

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

August 9, 2022, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, August 9, 2022.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=4533&month=8&year=2022&day=13&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

SPECIAL RECOGNITION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on July 12, 2022.
2. **PZ-2021-1353** – Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
3. **PZ-2022-1517** – Consider disapproving Vanecek Subdivision Minor Plat, consisting of approximately 20.77 acres of land, addressed as 4341 CR 404, more particularly described by Williamson Central Appraisal District Parcels R020081 and R463839, part of and out of the T.T. Williamson Survey, Abstract No. 754, Taylor E.T.J., Williamson County, Texas.

REGULAR AGENDA

SUBDIVISION VARIANCE

4. **PZ-2022-1518** – Hold a public hearing regarding a request for a subdivision variance at 1806 Lexington Street, consisting of approximately 0.34 acres out of the north 25 feet of Lot 37 and all of Lot 38, Block 1, Edgefield Addition to the City of Taylor Replat, more particularly described by Williamson Central Appraisal District Parcel R017079, Taylor, Williamson County, Texas.

5. **PZ-2022-1518** – Take action regarding a request for a subdivision variance at 1806 Lexington Street, consisting of approximately 0.34 acres out of the north 25 feet of Lot 37 and all of Lot 38, Block 1, Edgefield Addition to the City of Taylor Replat, more particularly described by Williamson Central Appraisal District Parcel R017079, Taylor, Williamson County, Texas.

ZONING

6. **PZ-2021-1369** – Hold a public hearing regarding a request to change the zoning of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, from Rural/Agricultural Zoning District (R/A) and Local Business Zoning District (B-1) to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-2/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
7. **PZ-2021-1369** – Consider making a recommendation regarding a request to change the zoning of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, from Rural/Agricultural Zoning District (R/A) and Local Business Zoning District (B-1) to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-2/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: September 13, 2022

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 9, 2022**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:


Carrie Orts, Administrative Assistant

Date:

8.5.22

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
July 12, 2022, 6:00 p.m.**

PRESENT

Donna Frazier
Nora Roy
Jim Newman
Kellie Billings-Ray
Annette Maruska
Steve Darden
Mike Eaton
Amy Everhart

ABSENT

Rick Selin

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant II, Development Services
Shelly Shelton, Senior Planner, Development Services
Courtney Peres, 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 6:00 p.m.

CITIZEN COMMUNICATION

N/A

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 14, 2022.

PZ-2021-1281 – Consider conditionally approving RCR-Taylor Logistics Park Phases 1, 2, and 3 Preliminary Plat, consisting of approximately 756.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617 and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

PZ-2022-1510 – Consider disapproving 212 East Lake Drive Subdivision Amending Plat, consisting of approximately 1.80 acres to combine two lots into one lot, including right-of-way dedication, addressed as 212 East Lake Drive, more particularly described by Williamson Central Appraisal District Parcels R016235 and R016244, part of and out of Tract Four of Dickson's Second Addition to Taylor, Taylor, Williamson County, Texas.

PZ-2022-1516 – Consider disapproving Spring Creek Phase 1 Final Plat, consisting of approximately 27.93 acres of land, located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Mrs. Maruska made motion to approve consent agenda as written. Second by Mr. Eaton. All voted in favor. Motion carries.

REGULAR AGENDA

COMPREHENSIVE PLAN AMENDMENTS

PZ-2022-1477 – Hold a public hearing regarding a request to amend the Future Land Use Map designation of approximately 75.29 acres of land, addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, consisting of Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

Public hearing opened. Mrs. Peres made presentation on a request to amend the Future Land Use Map designation of approximately 75.29 acres of land, addressed as 14501 and 14511 US 79 and stated that the staff recommends approval of the proposed amendment.

Public hearing closed.

PZ-2022-1477 – Consider making a recommendation regarding a request to amend the Future Land Use Map designation of approximately 75.29 acres of land, addressed as 14501 and 14511 U.S. 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, consisting of Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

Mrs. Billings-Ray made motion to approve amendment. Second by Ms. Everhart. All voted in favor. Motion carries.

PZ-2022-1513 – Hold a public hearing regarding a request to amend the designations on Future Land Use and Growth Sectors Maps for land consisting of approximately 61.54 acres, located north of the end of Rydell Lane and the beginning of CR 398, more particularly described by Williamson Central Appraisal District Parcels R019617 and R406296, part of and out of the Samuel Pharrass Survey Abstract No. 496, Taylor, Williamson County, Texas.

Public hearing opened. Mrs. Peres made presentation on a request to amend the designations on Future Land Use and Growth Sectors Maps for land consisting of approximately 61.54 acres, located north of the end of Rydell Lane and the beginning of CR 398 and stated that staff recommends approval of the proposed Comprehensive Plan amendment request as it meets the intent of the Comprehensive Plan. Mr. Yantis gave further explanation on the amendment request. Discussion between Commission and Staff. Resident, Mr. Steven McAlister at 1906 Old Coupland Rd. asked if the city was replacing the pump only or increasing the size of the lift station. Mr. Yantis stated that at this time they were only replacing the pump, but this will increase the capacity of the lift station.

Public hearing closed.

PZ-2022-1513 – Consider making a recommendation regarding a request to amend the designations on Future Land Use and Growth Sectors Maps for land consisting of approximately 61.54 acres, located north of the end of Rydell Lane and the beginning of CR 398, more particularly described by Williamson Central Appraisal District Parcels R019617 and R406296, part of and out of the Samuel Pharrass Survey Abstract No. 496, Taylor, Williamson County, Texas.

Mr. Newman made motion to approve amendment. Second by Mr. Darden. All voted in favor. Motion carries.

ZONING

PZ-2019-1133 – Hold a public hearing regarding a request to amend Ordinances 2019-28 and 2022-14, RCR-Taylor Logistics Park Commercial Planned Development, consisting of approximately 756.00 acres of land, located at 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

Public hearing opened. Ms. Shelton made presentation on a request to amend Ordinances 2019-28 and 2022-14, RCR-Taylor Logistics Park Commercial Planned Development, consisting of approximately 756.00 acres of land, located at 201 FM 3349, and stated that staff recommends approval of the proposed planned development amendment request as it meets the intent of the Comprehensive Plan.

Public hearing closed.

PZ-2019-1133 – Consider making a recommendation regarding a request to amend Ordinances 2019-28 and 2022-14, RCR-Taylor Logistics Park Commercial Planned Development, consisting of approximately 756.00 acres of land, located at 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

Mrs. Maruska made motion to recommend approval of the request to amend the planned development ordinances. Second by Mr. Eaton. All voted in favor. Motion carries.

PZ-2022-1413 – Hold a public hearing regarding a request to change the zoning of approximately 27.89 acres of land, addressed as 1910 CR 452, more particularly described by Williamson Central Appraisal District Parcel R408565, from Single-Family Residential Zoning District (R-1) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

Public hearing opened. Ms. Hicks made presentation on a request to change the zoning of approximately 27.89 acres of land, addressed as 1910 CR 452 and stated that the Staff recommends approval of the proposed planned development & re-zoning request as it meets the intent of the Comprehensive Plan. Discussion between commission and staff. Residents, Ms. Donna Jones at 801 Old Coupland Rd. and Mr. Raymond Hernandez at 510 Old Coupland Rd. had concerns about having adequate water pressure, propane tanks on 40 lots being dangerous and noise barriers. Ms. Hicks and Mr. Yantis stated that studies will need to be done and any issues within the subject property or produced by the subject property will be addressed during the subdivision process.

Mr. Northcutt and Mr. Buzan were present to answer questions. There was discussion between commission, staff, and residents. Mr. Pat and Mrs. Charlene Patschke voiced concerns about the rain runoff, overflow of drainage, and traffic issues.

Mr. Buzan stated that there will be a detention pond and the outfall from the pond will be at the southeast corner of the property. Mr. Dan Gordon at 807 Old Coupland Rd. voiced concerns about pipe disinfectant, water runoff, and small children in that area being in danger. Mr. Buzan stated that the water lines will have to be looped through the subdivision. Mrs. Molly Zucknick at 2201 Old Coupland expressed concern about emergency services response time being a problem. Mr. Yantis stated that the city has engaged a firm to help do a masterplan for the Fire Department. Resident, Ms. Lindsey Patschke at 904 Old Coupland wanted clarification on the purpose of a planned development overlay. Ms. Hicks stated that within the planned development there are tailored development standards proposed by the applicants that

are either not permitted by right according to the zoning and subdivision ordinances or they incorporated standards that are not addressed in the zoning or subdivision ordinances. Ms. Candy Buzan wanted to reassure any concerned residents that the development would not adversely impact them.

Public hearing closed.

Re-opened Public hearing to hear more concerns about water pressure by Mr. Steven McAlister

PZ-2022-1413 – Consider making a recommendation regarding a request to change the zoning of approximately 27.89 acres of land, addressed as 1910 CR 452, more particularly described by Williamson Central Appraisal District Parcel R408565, from Single-Family Residential Zoning District (R-1) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

Mrs. Maruska made motion to approve the request to change the zoning. Second by Mr. Eaton. All voted in favor. Motion carries.

DISCUSSION ITEMS

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

Mr. Yantis stated that there were three items that went forward to Council and were introduced.

- First phase of Castlewood was accepted

Adjourn

Meeting adjourned at 7:20 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

**City of Taylor
Castlewood South
Subdivision Improvement Plans
PZ-2021-1353
Staff Report**

Requested Action:

Consider disapproving Castlewood South Subdivision Improvement Plans.

Applicant:

Will Buzzelli, P.E./Kimley-Horn

Subject Property:

Approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

The plans are the subdivision improvement plans for Castlewood South.

Staff Recommendation:

Staff comments are attached for your review. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual, so Staff recommends disapproval of the proposed subdivision improvement plans.

Attachments:

1. Staff Comments
2. Location Map



City of Taylor

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

Will Buzzelli
Kimley-Horn
5301 Southwest Parkway, Building 3, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: Monday, August 1, 2022

Address: FM 973, Taylor 76574

Permit Number PZ-2021-1353

Dear Will Buzzelli,

Staff has completed its review of the Castlewood South Subdivision Improvement Plans located across from Avery Glen on FM 973 in Taylor, Texas. There are some corrections that need to be made. Mark ups from Jacob Walker and Javier Vasquez are available in mygovernmentonline.gov. 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.

Comments have been addressed.

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.

Geotechnical Report Review:

******See Associated Files section of permit page for plan review comments PDF**

Doc Page# Comment Reviewer 3

1. Boring depths should be a minimum of 15 feet.
2. What zone of season moisture content change was used, and What moisture condition was used in PVM calculations?
3. Concrete should be Class P per TxDOT Standard Specifications Item 360.
4. Include PI and strength requirements for LSS 10 What dosage of lime should be used, and were any lime series tests performed? 10 What is the sulfate content of the subgrade soils, and can lime be used on these soils?
5. Are there any requirements for construction joint or expansion joint spacing?

Drainage Report Review

******See Associated Files section of permit page for plan review comments PDF**

***See Associated Files section of permit page to download PDF of plans with engineering comments referenced in table below.**

- General: Profiles for storm, verify and update sizes noted in profile sheets.
- General: Street Sections shown in paving detail to be reviewed concurrently with geotech report when resubmitted.

Page # Reference Comment

1. Overall Phase Plan Adjust sidewalk shown in Park Reserve ROW to be inside Street ROW **SEE UPDATED COMMENT**

2. Grading Plan 1 of 6 Verify elevations shown and update wall designations shown accordingly (BW and TW).⁸

(TYP) **SEE UPDATED COMMENT**

3. Grading Plan 3 of 6 Show proposed elevation at corner for Lot 1. 12 Grading Plan 3 of 6 Verify and update Pedestrian and utility reserve to match platting and all proposed use. **SEE UPDATED**

4. Rempe Ridge Plan & Profile Street name to be updated to "Buttercup Road" based on the 2021 Transportation Plan (TYP) **SEE UPDATED COMMENT**

5. Rempe Ridge Plan & Profile Continue coordination with TxDOT to reduce grade break. **SEE UPDATED COMMENT**

6. Blazimar Lane Plan & Profile Continue coordination with TxDOT to reduce grade break. **SEE UPDATED COMMENT**

7. Rodgers Road Plan & Profile Continue coordination with TxDOT to reduce grade break. **SEE UPDATED COMMENT**

8. Left Turn Lane Continue coordination with TxDOT and submit layout for review. **SEE UPDATED COMMENT**

9. Storm Plan & Profile Line SD A (Sheet 1 of 3) Structure size and type does not match throughout drainage plans. Revise on all sheets. **SEE UPDATED**

10. Storm Plan & Profile Line SD D Verify conflict with storm pipe, verify if different alignment is available (example shown) **SEE UPDATED**

11. Storm Channel A Plan & Profile Update blue line in profile to black & white **SEE UPDATED COMMENT**

12. Storm Channel B Plan & Profile (Sheet 1 of 2) Inlet in pavement **SEE UPDATED**

13. Storm Channel B Plan & Profile (Sheet 1 of 2) Verify depth(5' deep) of the rectangular channel and potential drowning hazards this might create **SEE UPDATED COMMENT**

14. Storm Channel B Plan & Profile (Sheet 2 of 2) Inlet in pavement. **SEE UPDATED COMMENT** 72 Overall Water Plan Update street name shown in Castlewood, (Castlebridge Way to Wesley Miller) **SEE UPDATED**

15. Water Plan & Profile Line WL-A (Sheet 1 of 2) Verify and update bend size/degree of bend on profile (TYPICAL) **SEE UPDATED COMMENT**

16. Phase 1 Overall Wastewater Plan Show location of service connections on Plan (TYP) **SEE UPDATED COMMENT**

17. Phase 2 Overall Wastewater Plan Show location of service connections on Plan (TYP) **SEE UPDATED COMMENT**

18. Wastewater Plan and Profile Line WW-E (Sheet 1 of 2) Notate drop connection on the plan, this sheet. STA 4+89 **SEE UPDATED COMMENT**

19. Wastewater Plan and Profile Line WW-E (Sheet 1 of 2) Notate drop connection on the plan, this sheet. STA 8+36 **SEE UPDATED COMMENT**

20. Street Light, Sidewalk, Sign and Striping Plan Verify and include street lights at street intersections with FM 973 **SEE UPDATED COMMENT**

21. Pond Details For the detention pond outlet structure details, notate the outfall pipe material on details **SEE UPDATED COMMENT**

***See Associated Files section of permit page to download PDF of plans with engineering comments referenced in table below.**

Page # Reference Reviewer Comment Applicant Response

1. Overall Phase Plan Adjust sidewalk shown in Park Reserve ROW to be inside Street ROW **SEE UPDATED COMMENT** 14 Grading Plan 5 of 6 Verify lot grading types for Lots 12-13, Block 8. Appear to meet criteria for Lot B grading. **SEE UPDATED COMMENT**

2. Buttercup Rd Plan & Profile Continue coordination with City and TxDOT to reduce grade break. **SEE UPDATED COMMENT**

3. Blazimar Lane – Plan & Profile Continue coordination with City and TxDOT to reduce grade break **SEE UPDATED COMMENT**

4. Rodgers Road Plan & Profile Continue coordination with TxDOT to reduce grade break. **SEE UPDATED COMMENT**

5. Existing Drainage Area Map Prior comment not addressed.

6. Need to clarify Point of Analysis.

7. Post-project separates out DA#3. Need to account for this in existing and show a Point of Analysis for TxDOT ditch separately. Must show no impacts at this point of analysis 38 Proposed Drainage Area Map Prior comment not addressed.

8. Identify points of analysis. These points are to be used to compare pre- and post- project runoff. Suggest creating a 3rd point for the runoff draining to the TxDOT ditch. Then provide summary of pre- and post-project peak flows at the various Point of Analysis for 2-, 10-, 25-, and 100-year to demonstrate compliance with the detention policy.

9. Currently it is unclear if the project has downstream impacts or not. For example. Pre-project has a 100-yr flow for DA#2 of 90.5 cfs. Post-project has a 100-yr flow of 118 cfs when DA#2 and DA#3 combined. Unclear if impact or not at DA#1/OS#1 outfall.
10. Storm Channel B Plan & Profile (Sheet 1 of 2) EM8.16. Safety. For all U shape channels... Demonstrate compliance. interior wall > 3' requires adjacent ground, barrier-type fence > 6' high **SEE UPDATED COMMENT**
11. Overall Water Plan Update street name shown in Castlewood, (Castlebridge Way to Wesley Miller) **SEE UPDATED COMMENT**
12. Phase 1 Water Plan Update street name shown in Castlewood, (Castlebridge Way to Wesley Miller) **SEE UPDATED COMMENT**
13. Phase 2 Water Plan Update street name shown in Castlewood, (Castlebridge Way to Wesley Miller) **SEE UPDATED COMMENT**
14. Water Plan & Profile Line WL-A (Sheet 1 of 2) Verify and update bend size/degree of bend on profile(TYPICAL) (unresolved from previous review) Sta. 15+68 & 17+44 **SEE UPDATED COMMENT** Detention Pond Plan (see plan sheet markup) Unclear what these points are? Reference cross-section of weir in details **SEE UPDATED COMMENT** 97 Detention Pond Plan (see plan sheet markup) Opened HEC-HMS model and elev-area data did not match. Please verify model/plans match. 97 Detention Pond Plan (see plan sheet markup) Opened up HEC-HMS simulation results and 100-yr reported at 617.2. Please confirm plans/models match. 97 Detention Pond Plan (see plan sheet markup) 8.15.3.a(3) - all slopes steeper than 4:1... 4:1 required unless supported by geotech recommendation **SEE UPDATED COMMENT**
15. Pond Details Could not confirm outfall data matches HEC-HMS model. Model has 3.75' long weir at 614.80 4.2 sf orifice at 611.30 102 Paving Details (1 of 2) Residential Alley Section - When revised geotech report is submitted with revised plans, provide notation to jointing requirements and spacing for alleys **SEE UPDATED COMMENT**

******See Associated Files section of permit page for plan review comments PDF**

Drainage Report

Page #ReferenceComment15 of 63Exhibit E - Proposed Drainage Area MapIdentify points of analysis. These points are to be used to compare pre- and post- project runoff. Suggest creating a 3rd point for the runoff draining to the TxDOT ditch. Then provide summary of pre- and post-project peak flows at the various Point of Analysis for 2-, 10-, 25-, and 100-year to demonstrate compliance with the detention policy.

Currently it is unclear if the project has downstream impacts or not. For example.. Pre-project has a 100-yr flow for DA#2 of 90.5 cfs. Post-project has a 100-yr flow of 118 cfs when DA#2 and DA#3 combined. Unclear if impact or not at DA#1/OS#1 outfall.

******See Associated Files section of permit page for plan review comments PDF**

- General: TxDOT requirements shall be coordinated for the associated turn lanes/roadway
 1. Page # Reference Reviewer Comment 10 Grading Plan 1 of 6 Label 5' sidewalk easement. **SEE COMMENT UPDATE**
 1. Wesley Miller Lane (2 of 2) Plan & Profile Concrete to be per COT PV009A Standard **SEE COMMENT UPDATE**
 2. Buttercup Rd Plan & Profile Concrete to be per COT PV009A Standard **SEE COMMENT**
 3. WEDEMEYER STREET (SHEET 1 OF 2) - PLAN & PROFILE Concrete to be per COT PV009A Standard **SEE COMMENT UPDATE**
 4. WEDEMEYER STREET (SHEET 2 OF 2) - PLAN & PROFILE Concrete to be per COT PV009A Standard **SEE COMMENT UPDATE**
 - 25 ELIJAH STREET (SHEET 2 OF 2) - PLAN & PROFILE Concrete to be per COT PV009A Standard **SEE COMMENT UPDATE**
 - 27 WILSON SPRINGS LANE (SHEET 2 OF 2) - PLAN & PROFILE Concrete to be per COT PV009A Standard **SEE COMMENT UPDATE**
 - 29 SIEDERS STREET (SHEET 2 OF 2) - PLAN & PROFILE Concrete to be per COT PV009A Standard **SEE COMMENT UPDATE**
 - 30 MCFADIN WAY (SHEET 1 OF 2) - PLAN & PROFILE Concrete to be per COT PV009A Standard **SEE COMMENT UPDATE**
 - 31 MCFADIN WAY (SHEET 2 OF 2) - PLAN & PROFILE Concrete to be per COT PV009A Standard **SEE**

COMMENT UPDATE

Geotechnical Report - Resubmittal

Doc Page# Comment for Report Dated 9/28/21 Back Check for Report Dated 5/5/22-

Page #	Reference	Reviewer Comment	Page #	Reference	Reviewer Comment			
10	GRADING PLAN (SHEET 1 of 6)	Previous comment not addressed for park sidewalk. Instead, address comment on Street Light, Sidewalk, Sign and Striping Plan sheet 102.	17	WESLEY MILLER LANE (SHEET 2 OF 2) - PLAN & PROFILE	Previous comment not addressed. Draw and call out "Concrete per COT PV009A Standard" for intersection shown.			
18	BUTTERCUP RD - PLAN & PROFILE	Show correct linework at FM 973 intersection.	18	BUTTERCUP RD - PLAN & PROFILE	Previous comment not addressed. Draw and call out "Concrete per COT PV009A Standard" for intersection shown.			
19	BLAZILMAR LANE - PLAN & PROFILE	Show correct linework at FM 973 intersection.	19	BLAZILMAR LANE - PLAN & PROFILE	Previous comment not addressed. Draw and call out "Concrete per COT PV009A Standard" for intersection shown.			
20	RODGERS ROAD - PLAN & PROFILE	Show correct linework at FM 973 intersection.	20	RODGERS ROAD - PLAN & PROFILE	Previous comment not addressed. Draw and call out "Concrete per COT PV009A Standard" for intersection shown.			
21	WEDEMEYER STREET (SHEET 1 OF 2) - PLAN & PROFILE	Previous comment not addressed. Draw and call out "Concrete per COT PV009A Standard" for intersections shown (Buttercup Rd. and Blazilmar Ln.)	22	WEDEMEYER STREET (SHEET 2 OF 2) - PLAN & PROFILE	Previous comment not addressed. Draw and call out "Concrete per COT PV009A Standard" for intersection shown (Rodgers Rd.).			
24	ELIJAH STREET (SHEET 1 OF 2) - PLAN & PROFILE	Show valley gutter or limit of concrete for alley for intersection shown (Mullen Tr.).	27	WILSON SPRINGS LANE (SHEET 2 OF 2) - PLAN & PROFILE	Previous comment not addressed. Draw and call out "Concrete per COT PV009A Standard" for intersection shown (McFadin Way).			
28	SIEDERS STREET (SHEET 1 OF 2) - PLAN & PROFILE	Show valley gutter or limit of concrete for alley for intersection shown (Sieders St.).	29	SIEDERS STREET (SHEET 2 OF 2) - PLAN & PROFILE	Previous comment not addressed. Draw and call out "Concrete per COT PV009A Standard" for intersections shown (McFadin Way and Wesley Miller Ln.).			
30	MCFADIN WAY (SHEET 1 OF 2) - PLAN & PROFILE	Previous comment not addressed. Draw and call out "Concrete per COT PV009A Standard" for intersection shown (Wilson Springs Ln.).	31	MCFADIN WAY (SHEET 2 OF 2) - PLAN & PROFILE	Previous comment not addressed. Draw and call out "Concrete per COT PV009A Standard" for intersection shown (Sieders St.).			
32	SOLOMON WAY & MULLEN TRAIL - PLAN & PROFILE	Show valley gutter or limit of concrete for alley. (Sieders St.)	32	SOLOMON WAY & MULLEN TRAIL - PLAN & PROFILE	Show valley gutter or limit of concrete for alley. (Elijah St.)			
32	SOLOMON WAY & MULLEN TRAIL - PLAN & PROFILE	Label should be BOC-BOC instead of EOP-EOP. (Mullen Trl.)	32	SOLOMON WAY & MULLEN TRAIL - PLAN & PROFILE	Label should be BOC-BOC instead of EOP-EOP. (Solomon Ln.)			
33	LIAM ROAD - PLAN & PROFILE	Label should be BOC-BOC instead of EOP-EOP. (Liam Rd.)	76	STORM CHANNEL A PLAN & PROFILE	Proposed 48-inch Pipe to be RCP	77	STORM CHANNEL B PLAN & PROFILE (SHEET 1 OF 2)	Label/show water line in plan view
79	OVERALL WATER PLAN	Move callout to show utility services	TYPICAL	80	PHASE 1 WATER PLAN	Move callout to show utility services	TYPICAL	
80	PHASE 1 WATER PLAN	Verify gate valves installed for this connection	(18-inch water line)	80	PHASE 1 WATER PLAN	Notate "by others" if applicable for 18-inch water line		
80	PHASE 1 WATER PLAN	Verify why reducers are needed here if using a tee		92	WASTEWATER PLAN AND PROFILE LINE WW-D	Update information shown at Sta. 1+00		
92	WASTEWATER PLAN AND PROFILE LINE WW-D	Move callouts to show sewer services where noted		92	WASTEWATER PLAN AND PROFILE LINE WW-D	Water service line not shown lot 10 blk 12		
93	WASTEWATER PLAN AND PROFILE LINE WW-E (SHEET 1 of 2)	Show utility service for lots 10-12, blk 13		93	WASTEWATER PLAN AND PROFILE LINE WW-E (SHEET 1 of 2)	Show water utility service for lots 25, and lot 1		
93	WASTEWATER PLAN AND PROFILE LINE WW-E (SHEET 1 of 2)	Label Lots 1-3 where noted		94	WASTEWATER PLAN AND PROFILE LINE WW-E (SHEET 2 of 2)	Move callout to show utility services where noted		
95	WASTEWATER PLAN AND PROFILE LINE WW - F	Move callout to show utility services where noted		96	WASTEWATER PLAN AND PROFILE LINE WW - G	Move callout to show utility services where noted		
98	WASTEWATER PLAN AND PROFILE LINE WW - I&J	Move callout to show utility services where noted		99	WASTEWATER PLAN AND PROFILE LINE WW - K	Move callout to show utility services where noted		
99	WASTEWATER PLAN AND PROFILE LINE WW - K	Show sewer service for lot blk 6						

102 STREET LIGHT, SIDEWALK, SIGN AND STRIPING PLAN 5' Pedestrian Sidewalk Easement required along Park Reserve 1
 102 STREET LIGHT, SIDEWALK, SIGN AND STRIPING PLAN 10' Pedestrian Sidewalk Easement required along Park Reserve 1
 102 STREET LIGHT, SIDEWALK, SIGN AND STRIPING PLAN Label and dimension easement along Park Reserve 2
 104 SIGNAGE DETAILS Update sheet title to include "Typical Utility and Street Section Assignments"
 104 SIGNAGE DETAILS Typical Utility and Street Section Assignment – Update sheet reference noted (Sheet 91)
 104 SIGNAGE DETAILS Typical Utility and Street Section Assignment – Verify and update sidewalk width to 5-ft
 104 SIGNAGE DETAILS Update sheet title to include "Typical Utility and Street Section Assignments"
 104 SIGNAGE DETAILS Include "Typical Utility and Street Section Assignments" for Collector Street
 105 PAVING DETAILS (1 OF 3) Update Parabolic Collector Street Section to update the street section dimensions (paving width, planter area width, show sidewalk and width)
 105 PAVING DETAILS (1 OF 3) Parabolic Collector Street Section - For 8-inch compacted subgrade, Must be lime treated subgrade to meet City minimum section. EM 5.6.1.1
 105 PAVING DETAILS (1 OF 3) Update Parabolic Local Street Section to update the street section dimensions (paving width, planter area width, show sidewalk and width)
 105 PAVING DETAILS (1 OF 3) Parabolic Local Street Section - For 8-inch compacted subgrade, Must be lime treated subgrade to meet City minimum section. EM 5.6.1.1
 105 PAVING DETAILS (1 OF 3) Residential Alley Section - 2' Should be from back of curb per EM 5.6.1 and geotech report.
 105 PAVING DETAILS (1 OF 3) Residential Alley Section - For 8-inch compacted subgrade, Must be lime treated subgrade to meet City minimum section. EM 5.6.1.1
 105 PAVING DETAILS (1 OF 3) Residential Alley Section - 18" Ribbon Curb
 105 PAVING DETAILS (1 OF 3) Add ribbon curb standard PV 008 to plan set.
 105 PAVING DETAILS (1 OF 3) Verify if Geotech report references latest report or notate reference to subdivision where report was used - asphalt/concrete tie-in detail
 105 PAVING DETAILS (1 OF 3) Notate where the asphalt/concrete tie-in detail will be used.
 105 PAVING DETAILS (1 OF 3) Provide notation to jointing requirements and spacing for alleys

Geotechnical Report - Resubmittal

- Geotechnical Report developed by PSI and uploaded on 7/15/22 is reviewed and approved with previous comments addressed.
- Geotechnical requirements shall be discussed at the time of the Pre-construction meeting for this subdivision.

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.

Reviewed resubmittal with no comments.

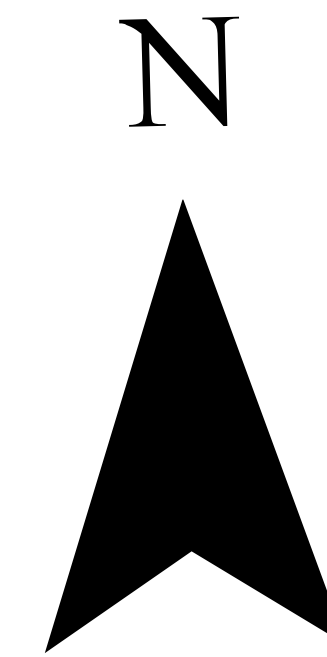
Please revise the plans to address the comments noted above. Following revision, submit electronically with a resolution letter in PDF format.

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

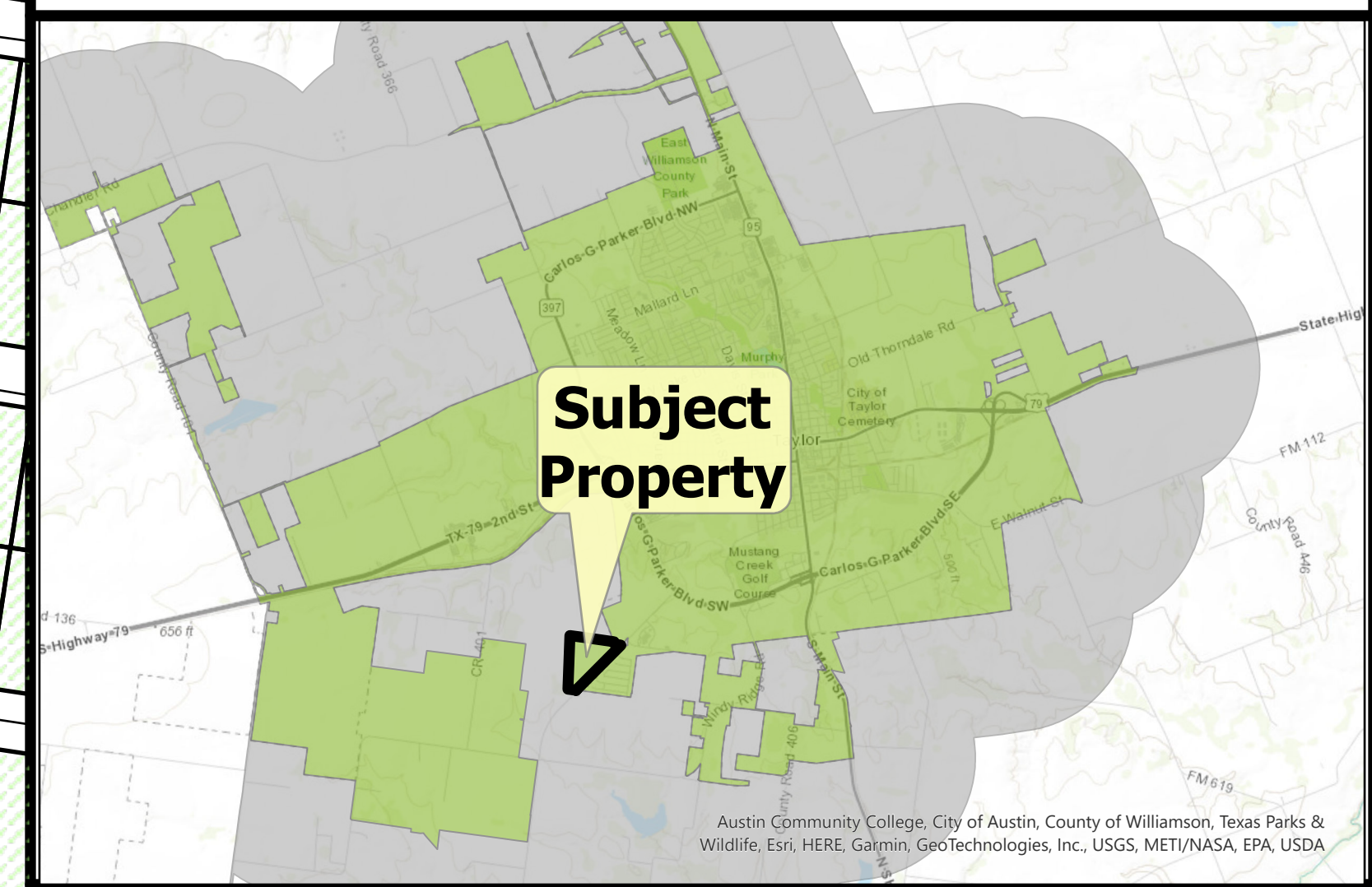


PZ-2021-1353

**Castlewood South
Subdivision Improvement Plans
Across from Avery Glen Subdivision
Approximately 69.99 Acres**

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- R-1/RPD: Residential Planned Development



**Subject
Property**

F-M-973

City of Taylor
Vanecek Subdivision Minor Plat
PZ-2022-1517
Staff Report

Requested Action:

Consider disapproving Vanecek Subdivision Minor Plat.

Applicant:

Bruce Bryan/Bryan Technical Services as agent for property owner

Subject Property:

Consisting of approximately 20.77 acres of land, addressed as 4341 CR 404, more particularly described by Williamson Central Appraisal District Parcels R020081 and R463839, part of and out of the T.T. Williamson Survey, Abstract No. 754, Taylor E.T.J., Williamson County, Texas.

Parcel Information:

Current Zoning: N/A (ETJ)

Current Use: Vacant

Purpose:

The purpose of the plat is for potential development.

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

BRUCE BRYAN
BTS
911 NORTH MAIN
TAYLOR TX 76574
bruce@bryantechnicalservices.com

Date: Wednesday, July 20, 2022

Address: 4341 CR 404, TAYLOR 76574

Permit Number PZ-2022-1517

Dear BRUCE BRYAN,

Staff has completed its review of plans for the Vanecek Subdivision Minor Plat at 4341 CR 404, TAYLOR 76574. There are some corrections that need to be made. The plat application will be placed on the upcoming Planning and Zoning Commission meeting with a recommendation of disapproval 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.

Denied; incomplete as there is no letter from the lien holder giving the owners permission to plat as is listed on the plat application requirements.

Denied; rather than submitting a plat map the submission includes a survey showing buildings.

Denied; the information about the surrounding property owners needs to be updated as it's all incorrect. See Subdivision Ordinance excerpt below:

10. Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines, watercourses, etc.

Denied; Make sure the notes that are required on the application are provided if applicable and make sure the notes are correct e.g., the water is not provided by the City of Taylor.

A copy of the Subdivision Application (in word) is in the Review Files so you can use it to make sure you have the correct notes and wording. Also, there is a list of required documents in the application so you can make sure your application is complete.

FEMA Floodplain Map panels in "F" since 2019.

Engineering Department Review

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

*See Associated Files section of the permit page to download a copy of the plat review PDF containing engineering comments.

Sheet 1 of 3

1. Plat Notes: Verify Utilities Wastewater is outside Taylor CCN and Water is within Manville CCN
2. Plat Notes: Update to current FEMA FIRM information 48491C0541F (eff. 12/20/2019)
3. Verify all applicable plat notes are provided on the plat.
4. Provide property owner and filing information (parcel R018862)
5. Provide the point of beginning on the plat drawing to match the metes and bounds description notes.
6. Provide a tie to an original corner of the original survey of which said land is a part. (Subdivision Ordinance Chpt. 15

3.2)

7. Show properties along south right-of-way line. Is this 80'~ dimension the ROW width? CR 404 is listed on the City's Comprehensive Plan as an Enhanced Community Blvd. which will require dedication of additional ROW.
8. Show floodplain along the south side of CR 404 where noted on the plat review drawing pdf. (Subdivision Ordinance Chpt. 3.2)
9. Verify drainage easements required for area indicated on the plat review drawing.
10. Update the submittal date shown on the plat title block.

Sheet 2 of 3

1. Show correct information on the plat drawing or metes and bounds description for the property referenced in paragraph two (2).
2. Verify and update the bearing and distance shown in paragraph three (3).
3. Show the course described in paragraph four (4) on the plat drawing.

Sheet 2 of 3

1. Update Owner's certificates to reflect the plat being within ETJ (therefore Williamson County to be used where noted) and include Owner Address on signature location.
2. Update Lien Holder's certificates to reflect the plat being within ETJ (therefore Williamson County to be used where noted) and include Lien Holder's address on signature location.
3. If establishing a OSSF (septic) for proposed Lot 1, provide County OSSF Certificate.
4. Update the FIRM information listed in the Engineer's Certificate.
5. Leave the name portion blank on the Development Services Director block.
6. Update the County Clerk Block to update the year shown to "20__".

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.

No comments at this time.

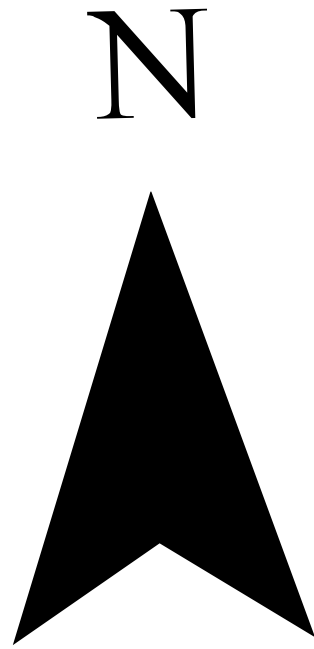
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

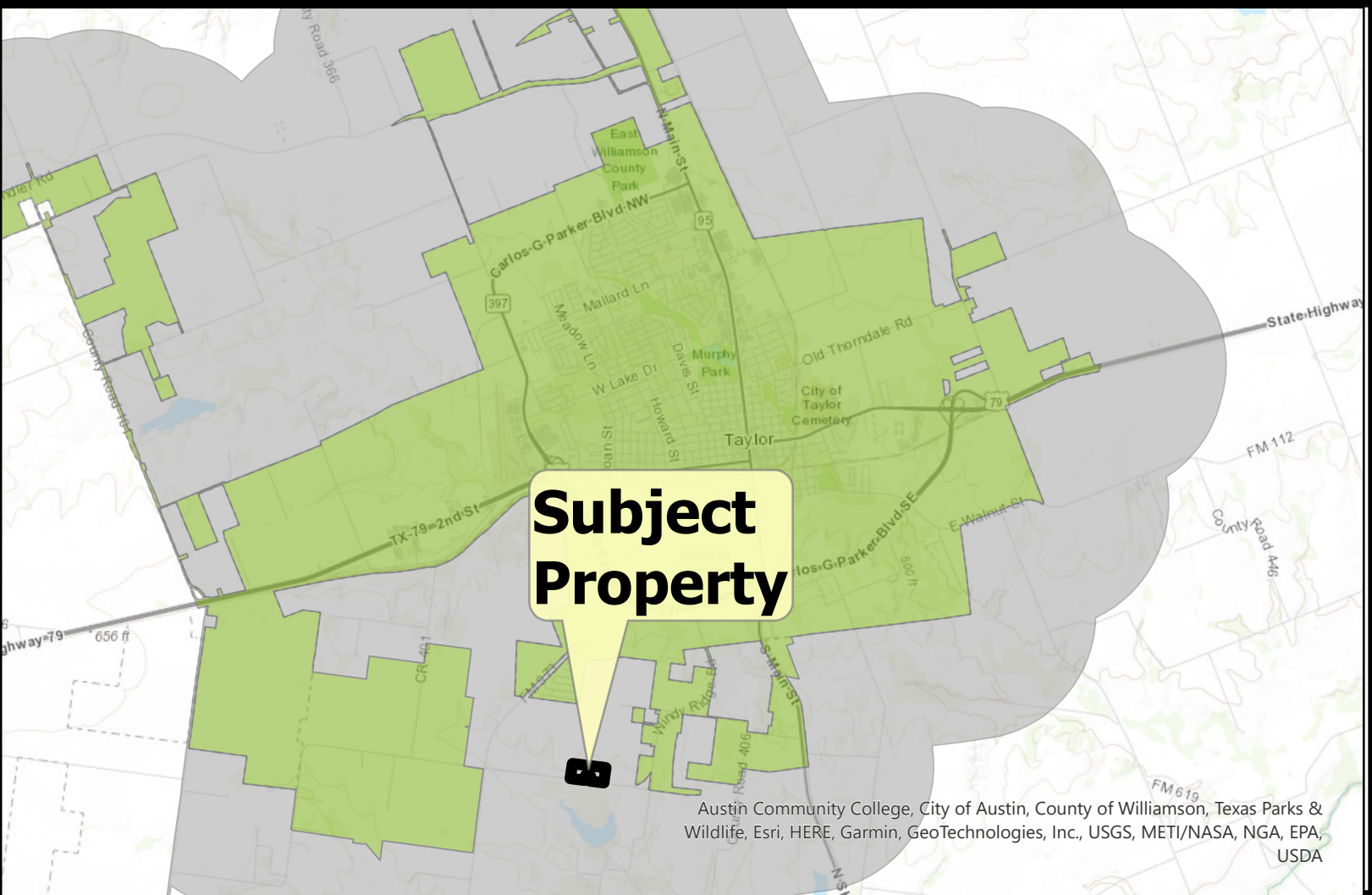


PZ-2022-1510

**Vanecek Subdivision Minor Plat
Location Map
Approximately 20.77 Acres**

Legend

- ETJ
- ▣ Subject Property
- Parcels
- Streets

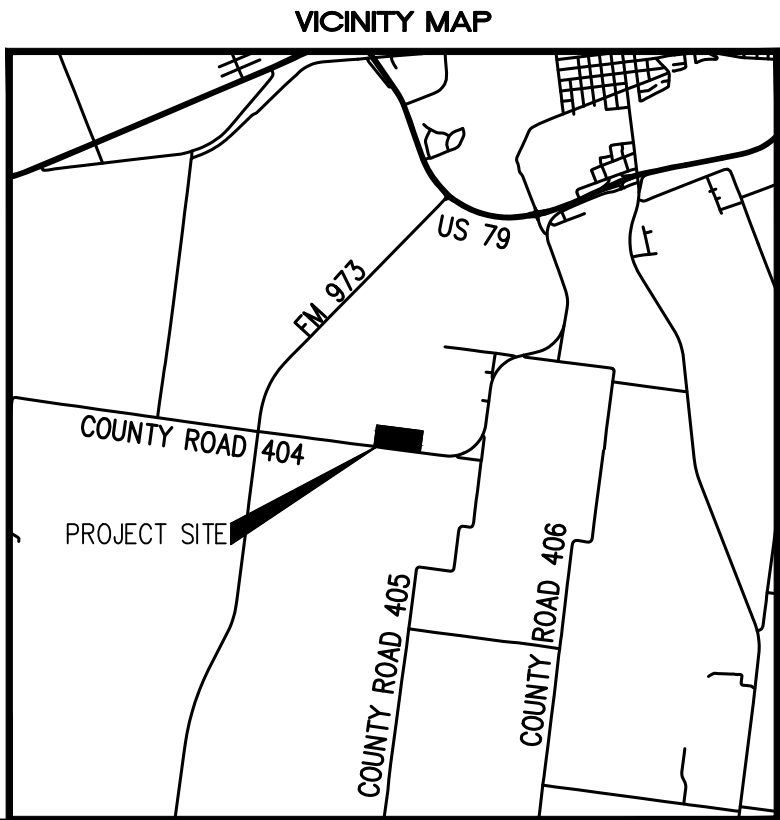
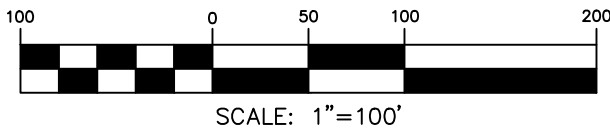


ABBREVIATIONS
FND. - FOUND
I.R. - IRON ROD
N.F. - NOT FOUND
R.O.W. - RIGHT-OF-WAY
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD
{xx.xx} - RECORD CALL

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- BENCHMARK

MINOR PLAT OF VANECEK SUBDIVISION
BEING 20.767 ACRE TRACT OF LAND OUT OF THE THOMAS T. WILLIAMSON
SURVEY, ABSTRACT NO. 754 AND 755, WILLIAMSON COUNTY, TEXAS



OWNER:
TIM VANECEK
DONNA VANECEK
4401 CR 404
TAYLOR, TEXAS 76574
512-309-0133
TIM.VANECEK@GMAIL.COM

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

ENGINEER:
BELTON ENGINEERING INC.
106 N. EAST STREET
BELTON, TX 76513
254-731-5600
TBPE FIRM NO.13392

LEGAL DESCRIPTION:
20.767 ACRE TRACT OF LAND IN THE THOMAS T. WILLIAMSON SURVEY, ABSTRACT NO. 754 & 755, WILLIAMSON COUNTY, TEXAS, BEING A 20.767 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO TIM VANECEK AND DONNA VANECEK, HUSBAND AND WIFE, RECORDED IN DOC. #2001048225, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:
THOMAS T. WILLIAMSON SURVEY
ABSTRACT NO. 754 & 755

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2

LINEAR FEET OF NEW STREETS: 0

TOTAL ACREAGE: 20.767 ACRES

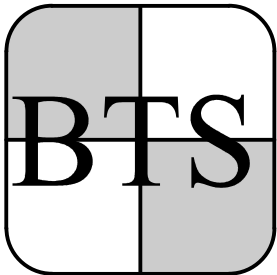
SUBMITTAL DATE:
MARCH , 2022

BENCHMARK DESCRIPTION:
1/2" IRON ROD (CAPPED)
N = 10,169,869.641 FEET
E = 2,209,090.960 FEET
ELEVATION = 601.42 FEET (NAVD 88, GEOID MODEL 2012)

MINOR PLAT OF
VANECEK SUBDIVISION
SHEET 1 OF 3

20.767 ACRE TRACT OUT OF
THE
THOMAS T. WILLIAMSON SURVEY,
ABSTRACT NO. 754 & 755,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



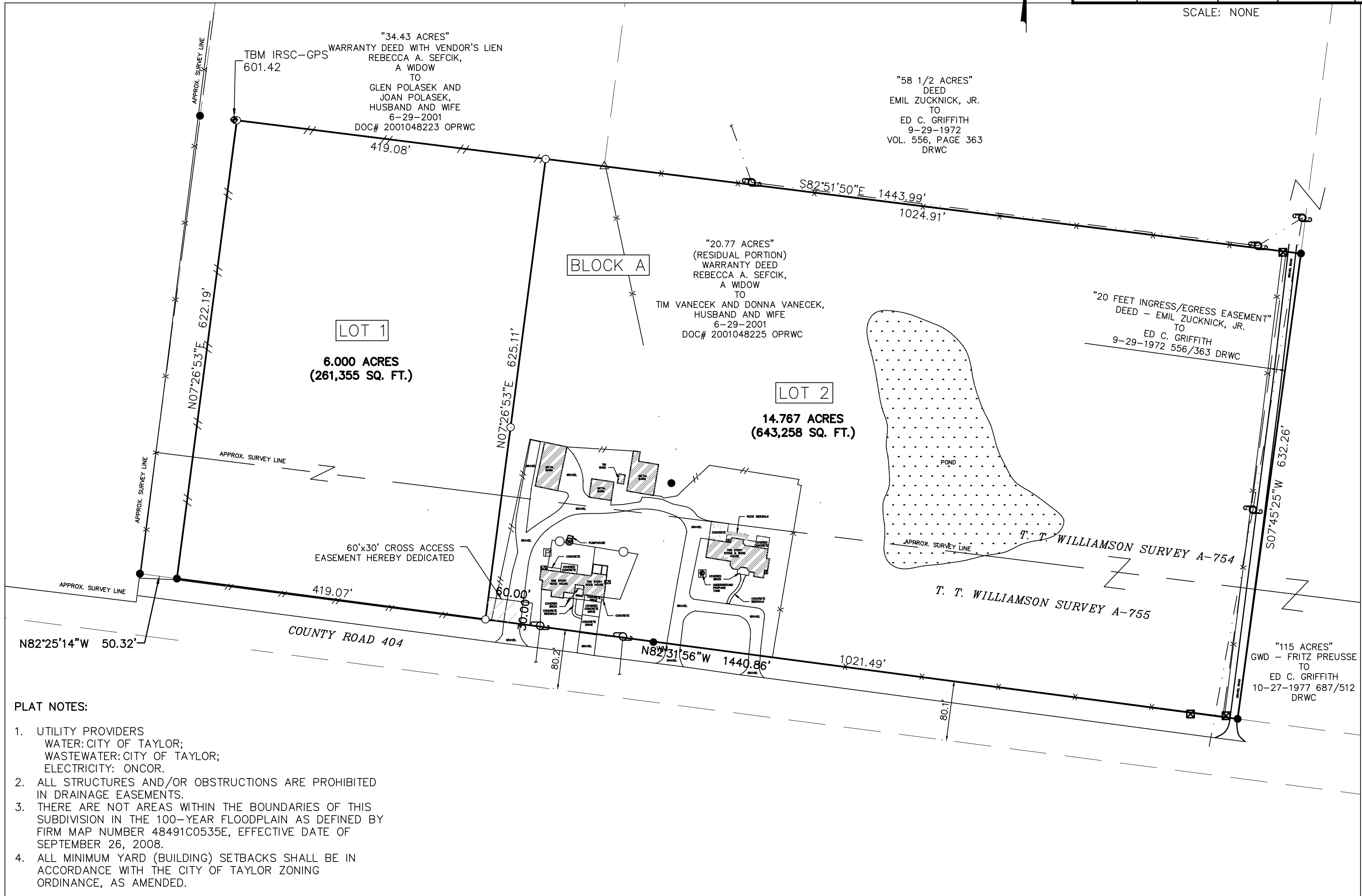
911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 21-1135	DATE: MARCH 22, 2022



- PLAT NOTES:
- UTILITY PROVIDERS
WATER: CITY OF TAYLOR;
WASTEWATER: CITY OF TAYLOR;
ELECTRICITY: ONCOR.
 - ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
 - THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0535E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
 - ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.

MINOR PLAT OF VANECEK SUBDIVISION
BEING 20.767 ACRE TRACT OF LAND OUT OF THE THOMAS T. WILLIAMSON
SURVEY, ABSTRACT NO. 754 AND 755, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

METES AND BOUNDS

20.767 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE **THOMAS T. WILLIAMSON SURVEY, ABSTRACT NO. 754** AND THE **THOMAS T. WILLIAMSON SURVEY, ABSTRACT NO. 755**, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED “20.77 ACRES” (RESIDUAL PORTION) CONVEYED IN A WARRANTY DEED FROM REBECCA A. SEFCIK, A WIDOW TO TIM VANECEK AND DONNA VANECEK, HUSBAND AND WIFE, DATED 6-29-2001 AND RECORDED IN DOCUMENT NO. 2001048225 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF DECEMBER 2021, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2” IRON ROD FOUND, BEING IN THE NORTH LINE OF WILLIAMSON COUNTY ROAD 404, BEING THE SOUTHWEST CORNER OF A CALLED “65 ACRES” CONVEYED IN A SPECIAL WARRANTY DEED FROM EDWARD C. GRIFFITH JR., INDEPENDENT EXECUTOR FOR THE STATE OF ED C. GRIFFITH,DECEASED AND MARTHA H. GRIFFITH,DECEASED TO MARTHA K. GRIFFITH, EDWARD C. GRIFFITH JR., ANN E. GRIFFITH HUGHES, AND MOLLY MCLEAN GRIFFITH GRAHAM, DATED 12-13-2021 AND RECORDED IN DOCUMENT NO. 2021188048 (OPRWC), BEING THE SOUTHEAST CORNER OF SAID “20.77 ACRES” (RESIDUAL PORTION) ;

THENCE NORTH 82 27’ 53” WEST, WITH THE NORTH LINE OF WILLIAMSON COUNTY ROAD 404 AND SOUTH LINE OF SAID “20.77 ACRES” (RESIDUAL PORTION), A DISTANCE OF **1440.56 FEET** TO A 1/2” IRON ROD FOUND (CAPPED BTS), BEING THE LOWER SOUTHEAST CORNER OF A CALLED “34.43 ACRES” CONVEYED IN A WARRANTY DEED WITH VENDOR’S LIEN FROM REBECCA A. SEFCIK, A WIDOW TO GLEN POLASEK AND JOAN POLASEK, DATED 6-29-2001 AND RECORDED IN DOCUMENT NO. 2001048223(OPRWC), BEING THE SOUTHWEST CORNER OF SAID “20.77 ACRES” (RESIDUAL PORTION) ;

THENCE NORTH 07 26’ 53” EAST, WITH THE COMMON LINE OF SAID “34.43 ACRES” AND SAID “20.77 ACRES” (RESIDUAL PORTION), A DISTANCE OF **622.19 FEET** TO A 1/2” IRON ROD FOUND (CAPPED BTS), BEING THE NORTHWEST CORNER OF SAID “20.77 ACRES” (RESIDUAL PORTION) ;

THENCE SOUTH 82 51’ 50” EAST, ALONG THE NORTH LINE OF SAID “20.77 ACRES” (RESIDUAL PORTION), WITH THE SOUTH LINES OF SAID “34.43 ACRES” AND A CALLED “58.5 ACRES” CONVEYED IN A DEED FROM EMIL ZUCKNICK, JR. TO ED C. GRIFFITH, DATED 9-29-1972 AND RECORDED IN VOLUME 556, PAGE 363 OF THE DEED RECORDS OF WILLIAMSON COUNTY (DRWC) FOR A DISTANCE OF **1443.99 FEET** TO A 1/2” IRON ROD FOUND, BEING IN THE COMMON LINE OF SAID “20.77 ACRES” (RESIDUAL PORTION) AND SAID “65 ACRES”, BEING AN EXTERIOR CORNER OF SAID “65 ACRES”, BEING THE SOUTHEAST CORNER OF SAID “58.5 ACRES”, AND ALSO BEING THE NORTHEAST CORNER OF SAID “20.77 ACRES” (RESIDUAL PORTION), ALSO BEING THE NORTHEAST CORNER OF A CALLED “20’ INGRESS/EGRESS EASEMENT” CONVEYED IN A DEED FROM EMIL ZUCKNICK, JR. TO ED C. GRIFFITH, DATED 99-29-1972 AND RECORDED IN VOLUME 556, PAGE 383 (DRWC);

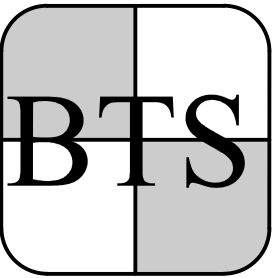
THENCE SOUTH 07 45’ 25” WEST, WITH THE COMMON LINE OF SAID “20.77 ACRES” (RESIDUAL PORTION) AND THE WEST LINE OF SAID “65 ACRES”, ALSO BEING THE EAST LINE OF SAID “20’ INGESS/EGRESS EEASEMENT”, A DISTANCE OF **632.26 FEET** TO THE **PLACE OF BEGINNING**, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF **20.767 ACRES**.

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83/93 ADJUSTMENT.

MINOR PLAT OF
VANECEK SUBDIVISION
SHEET 2 OF 3

20.767 ACRE TRACT OUT OF
THE
THOMAS T. WILLIAMSON SURVEY,
ABSTRACT NO. 754 & 755,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = N.T.S.	APPROVED BY: BLB
PROJECT NO. 21-1135	DATE: MARCH 22, 2022

MINOR PLAT OF VANECEK SUBDIVISION
BEING 20.767 ACRE TRACT OF LAND OUT OF THE THOMAS T. WILLIAMSON
SURVEY, ABSTRACT NO. 754 AND 755, WILLIAMSON COUNTY, TEXAS

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

1. TIMOTHY GEORGE VANECEK, CO-OWNER OF THE CERTAIN 20.767 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2001048225 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY AMEND SAID TRACT AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VANECEK SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY
OF _____, 2022.

TIMOTHY GEORGE VANECEK

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY GEORGE VANECEK, 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 _____, 2022.

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, DONNA KAY VANECEK, CO-OWNER OF THE CERTAIN 20.767 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2001048225 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY AMEND SAID TRACT AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VANECEK SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY
OF _____, 2022.

DONNA KAY VANECEK

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DONNA KAY VANECEK, 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 _____, 2022.

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, PROSPERITY BANK-BASTROP, LIEN HOLDER OF THE CERTAIN 20.767 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2001048225 OF THE OFFICIAL 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 TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VANECEK SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY
OF _____, 2022.

JOANN HARKINS CODY, PRESIDENT
PROSPERITY BANK-BASTROP

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOANN HARKINS CODY, 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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

THAT I, _____, REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS
SUBDIVISION IS NOT ENCRACHED BY A ZONE A FLOOD AREA,
AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL
EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD
BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0535E,
EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT
CONFORMS TO THE CITY OF TAYLOR REGULATIONS.
THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF
RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY
STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN
AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
_____, COUNTY, TEXAS, THIS ____ DAY OF _____,
_____, 2022.

REGISTERED PROFESSIONAL ENGINEER
NO. STATE OF TEXAS

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
_____, COUNTY, TEXAS, THIS ____ DAY OF _____,
_____, 2022.

BRUCE L. BRYAN
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

I, THOMAS YANIS, 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.

THOMAS YANTIS, DIRECTOR

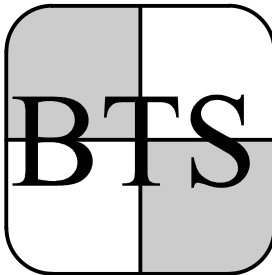
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 201____, AT _____ O'CLOCK _____M. AND DULY RECORDED ON THE _____ DAY OF _____, A.D. 201____ AT _____ O'CLOCK _____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

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

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

BY: _____
DEPUTY

MINOR PLAT OF VANECEK SUBDIVISION SHEET 3 OF 3			
20.767 ACRE TRACT OUT OF THE THOMAS T. WILLIAMSON SURVEY, ABSTRACT NO. 754 & 755, WILLIAMSON COUNTY, TEXAS			
BRYAN TECHNICAL SERVICES, INC.			
911 NORTH MAIN TAYLOR, TX 76574		 PHONE: (512) 352-9090 FAX: (512) 352-9091	
FIRM No. 10128500 surveying@austin.rr.com www.bryantechnicalservices.com			
NO.	DATE	REVISIONS	BY
DRAWN BY: AMR		CHECKED BY: BLB	
SCALE: 1" = N.T.S.		APPROVED BY: BLB	
PROJECT NO. 21-1135		DATE: MARCH 22, 2022	

**City of Taylor
PZ-2022-1518
Subdivision Variance
Staff Report**

Item Details

Subject Property:	1806 Lexington Street (R017079)
Total Acreage:	Approximately 0.34 acres
Legal Description:	North part of Lot 37 and all of Lot 38, Block 1, Edgefield Addition to the City of Taylor
Applicant & Property Owner:	Dennis Shaffer/Real Estate Property Ownership, LLC
Request:	A request to vary from Section 212.014(1) of the Texas Local Government Code (TLGC)
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

After receiving a walk-in request to discuss subdividing the property by Dennis Shaffer and Gail Baugnon (sister of the applicant), staff learned of their desire to subdivide the property into two lots with the existing residence being located on one of the proposed lots and the backyard being the second proposed lot. When the platting requirement was mentioned, it became clear that the legal description of the subject property included a portion of Lot 37 and all of Lot 38 within the Edgefield Addition to the City of Taylor plat. When the current tract was created to include a portion of Lot 37, it was not done through the platting process as an amending plat. In order to replat the current tract, it would be necessary to have the owner of the other part of Lot 37 sign the replat application. However, the applicant has stated that they have requested the neighbor to participate in this process, and the neighbor has declined. Therefore, the applicant is seeking a variance from the requirement to have the neighbor sign the replat application so they may move forward with replatting the property they own.

Location:

The subject property is located between Lexington Street and Hood Street.

Physical and Natural Features:

The subject property consists of an existing single-family residence. Based on a site inspection, the only potential concern is that there is an overhead electrical line that diagonally bisects the proposed second lot, but this concern will be addressed during the platting process. There are also trees on the lot, which will be required to be surveyed and reviewed during the building permit process.

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas

where they should be restricted. The subject property is located within the Infill Neighborhood Sector. The Infill Neighborhood Sector is made up of areas that are already developed and served by infrastructure. They are also intended for higher intensity uses within existing neighborhoods.

Future Land Use and Zoning Designations:

The newly adopted Comprehensive Plan, Envision Taylor, identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation, Neighborhood Infill. Neighborhood Infill lots are described as accommodating slight increases in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. The neighborhood infill designation also permits small, neighborhood-oriented commercial uses (p. 76, Envision Taylor Comprehensive Plan First Amendment).

The subject property is currently zoned R-1 (Single-Family Residential). The R-1 zoning designation, as written to date, would allow for moderate density single-family detached development while maintaining the character of existing neighborhoods (Sec. 2.7.1, City of Taylor Zoning Ordinance).

Direction	Zoning District	Future Land Use	Existing Land Use
North	R-1 (Single-Family Residential)	Neighborhood Infill	Residential
South	R-1	Neighborhood Infill	Residential
East	R-1	Neighborhood Infill	Residential
West	R-1	Neighborhood Infill	Residential

Utilities

The subject property is located within the City's service area for water and wastewater, and an extension of city infrastructure is likely not required.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the variance request (30 notices), a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 24, 2022.

Staff Analysis

The request for the subject property is a variance from the requirement in the Texas Local Government Code for owners of all of the property subject to a replat application to sign the application. Since the neighbor owns a portion of the original lot 37 and is unwilling to sign the replat application, this variance would allow the applicant to move forward with the replat application only on the property that they own.

Staff has determined that the applicant does have a hardship as the existing non-conforming subdivision of the applicant's property did not go through the platting process in the past and would

require the cooperation of their neighbor to collaborate, reestablish lot lines, and file a new plat with Williamson County. While developing the subject property is in the property owner's interest, the neighbor has expressed that it is not their desire to participate in the replatting process. Given this information, staff recommends approval of the subdivision variance request.

In addition to the hardship presented, the questions below must also be addressed by the Commission.

Planning and Zoning Commission Recommendation

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

- 1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of his land or the City of orderly development; and**
 - The applicant would not be permitted to continue with their proposal. This condition would halt their development entirely due to extraneous factors that would cause an undue burden. If the variance is granted, the applicant will be granted permission to submit a replat application without the neighbor and to continue forward with the platting process.
- 2. That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and**
 - The granting of the variance is necessary for the preservation and enjoyment of the applicant's substantial property right as they plan to plat and develop the property, which would otherwise not be possible without the variance.
- 3. That the granting or imposition of the variance will not be detrimental to the public health, safety, and welfare; and**
 - Granting or imposing the requested variance will not be detrimental to the public health, safety, and welfare.
- 4. That the granting or imposition of the variance will not affect preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance.**
 - The granting of the variance may not allow for the orderly subdivision of adjacent land in accordance with the provisions of the subdivision ordinance due to the subject property not being platted. However, the City's Comprehensive Plan identifies the area for infill development and increased housing density. The development of the subject property will still be able to facilitate the city's vision with a replat of the subject property. Additionally, no public improvements will likely be required as water, wastewater, and adequate roadways are established.

Such findings of the Planning and Zoning Commission together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this Ordinance so that the

public health, safety, and welfare may be secured. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Notice Area Map

(P2 - APP8910)

LETTER OF INTENT

I AM SEEKING VARIANCE AND
HARDSHIP FOR PROPERTY AT
1806 LEXINGTON ST. BECAUSE WE ARE
SELLING HOME AND WOULD LIKE FOR
BACK END OF PROPERTY TO HAVE
SEPARATE ADDRESS USING HOOD ST.
ENTRANCE.

THERE IS ALREADY AN ESTABLISHED
HOOD ST. ENTRANCE W GATE(S). WE ALSO
HAVE AN EXISTING DRIVEWAY IN BACK
OF PROPERTY FOR EASY ACCESS.

THE PROPOSED PROPERTY DIVIDING
LINE IS INCLUDED IN DOCUMENTS
DOWNLOADED ALONG W RECENT SURVEY.
PLEASE LET ME KNOW IF ADDITIONAL
INFORMATION IS NEEDED. THANK YOU.

Dennis R. Shaffer

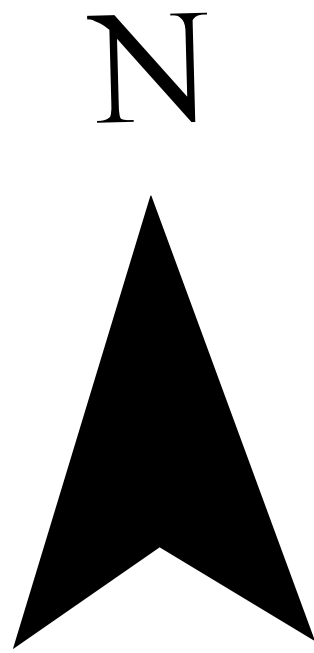
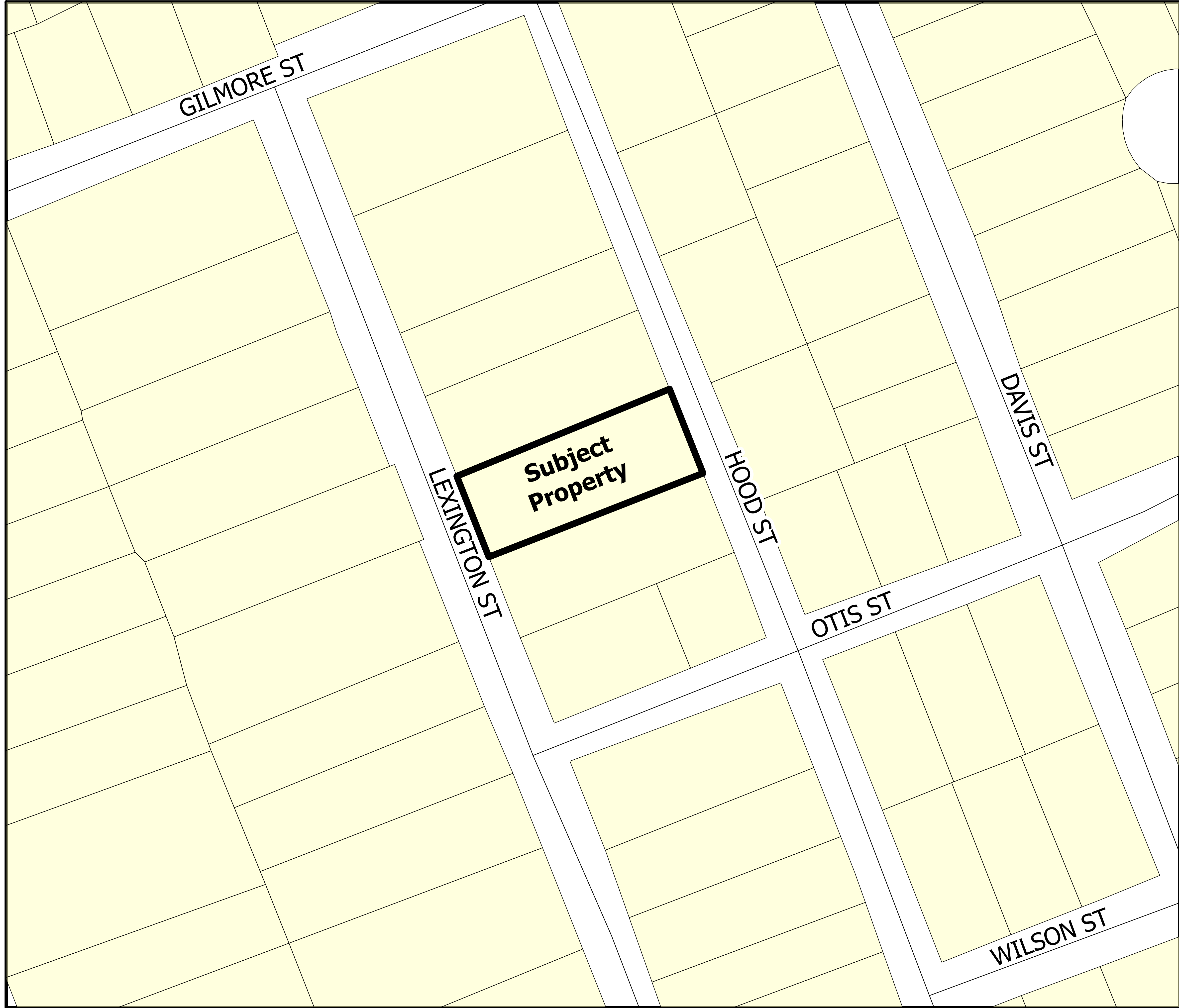
OWNER AT

1806 LEXINGTON ST.

TAYLOR, TX 76574

713.416.7981 - CELL #

DRSHAFFER@JBCGLOBAL.NET

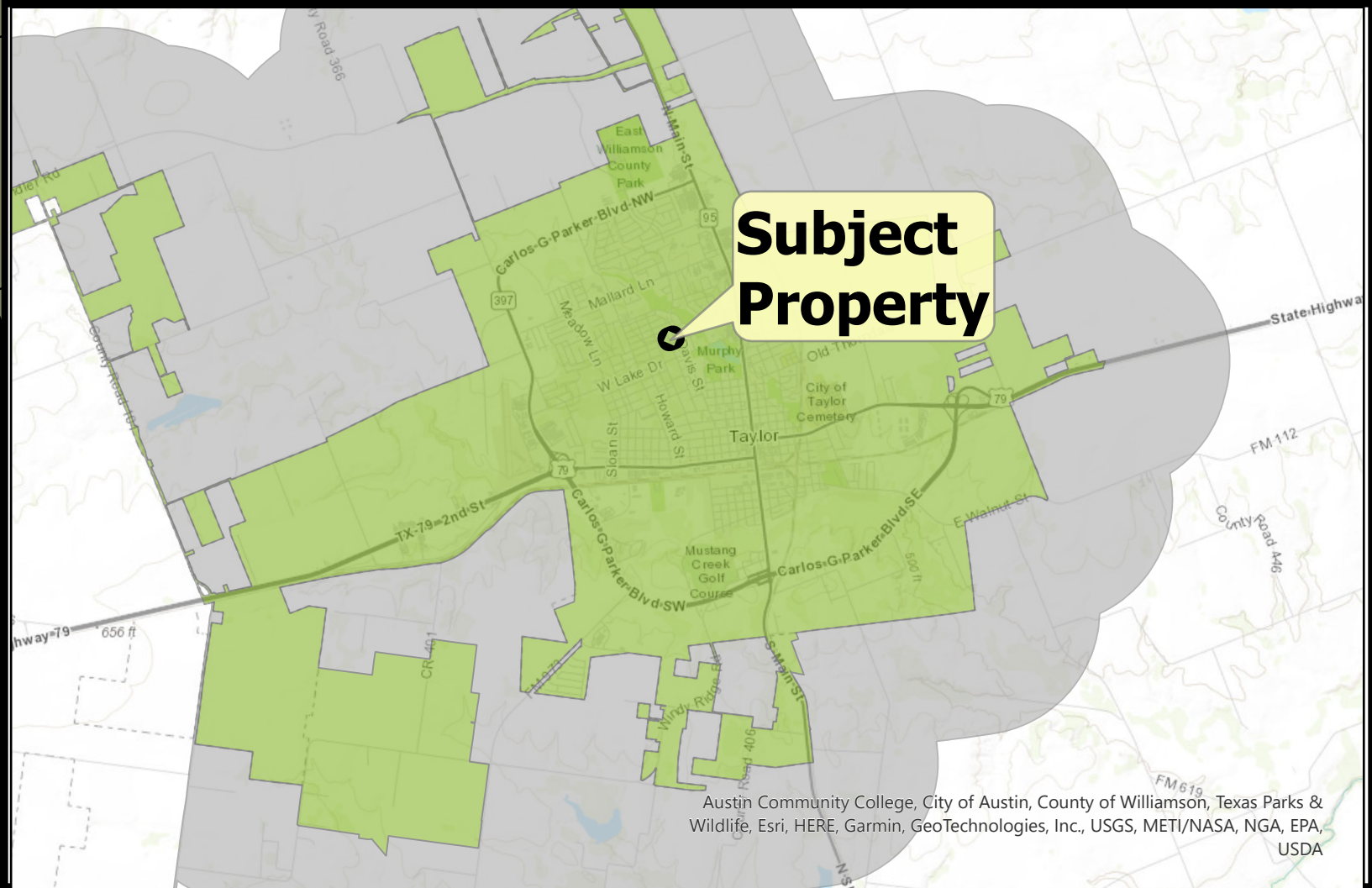


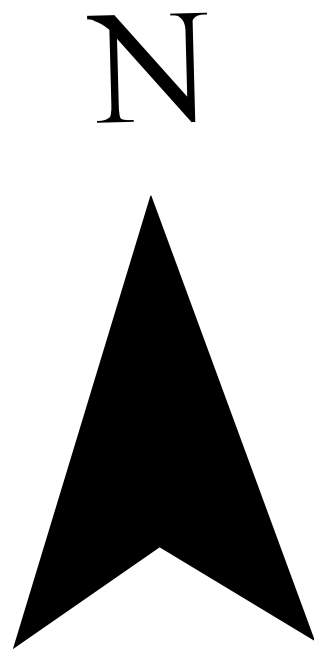
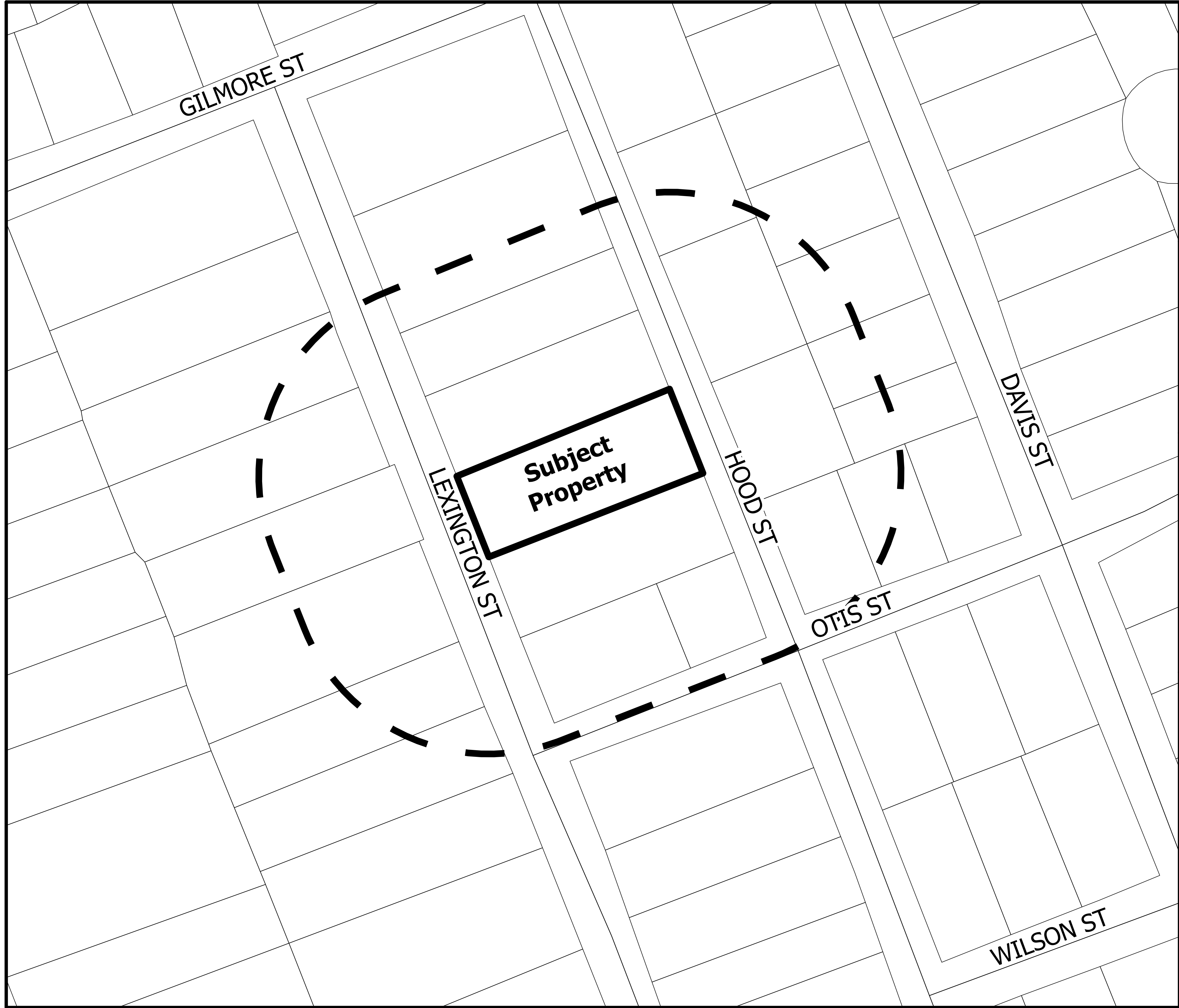
PZ-2022-1518

**1806 Lexington St.
Subdivision Variance
Location Map
Approximately 0.34 Acres**

Legend

-  Subject Property
-  Parcels
-  Streets
- ZONING**
-  R-1 Single Family



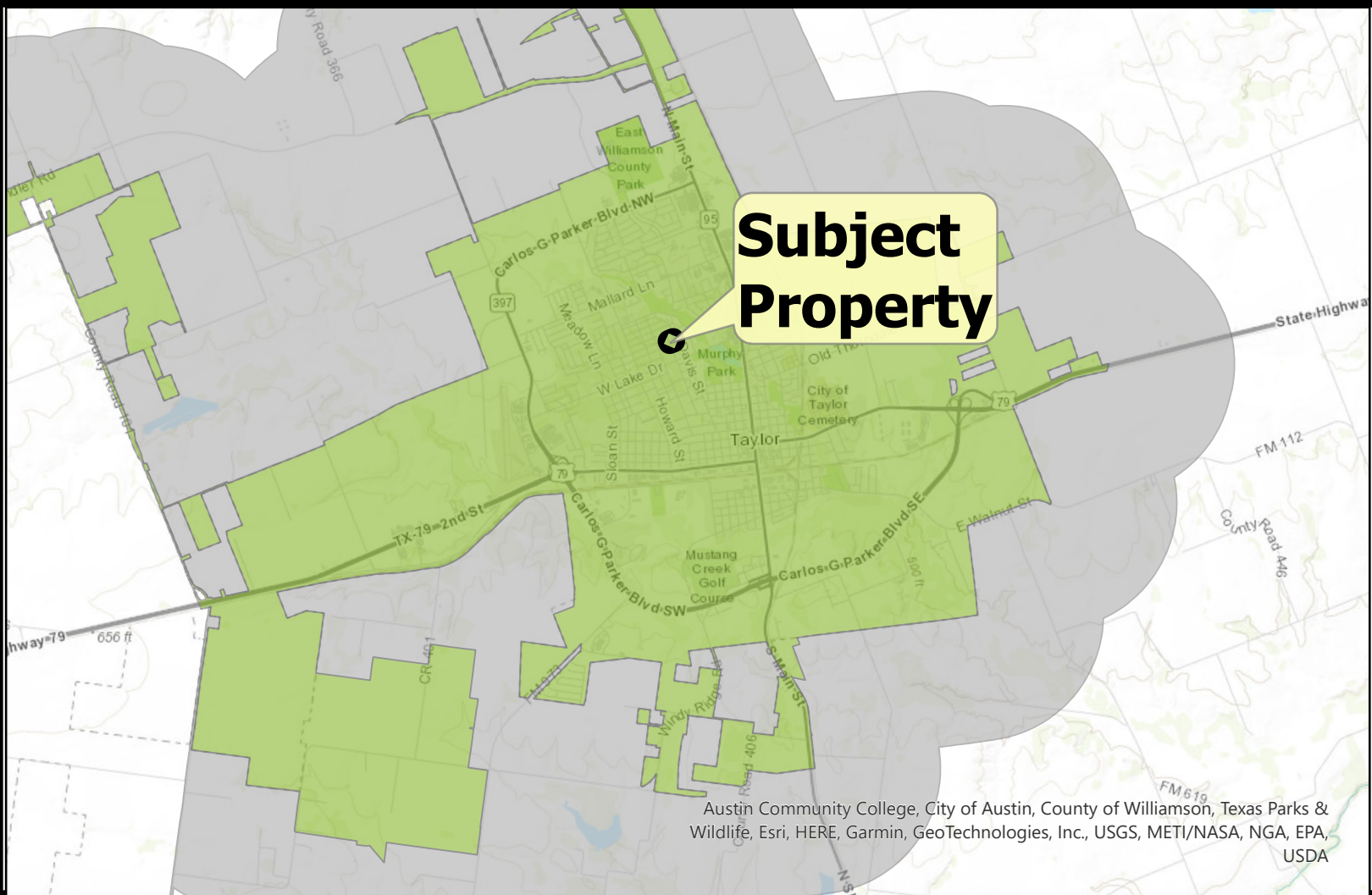


PZ-2022-1518

**1806 Lexington St.
Subdivision Variance
Notice Area Map
Approximately 0.34 Acres**

Legend

-  Subject Property
-  200 ft. Buffer
-  Parcels
-  Streets



City of Taylor
PZ-2021-1369
Zoning Map Amendment
Staff Report

Item Details

Subject Property:	Generally located directly north of the H-E-B grocery store, approximately 1,000 feet from the intersection of Carlos G. Parker and N. Main St. at 3811 N. Main St.
Total Acreage:	Approximately 21.78 acres
Legal Description:	A 21.78-acre tract of land part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
Applicant & Property Owner:	Hebron Holdings, LLC; c/o Taylor Wilson (Manager)
Owner's Representative:	Leah Bojo, Drenner Group
Request:	Zoning Map Amendment to rezone the subject property from Rural/Agricultural (R/A) and Local Business (B-1) zoning districts to Multi-Family Residential with a Residential Planned Development Overlay (MF-2/RPD).
Case History:	This is the first public hearing of this request.

Overview of Applicant's Request & Background

The applicant and their representative have worked closely with the city and the city's urban design consultant, Michael Watkins Architecture, to achieve a design for a new neighborhood that includes a variety of multi-family residential unit types, live-work spaces, DIY/maker's Spaces, and community amenities (pool, amenity center, grand lawn, park space, and pocket green spaces).

The primary use for the development is designated for up to 456 multi-family residential units and will also incorporate local commercial uses from the list of allowed uses in the B-1 zoning district in live-work buildings near the entrance off N. Main Street. The applicant has also provided a unique amenity in the form of approximately 16 detached, 1-story maker/DIY spaces that will permit a subset of uses from the B-1 (Local Business) zoning district (the uses included in Tables 3.9 to 3.12 of the zoning ordinance will not be allowed).

Location:

The subject property is generally located along the western right-of-way of N. Main Street (State Highway 95), directly north of the H-E-B grocery store and east of the Taylor Regional Park & Sports Complex. The property is currently addressed as 3811 North Main Street.

Physical and Natural Features:

The subject property is vacant of preexisting structures and devoid of any topographical features. Based on a site inspection, there are not any natural or unique features on the site that would impact the proposed development.

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject property is located within the Infill Growth Sector. The Infill Growth Sector is made up of areas that are already developed and served by infrastructure (roadways, water, and wastewater). They are also intended for higher intensity uses than are currently in place.

Future Land Use and Zoning Designations:

The newly adopted Comprehensive Plan, Envision Taylor identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation as, Market Center: Regional. Areas identified as Market Center are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed use and walkable places. Regional centers often include destination retail and attractions alongside higher density mixed use developments. Market Centers aim to incorporate 25% multi-family, 52.5% retail, 5% office, 2.5% mixed-use, 2.5% public, and 12% industrial.

The addition of a residential component on the subject property would actively promote the Future Land Use map designation as Market Center to comply with the multi-family allocation. The base MF-2 (Multi-Family Residential) zoning designation would permit high density multi-family and the utilization of a Planned Development will ensure that the new neighborhood is designed in a walkable, mixed-use format and include design elements not currently required within the City's zoning ordinance but outlined within the newly adopted Comprehensive Plan.

Surrounding Properties:

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Land Use
North	R-1 (Single Family Residential) & ETJ	Market Center: Regional	Large Lot Residential and Agricultural Acreage
South	B-1 (Local Business)	Market Center: Regional	H-E-B Grocery, and various retail establishments
East	M-1 (Light Industrial), R-1, and B-2 (General Business)	Area of Minimal Change & Open Space (Floodplain)	Veterinarian Clinic, Large Lot Residential, Storage Facility
West	P (Parks)	Open Space	Open Space – FEMA Floodplain

Utilities

The subject property is located within the City's service area for water and wastewater. An active 8-inch waterline exists along the western and southern property boundaries and an 8-inch

wastewater main exists along the southern boundary of the subject property. It is anticipated that there is adequate capacity to serve the subject property at this time.

Transportation

The subject property is located along N. Main Street which is classified as an Enhanced Community Boulevard. Community Boulevards are the primary routes connecting major areas of the city and are commonly moderate-speed, high-volume streets. Additionally, the adopted transportation plan calls for a north/south and an east/west Neighborhood Avenue connection through the subject property. The applicant has proposed to meet these requirements with the streets labeled as Street A and Street C on the provided concept plan. Discussion with city staff resulted with a proposal for a 60-foot right-of-way to consist of two 10-foot travel lanes, two 7-foot parallel parking lanes, a 7-foot planting strip with street trees on both sides of the street, and a 6-foot sidewalk on both sides of the street. The transportation plan also calls for an extension of the city-wide trail system, which bisects the northeastern part of the subject property. The applicant has provided trail connectivity through open space areas and a park with the addition of sidewalks to connect north to the future trail extension.

Public Notification

As required by the Texas Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request. A total of eleven (11) property owners were provided written notice of the request. A legal notice advertising the public hearing was placed in the Taylor Press on July 24, 2022.

Staff Analysis

The request for a zoning map amendment to Multi-Family Residential with a Residential Planned Development Overlay (MF-2/RPD) aims to create a new neighborhood with a variety of multi-family residential housing units, and live-work and maker spaces to provide areas for non-residential uses to serve the neighborhood.

Upon analyzing the request, the proposed land use as multi-family housing and neighborhood scaled commercial is consistent with the Comprehensive Plan. The use would be consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
 - The development provides street connectivity to future off-site developments adjacent the subject property and follows the traditional small block pattern of Taylor.
- **LU5** – New buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change.
 - Several units proposed will create accessible ground floor commercial spaces (live/work) as well as detached Maker/DIY spaces for residents to rent. These commercial spaces can be modified internally to suit each business owner.
- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.

- Complementary to Land Use Policy #5 the incorporation of commercial in the form of what could be a “live-work” unit would allow a citizen of Taylor to reside in the City or proposed neighborhood and operate their business at the same location.
- **LU9** – Promote development patterns that maximize the use of existing infrastructure and land use before expanding infrastructure to underdeveloped areas.
 - The property has remained vacant for a time and the addition of a new multi-family neighborhood will make use of the existing roadways, and water/wastewater utilities as they currently exist in the vicinity. Build out of this property meets the intent of utilizing land in the City as infill versus developing in more remote parts of the community.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
 - By developing in an area with existing infrastructure and taking advantage of a Planned Development the proposed development will increase population density and revenue per acre..

In summary, the applicant’s request to change the zoning district designation from Rural/Agricultural (R/A) and Local Business (B-1) zoning districts to Multi-Family Residential with a Residential Planned Development Overlay (MF-2/RPD) is consistent with the Comprehensive Plan in this location.

Staff Recommendation

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

Planning and Zoning Commission Recommendation

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

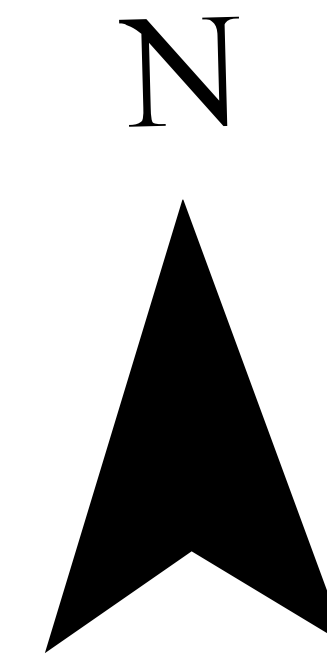
In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

- **Is the rezoning consistent with the Comprehensive Plan?**
 - The rezoning request is consistent with the Comprehensive Plan. The Growth Sector designation is Infill Growth Sector and the Land Use designation is Market Center: Regional. The proposed development implements the goals of both designations. The proposed neighborhood design also implements the goals of the Transportation Plan and Housing and Neighborhoods plan by extending the City’s small-block grid street network and providing new multi-family housing options.
- **Is the rezoning compatible with the surrounding area?**
 - The rezoning is compatible with the surrounding area as most of the area has developed as retail/commercial centers with minimal immediate housing adjacent to the subject property. The presence of the Taylor Regional Park pairs well with residential in that those who opt to dwell at 3811 N. Main will have easy pedestrian access to the park.

- **Does the rezoning promote the public health, safety, or general welfare?**
 - o Staff analysis determined that the rezoning of the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.
- **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
 - o Adequate public facilities are directly available.
- **Do current conditions indicate that a rezoning is necessary?**
 - o The Residential Planned Development would permit the applicants to vary parking minimums, density, and setbacks (as they relate to the MF-2 zoning district) and incorporate commercial live-work spaces and DIY/maker space to capitalize on the location and size of the property and provide a mixture of uses on the site.

Attachments:

1. Growth Sectors Map
2. Future Land Use Map
3. Current Zoning Map
4. Proposed Zoning Map
5. Notice Area Map
6. Draft Ordinance 2022-19
 - a. Exhibit “A” Field Notes
 - b. Exhibit “B” Proposed PD Standards
 - c. Exhibit “C” Proposed Zoning Map

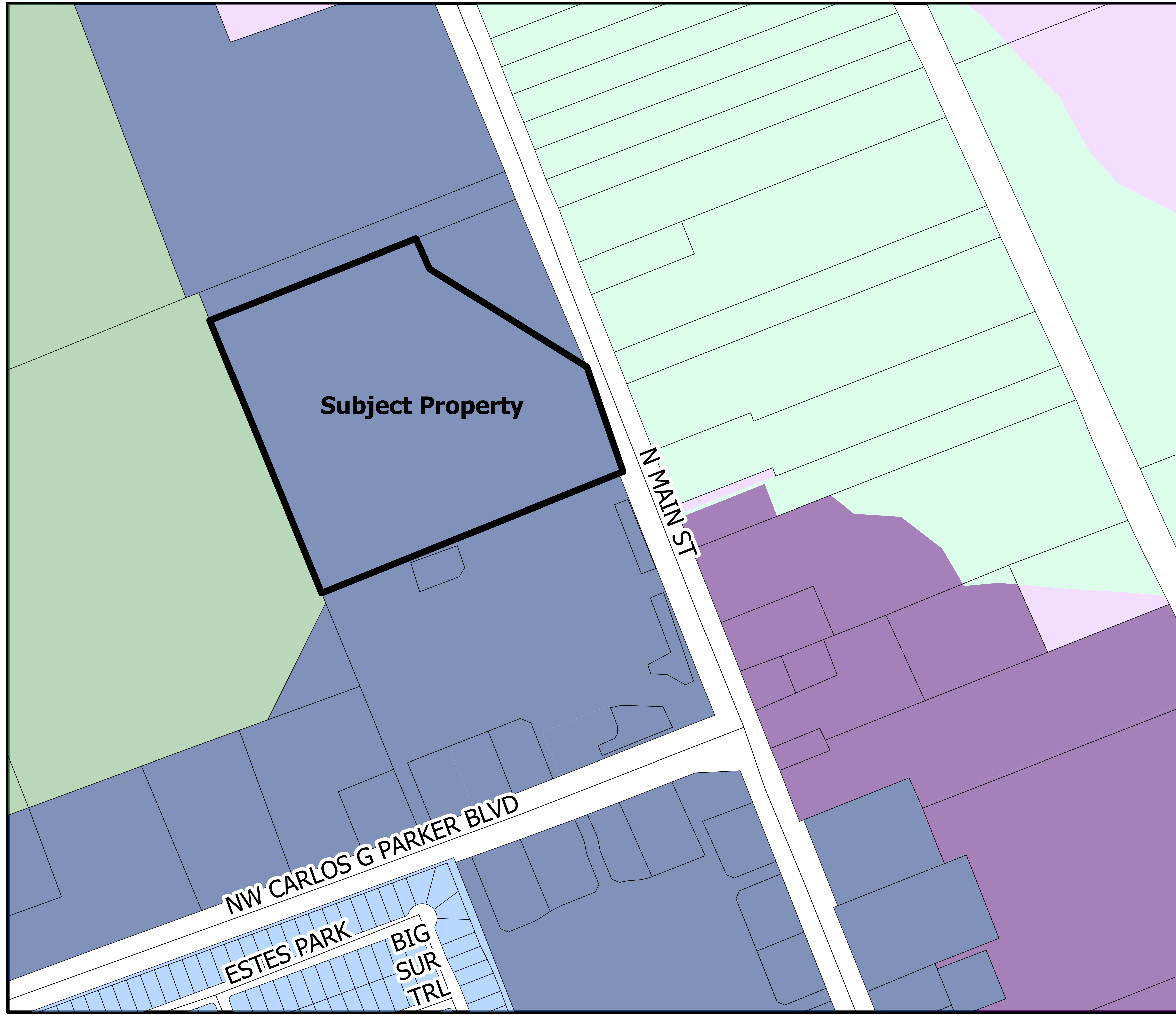
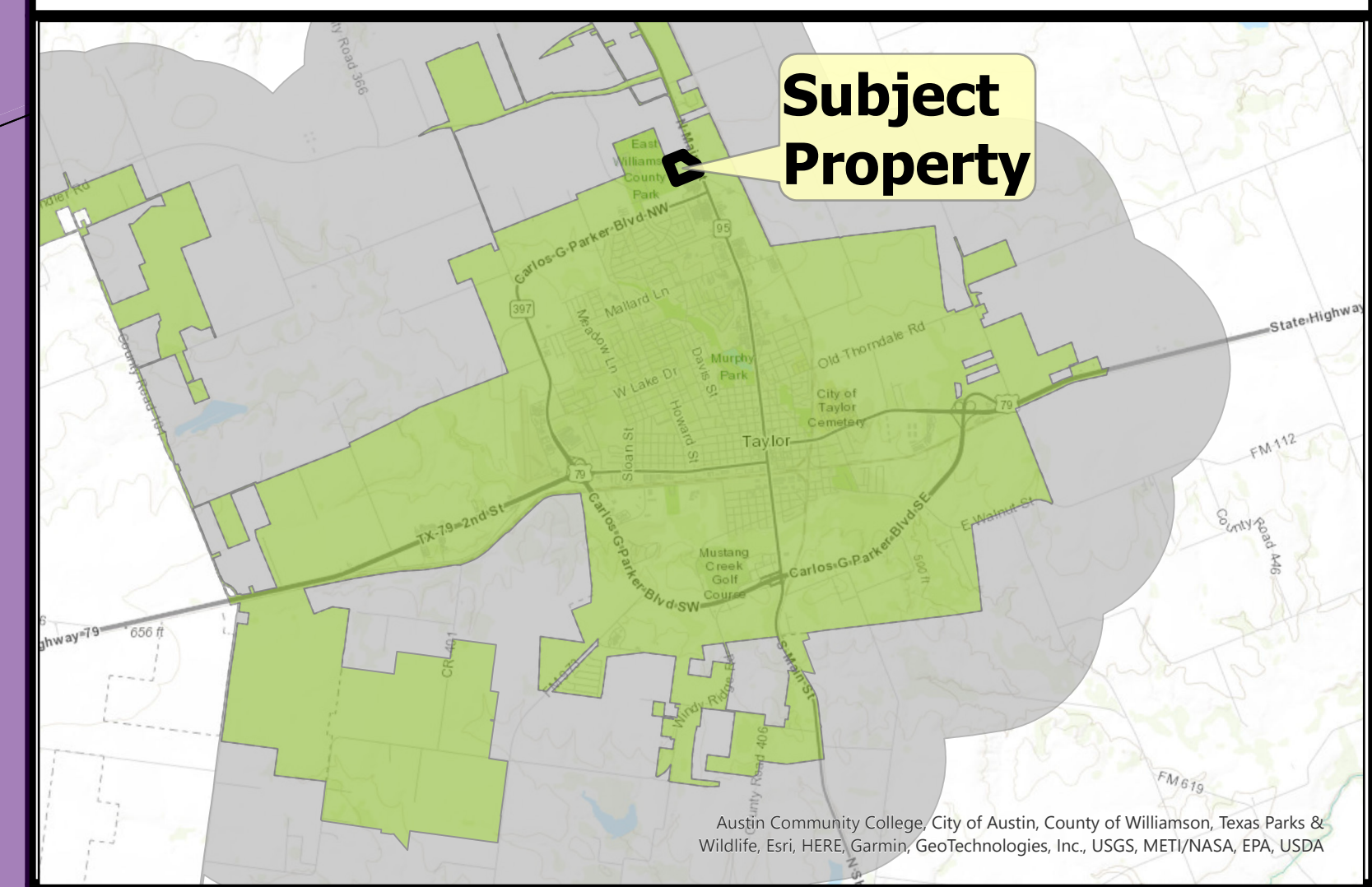


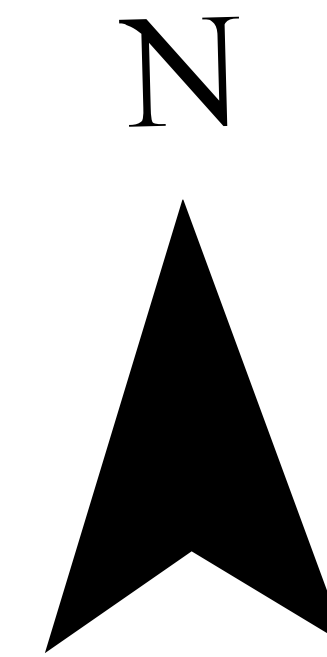
PZ-2021-1369

3811 N. Main St. PD/Re-Zoning
Growth Sectors Map
Approximately 21.78 Acres

Legend

- | | |
|--------------------------|----------------------------|
| Subject Property | Restricted Growth Sector |
| Parcels | Intended Growth Sector |
| Streets | Infill Neighborhood Sector |
| Growth Sector Map | Infill Growth Sector |
| Sector | Flood Plain |
| Preserved Open Sector | |



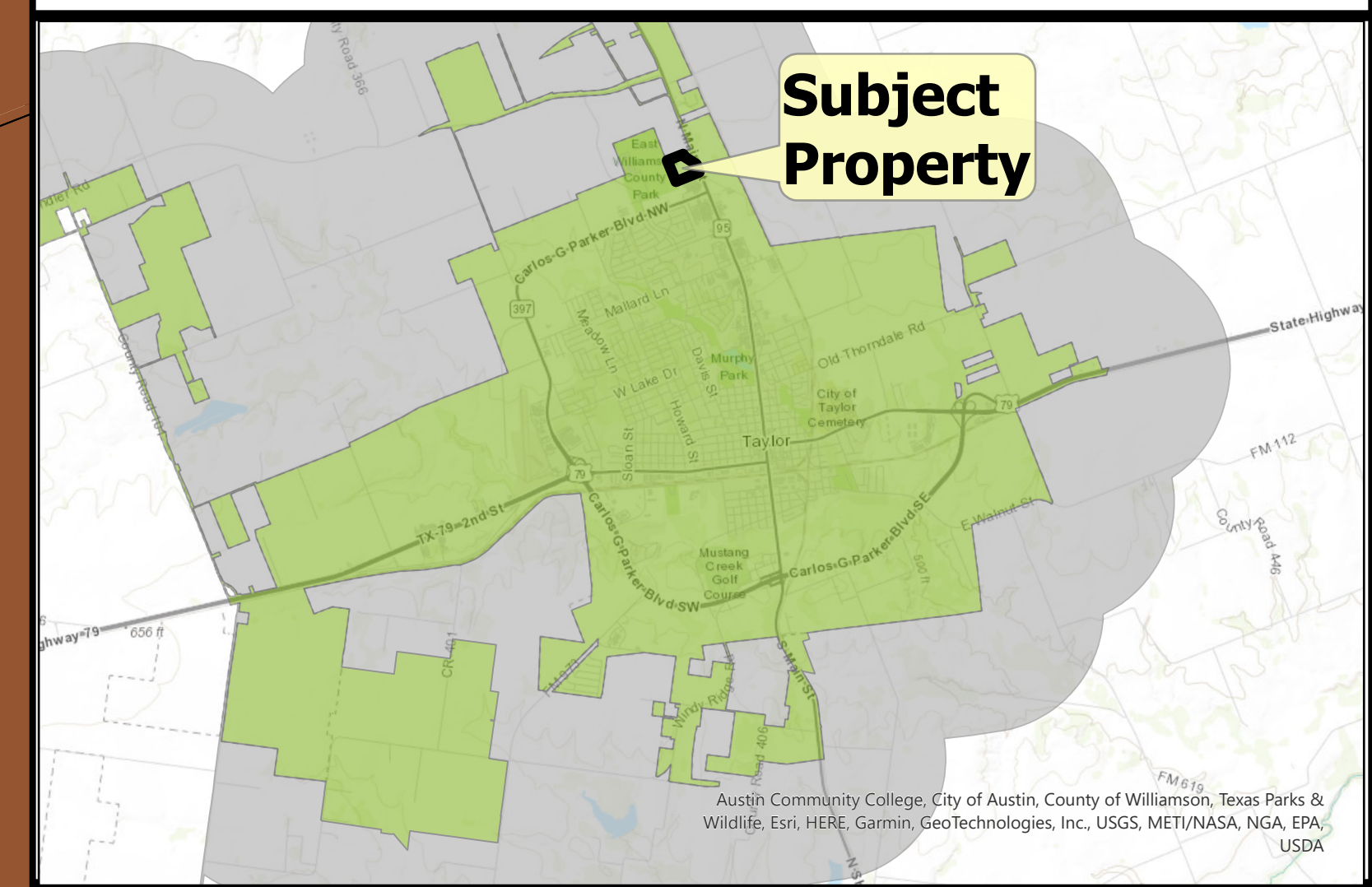


PZ-2021-1369

3811 N. Main St. PD/Re-Zoning
Future Land Use Map
Approximately 21.78 Acres

Legend

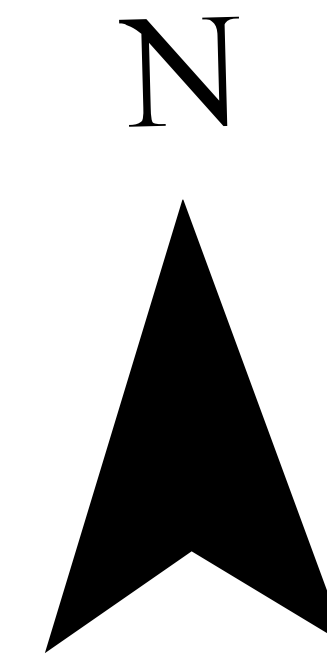
-  Subject Property
-  Parcels
-  Streets
- Future Land Use Map**
- Land Use
 -  Area of Minimal Change
 -  Neighborhood Infill
 -  Market Center: Regional
 -  Open Space



NW CARLOS G PARKER BLVD
ESTES PARK
BIG SUR TRL

Subject Property

N MAIN ST

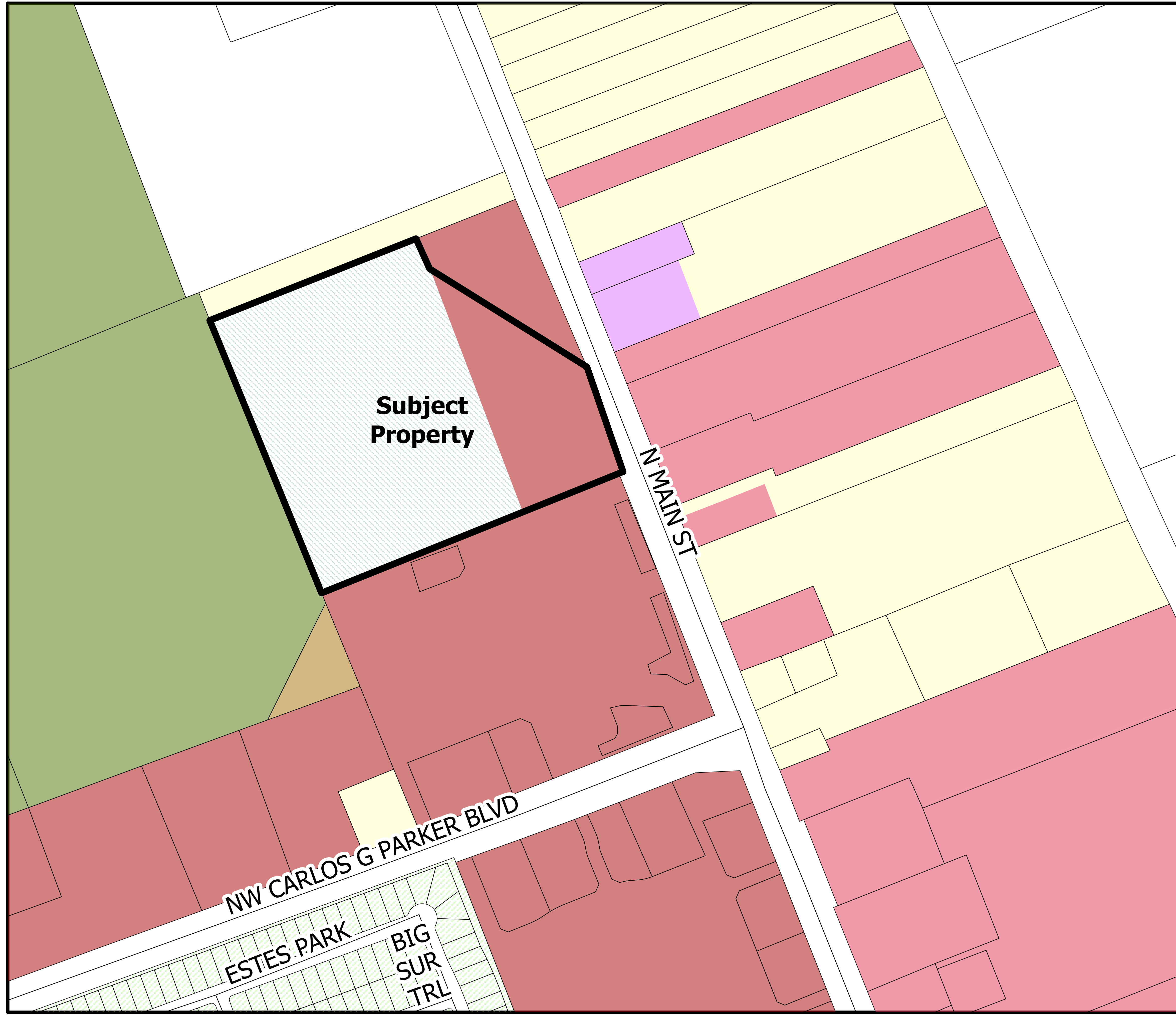
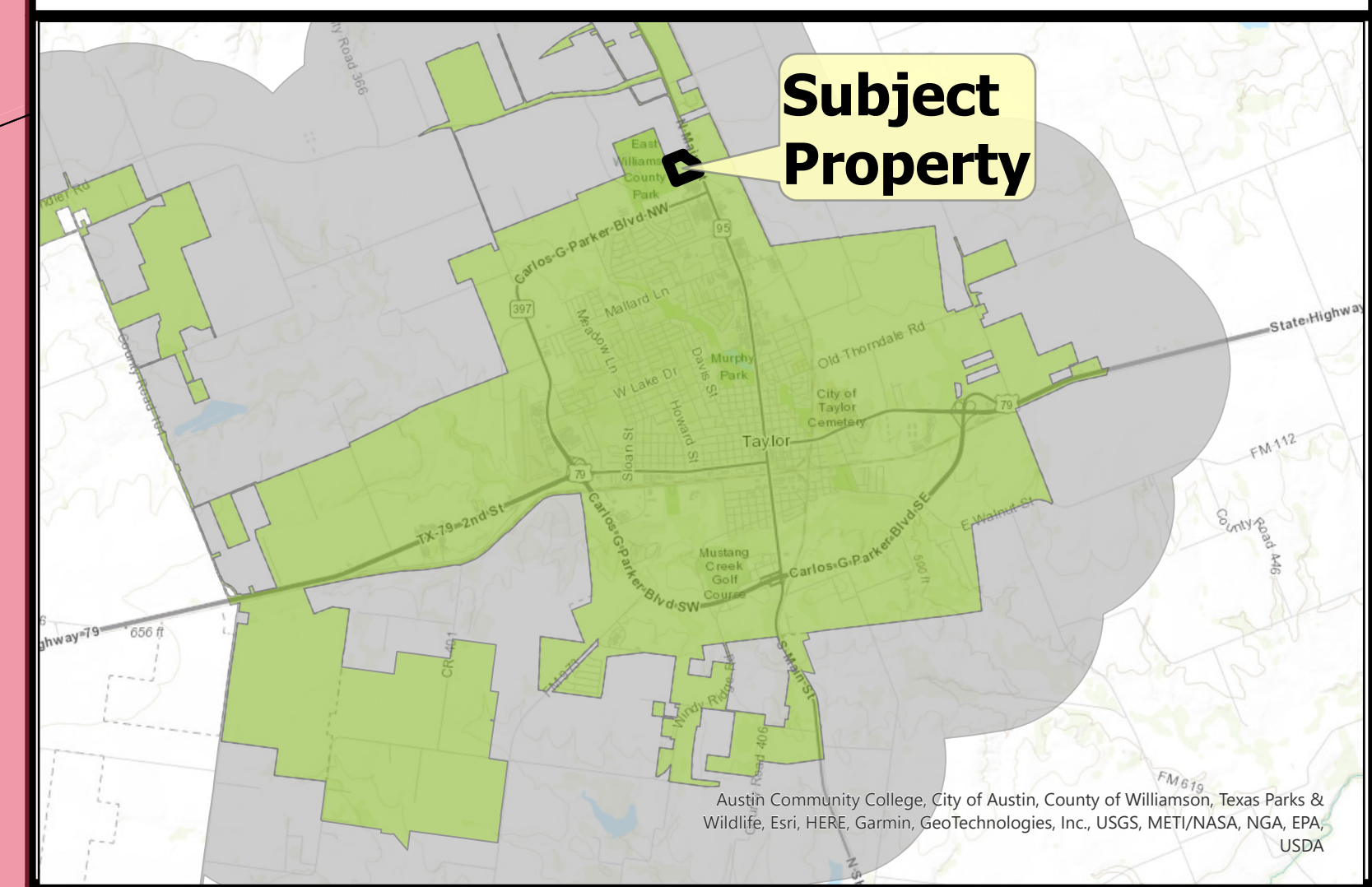


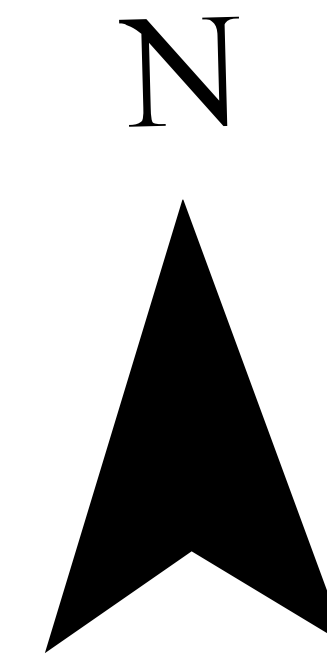
PZ-2021-1369

3811 N. Main St. PD/Re-Zoning
Current Zoning Map
Approximately 21.78 Acres

Legend

- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- B-2
- I Institutional
- M-1 Light Industrial
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



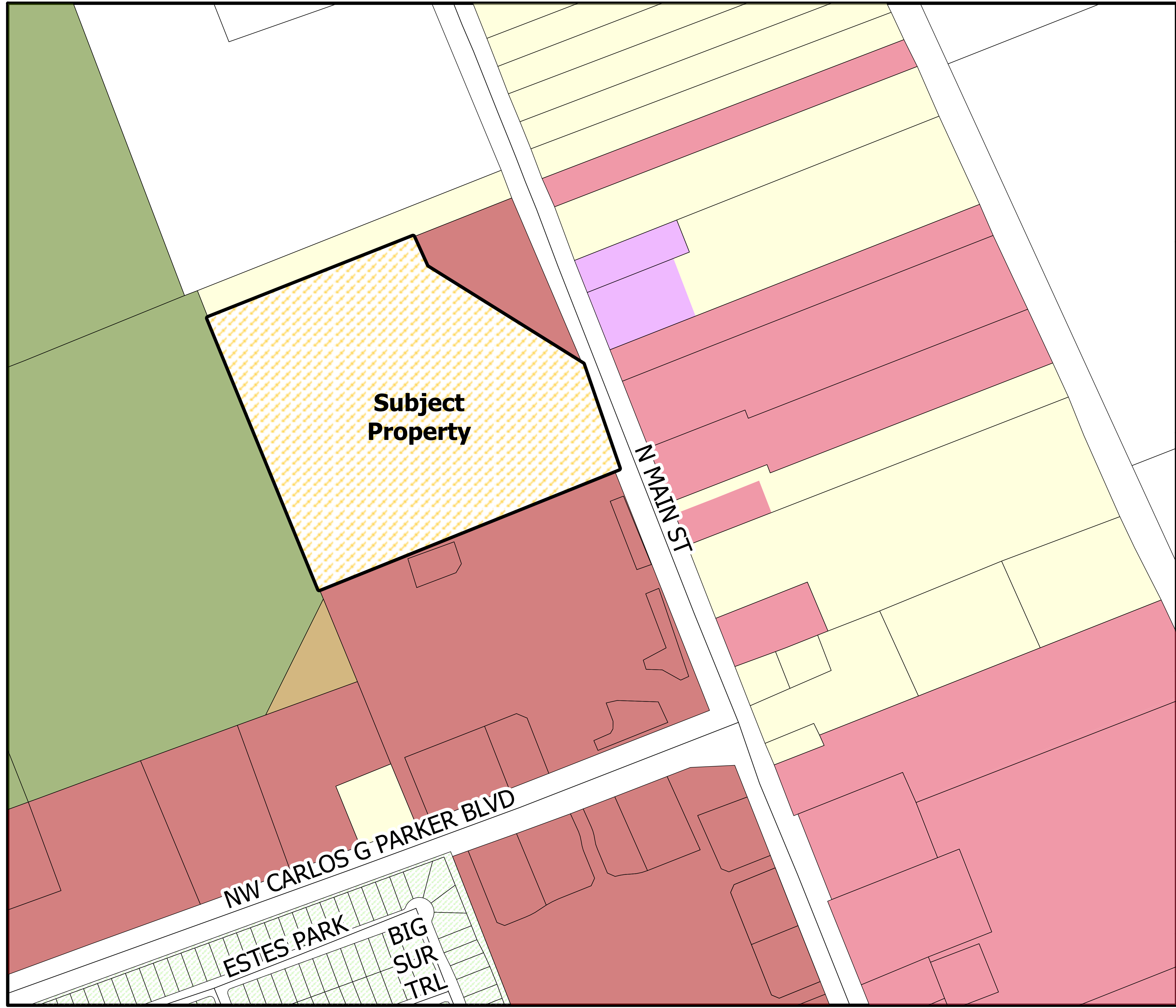
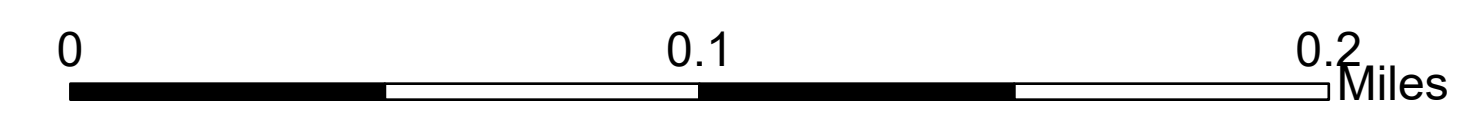
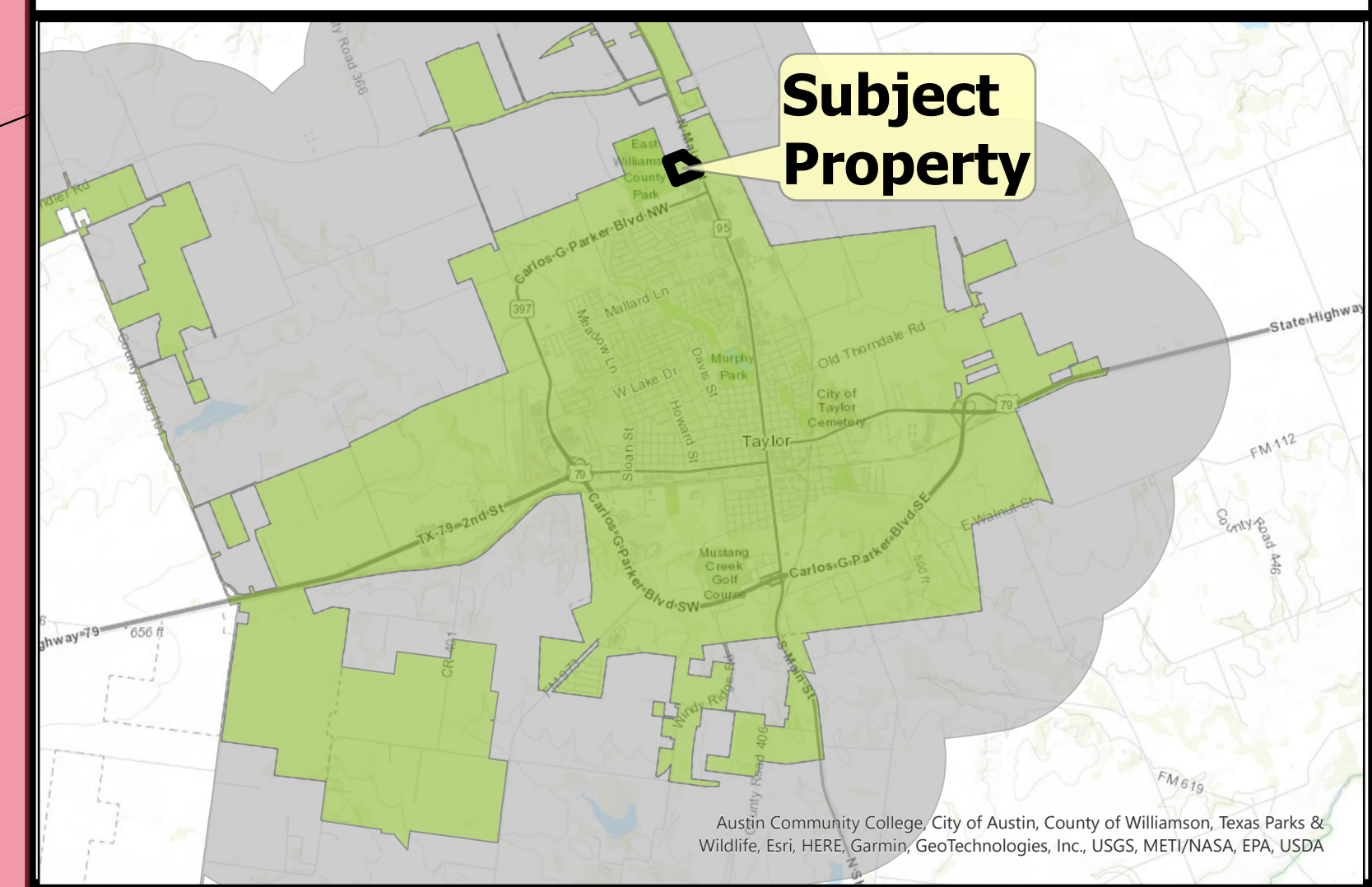


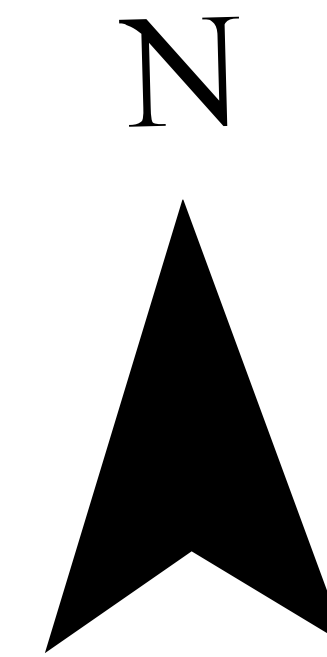
PZ-2021-1369

3811 N. Main St. PD/Re-Zoning
Proposed Zoning Map
Approximately 21.78 Acres

Legend

- Subject Property
- Proposed MF-2/RPD Zoning
- Parcels
- Streets
- ZONING**
- B-1
- B-2
- I Institutional
- M-1 Light Industrial
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



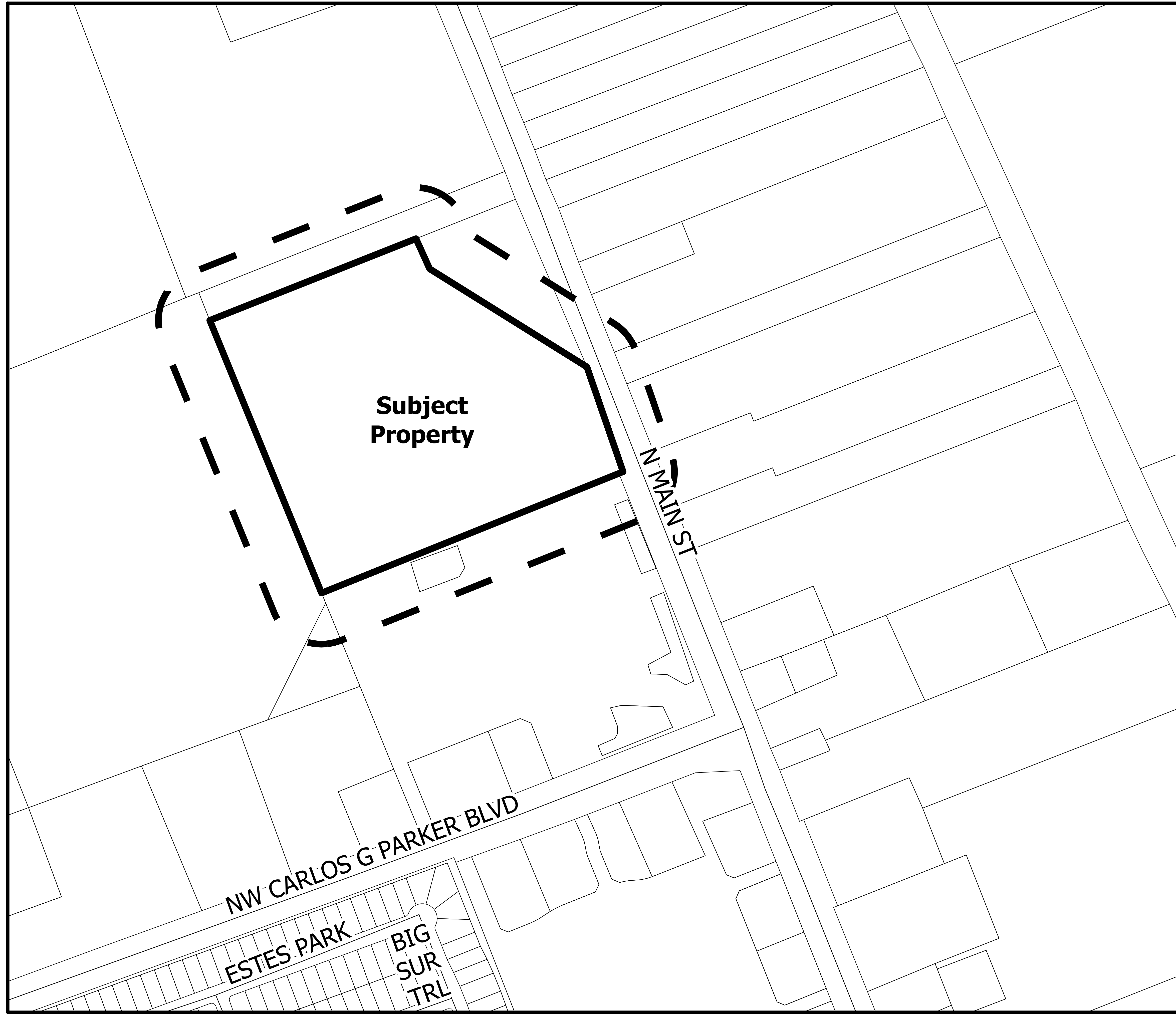
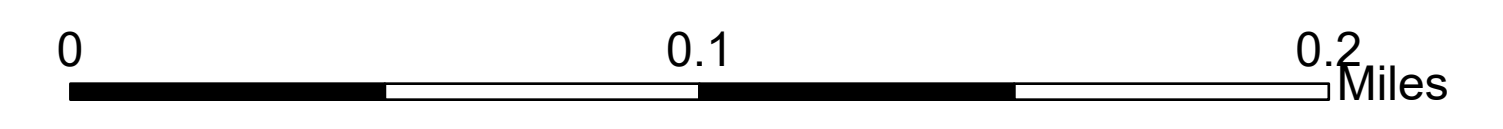
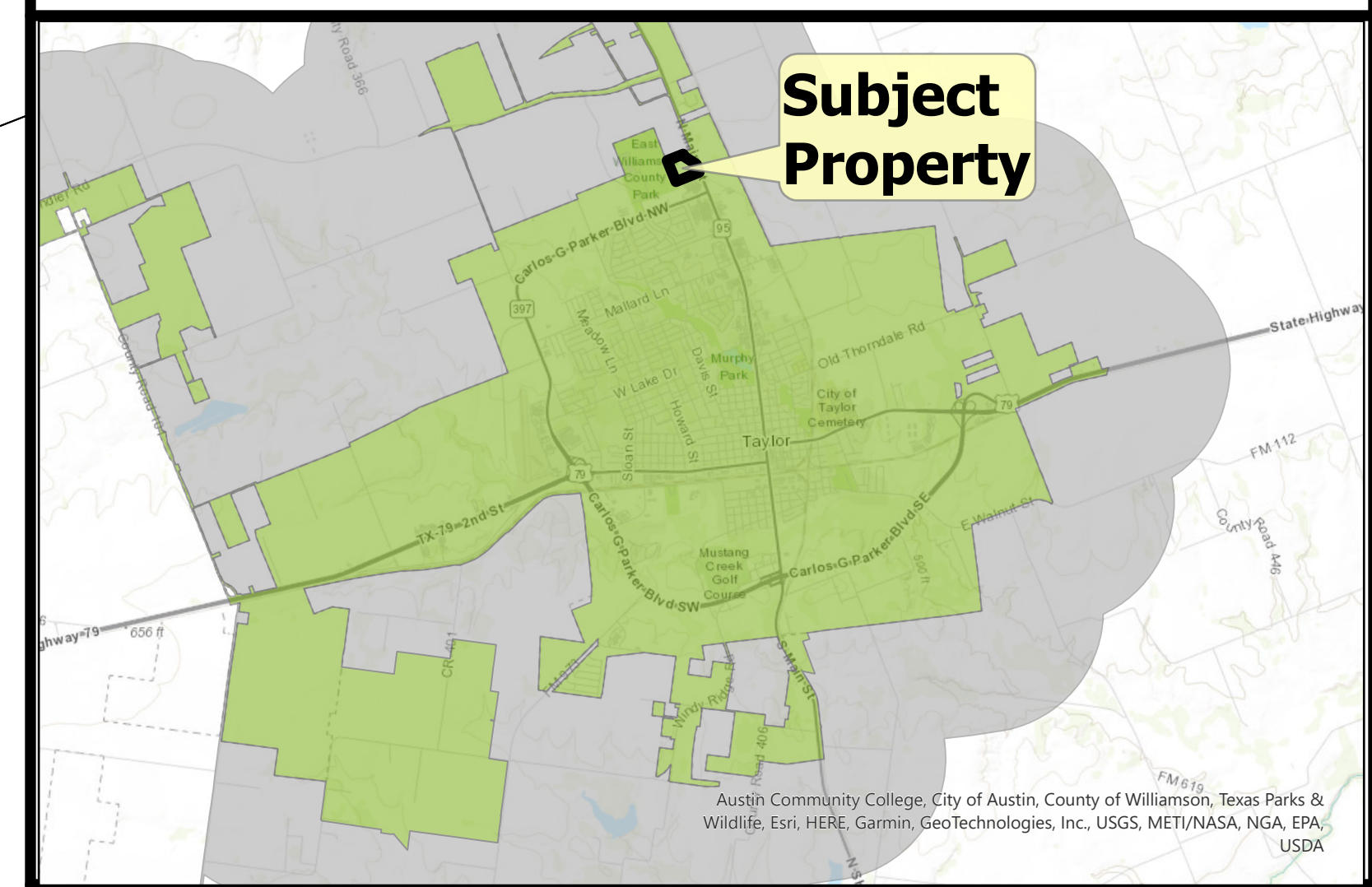


PZ-2021-1369

3811 N. Main St. PD/Re-Zoning
Notice Area Map
Approximately 21.78 Acres

Legend

- Subject Property
- 200 ft. Buffer
- Parcels
- Streets



ORDINANCE NO. 2022-19

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 21.78 ACRES OF LAND GENERALLY LOCATED AT 3811 NORTH MAIN STREET, FROM RURAL/AGRICULTURAL (R/A) AND LOCAL BUSINESS (B-1) ZONING DISTRICTS TO MULTI-FAMILY RESIDENTIAL WITH A RESIDENTIAL PLANNED DEVELOPMENT (MF-2/RPD), 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 August 25, 2022 to consider the request made by Hebron Holdings, LLC through Leah Bojo (Drenner Group), 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 (R/A) and Local Business (B-1) to Multi-Family Residential with a Residential Planned Development (MF-2/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 9, 2022, 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 (R/A) and Local Business (B-1) zoning districts to Multi-Family Residential with a Residential Planned Development (MF-2/RPD).

SECTION 3. The Residential Planned Development overlays hereby referred to as the 3811 North Main St. 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. Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development standards in Exhibit “B”.

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Rural/Agricultural (R/A) and Local Business (B-1) to Multi-Family Residential with a Residential Planned Development (MF-2/RPD) on approximately 21.78 acres 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 2022-19 was introduced before the Taylor City Council on the 25th day of August 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-19, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2022.

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description)

JULY 2,

21.782 ACRE

These notes describe that certain tract of land located in the **WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65**, situated in Williamson County, Texas; subject tract being part of and out of called "40.00 Acres" conveyed in Gift Deed from Hermann A. Pasemann, ET UX to Robert Ray Pasemann recorded in Doc No. 2020013247 of the Official Public Records of Williamson County also "1.7 Acres" (OPRWC) dated 2-1-2018, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of July, 2021 and being more fully described as follows:

BEGINNING at a found 1/2" Iron Rod Found (capped "BPI") (North=10195255.1100 feet, East=3213641.6890 feet) at the Northeast corner of the Pasemann Addition recorded in Doc No. 2004055754 of the (OPRWC) also the East line of "40.00 Acres" and the West line of State Highway 95;

THENCE South 68° 07' 38" West along the North line of the Pasemann Addition recorded in Doc No. 2004055754 of the (OPRWC) a distance of **1087.60 feet** to a 1/2" Iron Rod Found in the West line of "23.689 Acres" conveyed in a Special Warranty Deed from the City of Taylor Park Foundation to the City of Taylor, Texas and recorded in Doc No. 2008013737 of the (OPRWC) dated 2-12-2008, also at the West line of "40.00 Acres" and the Northwest corner of the Pasemann Addition Subdivision;

THENCE North 22° 12' 42" West along the West line of said "40.00 Acres" passing a calculated point at the Northwest corner of same at approximately **882.35 feet**, same being the Southwest corner of said "1.7 Acres" conveyed in Gift Deed from Hermann A. Pasemann, ET UX to Robert Ray Pasemann recorded in Volume 1094 Page 135 of the (ORWC) dated 10-26-1984 and continuing a total distance of **982.35 feet** to a 1/2" Iron Rod Found at the Southwest corner of "2.53 Acres" conveyed in Executors Deed with V/L from Joseph R. Quebe, Independent Executor of the Estates of Joe Stan Quebe to Joseph R. Quebe, ET UX Amy Quebe and recorded in Doc No. 2017082010 of the (OPRWC) and dated 8-25-2017 same being the Northwest corner of said "1.7 Acres";

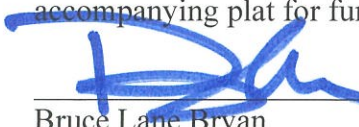
THENCE North 68° 18' 04" East along the North line of "1.7 Acres" also the South line of "2.53 Acres" a distance of **738.57 feet** to a 1/2" Iron Pipe Found in the South line of "2.53 Acres" also the North line of "1.7 Acres" same being the Northwest corner of "2.826 Acres" conveyed in General Cash Warranty Deed from Robert M. Parker and Barbara A. Parker to T.W. Ford, LP recorded in Doc No. 201005442 of the (OPRWC) dated 8-13-2010;

THENCE South 21° 24' 31" East with the upper West line of said "2.826 Acres" a distance of **99.96 feet** to a 1/2" Iron Pipe Found at an exterior corner of same corner of also in the South line of "1.7 Acres" also the North line of "40.00 Acres";

THENCE South 58° 16' 16" East along the West line of "2.826 Acres" a distance of **603.00 feet** to a 1/2" Iron Pipe Found at the Southeast corner of "2.826 Acres" also in the East line of "40.00 Acres" and in the West Right of Way of State Highway 95;

THENCE South 21° 33' 31" East along the East line of "40.00 Acres" and the West Right of Way line of State Highway 95 a distance of **395.05 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated are of **21.782 Acres** of land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values. Attention is invited to accompanying plat for further information.


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan technical Services, Inc.
TBPLS Firm No. 10128500
Bryantechnicalservices.com



EXHIBIT B

3811 NORTH MAIN STREET

RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY

The subject property is located north of Carlos G Parker Boulevard (just north of the currently existing H-E-B) on the west side of N Main Street at 3811 N Main Street, Taylor, TX 76574. The tract includes approximately 21.782 acres, as more particularly described in the survey attached hereto as Exhibit A (the Property).

PURPOSE

The purpose of this planned development zoning ordinance is to develop a multifamily project with varying building sizes, and which will incorporate a mix of unit types, with spaces easily accessible to such units through a network of pedestrian-friendly streets and civic spaces. To move forward with our project, we are making an application for a Residential Planned Development District (RPD) with MF-2 (Multi-Family (High Density) Residential District) zoning. The Property is currently zoned partly as B-1 (Local Business District) and partly as R/A (Rural/Agricultural).

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1. The primary use for the development shall be for multifamily development with a variety of unit sizes and bedroom mixes, as well as related accessory amenity and parkland uses. In the “live work” buildings generally shown on Exhibit B.1 as building type “E”, in addition to residential uses, uses permitted in B-1 (Local Business) districts shall be permitted. In the “DIY/Maker’s Space” buildings generally shown on Exhibit B.1 as building type “M”, uses permitted in B-1 (Local Business) districts shall be permitted, except for those uses included as permitted in Tables 3.9 to 3.12 of the zoning ordinance.¹ Maker/DIY Spaces are intended exclusively for maker space (not for parking). A standard door and window will be placed on the side. Inside will be sheet-rocked and provided with a countertop area, upgraded lighting, and additional plugs for power. The frontage of the side street (facing the parking drive aisles) will include doors with at least 25% glass, and/or window(s).

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance	
Height	4 stories or 55 feet, whichever is greater
Parking Minimum	None
Maximum Density	One dwelling unit per one thousand square feet of the Property.

¹ Subject to compliance with relevant provisions of the City Code of Ordinances (including fire and building codes), a total of no less than 16 “DIY/Maker’s Space” buildings will be constructed on the Property of approximately up to 288 square feet and approximate dimensions of up to 16’ by 18’. Phase 1 is to contain approximately 10 buildings, and Phase 2 will contain approximately 6 buildings.

Setbacks	Minimum and Maximum: 5'-0" and 15'-0" (balconies may project up to a foot into the minimum setback). ²
----------	---

STREET REQUIREMENTS

Thoroughfare streets (each street denoted on Exhibit B.1) are to be dedicated to the City for public use. The widths of such streets shall meet the standards shown on Exhibit B.2 (Typical Road Section). The remaining driveways, alleys, and parking areas are to be private (owned and maintained by a Condominium or Property Owner's Association).

SIDEWALKS

A minimum of 6-foot sidewalks shall be constructed on both sides of all public thoroughfare streets, generally as shown on Exhibit B.1 and Exhibit B.2. Sidewalks shall be installed on a building-by-building basis.

FLOOR ELEVATION

The finished floor elevation (FFE) of each building shall be the maximum height achievable such that the rise in grade does not necessitate handrails pursuant to Section 405 of Texas Accessibility or ANSI Standards.

LANDSCAPE REQUIREMENTS

Street trees will be planted between the sidewalk and back of curb along all public streets with a maximum spacing of 30-35 feet, as generally shown on Exhibit B.1. The approve list of trees to be planted generally in accordance with the legend provided in Exhibit B.1 is shown below:

- Live Oak – *Quercus virginiana*
- Cedar Elm – *Ulmus crassifolia*
- Shummard Oak – *Quercus shumardii*
- Red Maple – *Acer rubrum*
- Bur Oak – *Quercus macrocarpa*³

The minimum percentage requirements of Sec. 28-29 of the City Code of Ordinances shall apply except that only 10 percent of the required landscaped area and required plantings shall be installed between the front property lines and the buildings being constructed. Notwithstanding the number of lots or blocks, this minimum percentage shall be calculated across the project. Maintenance of street trees located along public streets must meet and comply with City Code of Ordinances as of the date hereof. All other landscaping requirements not mentioned herein will comply the City Code of Ordinances as of the date hereof.

² Setbacks are to be measured per lot.

³ To the extent reasonably required and subject to city approval, the planned development may include other native and adaptive tree species, so long as they are generally grouped in accordance with the Conceptual Site Plan.

The path which parallels North Main Street shall have a double allee of trees, subject to TxDOT's approval and any utility conflicts.

PARKLAND

This planned development includes a total of 0.32 acres of publicly dedicated and privately maintained parkland tracts. Such tracts are generally shown on Exhibit B.1. The parkland included in this planned development, as well as related amenities, are deemed to meet the Park and Playground Requirements of the City Subdivision Ordinance.

Parkland Amenities – The following common area amenities are proposed on-site and located within the parkland areas, as generally shown on Exhibit B.1:

- 2 sets of outdoor exercise equipment
- 1 drinking fountain
- 4 dog bag waste holders

SIGNAGE

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 of Ordinances. No off-premise signage will be installed.

FIRE HYDRANT PLACEMENT

Subject to Fire Marshall's approval and compliance with all relevant codes, ordinances, and statutes, fire hydrants will be placed in the following order of preference:

1. At street-street intersections, where on-street parking does not exist anyway within the sight triangle.
2. At street-alley intersections, where on-street parking does not exist anyway adjacent to the alley apron.
3. Mid-block only if necessary due to hydrant spacing requirements, and simply remove one or two on-street parking spaces to provide the required pavement width.

PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association (or Condominium Association) will be created to own and maintain all parkland, open space, common area amenities, detention ponds, signage, private paving and sidewalks not to be dedicated to the City, unless otherwise stated herein.

PERMITTING REVIEW

The City agrees to allow concurrent review of the site plan and building plans after the preliminary plat and subdivision plans are reviewed and approved. The site plan shall encompass all of a phase and is permitted to cross streets.

EXHIBITS

The exhibits attached hereto shall be considered part of the planned development, except that the exact design and locations of any building, facility, structure, landscaping feature, parkland, or amenity shall be established during the subdivision construction plan review phase. Modifications from any such exhibit is

permitted so long as the property owner complies with the minimum requirements included in the text of this planned development.

Exhibit B.1 – Conceptual Site Plan

Exhibit B.2 – Typical Road Sections

Exhibit B.1 – Conceptual Site Plan

[To be attached.]

Exhibit B.2 – Typical Road Section

[To be attached.]



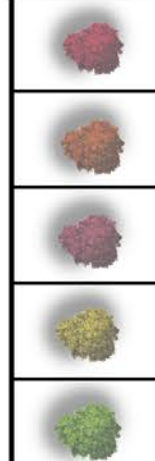
PHASE 1					
BLOCK	MAKER SPACES	2 STORY	3+ STORY	TOTAL	PARKING
3	3	16 Units	68 Units	84 Units	149 Spaces
4					
5	1	14 Units	22 Units	36 Units	74 Spaces
6	3	16 Units	50 Units	66 Units	139 Spaces
7	2	18 Units	50 Units	68 Units	138 Spaces
8	1	6 Units	30 Units	36 Units	111 Spaces
TOTAL	10	290		Units	611 Spaces 2.1 sp/unit
SITE AREA		723,432 SF /	16.61 AC		
PARKLAND DEDICATION (PUBLIC OPEN SPACE)		14,090 SF /	0.32 AC		

PHASE 2					
BLOCK	MAKER SPACES	2 STORY	3+ STORY	TOTAL	PARKING
1	3	16 Units	66 Units	82 Units	144 Spaces
2	3	16 Units	68 Units	84 Units	157 Spaces
TOTAL	6	166		Units	301 Spaces 1.8 sp/unit
TOTAL		456 Units			
SITE AREA		225,410 SF /	5.17 AC		
PARKLAND DEDICATION (PUBLIC OPEN SPACE)		- SF /	- AC		
TOTAL SITE AREA		948,842 SF /	21.78 AC		
TOTAL PARKLAND DEDICATION		14,090 SF /	0.32 AC		

BUILDING TYPE E IS LIVE/WORK SPACE BELOW RESIDENTIAL UNITS

EXHIBIT B.1

STREET TREE LEGEND



REFER TO THE PUD FOR AN APPROVED LIST OF STREET TREES; TREE SELECTIONS TO BE GENERALLY GROUPED IN ACCORDANCE WITH THIS PLAN.

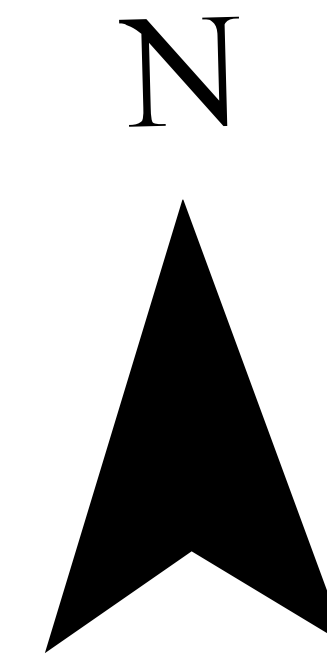


Legend:

- Private lot
- Sidewalk
- Tree Zone
- Travel Zone
- Parking Zone



Neighborhood Street



PZ-2021-1369

3811 N. Main St. PD/Re-Zoning
Proposed Zoning Map
Approximately 21.78 Acres

Legend

- Subject Property
- Proposed MF-2/RPD Zoning
- Parcels
- Streets
- ZONING**
- B-1
- B-2
- I Institutional
- M-1 Light Industrial
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture

