

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

July 22, 2014, 6:00 p.m.

City Hall Council Chamber

400 Porter Street, Taylor Texas, 76574

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

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.)

1. Minutes from June 10, 2014 meeting

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. **PC-14-04 Review and Consideration** of the final plat for Northpark Phase 6.

Informational item (non action)

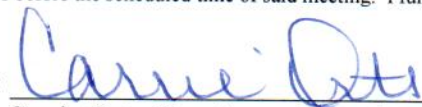
1. Applications for appointment to the Commission.
2. Downtown master plan.

ADJOURN

Next Meeting Date: August 12, 2014

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 **July 18, 2014** 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, Planning and Development
Administrative Assistant

Date:

7.18.14

MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
June 10, 2014 6:00 p.m.
City Council Chamber

PRESENT

Don McAlister
Leland Stevens
Karen Farley
Donna Frazier
Todd Osborn
Eric Weiner
Jim Killough

ABSENT

Rick Selin

OTHERS PRESENT

Bob van Til, Director of Planning & Development
Carrie Orts, Admin to Planning and Development

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:01 p.m.

CITIZEN COMMUNICATION

None

Review and approve Minutes from June 10, 2014

Motion made by Mrs. Farley to approve the minutes for the Planning and Zoning Commission meeting from June 10, 2014 as printed. Second by Mr. Stevens. All voted aye.

PC-14-02 Review and recommend application requesting abandonment of Wren Way right of way located west of Jason Drive as requested by adjoining property owner Roger Swonke

Mr. Van Til stated that DRC reviewed the application and recommended that the ROW be abandoned to the adjacent property owners. However, a utility easement should be retained. Mr. Swonke was present to answer questions. Mr. Stevens made motion to recommend to City Council that ROW on Wren Way located West of Jason Drive be abandoned by City. Second by Mrs. Farley. All voted aye.

PC-14-03 Review and Consideration of the final plat for Northpark Phase 3B.

Mr. Van Til stated that staff recommends approval of the final plat of Northpark Phase 3B subject to the staff comments being addressed. Mr. Alex Clark was present to answer questions for KB. Mr. Stevens recommended approval of the final plat of Northpark Phase 3B. Second by Mr. Osborn. All voted aye.

Adjourn

The meeting was adjourned at 6:34 p.m.

Bob van Til
Director of Planning & Development

Don McAlister
Planning & Zoning Commission Chairman

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Bob van Til, AICP, CEcD
Director of Planning and Development

RE: Final Plat for Northpark Phase 6

DATE: July 17, 2014

KB Home Lone Star, LP applied to approve phase 6 of the Northpark subdivision.

This is commonly known as the Summerfield Addition. It is located north of TH Johnson; west of WalMart, for instance. This phase is located adjacent to Carlos G Parker Blvd. NW.

The rezoning of the property was completed in 2002. The property was zoned as a planned development with varying lot sizes and masonry requirements.

The preliminary plat was also approved in 2002.

This phase consists of 10.377 acres and 59 lots.

Recommendation:

Staff recommends approval of the final plat of Northpark Phase 6 subject to the staff comments being addressed.

Attachments:

Application
Aerial of the current Northpark Subdivision
Final Plat of Northpark Phase 6

CITY OF TAYLOR
PLATTING APPLICATION

Date:

Plat Type and Application Fees:

- Preliminary Plat (\$550 plus \$35/lot) ☐ Approval Plat (\$350 + \$25 per lot) ☐
- Final Plat (\$300 plus \$30/lot) Admin. ☒
- Re Plat (\$330 plus \$25/lot) ☐
- Amended Plat (\$350) ☐
- Filing Fee (\$140) ☐

Applicant/Property Owner Information:

Name: KB Home Lone Star, LP

Address: 10800 Pecan Park Blvd. #200, Austin, TX 78750

Phone Number: (512) 651-8100

Fax Number: _____

Email address: JZinsmeyer@kbhome.com

Signature: 

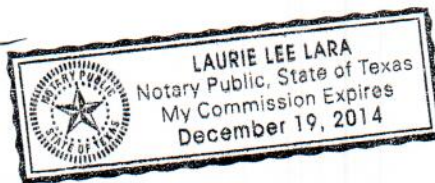
Property Owners Certification:

Before me, the undersigned authority, on this day personally appeared John Zinsmeyer (owner or agent name) known to me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

Given under my hand and seal of office on this 9th day of June 20 13


Notary Public in and for the State of Texas

My Commission Expires: 12/19/14



Surveyor Information:

Name: Joseph Beavers
 Company Name: Landesign Services, Inc.
 Address: 1230 McNeil Rd. #200, Round Rock, TX 78681
 Telephone Number: (512) 238-7901
 Fax Number: (512) 238-7902
 Email Address: J.Beavers@lndsgn.com

Legal Description of the Property:

Legal Description: 10.377 acres of land out of the W.F. Baker Survey Abstract No. 65 in Williamson County, T,
and being a portion of a called 177,000 acre tract described in Doc. # 2002-071942
 Address or General location: Estes Park
 Zoning: R-PD
 Proposed Number of Lots: 59 Acres: 10.377
 Appraisal District Tax I.D. Number ("R Number"): R440423
 Located in the ETJ? No
 Proposed Use of the Land? single family

Submittal Requirements:

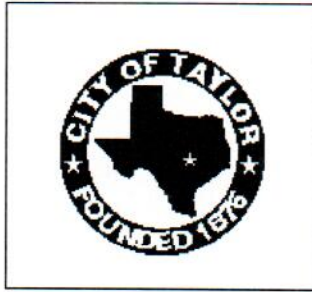
Completed signed and notarized application
 16 - 18" X 24" FOLDED copies of the plat(s)
 16 FOLDED copies of supporting engineering data sheets
 Payment of the appropriate fee(s)
 A minimum of 21 days prior to the next Planning and Zoning Commission meeting
 Owner's affidavit
 Tax Payment Statement from all of the taxing entities

Applicant's Affirmation Statement:

I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Printed Name: John Zinsmeyer Date: 6/9/14

Signature: 



July 17, 2014

Staff Comments for: Northpark Phase 6 Final Plat Comments

Contact Information:

Planning – Bob van Til, 512-352-5990 x 16, bob.vantil@taylortx.gov

Applicant:

John Zinsmeyer jzinsmeyer@kbhome.com
512-651-8100

Surveyor:

Joe Beavers
512-238-7902
j.beavers@lndsgn.com

Engineer:

Alex Clarke, P.E.
512-306-0228
Aclarke@longaroclarke.com

Submittal #1, dated June 16, 2014

Status:

These plats are scheduled for consideration by the Planning and Zoning Commission on July 22, 2014, 6:00 p.m., at City Hall. Please address the comments below to my attention. You, or your representative, are required to be in attendance at the meeting. If you are unable to attend, the Commission will delay action on the plat.

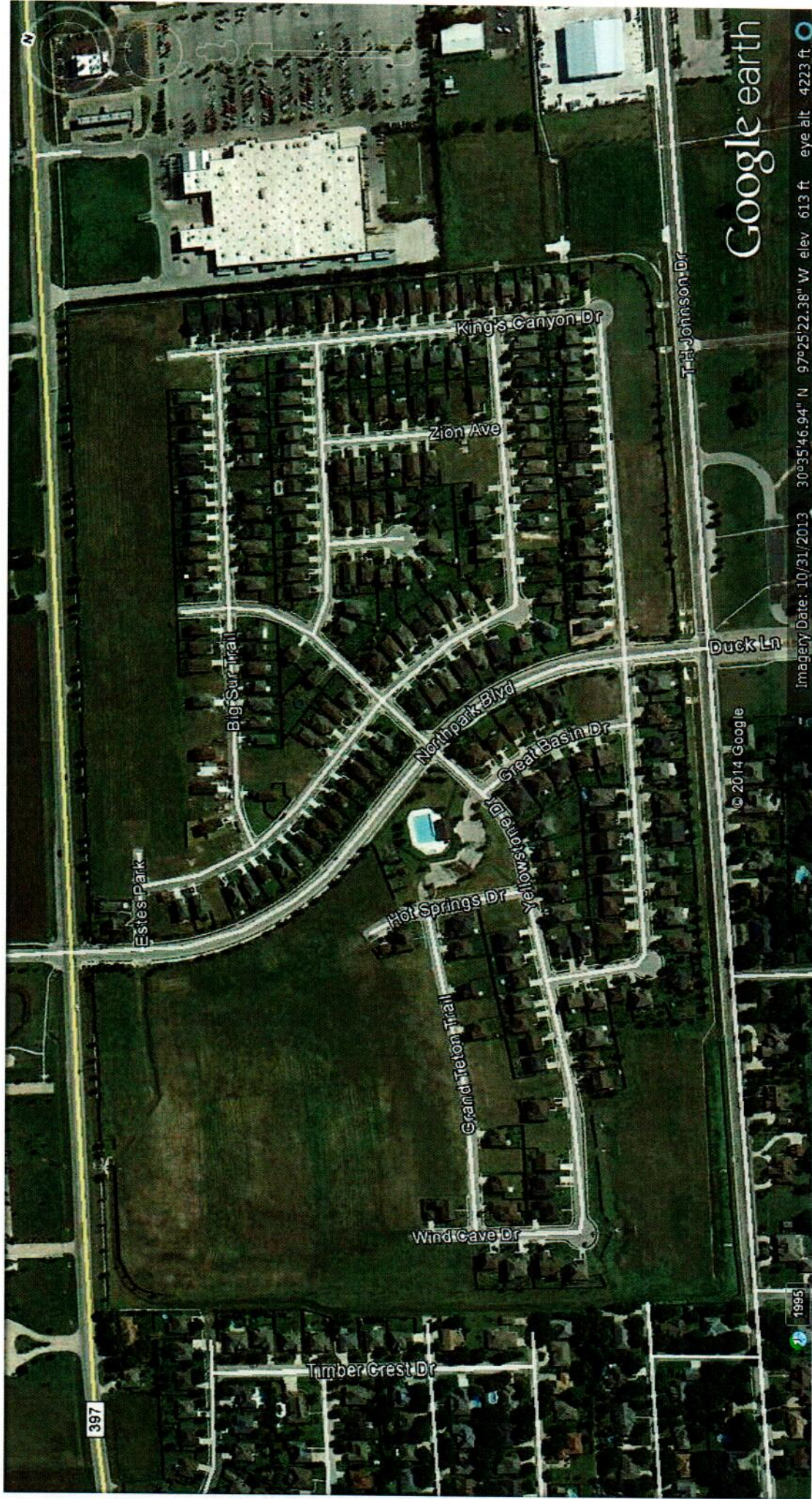
Please Address These Standard Comments:

1. Prior to approval of the final plat, the subdivider shall file with the City a performance bond executed by a corporate surety licensed to do business in the State of Texas, in an amount equal to the cost of the uncompleted and unaccepted improvements required by this Ordinance, as approved by the City Engineer, conditioned that the subdivider will complete such improvements within two (2) years from the date of final plat approval. Such bond shall conform to forms approved by the City.

2. Plans and specifications for all public improvements must be approved by the City prior to the time the work on such public improvements is commenced. Any public improvement made shall be subject to the approval and acceptance of the City.
3. The engineer representing the subdivider must present to the City, reproducible complete "record drawings" for all paving, drainage structures, water lines, and sewer lines prior to final acceptance of public improvements.
4. No building permits shall be issued until the plat is filed for record at the County. The City will file the plat once all public improvements are completed and approved by the City.
5. For filing with the County, please provide the city with 2 - 18" x 24" mylars, 1 - 18" x 24" photographic mylar.
6. The City will assess impact fees at the time of final platting. Impact fee are due prior to the time a building permit is issued, if applicable.
7. Submit this plat to the Taylor Post Office and all of the appropriate private utility companies for review and comment. Please copy the transmittal letters to the City. The plat will not be filed until these entities have approved the plat in writing.
8. Correct the property ownership citation on the west side of the subdivision.
9. Consistent with the remainder of the subdivision, all utilities must be underground.

Please note that future submittals may generate additional comments.

Sincerely,
Bob van Til, AICP, CEcD
Director of Planning and Development



Google earth

imagery Date: 10/31/2013 30°35'46.94" N 97°25'22.38" W elev 613 ft eye alt 4223 ft

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