

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
Taylor City Hall, 400 Porter Street

August 9, 2016 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on June 14, 2016.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. Consider approval of the Final Plat for North Park Phase 5 generally located at the southwest corner of Carlos G. Parker Blvd. and Bill Picket Blvd. Case No. PZ-20161007
2. Consider an update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: September 13, 2016.

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **August 5, 2016** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

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

Date: 8.5.16

MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
June 14, 2016 7:00 p.m.
City Council Chamber

PRESENT

Don McAlister
Annette Maruska
Jim Killough
Mike Eaton
Donna Frazier
Leland Stevens
Rick Selin

ABSENT

Todd Osborn
Faith Gardner

OTHERS PRESENT

Ashley Lumpkin, Director Development Services
Carrie Orts, Admin to 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

None

CONSENT AGENDA

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

Review and approve minutes from the April 12, 2016 and Special meeting on May 16, 2016.

Motion made by Mrs. Frazier to approve minutes as written from the April 12, 2016 and Special meeting on May 16, 2016 . Second by Mr. Eaton. All voted Aye. Motion passed.

ZC-1603-01 Conduct Public Hearing – on a request made by Taylor Housing Authority for the purposes of rezoning approximately 8.2 acres at the southeast corner of East Rio Grande Street and Booth Street from R-1 (Single-family Residential District) to MF-2 (Multi-family – High Density – Residential District). (Ordinance 2016-11)

Mr. McAlister open hearing. Ms. Ebby Green and Mr. Bob vanTil were present to answer questions. Citizen, Ms. Hannah Slaughter asked if the homes would be rebuilt in the same spot. Ms. Green stated that they would be rebuilt in the same spot. Hearing closed.

ZC-1603-01 Make Recommendation – on a request made by Taylor Housing Authority for the purposes of rezoning approximately 8.2 acres at the southeast corner of East Rio Grande Street and Booth Street from R-1 (Single-family Residential District) to MF-2 (Multi-family – High Density – Residential District). (Ordinance 2016-11)

Mr. Stevens made motion to make recommendation to the City Council to approve the rezoning approximately 8.2 acres at the southeast corner of East Rio Grande Street and Booth Street from R-1 (Single-family Residential District) to MF-2 (Multi-family – High Density – Residential District). (Ordinance 2016-11). Second by Mrs. Maruska. All voted aye.

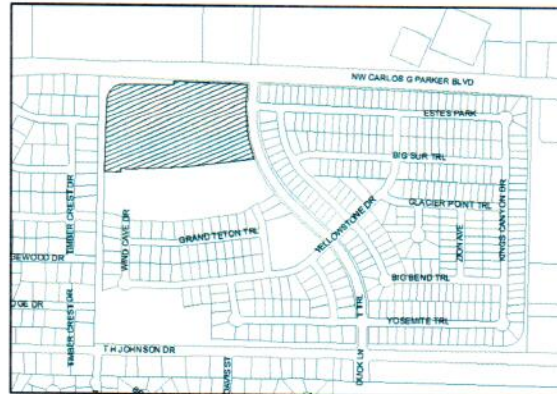
Adjourn

The meeting was adjourned at 6:11 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-20161007 Northpark Phase 5



Applicant Information:

Applicant & Property Owner: Longaro & Clarke, LP KB Home Lone Star LP
 3839 Bee Cave Rd #150 10800 Pecan Park Blvd. #200
 Austin, TX 78746 Austin, TX 78750
 512-306-0228 512-651-8064

Applicant Request: Request approval of a Final Plat

Subject Property:

Location: Northpark Subdivision Phase 5
 West of Bill Picket Trail and the future extension of Estes Park

Legal Description: Approximately 12.845 Acres out of the W.J. Baker Survey

Existing Zoning: RPD – Residential Planned Development

Utilities: Existing City Utilities

Existing Use of Property: Undeveloped

Adjacent Zoning and Land Use Pattern:	Direction	Current Zoning	Existing Land Use
	North	Park and Single-family Residential	Carlos G. Parker Blvd.
	South	RPD – Residential Planned Development	Northpark Phase 3B
	East	RPD – Residential Planned Development	Bill Picket Trail and existing Single-Family (Northpark Phase 4)
	West	R-1 Single Family	Residential

Case Summary

The subject tract is located at the southwest corner of Carlos G. Parker & Bill Pickett Trail. The applicant is proposing a Final Plat of an approximate 12.845 acres comprised of 54 residential lots with a minimum size of 7,200 square feet. This is the last phase of development for the KB Home Subdivision. The proposed plat and existing RPD – Residential Planned Development zoning district comply with the residential designation in the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the Final Plat with the following recommendation:

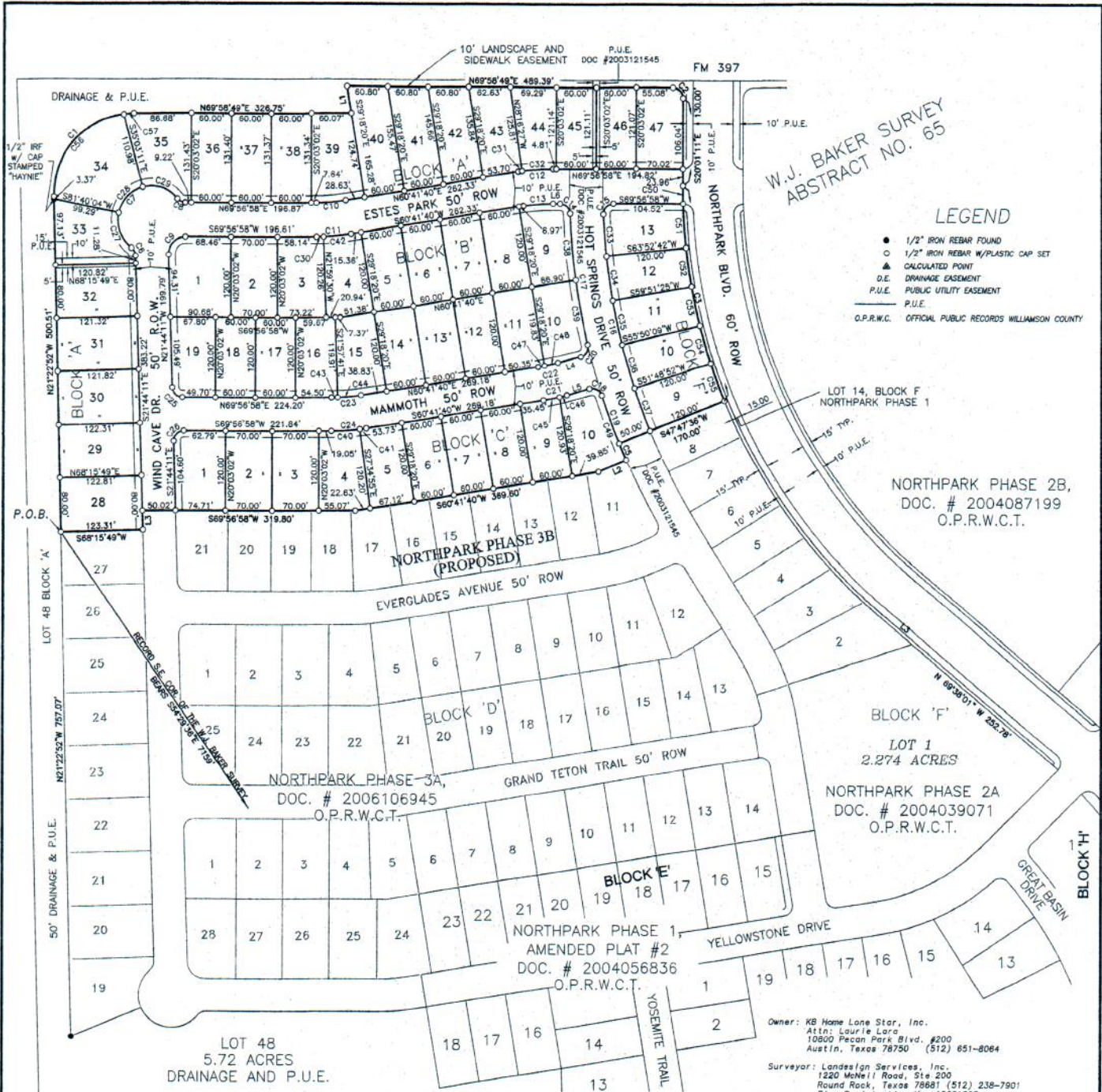
1. Prior to plat recordation, Northpark Blvd. will be updated to reflect Bill Picket Trail.

Attachments: Aerial
 Plat



PZ20161007
Northpark Phase 5





NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C1	120.00	91°21'41"	191.35	S24°17'59"W	171.71
C2	15.00	90°00'00"	23.56	N85°01'11"W	21.21
C3	845.00	22°11'13"	327.21	N31°06'48"W	325.17
C4	845.00	27°25'37"	404.49	S55°50'12"E	400.64
C5	1015.00	01°32'25"	27.29	S42°58'37"E	27.29
C6	15.00	52°01'12"	13.82	S47°44'47"E	13.16
C7	50.00	195°43'33"	170.80	N24°06'23"E	99.06
C8	15.00	52°01'12"	13.82	N84°02'26"W	13.16
C9	25.00	91°41'09"	40.01	S24°06'23"W	35.67
C10	275.00	09°15'18"	44.42	S65°19'19"W	44.37
C11	325.00	09°15'18"	52.50	S65°19'19"W	52.44
C12	325.00	09°15'18"	44.42	N65°19'19"E	44.37
C13	15.00	87°40'32"	22.97	N68°10'47"W	20.79
C14	15.00	92°25'33"	24.20	S23°43'31"W	21.66
C15	965.00	19°42'28"	331.83	S32°21'10"E	330.28
C16	1015.00	11°08'49"	196.88	S27°51'55"E	196.57
C17	15.00	87°46'28"	22.98	N81°45'36"W	20.80
C18	1015.00	04°20'00"	76.77	S40°02'24"E	76.75
C19	15.00	87°46'28"	22.98	S10°27'54"W	20.80
C20	325.00	08°20'32"	35.97	N57°31'24"E	35.96
C21	275.00	09°15'18"	30.44	S23°31'24"W	30.42
C22	275.00	09°15'18"	44.42	S65°19'19"W	44.37
C23	325.00	09°15'18"	52.50	N65°19'19"E	52.44
C24	15.00	88°18'51"	23.12	S65°53'37"E	20.90
C25	15.00	91°41'09"	24.00	S24°06'23"W	21.52
C26	50.00	85°25'27"	87.09	S41°02'40"E	54.04
C27	50.00	87°18'46"	55.22	N23°18'27"E	52.46
C28	50.00	87°01'21"	58.49	N85°27'30"E	55.21

NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C30	325.00	01°56'28"	11.01	N68°58'44"E	11.01
C31	325.00	01°01'52"	5.85	N81°12'36"E	5.85
C32	325.00	08°13'25"	46.85	N65°50'18"E	46.81
C33	965.00	03°37'23"	61.02	S24°18'37"E	61.01
C34	965.00	04°01'16"	67.73	S28°07'57"E	67.71
C35	965.00	04°01'16"	67.73	S32°09'13"E	67.71
C36	965.00	04°01'16"	67.73	S36°10'29"E	67.71
C37	965.00	04°01'16"	67.73	S40°11'46"E	67.71
C38	1015.00	05°33'14"	96.39	S25°08'08"E	96.35
C39	1015.00	05°33'14"	96.49	S32°28'32"E	96.45
C40	325.00	07°31'52"	42.72	N68°11'01"E	42.69
C41	325.00	01°43'28"	9.78	N81°33'23"E	9.78
C42	325.00	07°18'50"	41.49	N64°21'05"E	41.46
C43	275.00	01°54'39"	9.17	N68°58'38"E	9.17
C44	275.00	07°20'39"	35.25	N64°21'09"E	35.22
C45	325.00	04°19'54"	24.57	N58°31'43"E	24.56
C46	325.00	02°00'38"	11.40	N55°21'27"E	11.40
C47	275.00	02°00'38"	9.65	N59°41'21"E	9.65
C48	275.00	04°19'53"	20.79	N56°31'05"E	20.78
C49	1015.00	05°52'26"	104.05	S40°48'37"E	104.01
C50	845.00	01°45'56"	26.04	S20°54'09"E	26.04
C51	845.00	04°20'11"	63.95	S25°57'13"E	63.94
C52	845.00	04°01'16"	59.31	S28°07'57"E	59.29
C53	845.00	04°01'16"	59.30	S32°09'13"E	59.28
C54	845.00	04°01'16"	59.31	S36°10'29"E	59.29
C55	845.00	04°01'16"	59.31	S40°11'46"E	59.29
C56	120.00	83°57'56"	175.88	N20°36'06"E	160.54
C57	120.00	07°23'44"	15.49	N66°16'57"E	15.48

Owner: KB Home Lone Star, Inc.
 Attn: Laurie Lara
 10800 Pecan Park Blvd. #200
 Austin, Texas 78750 (512) 651-8064

Surveyor: Landesign Services, Inc.
 1220 McNeil Road, Ste 200
 Round Rock, Texas 78681 (512) 238-7901
 Firm Registration No. 10001800

Engineer: Longoria and Clarke
 3839 Bee Cave Road #150
 Austin, Texas 78746 (512) 306-0228
 TBPE Registration Number F-544

Acreage: 12.845 Acres Total
 2.640 Acres Public Right-of-Way
 10.205 Acres Development - Single Family Residential

Number of Blocks: 4
 Linear feet of new street: 2308 feet
 Number of Lots: 64 Total
 Single Family = 54 Lots

Benchmark: Elevation = 516.45', NAVD83
 Cotton spindle set on the NW side of utility pole at the southeast corner of the intersection of FM 397 and Northpark Blvd.

Submitted Date: 7/11/16
 PB2 Date: 8/9/16

NUMBER	BEARING	DISTANCE
L1	N29°18'20"W	40.53'
L2	S48°15'11"W	45.33'
L3	S21°44'11"E	28.00'
L4	S54°21'08"W	35.38'
L5	N54°21'08"E	35.38'
L6	N69°56'58"E	10.60'

PROJECT NAME: NORTHSPARK SUBD.
 JOB NUMBER: 011-03-001
 DATE: 07/07/16 SCALE: 1"=100'
 DRAWING FILE PATH: L:\L\NORTHSPARK\DWG
 FIELDNOTE FILE PATH: L:\L\NORTHSPARK\NOTES
 RPLS: DRN TECH: HAS PARTYCHIEF: PO
 CHECKED BY: J.B. DELAROSAS 4/63

1 of 2

FINAL PLAT NORTHSPARK PHASE 5

LANDESIGN SERVICES, INC.
 512-238-7901
 1220 MCNEIL ROAD
 SUITE 200
 ROUND ROCK, TEXAS 78681
 FIRM REGISTRATION NO. 10001800

NOTES

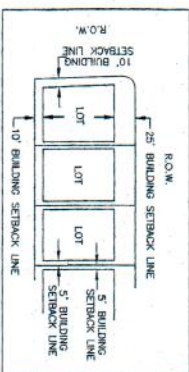
BEING 12.945 ACRES OF LAND, SURVEYED BY LAND DESIGN SERVICES, INC., OUT OF THE W.F. BAKER SURVEY, ABSTRACT NO. 65 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 117.880 ACRES TRACT DESCRIBED IN DEED TO R.B. HOME, LINE STAR OF A TEXAS LIMITED PARTNERSHIP OF RECORD IN DOCUMENT NO. 2002077942 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

1. BEGINNING at a 1/2" rebar with plastic cap stamped "Landesign" set in the east line of Lot 48, Block "X" of Northpark Phase 1, a subdivision of record in County X, Section 32, to the 1st of the First Records of Williamson County, Texas from which a 1/2" rebar found for on angle point in the east and north lines of Lot 48 bears South 21°22'32" West a distance of 757.08 feet;
2. thence crossing through the 117.880 acres with the east and under south line of Lot 48 the following seven (7) courses:
 - (1) course: North 21°22'32" West a distance of 500.51 feet to a 1/2" rebar with plastic cap stamped "Landesign" set;
 - (2) course: Along a curve to the right having a radius of 120.00 feet, a delta angle of 91°21'41", a length of 191.35 feet, thence under North 24°17'39" East a distance of 171.71 feet to a 1/2" rebar with plastic cap stamped "Landesign" set;
 - (3) course: North 69°38'49" East a distance of 326.75 feet to a 1/2" rebar with plastic cap stamped "Landesign" set;
 - (4) course: North 69°38'49" East a distance of 408.33 feet to a 1/2" rebar with plastic cap stamped "Landesign" set;
 - (5) course: North 69°38'49" East a distance of 408.33 feet to a 1/2" rebar with plastic cap stamped "Landesign" set;
 - (6) course: North 69°38'49" East a distance of 408.33 feet to a 1/2" rebar with plastic cap stamped "Landesign" set;
 - (7) course: North 69°38'49" East a distance of 408.33 feet to a 1/2" rebar with plastic cap stamped "Landesign" set;
3. thence continuing through the 117.880 acres with the west line of Lot 14, Block "X" of Northpark Phase 1, a subdivision of record in County X, Section 32, to the 1st of the First Records of Williamson County, Texas from which a 1/2" rebar found for on angle point in the east and north lines of Lot 48 bears South 21°22'32" West a distance of 757.08 feet;
4. thence continuing through the 117.880 acres with the north line of proposed Northpark Phase 3 (not yet recorded) to the proposed northwestern corner of Lot 8, Block "X" of proposed Northpark Phase 3 (not yet recorded);
5. thence continuing through the 117.880 acres with the north line of proposed Northpark Phase 3 (not yet recorded) to the proposed northwestern corner of Lot 8, Block "X" of proposed Northpark Phase 3 (not yet recorded);
6. thence continuing through the 117.880 acres with the north line of proposed Northpark Phase 3 (not yet recorded) to the proposed northwestern corner of Lot 8, Block "X" of proposed Northpark Phase 3 (not yet recorded);
7. thence continuing through the 117.880 acres with the north line of proposed Northpark Phase 3 (not yet recorded) to the proposed northwestern corner of Lot 8, Block "X" of proposed Northpark Phase 3 (not yet recorded);

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

I, David R. Horton, Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey on the ground of property legally described herein, and that there are no apparent discrepancies, conflicts or overlapping of improvements, notes herein have a mechanical closure in compliance with standards as set out in the "Manual of Practice of the Texas Society of Professional Surveyors" and the "Manual of Practice of the City of Taylor for the best of my knowledge and belief.

David R. Horton
Registered Professional Land Surveyor No. 5264
State of Texas



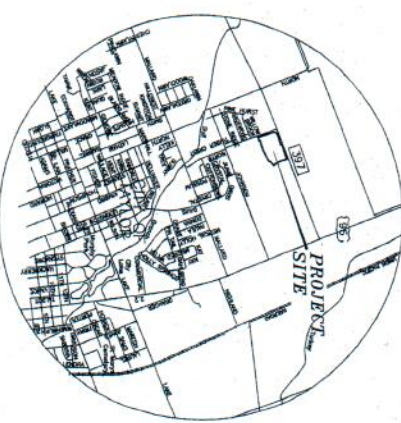
TYPICAL FRONT, BACK AND SIDE BUILDING SETBACKS
SCALE 1" = 100'

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

I, Alex G. Clarke, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by Zone X of the Williamson County Flood Hazard Boundary Map, Community Panel Number 4848(CO)S15 E, effective date September 20, 2005, and that each lot conforms to the fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown on the public right-of-way dedicated by this plat.

TO CERTIFY WHICH, I, ALEX G. CLARKE, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by Zone X of the Williamson County Flood Hazard Boundary Map, Community Panel Number 4848(CO)S15 E, effective date September 20, 2005, and that each lot conforms to the fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown on the public right-of-way dedicated by this plat.

TO CERTIFY WHICH, I, ALEX G. CLARKE, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by Zone X of the Williamson County Flood Hazard Boundary Map, Community Panel Number 4848(CO)S15 E, effective date September 20, 2005, and that each lot conforms to the fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown on the public right-of-way dedicated by this plat.



VICINITY MAP

1. SIGNATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TAYLOR SUBDIVISION ORDINANCE, CODE CODE OF ORDINANCES, AS AMENDED, AND WITH THE ENGINEERING MANUAL, A TO FOUR WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO AND PARALLEL WITH ALL STREET RIGHT-OF-WAYS ACROSS ALL LOTS SHOWN HEREON.

2. PROPERTY OWNERS AFFECTED BY PLANNING EXISTENCE AS SHOWN ON THIS FINAL PLAT SHALL BE RESPONSIBLE FOR MAINTAINING AND DRAINAGE EASEMENTS SATISFACTORY FOR THE SAFE AND DEPENDABLE CONVEYANCE OF STORM WATER RUNOFF.

3. ALL BUILDING SETBACKS LINES SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE AS AMENDED.

4. This subdivision is to be known as Northpark Phase 5 has been accepted and recorded in the Official Public Records of Williamson County, Texas, and the plat is subject to the provisions of the Taylor Planning and Zoning Commission on the day of _____, 20__ A.D.

Don McAllister, Chairman
Date _____

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

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

TO CERTIFY WHICH, 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 and filed in my office on the _____ day of _____, 20__ A.D., at _____ o'clock _____ M. in the Official Public Records of said County in Document No. _____.

NANCY RISTER, Clerk, County Court of Williamson County, Texas
By: _____ Deputy

FINAL PLAT NORTHPARK PHASE 5

LANDESIGN SERVICES, INC.
615-838-7001
1820 MONTELL ROAD, SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

PROJECT NAME: NORTHPARK SUBD.	SCALE: 1"=100'
JOB NUMBER: 011-03-001	
DATE: 07/07/16	
DRAWING FILE PATH: L:\L&C\NORTHPARK\DWG	
FIELDNOTE FILE PATH: L:\L&C\NORTHPARK\NOTES	
RPLS: DRN	TECH: HAS
CHECKED BY: JB	PARTYCHECK: PO
FIELDBOOKS: 4/63	