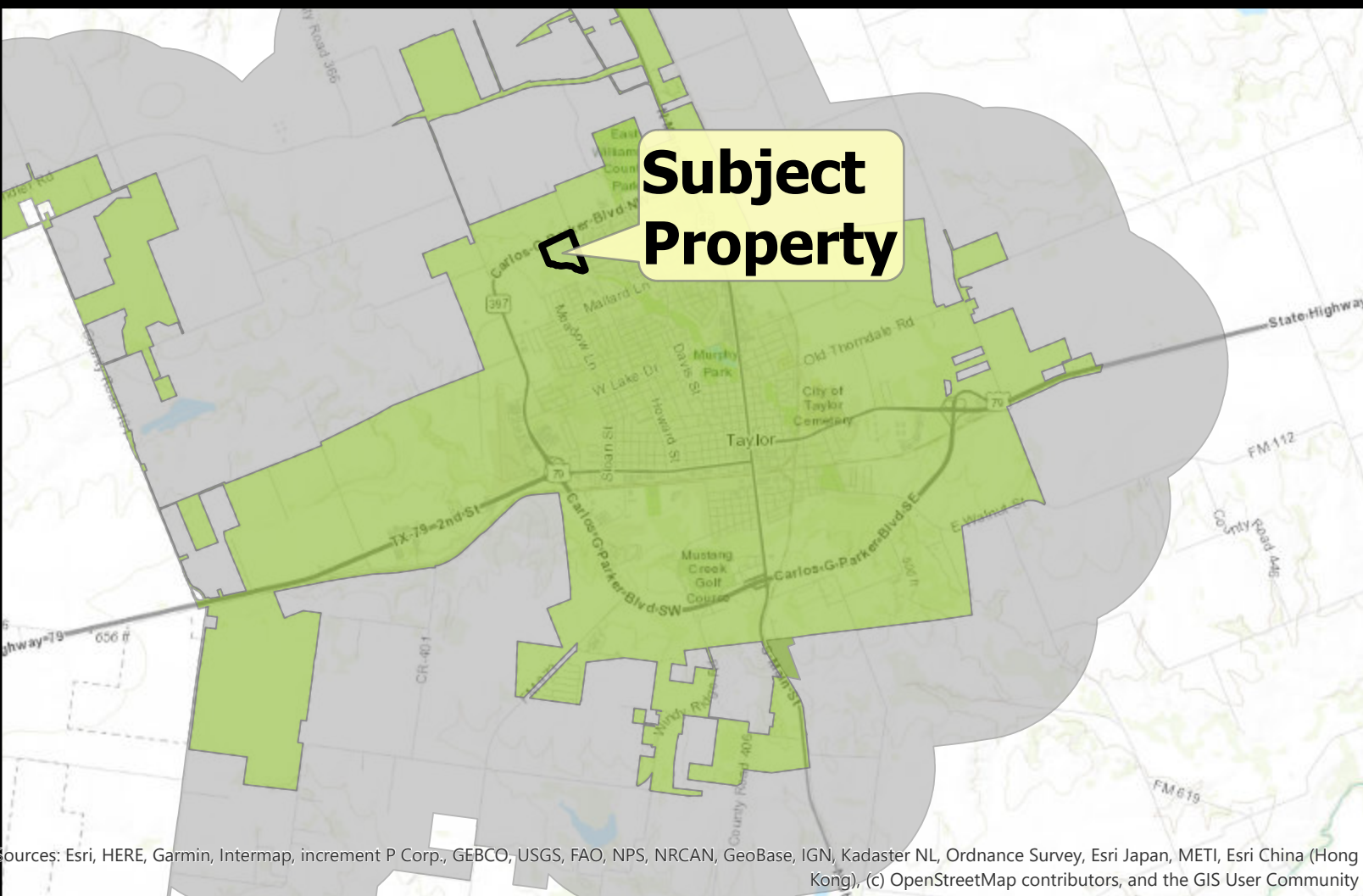
PZ-2021-1329

Trenton Village FLUP Amendment
Proposed FLUP Map
Approximately 39.34 Acres

EXHIBIT B

Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



City of Taylor
PZ-2021-1328
Zoning Map Amendment
Staff Report

Requested Action:

Zoning Map Amendment to the official zoning map to re-zone approximately 39.34 acres of Rural/Agricultural Zoning District (R/A) to 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and 31.71 acres of Multi-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

Applicant:

Gregg Andrulis, P.E./Civil Insite, LLC

Subject Property:

Approximately 39.34 acres, more particularly described by Williamson Central Appraisal District Parcel R018637; part of and out of the William J. Baker Survey, Abstract No. 65, located at the southwest corner of Carlos G. Parker Boulevard and North Drive, Williamson County, Texas.

Parcel Information:

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

Current Use: Agricultural

Proposed Zoning: Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD)

Future Land Use Plan: Single-Family¹

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	Vacant	B-1 and R-1/RPD
South	Residential	R-1/RPD
East	Residential	R-1
West	Commercial and Residential	B-1 and R-1/RPD

Purpose:

The subject property is approximately 39.34 acres of agricultural land, located on the southwest corner of Carlos G. Parker Boulevard and North Drive. Currently, it is zoned Rural/Agricultural.R/A. The applicant is proposing planned development overlays on the subject property for future commercial and multi-family development. Along the frontage of Carlos G. Parker Boulevard, the developer is proposing commercial development on three (3) lots consisting of approximately 7.63 acres. In addition, on approximately 31.71 acres, the applicant is proposing multi-family development.

¹ The current FLUP designation is Agriculture, but there is a Comprehensive Plan Amendment being presented for consideration concurrently (PZ-2021-1329).

Neither of the proposed land uses are permitted in the R/A Zoning District. The applicant has FLUP Amendments running concurrently with this request for re-zonings to move forward with the proposed projects. The applicant has requested changes from the current designation of Single-Family to Commercial along the frontage of Carlos G. Parker Boulevard and Multi-Family on the remaining 31.71 acres. If the FLUP Amendments are approved, the request to change the zoning designations to zoning districts that would permit commercial and multi-family land uses would be consistent with the Comprehensive Plan.

A re-zoning to Local Business Zoning District with a Commercial Planned Development Overlay would be necessary for the commercial portion of the proposed development to move forward. The base zoning of B-1 is appropriate as the commercial development is being proposed next to residential development. The re-zoning would permit commercial development along Carlos G. Parker Boulevard to buffer the multi-family development from the arterial while providing the surrounding neighborhoods with daily needs. Additionally, the overlay allows Staff and the applicant to tailor the development to this specific piece of land concerning uses, setbacks, and orientation to Carlos G. Parker and the multi-family development.

On the remaining 31.71 acres, the developer plans to create about 80 townhomes and 118 duplex 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 re-zoned to a base zoning district that permits multi-family land uses by-right. The applicant is requesting a change of zoning to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD). The purpose of the Residential Planned Development Overlay (RPD) is to provide various lot sizes, which is not permitted in the MF-1 Zoning District, by-right. In addition, the applicant wants to provide two housing types, walkability, and connectivity, for the residents of the community to create a neighborhood.

In summary, the developer requests to change the zoning district designation R/A on approximately 7.63 acres at the southwest corner of Carlos G. Parker Boulevard and North Drive to B-1/CPD along Carlos G. Parker Boulevard and MF-1/RPD on almost 31.71 acres. The B-1 Zoning District change would permit neighborhood commercial land uses compatible with existing and proposed residential. At the same time, the MF-1/RPD Zoning District change would permit the developer to provide a variety of lot sizes and housing types with walkability.

Staff Analysis:

As City Staff, we are charged with using the Comprehensive Plan as a guide for making recommendations to the Planning and Zoning Commission on proposed re-zoning requests. As the Comprehensive Plan is meant to be fluid rather than etched in stone, some changes are expected. The Executive Summary of the Comprehensive Plan 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.”* The Comprehensive Plan includes general Planning Principles and Policy Guides, which aid in

making 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.*
- *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.*

Commercial

- *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.*
- *Buffers should separate commercial uses from residential areas, especially where the commercial use involves visible storage or display of merchandise or materials.*

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.*

In Chapter 4 – Land Use of the Comprehensive Plan, Goals, objectives, and actions to help address critical issues were developed and incorporated into the Comprehensive Plan.

Some of the relevant Comprehensive Plan goals, objectives, and actions to consider for these re-zonings include:

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

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

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

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

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.*

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*

In addition to using the narrative for guidance, the Comprehensive Plan’s FLUP is the graphic representation of the land use goals; it is intended to help the Planning and Zoning Commission, City Council, and residents visualize the community’s desired future land development pattern. 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 Amendment is running concurrently with this application. If the FLUP Amendments are approved, the request to re-zone with planned development overlays would be consistent with the Comprehensive Plan.

The land use narratives describing the requested FLUP designations are consistent with the development proposed by the applicant and support the request to re-zone. See excerpt below:

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

Multi Family (Orange): Duplex, triplex, quadruplex, and apartment homes.

Staff Recommendation:

The applicant's proposal is consistent with the Comprehensive Plan's, Principles, and Policies. A few examples of Principles and Policies that are incorporated in this project are as follows: commercial development should be in nodes at intersections, neighborhoods should be buffered from arterials and major streets, maintain compatibility with existing uses, encourage mixed uses, and there should be a variety of housing types and lot sizes to create complementary neighborhoods. Additionally, many of the Actions which promote the Objectives and Goals in the Comprehensive Plan are met within this proposal. For example, the desire for various housing types. The applicant has worked with Staff during the re-zoning and conceptual design process before 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. Some of the elements 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.

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 actions are consistent with and meet **Objective L1 and Objective L3**. Meeting these Objectives are an integral part of the Land Use Goal (Goal). The Goal, “A variety of safe, attractive, accessible, high quality residential, commercial...” is integral to making Taylor the place we want to live. Therefore, this 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-zonings and recommends to City Council either in favor of or 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 the applicant’s request to re-zone a little over 39.00 acres from Rural/Agricultural Zoning District to 7.63 acres of land to Local Commercial Zoning District with a Commercial Planned Development Overlay and 31.71 acres of land to Multi-Family Zoning District with a Residential Planned Development is consistent with the Comprehensive Plan. In addition, as stated previous various Principles and Policies are incorporated into the proposed project, as are several Actions to meet Objective that are steps to meeting the overarching 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,” A good example is **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 within the residential part of the proposed plan and to the adjacent commercial development that will serve the neighborhood.

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

The staff analysis indicates this proposed re-zoning is compatible with the surrounding area. On both sides of Carlos G. Parker Boulevard between North Drive, there are B-1

zoned properties adjacent to R-1 zoned properties that have Planned Development Overlays and one tract that is zoned multi-family. As mentioned in the FLUP Amendment Staff Report, the northwest corner of Carlos G. Parker Boulevard and North Drive, the Taylor 70 project, is in the development process. The project is similar to this proposal, as it is both commercial and residential with various lot sizes and housing types. To the south, The Grove at Bull Creek subdivision is a single-family residential subdivision (with commercial tracts located along the Carlos G. Parker Boulevard frontage). John M. Cuba Addition is across North Drive. To the west, the subject property fronts on Carlos G. Parker and is zoned R/A and has an agricultural land use.

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

Staff analysis indicates the re-zoning of the subject property will promote public health, safety, and welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by promoting safe, orderly, and economically sustainable development. Therefore, the developer has incorporated applicable principles and policies 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 Carlos G. Parker Boulevard, which is classified as a major arterial road. For the commercial development aspect, fronting along an arterial is appropriate. Carlos G. Parker Boulevard has the capacity and connectivity needed by the commercial development for deliveries. For water and wastewater, there are multiple lines. There are two water lines adjacent to the subject property: one 24-inch and one 16-inch. There is a 15-inch wastewater line along North Drive and two 10-inch lines on the subject property. Additionally, there is a 15-inch wastewater line in Bull Creek. The details of tying into the existing infrastructure will be in the Subdivision Improvements Plans. The developer will bear reasonable costs if any improvements need to be made due to the recent activity at this intersection.

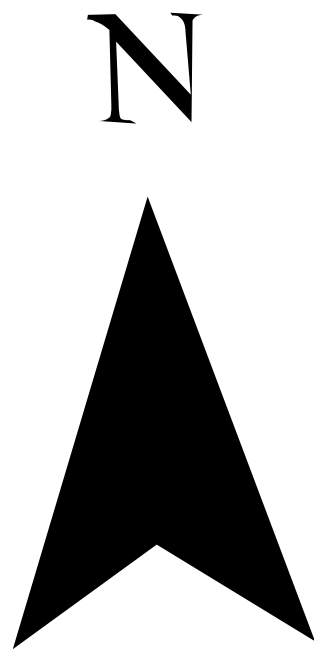
- **Do current conditions indicate that a re-zoning is necessary?**

At this time, Taylor is experiencing an uptick in growth. This proposed development is in an area where growth is occurring. However, the subject property's current zoning designation would not permit the proposed land uses. The proposed re-zonings B-1/CPD and MF-1/RPD are consistent with the intent of the Comprehensive Plan. Therefore, the re-zonings to zoning districts that permit the proposed land uses – commercial and multi-family land uses – are necessary to move forward with the project. These re-zonings provide an opportunity to fill a need for new types of housing in Taylor. Additionally, the proposed project offers an opportunity to expand and diversify the City's tax base.

Attachments:

1. Current Zoning Map
2. Current FLUP
3. Proposed FLUP

4. Proposed Zoning Map
5. Proposed Ordinance 2021-25
 - a. Exhibit A
 - b. Exhibit B

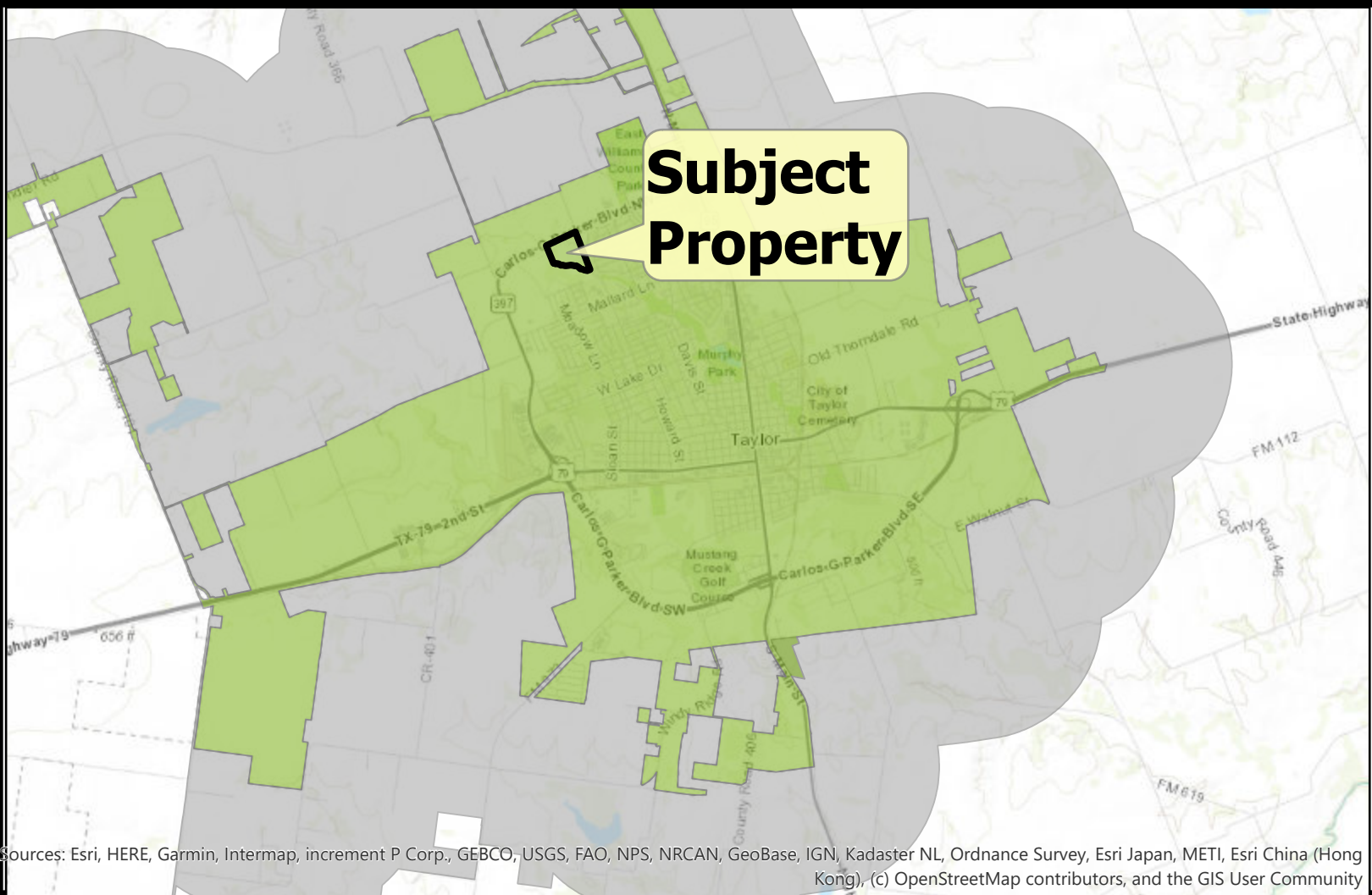


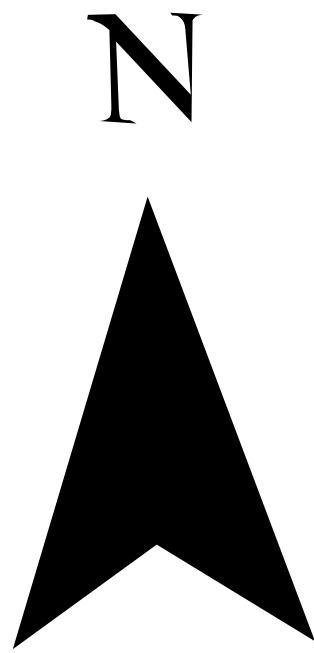
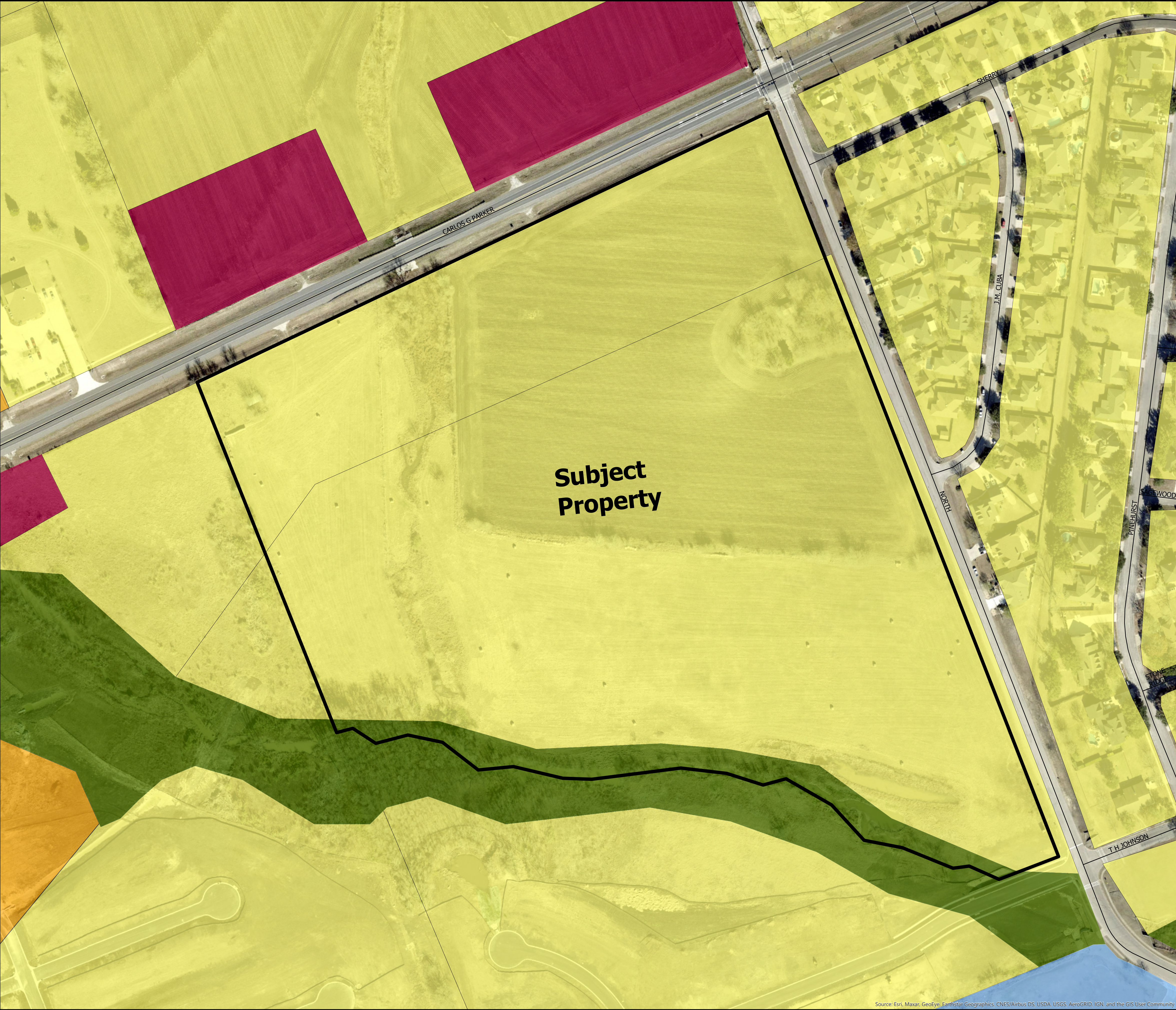
PZ-2021-1328

Trenton Village Planned Development
Current Zoning Map
Approximately 39.34 Acres

Legend

- Streets
- ▭ Subject Property
- ZONING
- B-1
- P Parks
- R-1 Single Family
- ▨ R-1/RPD: Residential Planned Development
- ▨ R/A Rural Agriculture



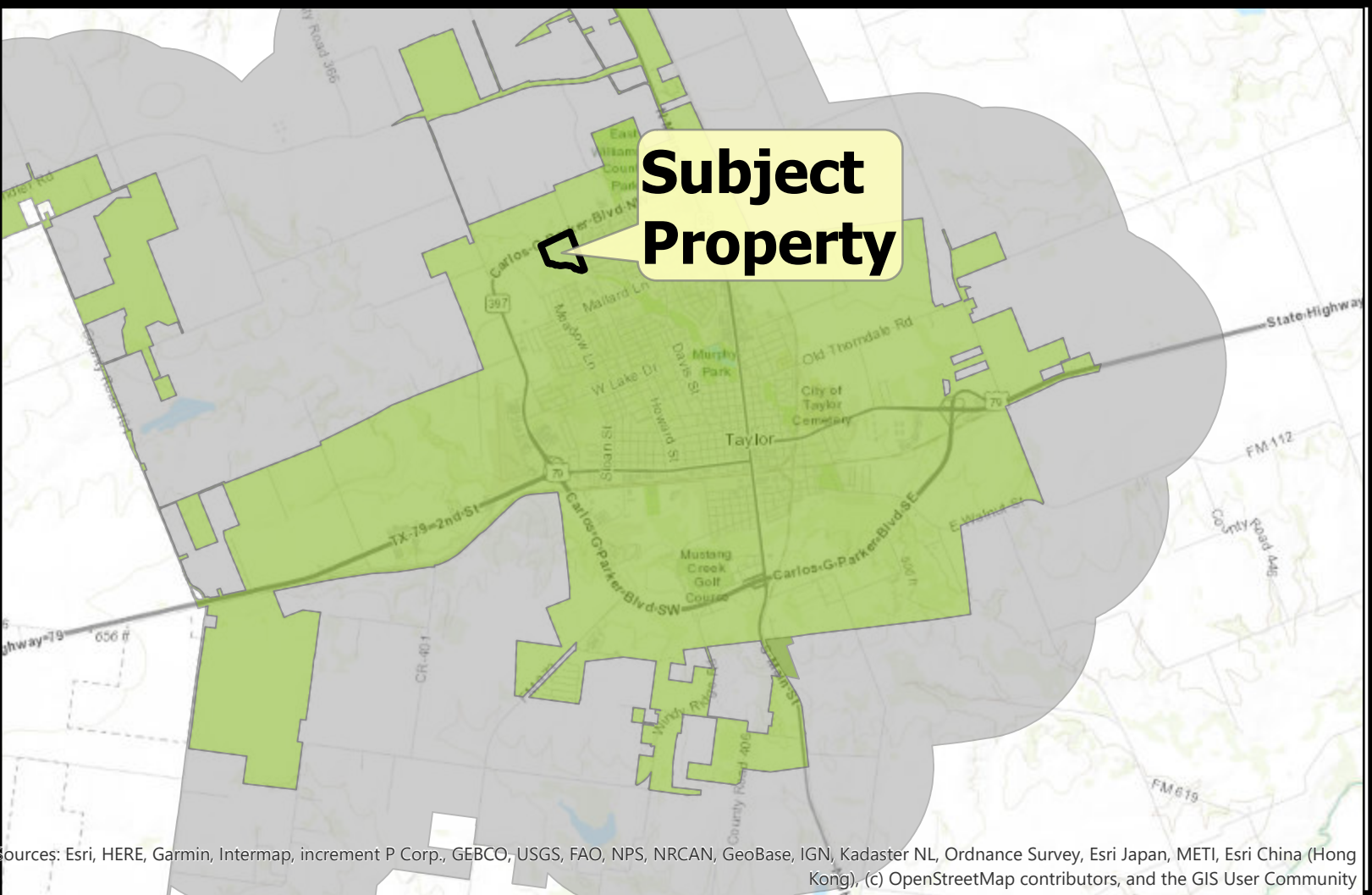


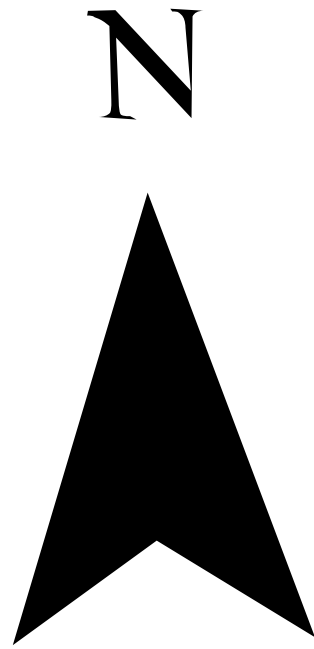
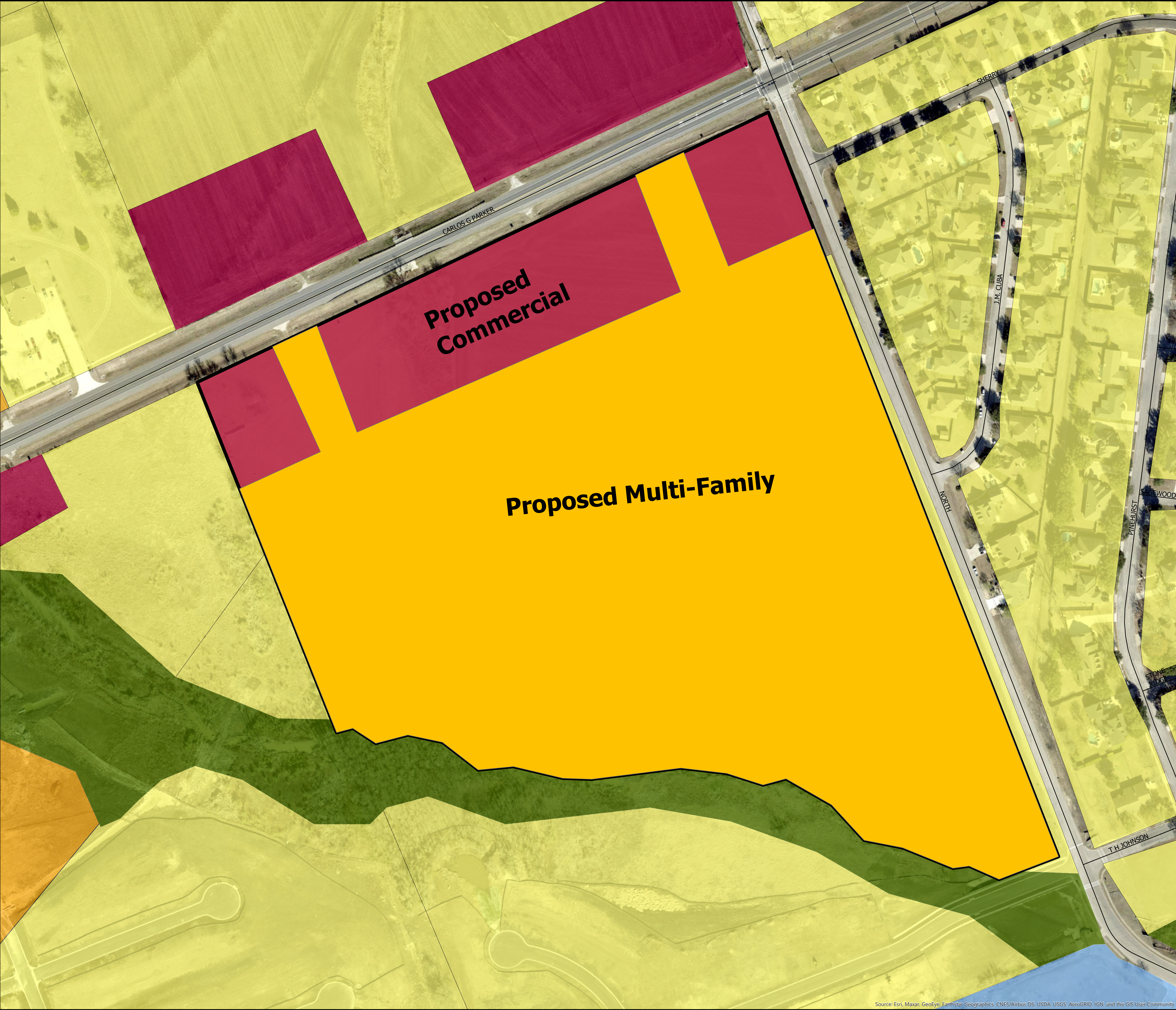
PZ-2021-1329

**Trenton Village FLUP Amendment
Current FLUP Map
Approximately 39.34 Acres**

Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



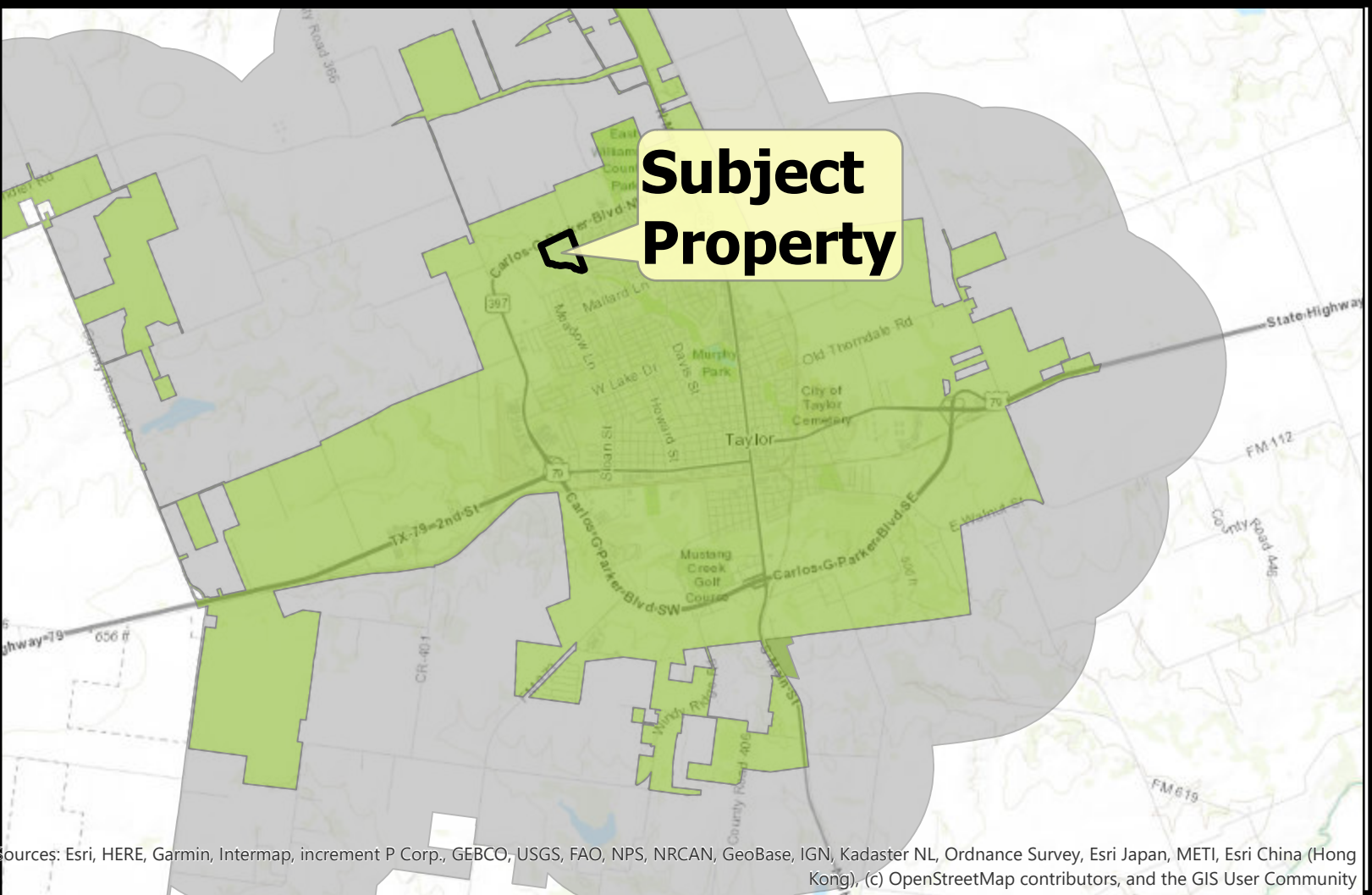


PZ-2021-1329

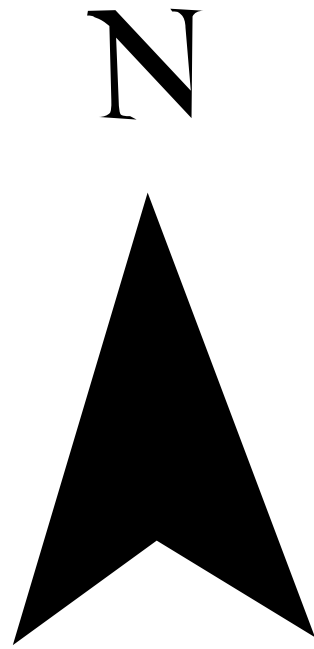
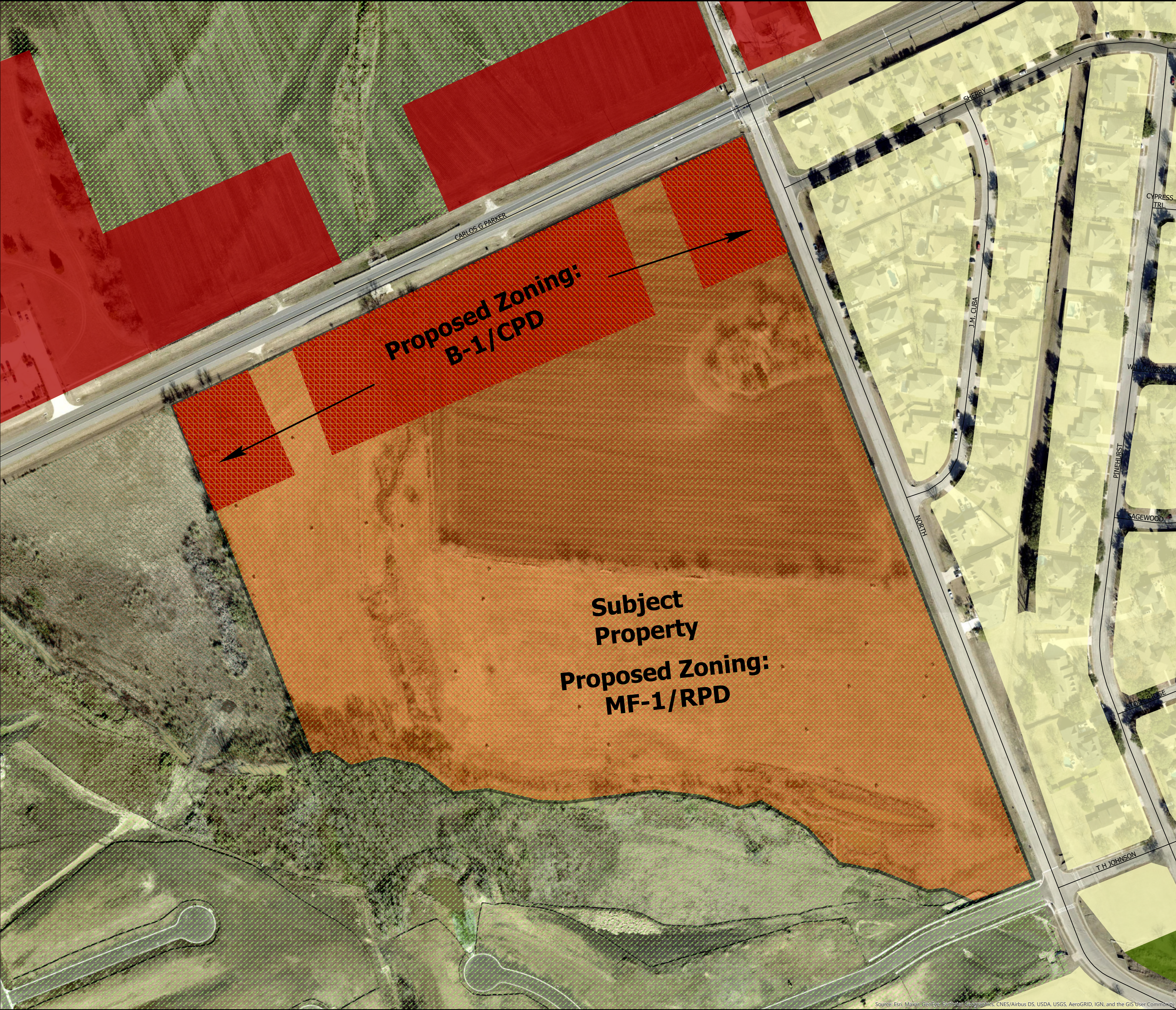
**Trenton Village FLUP Amendment
Proposed FLUP Map
Approximately 39.34 Acres**

Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



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

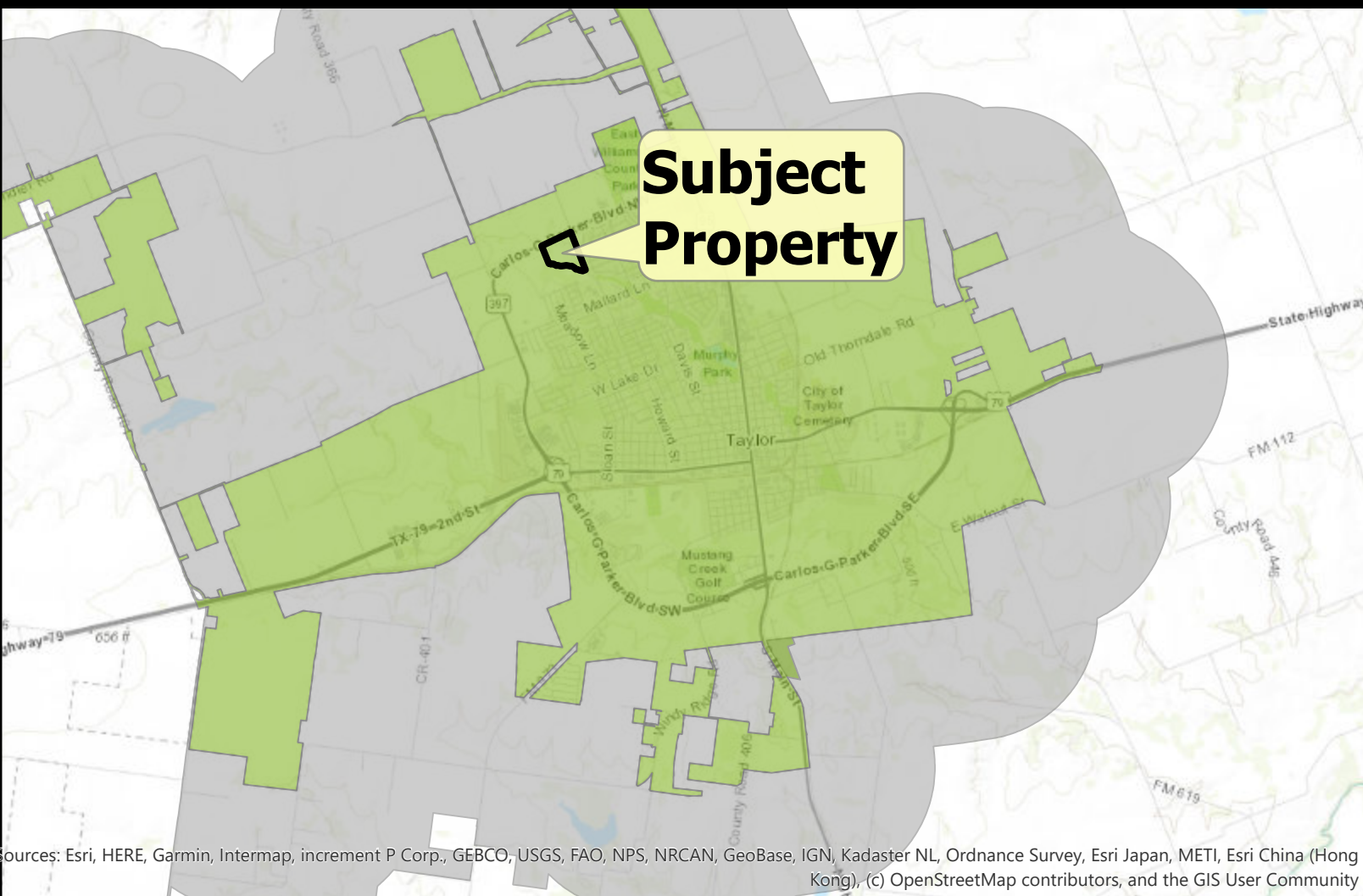


PZ-2021-1328

**Trenton Village Planned Development
Proposed Zoning Map
Approximately 39.34 Acres**

Legend

- Subject Property with MF-1 Base Zoning
- Subject Property with Proposed B-1/CPD
- Streets
- ZONING
 - B-1
 - P Parks
 - R-1 Single Family
 - R-1/RPD: Residential Planned Development
 - R/A Rural Agriculture



ORDINANCE NO. 2021-25

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 39.34 ACRES FROM RURAL/AGRICULTURAL ZONING DISTRICT (R/A) TO 7.63 ACRES OF LOCAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-1/CPD) AND 31.71 ACRES OF MULTI-FAMILY ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (MF-1/RPD), LOCATED AT THE SOUTHWEST CORNER OF CARLOS G. PARKER BOULEVARD AND NORTH DRIVE; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018637; PART OF AND OUT OF THE 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 September 30, 2021, to consider the request made by Gregg Andrulis, P.E./Civil Insite, LLC as agent for Creek Bend Land Holdings, LLC, for property which is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Rural/Agricultural District (R/A) to approximately 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71 of Multi-Family Zoning District with a Residential Planned Development Overlay (MF-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 14, 2021, to consider the zoning request, and recommended the change to the City Council; and

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

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

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

SECTION 2. The Property described in Exhibit “A” is changed from Rural/Agricultural District (R/A) to 7.63 acres of Local Business Zoning District with a Commercial Planned Development overlay (B-1/CPD) and 31.41 acres of Multi-Family Zoning District with a Residential Planned Development overlay (MF-1/RPD).

SECTION 3. The Commercial and Residential Planned Development overlays hereby referred to as the Trenton Village Planned Development that shall be applied to and be required for the Property are described in Exhibit “B” attached hereto and incorporated herein for all purposes.

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from approximately 39.34 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.73 acres of Local Business Zoning District with a Commercial Planned Development overlay and 31.71 acres of Multi-Family Zoning District with a Residential Planned Development overlay (MF-1/RPD) as shown in Exhibit “C” attached hereto and incorporated herein for all purposes.

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

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

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2021-25 was introduced before the Taylor City Council on the 30th day of September, 2021.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2021.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Exhibit "A"

FIELD NOTES 39.34 ACRE TRACT WILLIAMSON COUNTY, TEXAS

Field Notes for a tract of land situated in and being out of the W.J. BAKER SURVEY, Abstract No. 65, Williamson County, Texas, and being part of the remainder of a called 104 acre "First Tract," described in a deed to DELPHINE SLIVENSKY, recorded in Volume 816, Page 449, Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete TXDOT monument found at the southwest intersection of F.M. Road 397 and North Drive, for the northeast corner of the herein described tract;

THENCE S 20°50'40" E (*Rec. S 19°00'00" E*), 1713.63 feet, with the east line of said 104 acre tract and the west right-of-way line of said North Drive, to an iron rod with cap set for the southeast corner of the herein described tract;

THENCE S 69°03'06" W, 136.73 feet, to a point in the approximate centerline of a creek;

THENCE across and upon said 104 acre tract, following the approximate centerline of said creek, for the following courses:

1. N 66°08'49" W, 70.28 feet, to a point;
2. S 82°31'09" W, 35.00 feet, to a point;
3. N 67°57'32" W, 117.00 feet, to a point;
4. N 78°53'51" W, 84.00 feet, to a point;
5. N 42°36'28" W, 103.00 feet, to a point;
6. N 60°09'45" W, 113.00 feet, to a point;
7. S 74°47'39" W, 51.00 feet, to a point;
8. N 72°18'30" W, 82.00 feet, to a point;
9. N 83°21'49" W, 99.00 feet, to a point;
10. S 82°51'24" W, 198.00 feet, to a point;
11. N 88°02'15" W, 62.00 feet, to a point;
12. N 76°45'11" W, 109.00 feet, to a point;
13. S 84°33'52" W, 76.00 feet, to a point;
14. N 52°17'11" W, 97.00 feet, to a point;
15. N 78°06'29" W, 76.00 feet, to a point;
16. S 75°26'24" W, 71.00 feet, to a point;
17. N 56°54'49" W, 59.00 feet, to a point;
18. S 75°10'20" W, 36.00 feet, to an iron rod with cap found in the west line of said 104 acre tract and the east line of a called 88.167 acre tract described in a deed to WEINRITTER REALTY, LP, recorded in Document No. 2009013705, of said records, for the southwest corner of the herein described tract;

THENCE N 22°00'08" W (Rec. N 19°00'00" W), with the west line of said 104 acre tract and the east line of said 88.167 acre tract, at 19.90 feet passing a concrete monument found, continuing the same course for a total distance of 806.66 feet to a point in the south right-of-way line of said F.M. Road 397, for the northeast corner of said 88.167 acre tract, the northwest corner of said remaining 104 acre tract and the northwest corner of this tract, from which a 3/8 inch iron rod found bears S 22°00'08" E, 0.51 feet;

THENCE N 64°41'57" E, 1374.55 feet, with the north line of said remaining 104 acre tract and the south right-of-way line of said F.M. Road 397 to the POINT OF BEGINNING, and containing 39.34 acres of land, more or less.

NOTES:

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

Luther E. Frobish 9/14/2018
 Luther E. Frobish
 Registered Professional Land Surveyor
 State of Texas No. 6200



Return to
 Longhorn Title Co., Inc.
 300 N. Main
 Taylor, TX 76574

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020148577

Pages: 7 Fee: \$41.00
11/24/2020 03:07 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

**EXHIBIT B
TRENTON VILLAGE
PLANNED DEVELOPMENT**

PROPERTY

The subject property is located on the south side of FM 397 (Carlos G Parker Blvd) and the west side of North Drive. The tract includes approximately 39.34 acres land, as more particularly described in Exhibit A.

PURPOSE

The purpose of this planned development zoning ordinance is to develop a project consisting of commercial, duplex and townhome uses with varying lot widths and sizes to incorporate various styles and accommodate a variety of housing types. To move forward with our project, we are making application for a planned development with B-1/CPD (7.63 acres) and MF-1/RPD (31.71 acres) zoning.

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1 to illustrate the proposed land use for the property. The primary use of the development shall be for commercial, duplex and townhome development. Each duplex will include a rear loaded garage accessed by a private alley. Townhome units are not required to face the street which they are addressed from.

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance		
	MF-1/RPD	B-1/CPD
Minimum Lot Area (SF)	5000	5000
Minimum Lot Width (feet)	50	50
Setbacks		
Front (feet)	10	10
Interior Side or Alley Side (feet)	5	5
Street Side (feet)	5	5
Rear (feet)	5	5
Maximum Height (feet)	35	35
Maximum Setback (feet)	N/A	10*

*10 foot maximum commercial building setback on "A" Street and "B" Street.

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.

STREET REQUIREMENTS

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 concrete curb. The public roads include proposed changes to minimum requirements. Specifically, the pavement width has been reduced to 28 feet and a 40' R.O.W. is proposed on "C" Street, "D" Street and a portion of "A" Street. The sidewalks for the 40' R.O.W. section are located outside of the R.O.W. in a sidewalk and public utility easement. All local street sections and utility assignments will be in accordance with the attached Exhibit B.4 of this ordinance.

SIDEWALKS

Sidewalks shall be constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders, except 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.

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. See Exhibit B.3

PARKLAND

This planned development includes a total of three parkland dedicated tracts. Pocket Park A (0.20 acres) and Pocket Park B (0.17 acres) will include playscapes, shade structures and dog park facilities. Additionally, the planned development includes a 11.80 acre parkland dedication area within the floodplain that provides trails, picnic tables and pedestrian connectivity between TH Johnson Drive and Carlos G. Parker Blvd. Less than 5% of the subdivision's total acreage will be dedicated outside of

the floodplain. 1% of the land outside of the floodplain and 30% of land within the floodplain will be dedicated as parkland.

COMMON AREA AMENITIES

The following common area amenities are proposed on-site and located within the 0.20, 0.17 and 11.80 acre public parkland areas:

- A dog park
- A playscape with shade structure
- A concrete trail
- Picnic Tables / Open Play / Group Pavilion

The final design of each amenity shall be established during the subdivision construction plan review phase.

SIGNAGE REQUIREMENTS

Entry signage will be placed at the entrance to the development, outside of the right-of-way, and in accordance with Chapter 24 of the Code. No off-premise signage will be installed.

PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association shall be created to own and maintain the common area amenities, detention ponds, signage, private paving and sidewalks. The Property Owner's Association must be registered with the Texas Secretary of State.

LIST OF EXHIBITS

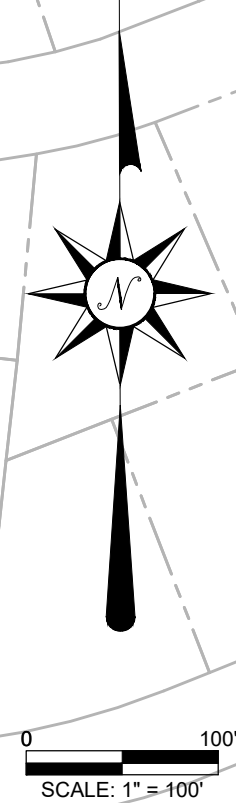
Exhibit B.1 – Conceptual Site Plan

Exhibit B.2 – Architectural Elevations

Exhibit B.3– Conceptual Landscape Plan

Exhibit B.4 – Typical Road Sections

LAND USE SUMMARY	
Commercial	7.63 ac
Townhome	2.66 ac
No. of units	80
"A" units DUPLEX - 60x110	7.72 ac
No. of units	54
"B" units DUPLEX - 50x110	9.15 ac
No. of units	64
Open Space	12.18 ac
TOTAL SITE	39.34 ac
TOTAL UNITS	198 units



TRENTON VILLAGE
TAYLOR, TX
EXHIBIT B.1 - CONCEPTUAL SITE PLAN

CIVIL INSITE, LLC
CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

EXHIBIT B.2
60' DUPLEX



XXXXXX
PLAN XXXX RF

Due to variations in construction methods and
diversity in construction materials, all dimensions and
elevations are approximate and may vary per plan.
Builder accepts full responsibility for checking plans
to assure conformity with local codes. Should any
changes be made to these plans by Builder or his
representatives, Builder assumes full
liability for amended plans and specifications.

KIPP FLORES
ARCHITECTS
© (512) 335-5477 fax (512) 335-5852
WWW.KIPPFLORES.COM
11776 Jollyville Rd. Suite 100 Austin, Tx 78759

All rights reserved.
© 2011 Kipp Flores Architects
LLC The arrangements
depicted herein are the sole
property of Kipp Flores
Architects, and may not be
reproduced in any form
without its written permission.
This copyright
notice and use restrictions are
"Copyright Management
Information" under the Digital
Millennium Copyright Act. It is
included to detect and deter
copyright infringement, and as
such must not be modified or
omitted.

Date
XXXXXX
Sheet
of 8

EXHIBIT B.2

50' DUPLEX



XXXXXX
PLAN XXXX RF

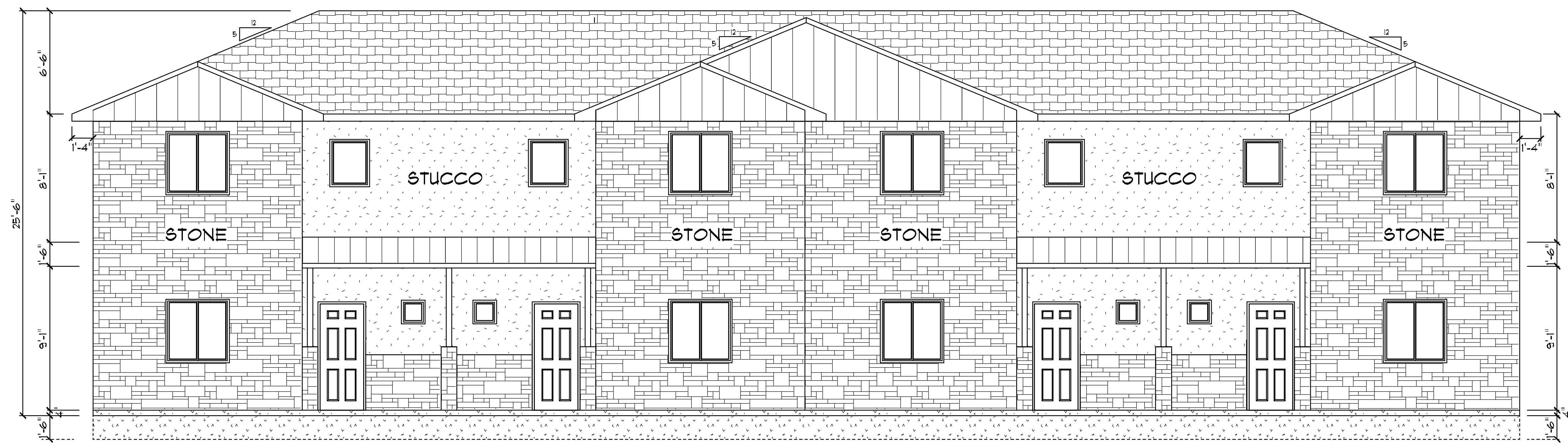
Due to variations in construction methods and
diversity in construction materials, all dimensions and
elevations are approximate and may vary per plan.
Builder accepts full responsibility for checking plans
to assure conformity with local codes. Should any
changes be made to these plans by Builder or his
representatives, Builder assumes full
liability for amended plans and specifications.

KIPP FLORES
ARCHITECTS
© (512) 335-5477 fax (512) 335-5852
WWW.KIPPFLORES.COM
11776 Jollyville Rd. Suite 100 Austin, Tx 78759

EXHIBIT B.2 TOWNHOUSE



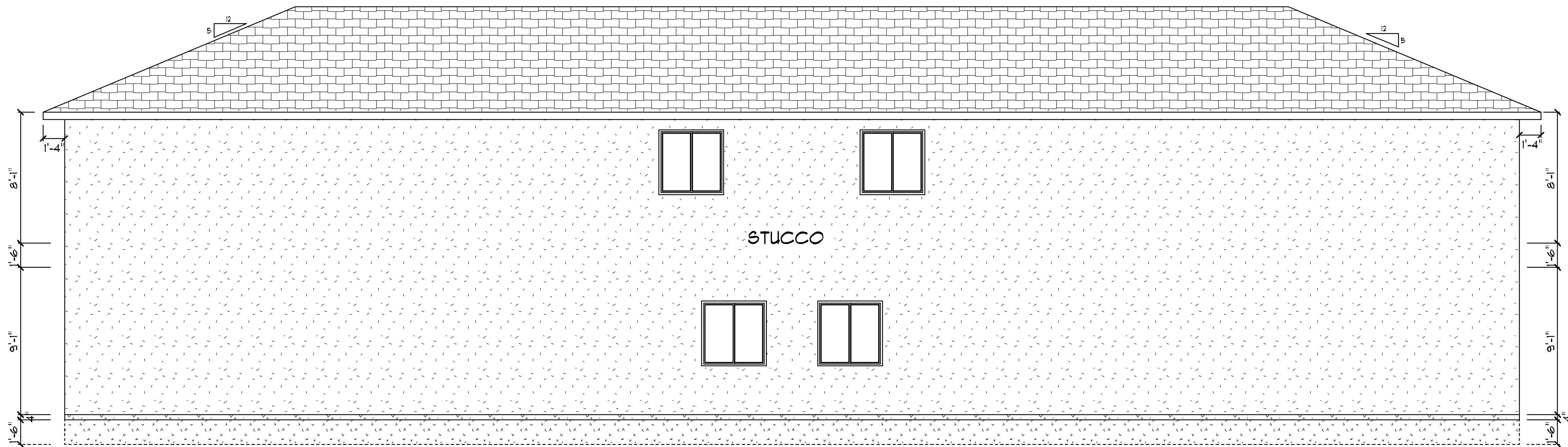
EXHIBIT B.2 - LINEAR TOWNHOUSE



FRONT ELEVATION (south) interior private drive

1/4" = 1'

EXTERIOR FINISH CHART:			
FRONT ELEVATION:			
31% STUCCO	570	ft ²	
62% STONE	1,130	ft ²	
7% HARDI	136	ft ²	
REAR ELEVATION:			
100 % STUCCO	1,700	ft ²	
TOTAL BILDING EXTERIOR:			
68% STUCCO	3,040	ft ²	
29% STONE	1,306	ft ²	
3% HARDI	136	ft ²	



REAR ELEVATION (north)

1/4" = 1'

FRONT & REAR ELEVATIONS

Woodhill Studios, Inc.

Residential & Commercial Design & Planning

Sean Eubanks - President & C.E.O.
979-255-9943 sean@woodhill-studios.com

THE VILLAGE TNHM ADTN. -

BLDG 1

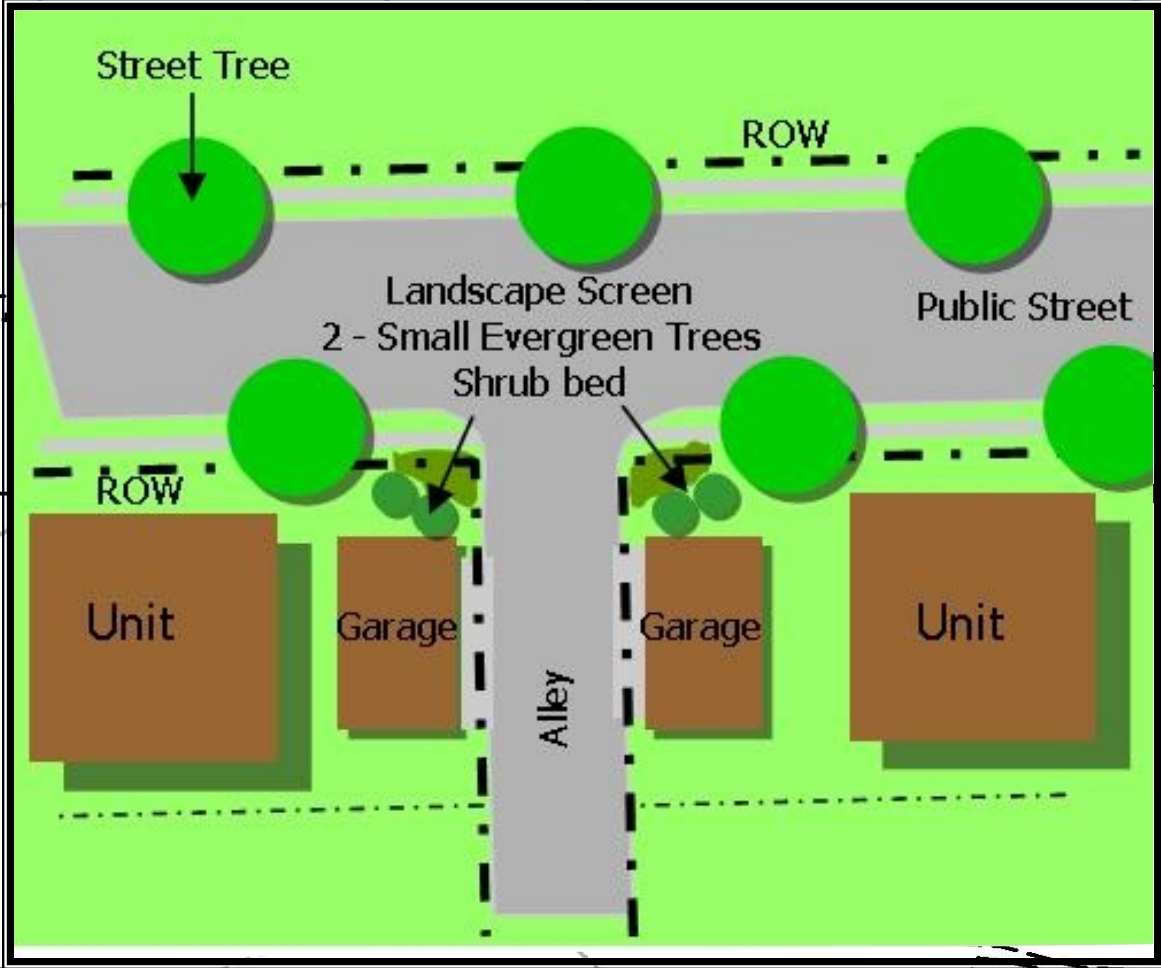
705 APACHE TR. LEANDER

TX 78641

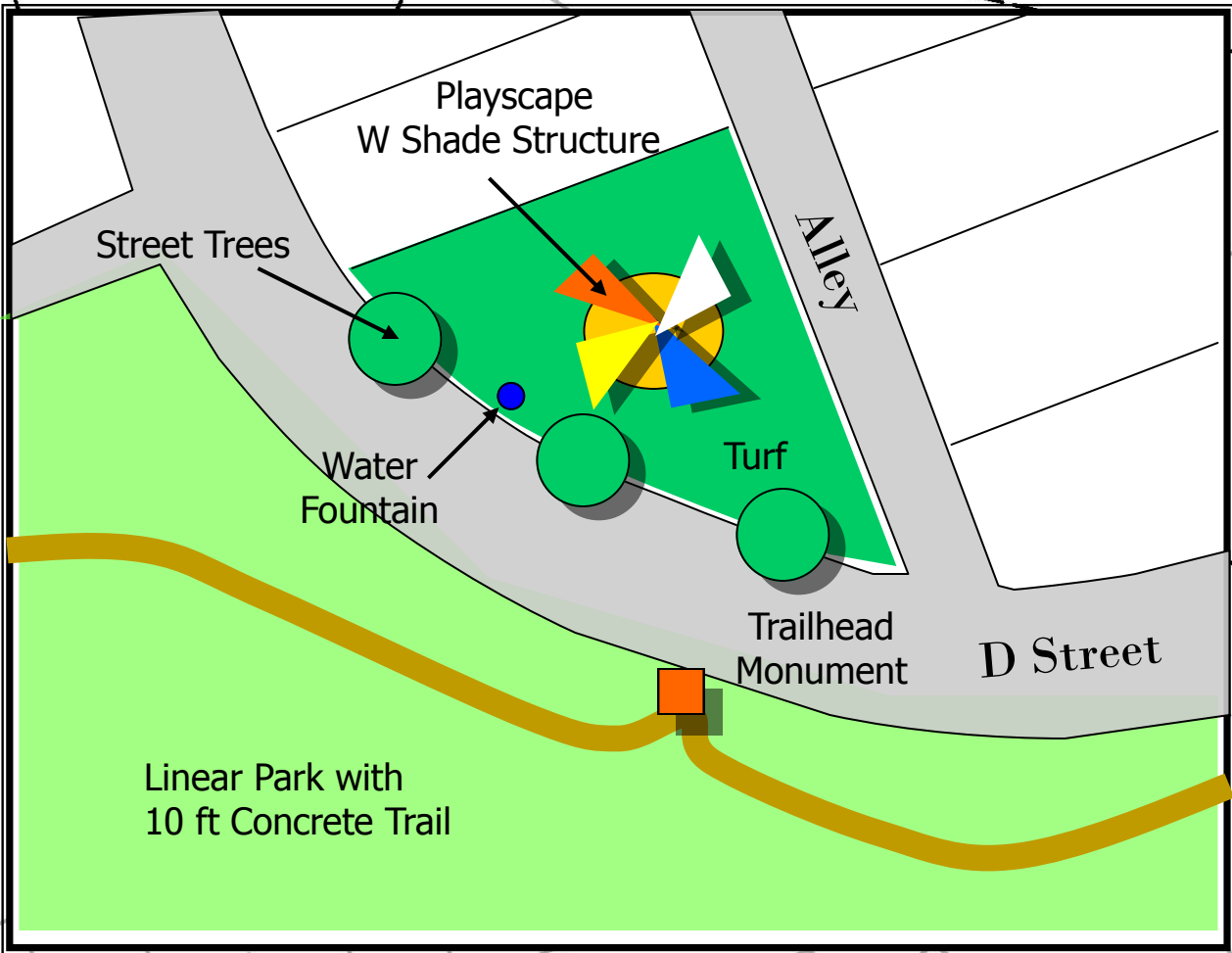
Revisions		
#	Date	Description
1	2/7/19	City Comments
2	4/16/19	City Comments
3		
4		
File:		JB 01
Scale:		
By:		SRE
Date:		2-25-19
Sheet Name		
FRONT & REAR ELEVATIONS		
Sheet No.		

A1.05

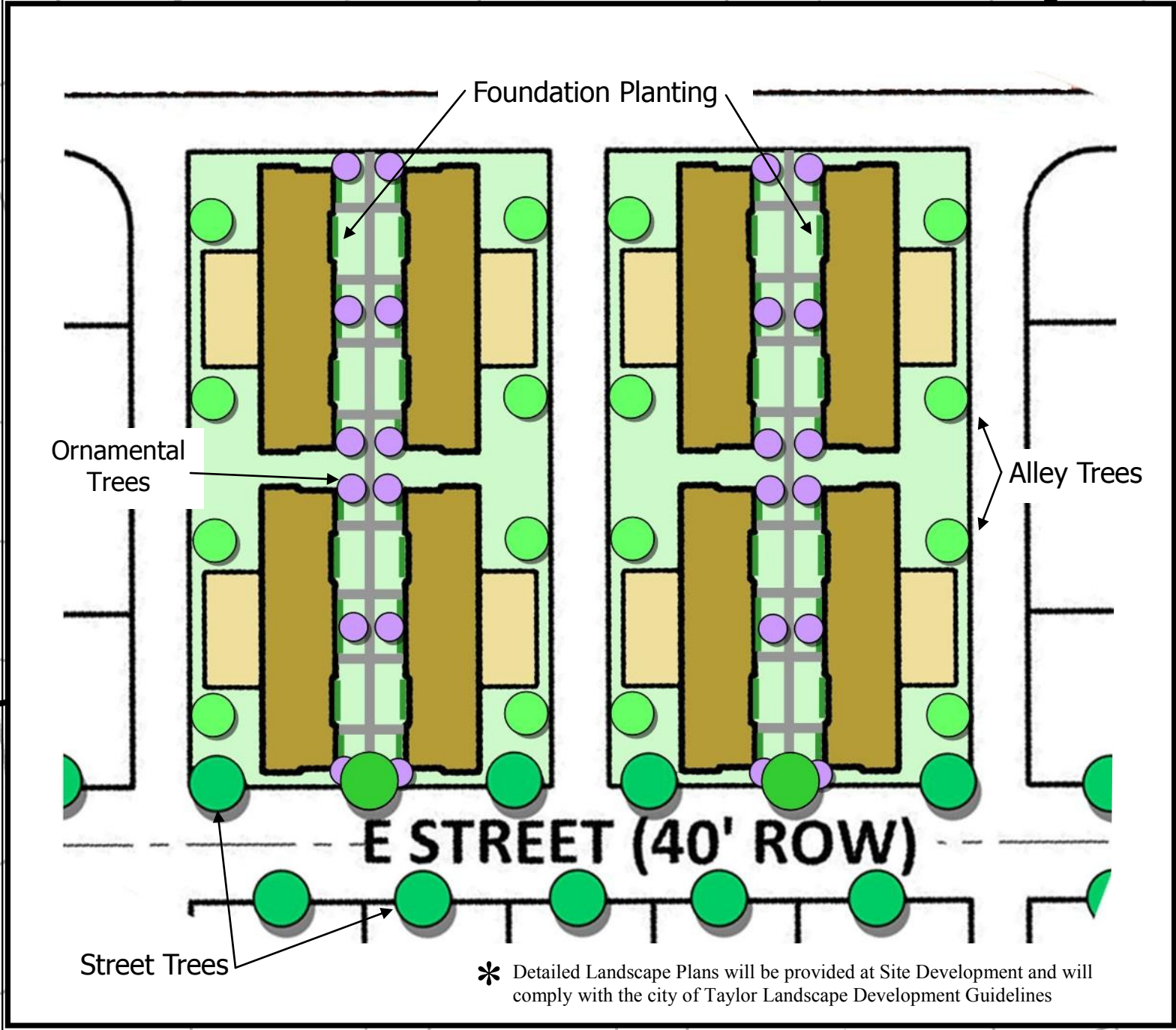
LAND USE SUMMARY	
Commercial	7.63 ac
Townhome	2.66 ac
No. of units	80
"A" units DUPLEX - 60x110	
No. of units	54
"B" units DUPLEX - 50x110	
No. of units	64
Open Space	12.18 ac
TOTAL SITE	39.34 ac
TOTAL UNITS	198 units



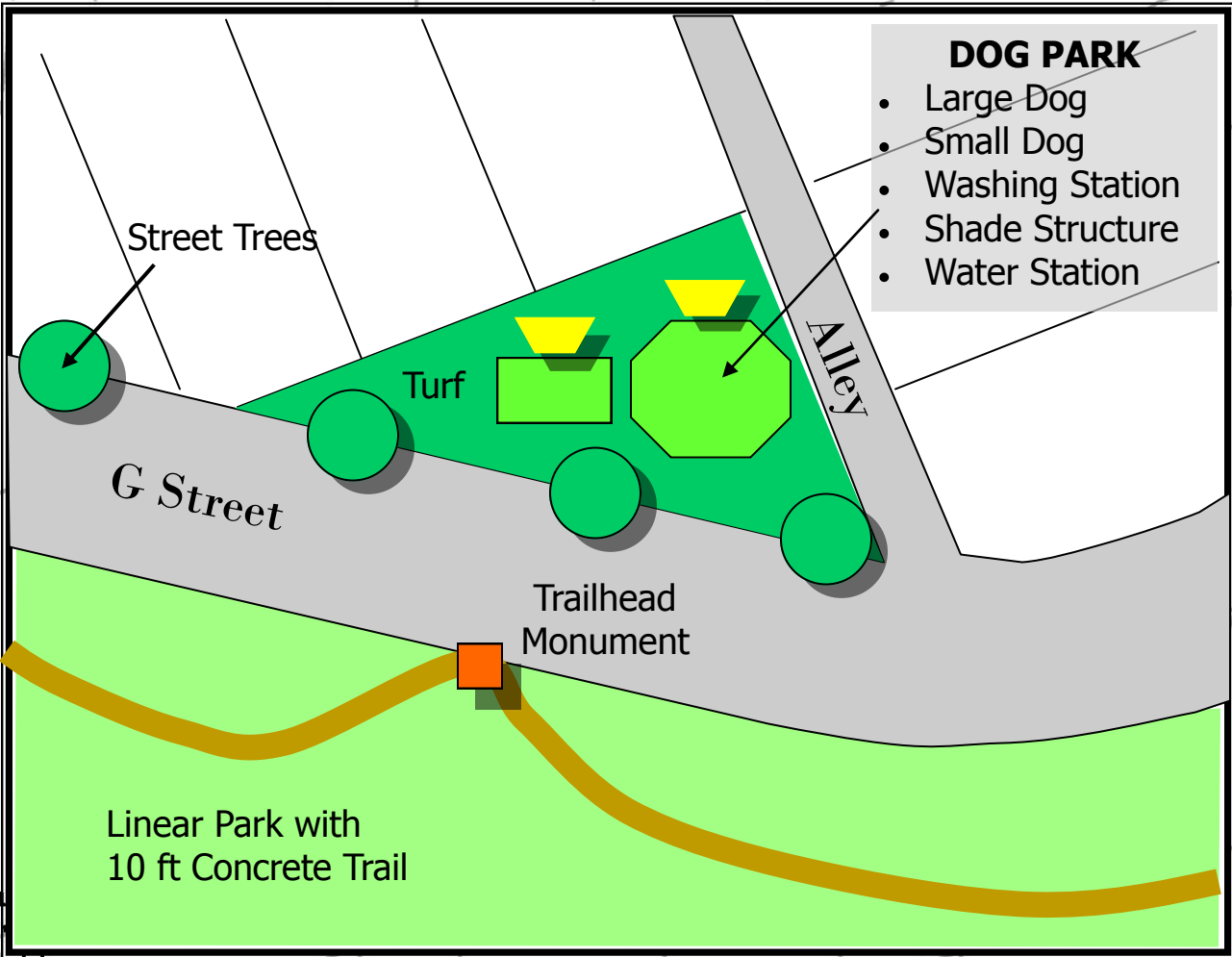
Alley /Street—Landscape Screen



Pocket Park –West



TOWNHOME –East/Landscape Concept



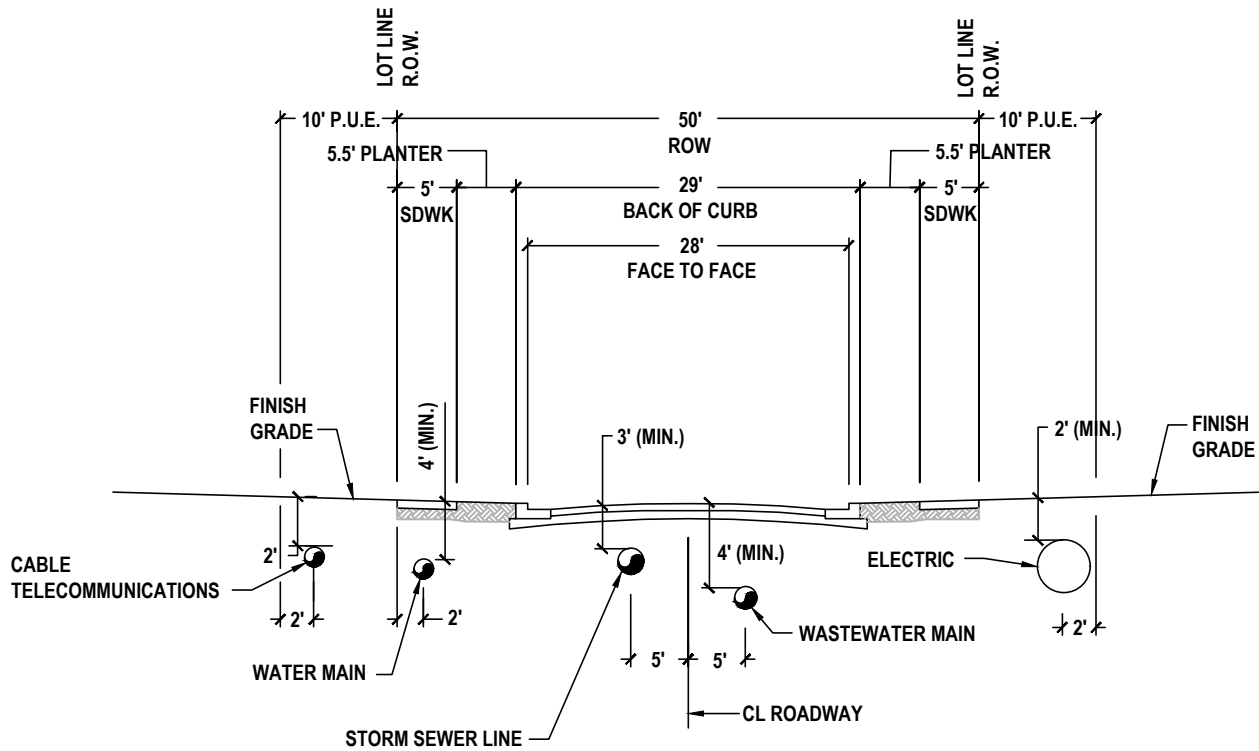
Pocket Park –East

EXHIBIT B.3

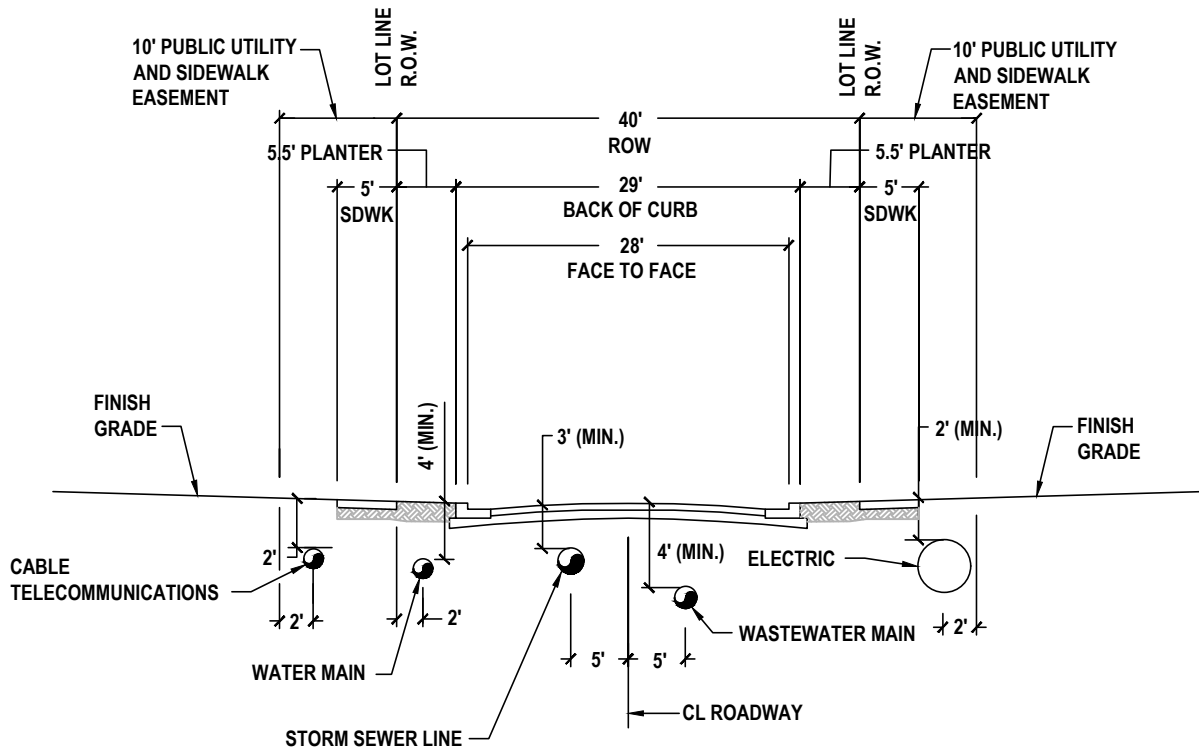
TRENTON VILLAGE
TAYLOR, TX
MASTER PLAN

Landscape and
Parks Development Plan

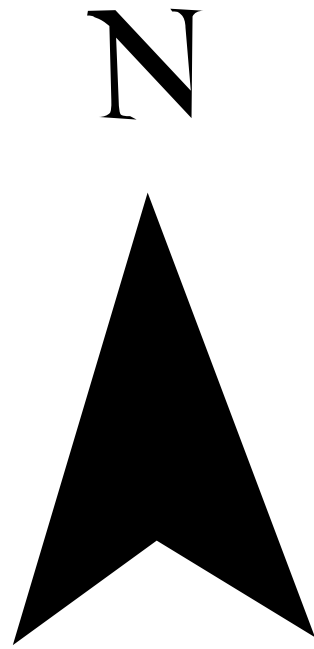
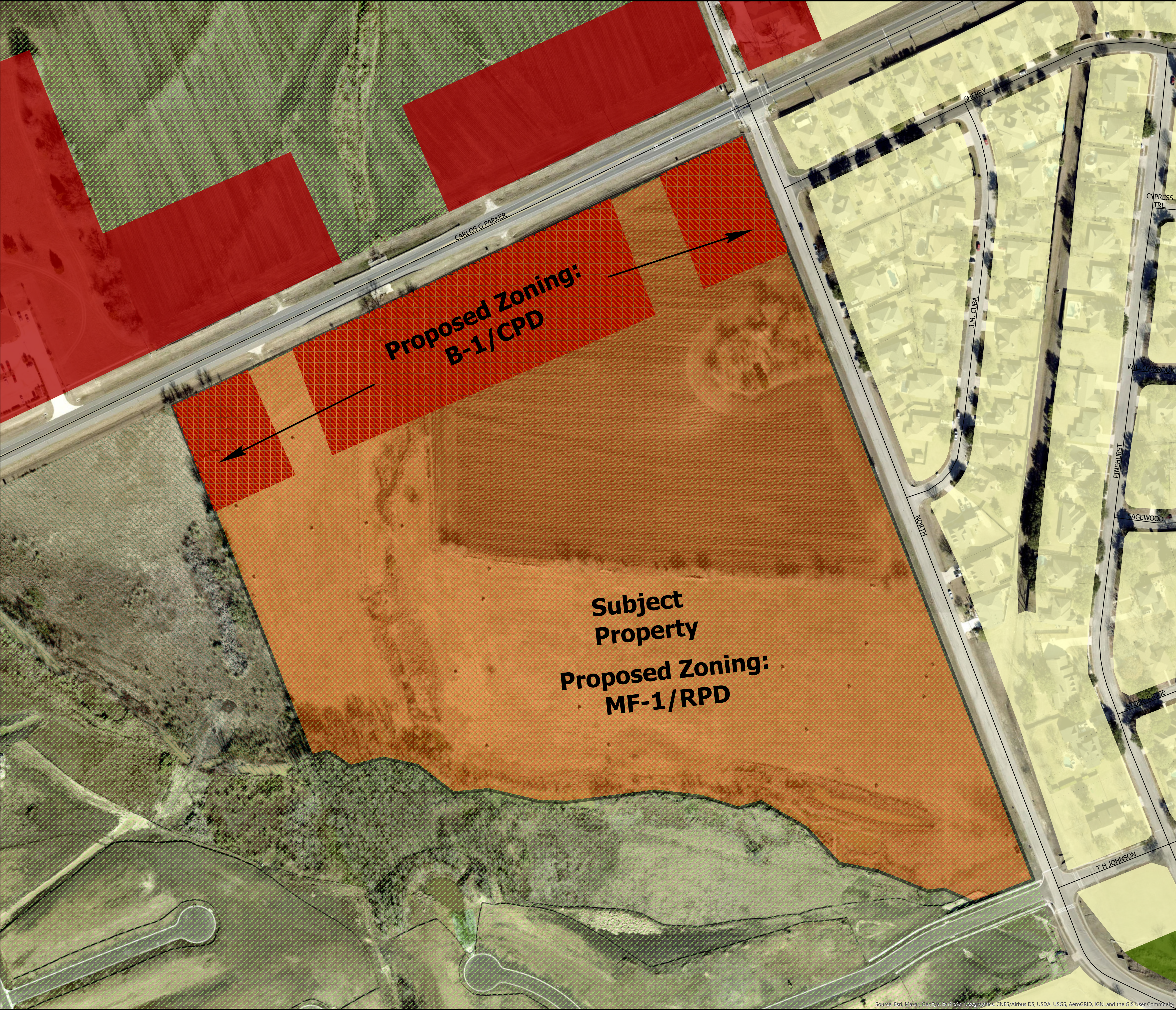
CIVIL INSITE, LLC
CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483



50' R.O.W. TYPICAL SECTION



40' R.O.W. TYPICAL SECTION



PZ-2021-1328

**Trenton Village Planned
Development
Proposed Zoning Map
Approximately 39.34 Acres**

Legend

- Subject Property with MF-1 Base Zoning
- Subject Property with Proposed B-1/CPD
- Streets
- ZONING
 - B-1
 - P Parks
 - R-1 Single Family
 - R-1/RPD: Residential Planned Development
 - R/A Rural Agriculture

Exhibit "C"

