

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

July 13, 2021, 6:00 P.M.

City Hall Council Chambers

400 Porter St., Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, July 13, 2021.

The agenda packet is on the website at: <http://www.taylortx.gov/18/Agendas-and-Minutes>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on June 8, 2021.

REGULAR AGENDA

PLATS

2. **PZ-2021-1281** – Consider disapproving RCR-Taylor Logistics Park Preliminary Plat, addressed as 201 FM 3349, part of and out of James C. Eaves Survey, Abstract No. 241 and Watkins Nobles Survey, Abstract No. 484, more accurately described by Williamson Central Appraisal District in R019173, R019450, R349685, R435559 and R435560, Taylor, Williamson County, Texas.
3. **PZ-2021-1283** – Consider disapproving Town View Estates, consisting of approximately 0.65 of an acre to create 3 residential lots, addressed as 318 Burkett St., Taylor, Williamson County, Texas.
4. **PZ-2021-1296** – Consider disapproving Taylor Sportsplex Preliminary Plat, consisting of approximately 29.37 acres including right-of-way dedication to create 2 lots, located southwest of the intersection of Chandler Rd. and CR 101, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.
5. **PZ-2021-1304** – Consider disapproving Castlewood South Preliminary Plat, consisting of approximately 69.99 acres, including 14.86 acres of right-of-way dedication, to create approximately 316 residential lots, along with reserves for parks, a trail and detention,

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

6. **PZ-2021-1320** – Consider disapproving Whit Subdivision Minor Plat, consisting of approximately 0.56 acres to create 2 lots, located approximately 140 ft. north of the intersection of Sloan St. and West 7th St. and addressed as 705 Sloan Street, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.
7. **PZ-2021-1322** – Consider disapproving Castlewood Subdivision Phase I Final Plat, consisting of approximately 41.37 acres including right-of-way dedication to create 131 residential lots, located across from Taylor High School and addressed as 530 FM 973, part of and out of the M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

SUBDIVISION IMPROVEMENT PLANS

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

SUBDIVISION VARIANCE

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

ZONING

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

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: August 10, 2021

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **July 13, 2021**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts, Administrative Assistant

Date: 7.9.2021

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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City Hall Council Chambers

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

SUBDIVISION IMPROVEMENT PLANS

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

DISCUSSION ITEMS

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Posted By: Carrie Orts
Carrie Orts, Administrative Assistant

Date: 7.9.2021

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
June 8, 2021, 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

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

ABSENT

Faith Gardner

OTHERS PRESENT

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

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:10 p.m.

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the meeting on May 11, 2021.

Mr. Stevens made motion to approve minutes from May 11, 2021 as presented. Second by Mrs. Maruska. All voted aye. Motion carries.

REGULAR AGENDA

PZ-2021-1274 - Consider approving Taylor 70 Final Plat, Block 1, Lot 3, consisting of 4.0 acres including right-of-way dedication, to create one lot, located at the northwest corner of North Drive and Carlos G. Parker, part of and out of William J. Baker Survey, Abstract No. 65, Volume 816, Page 449 D.R.W.C.T., Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for approval of the proposed plat as it meets the requirements of the Subdivision Ordinance.

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

PZ-2021-1321 – Consider approving Taylor 70 Final Plat, Block 2, Lot 58, consisting of 2.75 acres, to create one lot, located approximately 950 feet west of the intersection of North Drive and Carlos G. Parker Boulevard, part of and out of William J. Baker Survey, Abstract No. 65, Volume 816, Page 449 D.R.W.C.T Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for approval of the proposed plat as it meets the requirements of the Subdivision Ordinance.

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

PZ-2019-1129 – Consider approving Taylor Estates Preliminary Plat, consisting of 52.13 acres including right-of-way dedication, to create 40 lots, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for approval of the proposed plat as it meets the requirements of the Subdivision Ordinance. Mr. Chris Elizondo, Mr. Hugo Elizondo, and Mr. Steven Hyde were present to answer questions. There was discussion between Commission, Staff and Representatives.

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

PZ-2021-1322 – Consider disapproving Castlewood (North) Final Plat, Phase I, consisting of approximately 41.37 acres including right-of-way dedication, to create 131 residential lots and 6 reserves, located across from Taylor High School and addressed as 530 FM 973, part of and out of the George M Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

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

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

Update regarding Council actions

Mr. Yantis stated that we had two items that went to the City Council that were referred by the Commission. The Future Land Use Plan Amendment and the Residential Planned Development Zoning case for the Cecelia Street Multi-Family off Debus. It went to the City Council and a Public hearing was held and ordinance was introduced. In the interim the Staff worked with the Applicant to update the Planned Developments document and the Multi-Family building design. The final City Council was scheduled for June 10, 2021.

Adjourn

Meeting adjourned at 6:28 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

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

Requested Action:

Consider disapproving RCR-Taylor Logistics Park Subdivision Preliminary Plat.

Applicant:

Richard Heiges/RITD

Subject Property:

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

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Vacant

Purpose:

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

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

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

Date: Saturday, July 3, 2021

Address: 201 FM3349, Taylor, TX 76574

Permit Number PZ-2021-1281

Dear Richard Heiges,

Staff has completed its review of plans for the RCR Phase 2 Preliminary Plat that is to be located at 201 FM3349, Taylor, TX 76574. There are some corrections that need to be made prior to recordation of the plat. 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@taylortx.gov.

Updated 07.02.2021

The dedication note states that the dedication will be done by separate instrument which is not consistent with the Subdivision Ordinance. ROW dedication is done at the time of platting.

Right-of-way dedication is depicted with hatching so that needs to be shown using the typical symbology. The acreage of the dedication must be part of the description of the area being platted. Additionally, the right-of-way for the extension of 404 needs to be hashed out prior to the approval of a preliminary plat. See the Subdivision Ordinance excerpt below:

2.20 - Streets

The subdivider shall be responsible for the construction of the adjacent half of all perimeter streets surrounding the subdivision that are not improved to city standards. Perimeter street subdivision requirements include all commercial subdivisions. In lieu of constructing perimeter streets, the City Manager may approve an escrow of one-half (½) of the cost. The cost must be approved by the City Engineer.

2.20.1 Street Arrangements

Unless otherwise approved by the Planning and Zoning Commission, provision shall be made for the extension of arterial streets. Collector streets shall be provided for the circulation of traffic through the subdivision and the connection thereof to the arterial streets. All arterial and collector streets shall be continuous or in alignment with existing streets unless variations are deemed advisable by the City Engineer due to topography and requirements of traffic circulation.

2.20.2 Arterial Street Requirements

Arterial Street Curves. Curves in arterial streets are to have a centerline radius of two thousand (2,000) feet or more with exceptions to this standard granted only by the City Engineer. Reverse curves are to be separated by a minimum tangent of one hundred (100) feet.

Arterial street locations, alignments, widths, and cross-sections are designated on the Thoroughfare Plan.

2.20.3 Collector Street Curves

Secondary or collector streets are to have a centerline radius of eight hundred (800) feet or more with exceptions to this standard granted only by the City Engineer.

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

Updated 07.02.2021

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

ARTICLE III: - COMMERCIAL DESIGN AND IMPROVEMENT STANDARDS

2.18 - Lots

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

1. All lots must front on a public street right-of-way.
2. All lots shown must conform to the minimum requirements of the zoning district in which it is located.
3. An individual sewer tap and water tap shall be installed for each lot.

Updated 07.02.2021

2.14 - Sidewalks

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

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

Dedicate the land for the expansion of the right-of-way for FM 3349 and CR 404 now.

Updated 07.02.2021

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

3.2 Subdivision Preliminary Plat

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

2.7 Blocks

Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block.

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

The 20' Oncor easement shown in Lot 1A cannot be shown as proposed easement when it can be established on the amending plat. The amending plat has not been recorded yet so the Oncor easement must be established on the amending now.

The acreage shown on Sheet 1, in the box, includes Lot 1A.

State the intended use of the reserves. Reserve E looks like a road but only public roads are permitted in the City of Taylor as discussed previously.

Remove the proposed rail label in Phase 4 Lot 1.

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.

The Engineer's Summary Letter needs to be clearly indicated on the letter submitted. Provide additional information in the summary on how the property will be serviced by water/sewer.

**Refer to the Associated Files portion of the permit page for comments uploaded on the plat PDF.*

1. *General: Verify phasing of the development and show on plat accordingly. Phasing shall match what is being platted currently.*
2. *Plat Application Packet: Provide complete legal description for the Title Block and repeat on each sheet in consistent location*
3. *Notate floodplain areas as an easement or reserve on the plat drawing (in addition to note provided on the plat). Subdivision Ordinance Sec. 3.3 Final Plat, note 10.*
4. *General: Verify proposed street meets City Engineering Manual and Subdivision Ordinance regarding street type and right of way to be provided, blocks and length and providing access to CR 404 per previous discussions.*
5. *General: Notate scale text on plat (TYP) (i.e. 1" = 300')*
6. *Portion of the proposed rail is encroaching the floodplain and reserve "D".*
7. *Verify where the Koch pipeline easement is shown on sheet 2 near reserve "D" and update plat.*
8. *Verify drainage channel noted on sheet 2 and revise plat to show them as drainage easements.*
9. *Floodplain is encroaching reserve "D". Revise plat to update these areas. Floodplains shall be in easements or reserves.*
10. *General: Note Lots and Blocks in a table with square footage/acreage and Phase.*
11. *General: Note Reserves and use shown in table format.*
12. *Plat Application Packet: Provide Planning and Zoning certification block.*
13. *Plat Application Packet: Provide County Clerk certification block.*
14. *Plat Application Packet: Revise text shown for Development Services Director certificate*
15. *Plat Application Packet: Provide representative name in the Owner's Certificate*
16. *Plat Application Packet: Provide name and address in the Owner's Certificate*
17. *Plat Application Packet: Provide "State of Texas" in the Engineer's Certification block next to Reg. No.*
18. *Plat Application Packet: Provide "State of Texas" in the Surveyor's Certification block*

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 resubmitted plans with upload date of 6/18/2021 and my previous comments have been addressed. The existing comments pertain to water supplies for fire suppression and notes buildings will comply with Taylor's requirements.

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

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

Thank you,

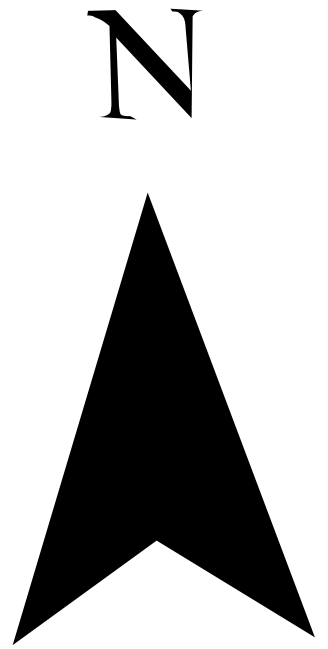


Shelly Shelton

Development Services

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

Attachment

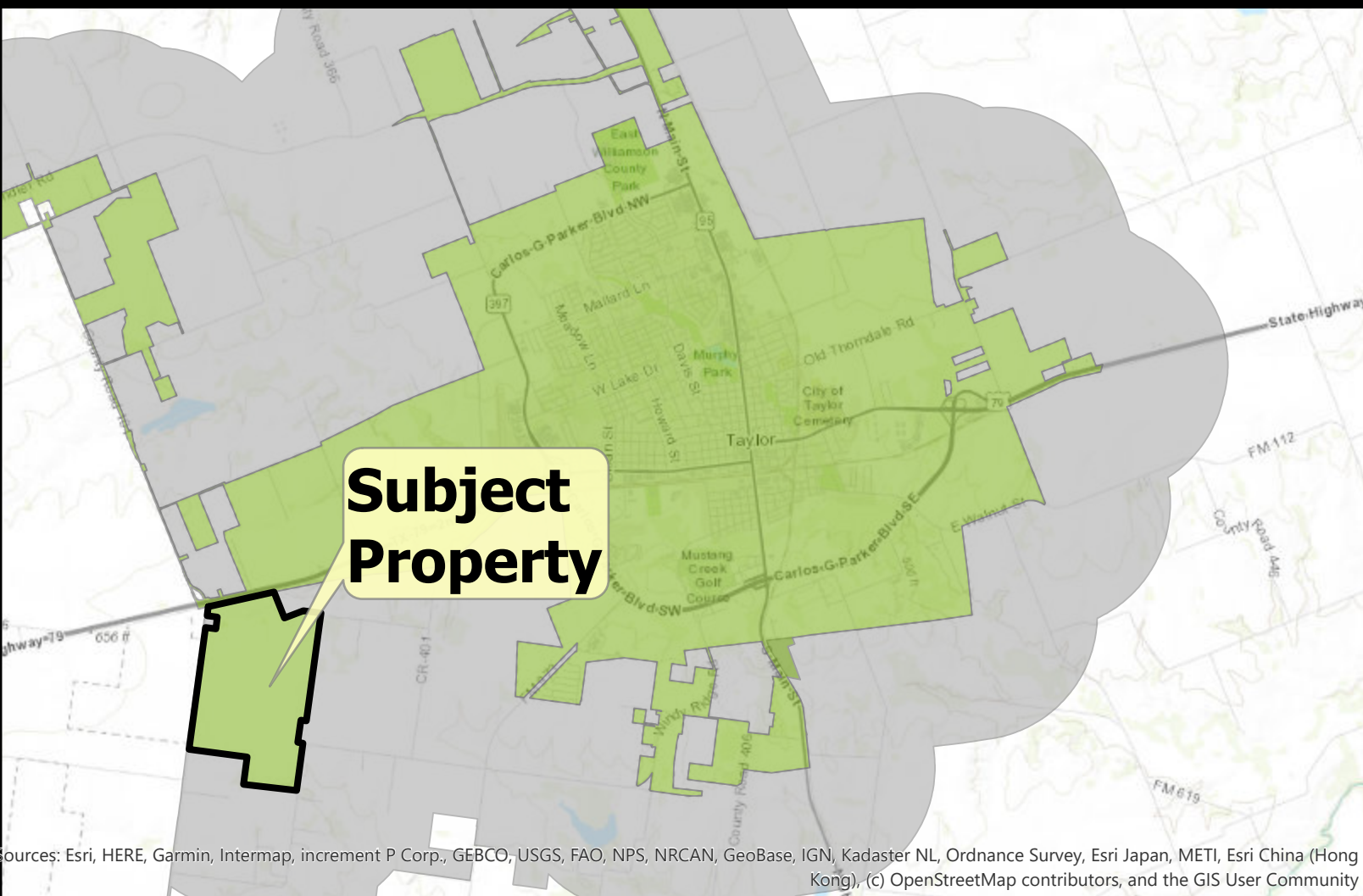


PZ-2021-1281

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

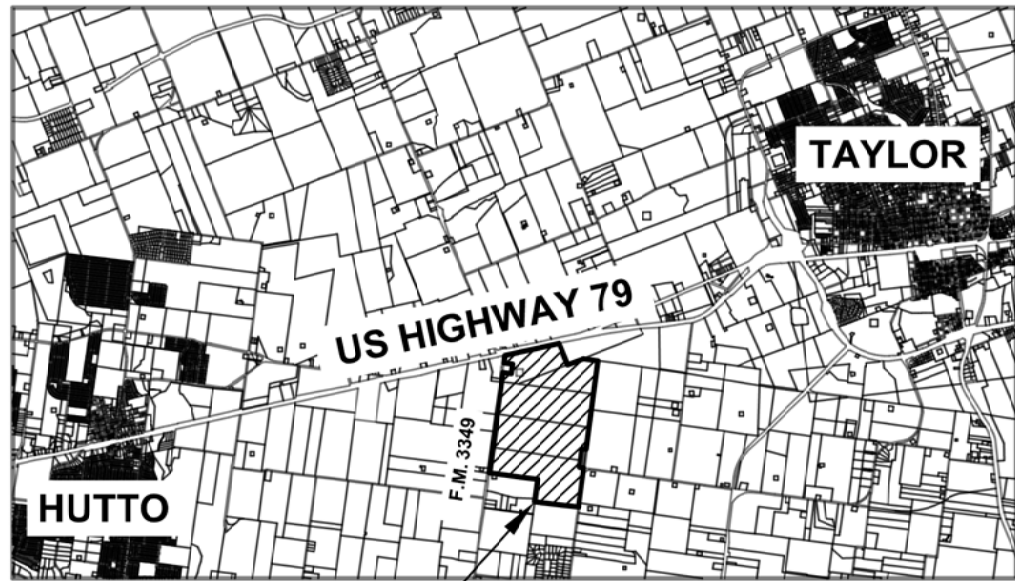
Legend

- City Limits
- ETJ
- Subject Property
- Streets



T:\01-Projects\474-2 RCR Taylor Rail, L.P.\2 - DESIGN\5 - SURV\3-DWG\474-2 Preliminary-Plot-Revision-2.dwg * 6/15/2021 3:16 PM * Plotted by Morgan Summers

VICINITY MAP (NOT TO SCALE)



RCR-TAYLOR LOGISTICS PARK

RCR-TAYLOR LOGISTICS PARK PRELIMINARY PLAT WILLIAMSON COUNTY, TEXAS



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

**JAMES C EAVES SURVEY
ABSTRACT NO. 214**

APPROXIMATE SURVEY ABSTRACT LINE

**THOMAS B LEE SURVEY
ABSTRACT NO. 800**

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

OWNER/DEVELOPER	RCR TAYLOR LAND, L.P. RCR TAYLOR RAIL, L.P.
ACREAGE: 755.41	
SURVEY: JAMES C. EAVES SURVEY, ABSTRACT NO. 213 WATKINS NOBLES SURVEY, ABSTRACT NO. 484	
NUMBER OF PARCELS: 13	
DATE OF SURVEY: 01/12/21	
SURVEYOR:	RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423
ENGINEER:	RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423
NUMBER OF LOTS: 7	713.25 ACRES
NUMBER OF RESERVES: 5	29.30 ACRES
FUTURE RIGHT-OF-WAY	12.59 ACRES
TOTAL	755.41 ACRES

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

MATCHLINE SHEET 2

SEE
DETAIL
'A'

SEE
DETAIL
'B'

J.J. STUBBLEFIELD SURVEY
ABSTRACT NO. 562

KOCH REFINING COMPANY
25' PERMANENT EASEMENT
VOL. 1792, PG. 117
D.R.W.C.T.X.

RITD

RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

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

FOR REVIEW

DATE 04/20/2021 DRAWN MS
CHECK RH APPR'D RH

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

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

PRELIMINARY PLAT

REV	DATE	DESCRIPTION	BY



SHEET NO.

1 OF 3

I:\01-Projects\474-2_RCR Taylor Rail, LP\2 - DESIGN\5 - SURV\3-DWG\474-2_Preliminary-Plat-Revision-2.dwg * 4/22/2021 9:14 AM * Plotted by Morgan Summers

OWNER'S CERTIFICATION

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____{

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

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

HYDIE MCALISTER, MANAGER, RCR TAYLOR RAIL, L.P.

NOTARY'S CERTIFICATION

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____{

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

ENGINEER'S CERTIFICATION

AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS, THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

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

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, RICHARD W. HEIGES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6452 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 755.41 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

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

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- (DRWCT) DENOTES DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCTX) DENOTES OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ⊙ - DENOTES A 5/8" IRON ROD FOUND WITH ID. CAP STAMPED "SAM" UNLESS OTHERWISE NOTED HEREON.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY. THERE IS HEREBY DEDICATED A DRAINAGE EASEMENT TO COVER ONE HUNDRED (100) YEAR FLOODPLAIN AREAS, DRAINAGE CHANNELS, PIPE SYSTEMS AND ANY OTHER RELATED DRAINAGE FACILITIES SITUATED HEREON.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE AND/OR THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK, AS AMENDED.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED. THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM; HOWEVER, PER CITY OF TAYLOR ORDINANCE NO. 2019-28 RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT), NO PERMANENTLY OCCUPIED BUILDINGS ARE PERMITTED WITHIN LOT OF THIS SUBDIVISION PLAT. TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET I.F.C. SECTION 507 AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN FUTURE PHASES THAT INCLUDED PLANNED BUILDING CONSTRUCTION.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2019-28 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND CORRESPONDING SITE DEVELOPMENT PERMITS.
- STRUCTURES BUILT IN THIS PLATTED PROPERTY SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER/DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER5 CITY OF TAYLOR PERMIT PZ-2019-1182. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.

DATE 04/20/2021 DRAWN MS
CHECK RH APPRV'D RH

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

LEGAL DESCRIPTION

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

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

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR A WEST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, N 07°13'58" E, AT 148.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHWEST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, N 07°13'58" E, AS RECORDED IN INSTRUMENT NO. 20201119542 IN SAID OFFICIAL PUBLIC RECORDS, AT 270.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES, AND AT A TOTAL DISTANCE OF 342.08 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF THE CITY OF HUTTO TRACT CALLED 5.00 ACRES, AS RECORDED IN INSTRUMENT NO. 2003011596, IN SAID OFFICIAL PUBLIC RECORDS;

THENCE COMMON WITH THE SOUTH, EAST, AND NORTH LINES OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, S 82°38'41" E 436.93 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHWEST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, N 07°13'58" E 498.91 FEET TO 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, AND N 82°38'41" W 436.93 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (VARA SURVEYING) ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR THE NORTHWEST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH A SOUTHWEST CORNER HEREOF AND OF SAID ORIGINAL TRACT;

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

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

THENCE ALONG AN EAST LINE HEREOF, BEING ALONG A WEST LINE OF THE C. ERNEST LAWRENCE TRACT CALLED 305.22 ACRES AS RECORDED IN DOCUMENT NO. 2003011334, OF SAID OFFICIAL PUBLIC RECORDS, AT 1,181.08 FEET TO A 1-1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID LAWRENCE TRACT CALLED 305.22 ACRES, ALSO BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID ORIGINAL EAVES AND NOBLES SURVEYS;

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

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

THENCE ALONG AN EAST LINE HEREOF, BEING ALONG THE EAST LINE OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH THE WEST LINE OF SAID 305.22 ACRES TRACT, AND THE WEST LINE OF THE EUGENE R. KANAK & JUDY A. KANAK, EACH AS TRUSTEE OF THE EUGENE R. & JUDY A. KANAK LIVING TRUST DATED OCTOBER 14, 1997 TRACT CALLED 164.685 ACRES, AS RECORDED IN INSTRUMENT NO. 2012107106, IN SAID OFFICIAL PUBLIC RECORDS, ALSO BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID LEE SURVEY, A-800, S 07°32'28" W, AT 1747.60 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, AT 3437.28 FEET PASS A BENT 3/4-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, AND AT A TOTAL DISTANCE OF 4,577.16 FEET TO A FENCE CORNER POST FOUND FOR A SOUTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH AN INTERIOR CORNER OF SAID KANAK TRACT CALLED 164.685 ACRES;

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

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A WEST LINE OF SAID 164.685 ACRES, S 07°23'02" W, AT 574.06 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND AT A TOTAL DISTANCE OF 960.27 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (BRYAN TECH SERVICES) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID 164.685 ACRES;

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

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

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

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

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

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

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

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

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°50'59"	350.00'	328.95'	N37°09'02"W	317.01'
C2	56°55'28"	400.00'	397.41'	S19°28'36"W	381.31'
C3	105°12'28"	80.00'	146.90'	N20°01'09"E	127.13'
C4	65°01'19"	55.00'	62.42'	N40°06'44"E	59.13'
C5	24°38'04"	200.00'	85.99'	N04°42'58"W	85.34'
C6	68°23'44"	50.00'	59.69'	N51°13'52"W	56.21'
C7	45°03'11"	578.82'	735.09'	S33°12'03"E	563.24'
C8	16°19'36"	560.59'	1967.30'	N72°23'18"E	558.69'
C9	52°20'03"	25.00'	22.84'	N71°24'33"E	22.05'
C10	284°40'10"	80.00'	397.52'	S07°34'21"W	97.78'
C11	52°20'08"	25.00'	22.84'	N56°15'38"W	22.05'

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

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON

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

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

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

BY: _____DEPUTY

REV	DATE	DESCRIPTION	BY
		SHEET NO. <i>3 OF 3</i>	



RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC

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

FOR REVIEW

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

PRELIMINARY PLAT

City of Taylor
Town View Estates Minor Plat
PZ-2021-1283
Staff Report

Requested Action:

Consider disapproving Town View Estates Minor Plat.

Applicant:

Tommy Richter/Bryan Technical Services, Inc.

Subject Property:

Approximately 0.65 of an acre, addressed as 318 Burkett St., Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-1

Current Use: Vacant

Purpose:

The purpose of the plat is to create three lots for future residential development.

Staff Recommendation:

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

TOMMY RICHTER
BRYAN TECHNICAL SERVICES
911 N MAIN
TAYLOR TX 76574
trichter@bryantechnicalservices.com

Date: Wednesday, July 7, 2021

Address: 318 BURKETT ST, TAYLOR 76574

Permit Number PZ-2021-1283

Dear TOMMY RICHTER,

Staff has completed its review of plans for the 318 Burkett Replat that is to be located at 318 BURKETT ST, TAYLOR 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Mckenzi Hicks. Should you have any questions or require additional information regarding any of these comments, please contact Mckenzi Hicks at (512) 309-6173 or by email at mckenzi.hicks@taylor.tx.gov.

Approved with non-technical comments below:

1. Revise all spellings of 're-plat' to 'replat.'
2. Revise title to state the following:

"City of Taylor Block 51, Lot 1A Partial Replat No. 2

Being a replat to create Lots 6A, 7A, and 8A within Block 51 of the Original Townsite of the City of Taylor,

Consisting of approximately 0.646 acres, recorded in Cabinet W, Slide 196, Plat Records of Williamson County,

Part of and out of the John Winsett Survey, Abstract No. 661."

Engineering Department Review

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

1. Per Subdivision Ordinance, 2.14 the subdivider is responsible to note the location of sidewalks on the plat.
2. Provide a tie to a corner of the original tract and a tie to the closest platted lot. (reference, Plat Application, 6b.)
3. Provide right of way information (i.e. ROW width, filing information) for Burkett St. and E. 3rd Street. (reference, Plat Application, 6g.)
4. Verify wastewater utility service for Lot 8A. Provide a utility easement to allow access to existing wastewater line in the adjacent alley. (reference Subdivision Ordinance, 2.11). The proposed service line shown on the utility plan will not be acceptable for this lot.
5. For the Owner's Plat Certificate shall include the statement of "No Lien Holders" as found in the Plat Application and not a standalone sentence as provided. The Authorized Persons shall also include the typed name and address below the signature line.
6. Provide a comment resolution letter on next submittal to confirm comments have been addressed.

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 upload date of 6/18/2021 with no comments pertaining to the preliminary plat.

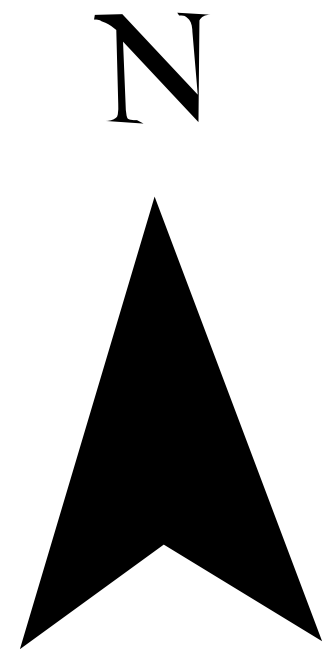
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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) 309-6173, or by e-mail at mckenzi.hicks@taylor.tx.gov.

Thank you,

A handwritten signature in black ink, appearing to read "McKenzi Hicks". The signature is fluid and cursive, with a large loop at the end of the last name.

McKenzi Hicks

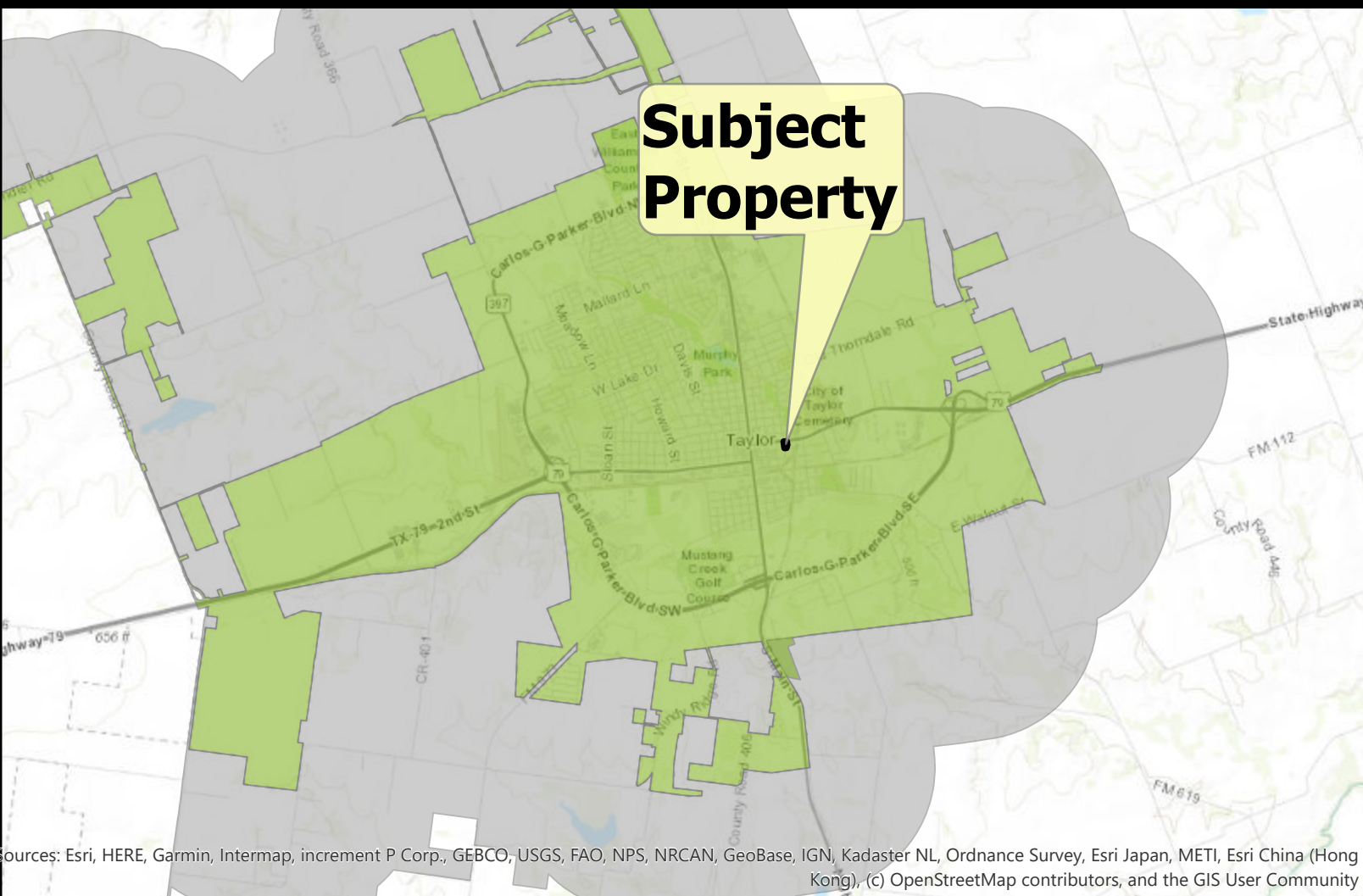


PZ-2021-1283

City of Taylor, Block 51, Lot 1A
Partial Replat No. 2 Location Map
Approximately 0.65 Acres

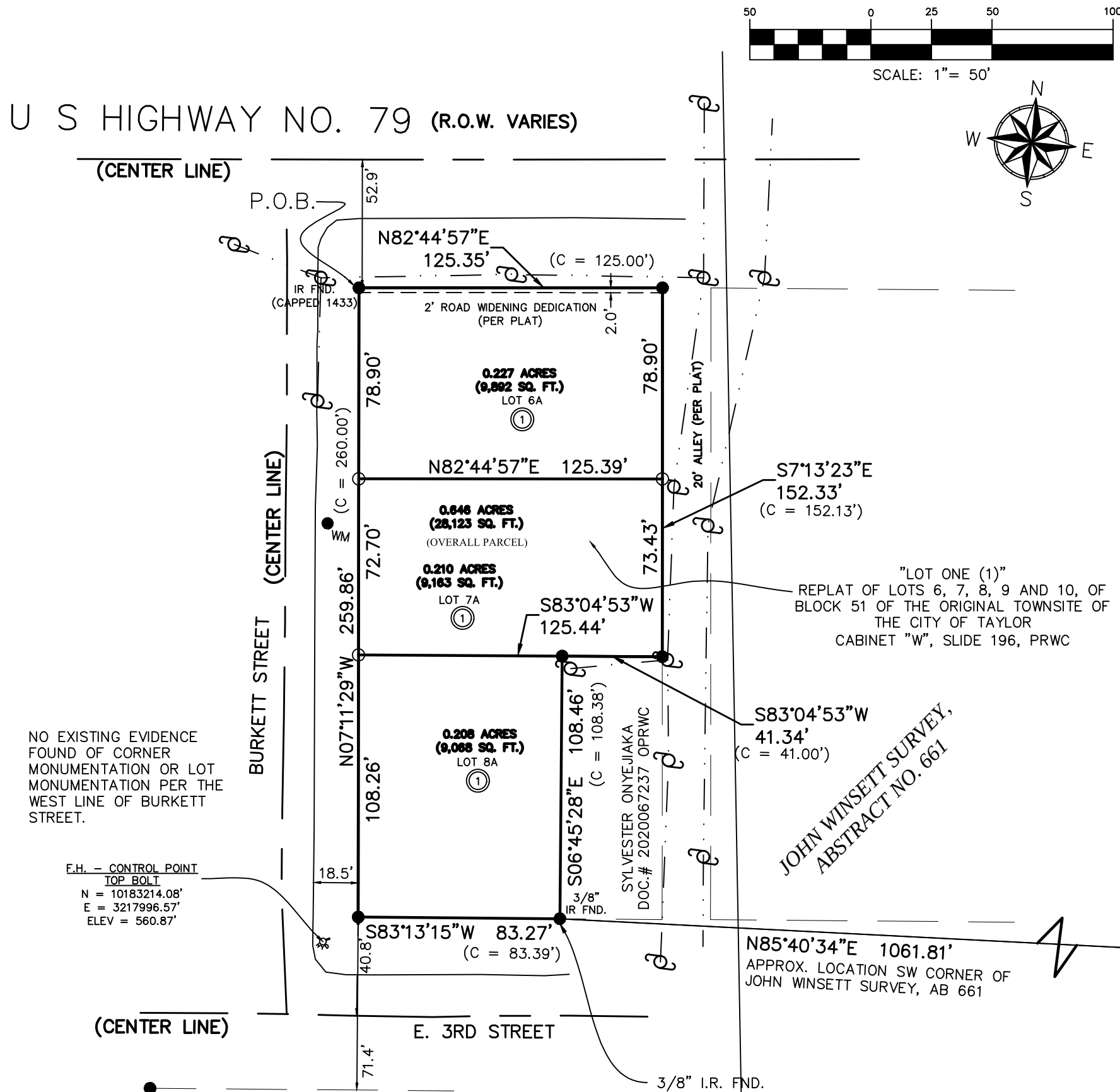
Legend

- City Limits
- Subject Property
- Streets



TOWN VIEW ESTATES

BEING A REPLAT OF LOT 1, RE-PLAT OF LOTS 6, 7, 8, 9 AND 10, OF BLOCK 51 OF THE ORIGINAL TOWNSITE OF THE CITY OF TAYLOR, CONSISTING OF APPROXIMATELY 0.646 ACRES, RECORDED IN CABINET W, SLIDE 196, PLAT RECORDS OF WILLIAMSON COUNTY, LOCATED IN THE JOHN WINSETT SURVEY, ABSTRACT NO. 661.



GENERAL NOTES:

- A. UTILITY PROVIDERS
WATER – CITY OF TAYLOR
WASTEWATER/SEPTIC – CITY OF TAYLOR
ELECTRICITY – ONCOR
- B. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- C. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0534F, EFFECTIVE DATE OF 12/20/2019
- D. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE FINAL PLAT OF RE-PLAT OF LOTS 6, 7, 8, 9 AND 10, OF BLOCK 51 OF THE ORIGINAL TOWNSITE OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET W, SLIDE 196, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

CURRENT OWNER: SPRINGHILL VIEW DEVELOPERS LLC
SURVEYOR-BRUCE L. BRYAN, BRYAN TECHNICAL SERVICES, INC.
ENGINEER-BELTON ENGINEERING
SURVEY: JOHN WINSETT, A-661
TOTAL AREA OF SITE: 0.646 ACRES
LINEAR FEET OF NEW STREETS: NONE
NUMBER OF LOTS : 3
NUMBER OF BLOCKS:1
PROPOSED USE: MULTI-FAMILY ; ZONED B-1

SURVEYOR'S CERTIFICATE

I, BRUCE LANE 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 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 TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2021

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4249 STATE OF TEXAS

ENGINEER'S CERTIFICATE

I, LINA CHTAY, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCELS ARE NOT ENCROACHED BY A 100 YEAR STORM EVENT, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0534F, EFFECTIVE DATE 12/20/2019 AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT, TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2021

LINA CHTAY
REGISTERED PROFESSIONAL ENGINEER
NO. 107211 STATE OF TEXAS
TBPE FIRM NO. 13392

OWNER'S CERTIFICATE

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

SPRING HILL VIEW DEVELOPERS, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC.# 2020101241 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF TAYLOR, THE ROADS, ALLEYS, PARKS, PLAYGROUNDS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TOWN VIEW ESTATES.

THERE ARE NO LIEN(S) THAT EXIST ON THIS PROPERTY

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

AUTHORIZED PERSON (PRINT) AUTHORIZED PERSON (SIGNATURE)

AUTHORIZED PERSON (PRINT) AUTHORIZED PERSON (SIGNATURE)

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 RAJENDRA B. GANDHI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

DEVELOPMENT SERVICES DIRECTOR

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

TOM YANTIS, DIRECTOR DATE

WILLIAMSON COUNTY CLERK

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

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 _____, 2021. A.D.,

AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____

2021., A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

INSTRUMENT NO. _____

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

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

BY: _____ DEPUTY

THESE NOTES DESCRIBE THAT CERTAIN TRACT LOCATED IN THE JOHN WINSETT SURVEY, ABSTRACT NO. 661, SITUATED IN THE CORPORATE CITY LIMITS OF THE CITY OF TAYLOR, SUBJECT TRACT BEING ALL OF LOT ONE (1), RE-PLAT OF LOTS 6, 7, 8, 9 AND 10, OF BLOCK 51, OF THE ORIGINAL TOWNSITE OF THE CITY OF TAYLOR, CABINET "W", SLIDE 196, PLAT RECORDS OF WILLIAMSON COUNTY (PRWC), SUBJECT TRACT BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 DURING THE MONTH OF DECEMBER, 2020 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD (CAPPED "1433") IN THE SOUTH RIGHT-OF-WAY OF U S HIGHWAY 79 SAME BEING THE NORTHWEST CORNER OF SAID "LOT ONE (1)" ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF BURKETT STREET, ALSO BEING THE NORTHWEST CORNER OF SUBJECT TRACT;

THENCE NORTH 82° 44' 57" EAST WITH THE EAST LINE OF AFORESAID "BLOCK 51" SAME BEING THE WEST LINE OF A EXISTING ALLEY A DISTANCE OF 125.35 FEET TO A FOUND 1/2" IRON ROD BEING THE NORTHEAST CORNER OF SAID "BLOCK 51" SAME BEING THE NORTHEAST CORNER OF AFOREMENTIONED "LOT 1" OF THE AFORESAID "REPLAT OF LOT 6", ALSO BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 07° 13' 23" EAST WITH THE AFOREMENTIONED WEST LINE OF SAID ALLEY FOR A DISTANCE OF 152.33 FEET TO A FOUND 1/2" IRON ROD BEING THE NORTHEAST CORNER OF A TRACT RECORDED IN 2020067237, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC) TO SYLVESTER ONYEJIKA SAME BEING THE UPPER SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 83° 04' 53" WEST WITH THE NORTH LINE OF AFOREMENTIONED SYLVESTER ONYEJIKA TRACT A DISTANCE OF 41.34 FEET TO A FOUND 1/2" IRON ROD BEING THE NORTHWEST LOT CORNER OF AFORESAID SYLVESTER ONYEJIKA TRACT SAME BEING AN ELL CORNER OF SUBJECT TRACT;

THENCE SOUTH 06° 45' 28" EAST WITH THE WEST LINE OF AFORESAID SYLVESTER ONYEJIKA TRACT SAME BEING AN EAST LINE OF SUBJECT TRACT A DISTANCE OF 108.46 FEET TO A FOUND 3/8" IRON ROD BEING THE SOUTHWEST LOT CORNER OF AFORESAID SYLVESTER ONYEJIKA TRACT SAME BEING THE LOWER SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT IN THE NORTH RIGHT-OF-WAY OF EAST 3rd STREET;

THENCE SOUTH 83° 13' 15" WEST WITH THE SOUTH LINE OF SAID "LOT ONE (1)" SAME BEING THE NORTH RIGHT-OF-WAY OF EAST 3rd STREET, A DISTANCE OF 83.27 FEET TO A FOUND 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID "LOT ONE (1)", SAME BEING THE SOUTHWEST CORNER OF AFOREMENTIONED SUBJECT TRACT AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY OF EAST 3rd STREET WITH THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF BURKETT STREET;

THENCE NORTH 07° 11' 29" WEST WITH THE WEST LINE OF SAID "LOT ONE (1)" SAME BEING THE EAST RIGHT-OF-WAY OF BURKETT STREET, A DISTANCE OF 259.86 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 0.646 ACRES.

NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

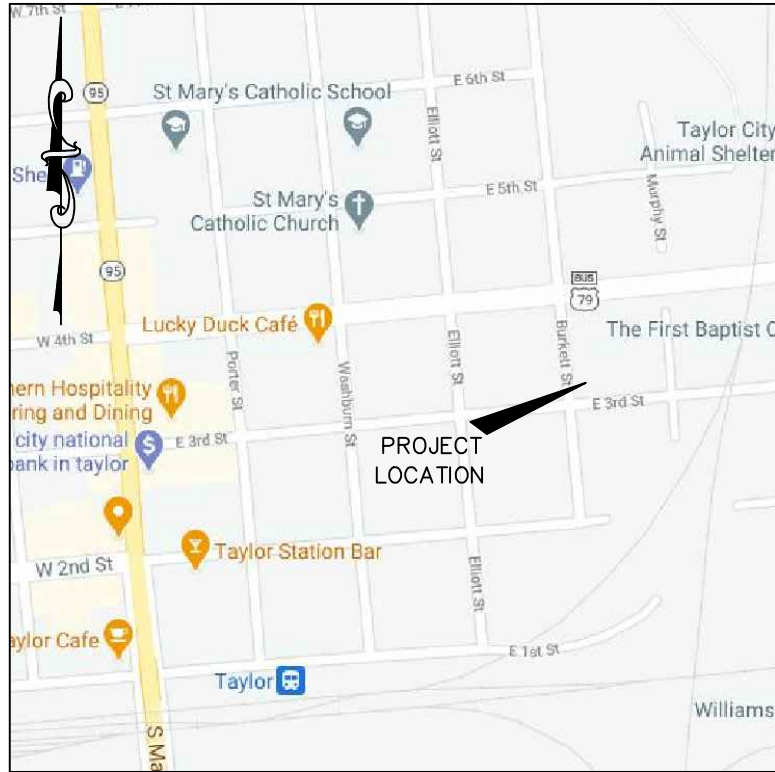
LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- POWER POLE
- OVERHEAD ELECTRIC
- (X) DESIGNATES BLOCK NUMBER

ABBREVIATIONS

- FND. – FOUND
- I.R. – IRON ROD
- I.P. – IRON PIPE
- 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
- WD – WARRANTY DEED
- GWD – GENERAL WARRANTY DEED
- SWD – SPECIAL WARRANTY DEED
- W/VL – DEED WITH VENDOR'S LIEN
- WCR – WILLIAMSON COUNTY ROAD
- P.O.C. – PLACE OF COMMENCING
- P.O.B. – PLACE OF BEGINNING

VICINITY MAP



SCALE: 1" = 250'

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

Requested Action:

Consider disapproving Taylor Sportsplex Preliminary Plat.

Applicant:

Jayly Ortega/Texas Sports and Civil Engineering

Subject Property:

Approximately 29.37 acres, to create two lots, part of and out of John Thomas Survey Abstract No. 610, located at the southwest corner of CR 101 and Chandler Road; conveyed to Jason Seaton in Special Warranty Deed 2021035103 O.P.R.W.C.T., Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-1

Current Use: Vacant

Purpose:

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

Staff Recommendation:

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

Jayly Ortega
Texas Sports and Civil Engineering
3100 Richmond Avenue Suite 309
Houston TX 77098
j.ortega@texasce.com

Date: Thursday, July 8, 2021

Address: Chandler Rd & CR 101,

Permit Number PZ-2021-1296

Dear Jayly Ortega,

Staff has completed its review of plans for the Taylor Sportsplex Preliminary Plat that is to be located at Chandler Rd & CR 101. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

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

Updated 07.07.2021

In Note F, the lots that will require a Floodplain Development Permit are 2 and 3 not 1 and 2 so make the correction.

Show the proposed sidewalks Chandler Road and CR 394. Include symbol in Legend.

Sidewalks are required on the boundaries adjacent to public right-of-way. See the Subdivision Ordinance excerpt below:

2.14 - Sidewalks

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

Update 04.24.2021

Why would the tie to a corner of the original survey be made from the farthest possible corner of the proposed plat. It would be typical to tie the proposed plat to the corner of the original plat from the closest corner of the proposed plat.

Tie the plat to a corner of the original survey.

See Subdivision Ordinance excerpt below:

3.2 - Subdivision Preliminary Plat

9. Boundaries:

c. Provide a tie to an original corner of the original survey of which said land is a part.

Provide the right-of-way dimensions. Stating that right-of-way width is variable is not adequate. It's not possible to tell if dedication is needed.

The correct symbology for a public utility easement (PUE) is a dashed line so that needs to be corrected. PUEs are not within the right-of-way. PUEs are on private property and it must be depicted correctly on the plat. Include in Legend.

Update the amount of right-of-way being dedicated on Sheet 1 (next to the Vicinity Map).

Page 3 of the Preliminary Plat submission is missing.

Change the description of the plat so it says "to create 2 lots".

The land that is being dedicated for future right-of-way expansion must be hatched as that is the typical symbology. Include in Legend.

Per HDR many comments were not addressed, including drainage comments. It was not possible to do a comprehensive review as so many of the comments were not 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.

**Refer to the Associated Documents section of the permit page for the PDF of the plat review document containing the engineering comments.*

See comments noted in bold below:

- ***For proposed detention (underground per response comments) and floodplain verification, a drainage study will be required. Drainage easement is required to encompass any floodplains within subdivision, easements shown on the preliminary plat shall be corrected accordingly. (see ordinance reference below)***

SECTION 8 - DRAINAGE DESIGN AND ANALYSIS CRITERIA

8.1 GENERAL

3. Detention Policy

1. ***No Increase in Site Discharge - A developer shall develop the property so that the rate of runoff created by the development as it leaves the property does not exceed the rate of runoff that is currently occurring in the existing conditions.***
2. ***No Offsite Adverse Impacts – Land development shall not cause increase inundation of any building or roadway surface or create any additional adverse flooding impacts upstream or downstream of the proposed development. Engineer shall perform a downstream drainage assessment as described in Section 8.21 - Drainage Study Guidelines.***
3. ***The conditions specified in 3.a. and 3.b. above shall be achieved for the 2-, 10-, 25-, and 100-year frequency storms.***

8. Drainage Easements

f. Floodplains. A drainage easement shall be dedicated to encompass the City of Taylor floodplain and the easement provided on preliminary and final plats.

- ***Notate right-of-way information on the plan for CR 101. Verify if proposed driveway location on CR 101 has been approved by the County in consideration of future roadway relocation (see ordinance reference below).***

Plat Application – Plat Content

6. *The following information drawn/expressed on the schematic/drawing of subdivision:*

g. *Label all ROW widths; include complete curve and line data if applicable.*

- ***Show all water courses on the plat (North Fork Mustang Creek) (see ordinance reference below).***

3.2 - Subdivision Preliminary Plat

Topography Within the Subdivision: Water courses and ravines, showing high bank and width of existing or proposed easements, and contour lines at two (2) foot intervals and any other physical features pertinent to the subdivision.

- ***Verify if easement is required for private utility near southeast corner of subdivision adjacent to the Beran property (see ordinance reference below).***

2.9 - Utility Easements

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

- ***For the Plat Notes provided, verify the following:***
 - o ***Note "A" - Verify if service provider is Texas Power & Light and update plat accordingly.***
 - o ***Note "F" - Verify information to include Lot 3, where floodplain is shown.***
- ***It is noted that Plat Certificates will be required for Final Plat and shall include the certificate for Floodplain and for OSSF (on-site sewage facility)***

- ***Traffic - ITE Trip Generation***

In reviewing the information that was provided trip generation, it appears counts from a similar type facility were to be used; however, it does not appear data from those observations were provided. Please coordinate this information with Kathy Smith (kathy.smith@hdrinc.com) to verify the trip generation calculations.

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 pertaining to the preliminary plat.

Reviewed resubmittal with upload date of 6/18/2021 with no comments pertaining to the preliminary plat.

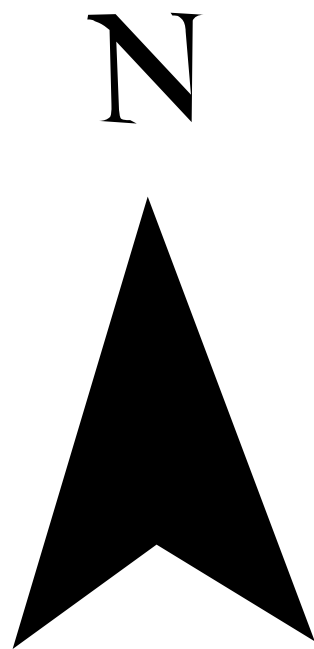
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,



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



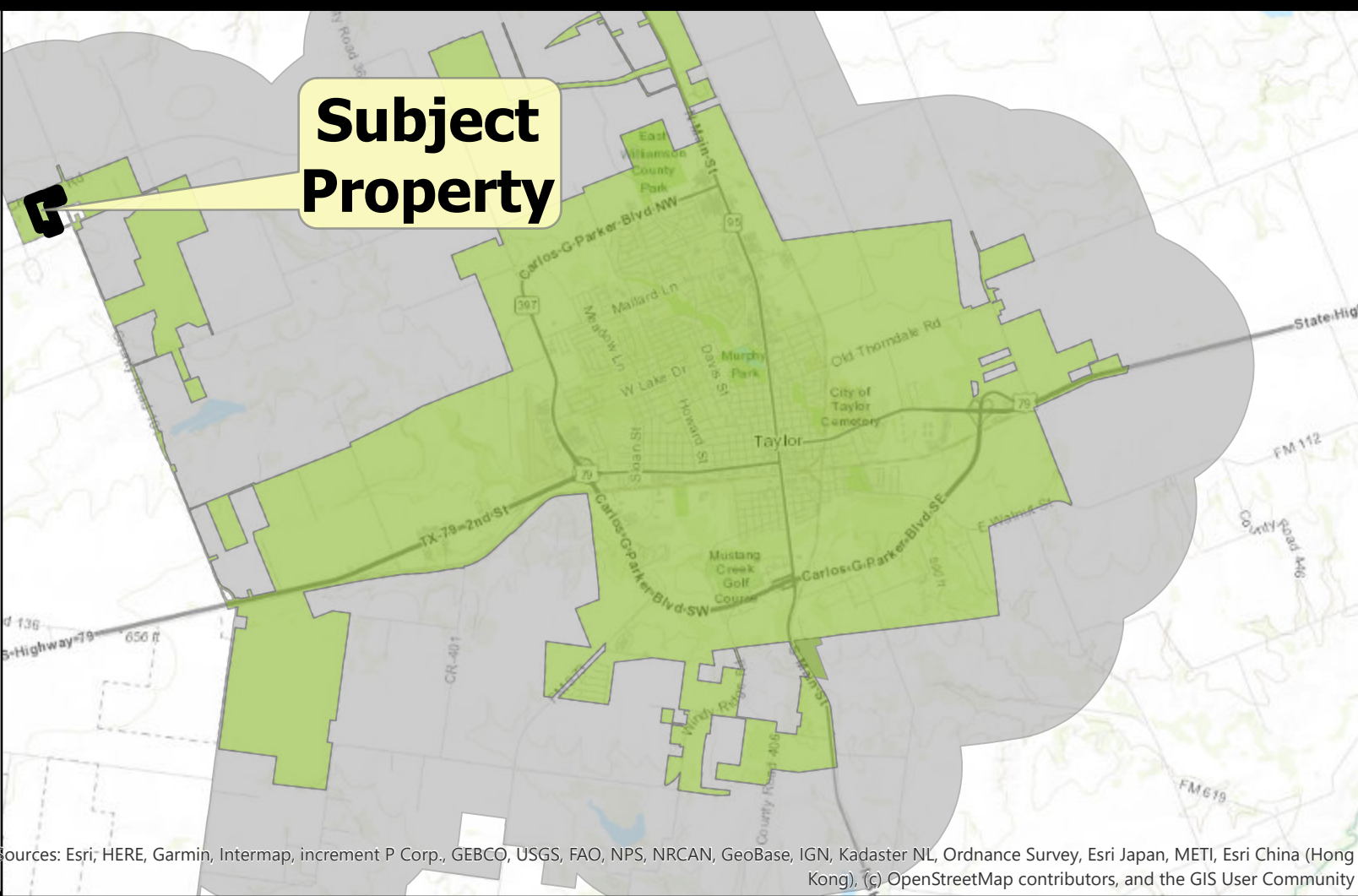
PZ-2021-1296

**Taylor Sportsplex Preliminary
Plat**

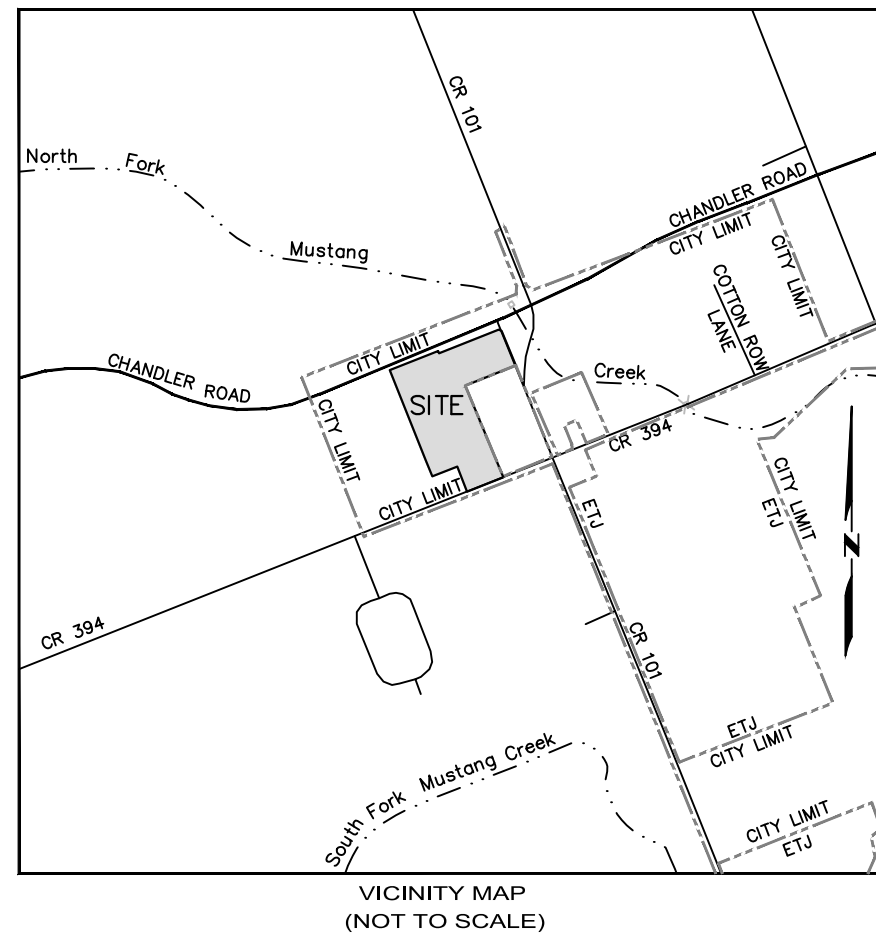
Approximately 29.368 Acres

Legend

- City Limits
- ETJ
- Subject Property
- Streets



0 150 300 600 Feet



VICINITY MAP
(NOT TO SCALE)

OWNERS:

ROBIN W. FAULK
151 MUSTANG DR,
HUTTO, TX 78734

JASON SEATON
3201 BAY HILL LN,
ROUND ROCK, TX 78664

SURVEYOR:

SHANE SHAFER R.P.L.S
DIAMOND SURVEYING, INC.
T.B.P.E.L.S. #10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100
shane@DiamondSurveying.com

ENGINEER:

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

NUMBER OF LOTS: 2

NUMBER OF BLOCKS: 1

TOTAL LINEAR FEET OF NEW STREETS: NONE

TOTAL STREET R.O.W. AREA TO BE DEDICATED: 0.049 ACRE

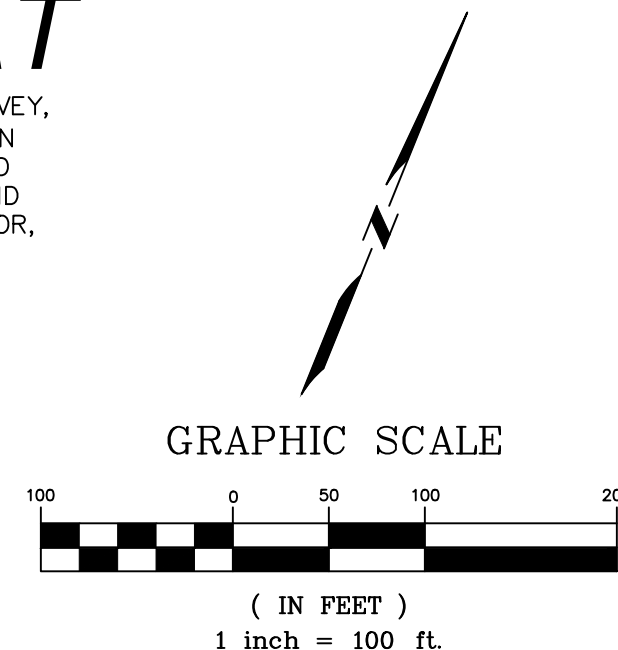
TOTAL ACREAGE: 29.368 ACRES

DATE SUBMITTED: JUNE 18, 2021

TAYLOR SPORTSPLEX PRELIMINARY PLAT

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY,
ABSTRACT NO. 610, TO CREATE 3 LOT(S) AND CONVEYED TO JASON
SEATON, IN SPECIAL WARRANTY DEED 2021035103 O.P.R.W.C.T. AND
PREVIOUSLY CONVEYED TO DON L. WEISS AND GLADYS O. WEISS AND
RECORDED IN DOCUMENT NO. 2018019902 IN THE O.P.R.W.C.T., TAYLOR,
WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°28'09"E	27.07'
L2	S67°07'02"E	33.54'
L3	N19°39'44"W	9.08'
L4	N22°35'48"W	179.87'
L5	N21°15'40"W	12.71'
L6	N20°25'20"W	10.82'
L7	N67°14'31"E	40.42'
L8	N67°20'18"E	12.67'
L9	S84°33'06"W	85.89'
L10	S68°18'13"W	35.02'
L11	S21°13'51"E	47.90'
L12	S23°43'52"E	45.18'
L13	S66°39'52"E	35.76'
L14	N22°45'29"W	50.85'
L15	N22°50'31"E	69.78'
L16	N67°38'08"E	39.21'
L17	S21°13'51"E	45.16'



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- ⊙ IRON ROD FOUND WITH CAP
- ⊙ AXLE FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ▽ CALCULATED POINT
- ^{PP} POWER POLE
- DOWN GUY
- - - - - RIGHT-OF-WAY DEED LINE
- - - - - FEMA LINE
- - - - - APPROXIMATE SURVEY LINE
- - - - - PUBLIC UTILITY EASEMENT
- - - - - RIGHT-OF-WAY
- - - - - FEMA
- - - - - FEDERAL EMERGENCY MANAGEMENT AGENCY
- - - - - P.O.B.
- - - - - POINT OF BEGINNING
- - - - - P.R.W.C.T.
- - - - - PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- - - - - D.R.W.C.T.
- - - - - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- - - - - O.P.R.W.C.T.
- - - - - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- - - - - O.R.W.C.T.
- - - - - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

SILAS PALMER SURVEY ABSTRACT NO. 499

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

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

S68°25'56"W 450.64'

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

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD 150' FUTURE RIGHT-OF-WAY

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD 100' OWNER
RETENTION UNTIL COUNTY PURCHASE.

LOT 1
BLOCK 1
28.574 ACRES

JOHN THOMAS SURVEY
ABSTRACT NO. 610

CHANDLER ROAD

FRANK PULKRABEK
12' STRIP OF LAND
CALLED 26/100 AC.
VOL. 197, PG. 579 D.R.W.C.T.
12' STRIP OF LAND BEING
CLAIMED BY
JERRY ROZNOVAK

JERRY W. ROZNOVAK
CALLED 90.68 AC.
VOL. 1599, PG. 750
O.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
DRAINAGE EASEMENT
CHANDLER ROAD PROJECT
DOC. NO. 2011073860
O.P.R.W.C.T.

SILAS PALMER SURVEY ABSTRACT NO. 499

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD (PHASE IIIA)
RIGHT-OF-WAY
PARCEL 11A
CALLED 0.087 AC.
DOC. NO. 2011075347
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD (PHASE IIIA)
RIGHT-OF-WAY
PARCEL 11B
CALLED 1.246 AC.
DOC. NO. 2011075347
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CALLED 1.156 AC.
DOC. NO. 2017063984
O.P.R.W.C.T.

JAMES C. EAVES SURVEY ABSTRACT NO. 213

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

MATCHLINE SHEET 2

SHEET 1 OF 3



TEXAS SPORTS & CIVIL
ENGINEERING
3100 RICHMOND AVE, SUITE 309
HOUSTON, TEXAS 77098
PHONE NO. 346.204.4854
FIRM NO. 19645 WWW.TEXSCE.COM
Copyright ©2021 by Texas Sports & Civil Engineering

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

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, TO CREATE 3 LOT(S) AND CONVEYED TO JASON SEATON, IN SPECIAL WARRANTY DEED 2021035103 O.P.R.W.C.T. AND PREVIOUSLY CONVEYED TO DON L. WEISS AND GLADYS O. WEISS AND RECORDED IN DOCUMENT NO. 2018019902 IN THE O.P.R.W.C.T., TAYLOR, WILLIAMSON COUNTY, TEXAS.

GRAPHIC SCALE


$$1 \text{ inch} = 100 \text{ ft.}$$

JOHN THOMAS SURVEY
ABSTRACT NO. 610

LOT 1

LOT 2

LOT 3

5' WIDE
RIGHT-OF-WAY DE
CABINET EE, SLID
P.R.W.C.T.

TEXAS POWER & LIGHT
CENTERLINE OF 20' WID
VOL. 1500, PG
O.R.W.C.T

5' WIDE
0.049 AC.
R.O.W. HEREBY DEDICATED

10' P.U.E.
HEREBY
DEDICATED

JANIE R. BARRON
TRACT 1 - CALLED 5.711 AC.
DOC. NO. 2000030575
O.P.R.W.C.T.

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

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

RONALD E. MORRISON
CALLED 5.7106 AC.
DOC. NO. 2014038317
O.P.R.W.C.T.

DESCRIBED IN
DOC. NO. 199941574

 **TEXAS SPORTS & CIVIL
ENGINEERING**
3100 RICHMOND AVE, SUITE 309
HOUSTON, TEXAS 77098
PHONE No. 346.204.4854
FIRM No. 19645 WWW.TEXSCOE.COM
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SHEET 2 OF 3



116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.E.L.S. FIRM NO. 10006900

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

Requested Action:

Consider disapproving Castlewood South Preliminary Plat.

Applicant:

Will Buzzelli, P.E./Kimley-Horn

Subject Property:

Approximately 69.99 acres, including 14.86 acres of right-of-way dedication, to create approximately 308 residential lots, along with reserves for parks and detention, part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

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

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

Will Buzzelli
Kimley-Horn
2600 Via Fortuna, Terrace I, Ste. 300
Austin TX 78746
william.buzzelli@kimley-horn.com

Date: Thursday, July 8, 2021

Address: FM 973, Taylor 76574

Permit Number PZ-2021-1304

Dear Will Buzzelli,

Staff has completed its review of plans for the Castlewood South Preliminary Plat that is to be located at FM 973, Taylor 76574. There are some corrections that need to be made prior to approval of the preliminary plat. 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.

Still not addressed as of 7.7.2021

What are the "open spaces" going to be used for? If they are going to be used for drainage, park land, etc then they need to be reserved for the specific use?

This was corrected but it's not possible to tell the front of the lot from the back of the lot. In G. Development Standards of the Planned Development the front setbacks for the alley loaded lots is five (5) feet and rear setback is 10 feet. See Planned Development.

The minimum lot size for alley loaded lots is 3,850 in G. Development Standards. The note on the left hand side of Sheet 1 notes the smallest townhome lot as .1010 acres. This is in the Planned Development Ordinance so a note could be placed in the General Notes that states the minimum lot sizes are in accordance with the Planned Development Ordinance.

I was not aware that there were going to be townhomes and that is not reflected in the table in G. Development Standards as the interior side setback is five (5) feet for the small lots. The owner previously indicated that there was not interest in townhomes.

Sidewalks are not shown and labeled on the plat and the note that states the sidewalks for residential lots will be built by the builders while the common sidewalks will be built by the developer. There is a table that regulates the sidewalks in the Planned Development Ordinance, refer to H.1. Sidewalk Requirement Table.

The north arrows are correct now but the plat is oriented the wrong way. See Subdivision Ordinance Excerpts below:

3.2 Subdivision Preliminary Plat

7. North arrow: North to be at top of sheet if possible.

9. Boundaries:

c. Provide a tie to an original corner of the original survey of which said land is a part.

Don't label the Open Space Reserve that is 0.08 Lot 1 it is a Reserve. The submission is still inconsistent with the

approved site plan in the PD. The pedestrian access in Block 8 and 10 are not shown correctly. One of the lots in Block 10 is not numbered; between Lot 7 and Lot 8. There are inconsistencies between the approved site plan in the ordinance for the P.D. and the preliminary plat. The 2.00 acre detention pond showed a park where Block O, Lots 1-6 and the open space labeled 1 are. Additionally, Lot 2 has a boundary outside the platted area. The open space could be part of Lot 2 if the residential lots are approved. The parks must show the pedestrian access easements as approved in the Planned Development. The change needs to be discussed.

The Open Space that is 2.53 acres is labeled as detention on the approved site plan in the PD Ordinance. Lots 4 and 9 next to the Detention or Open Space do not need to be lots. They need to be part of the Detention/Open Space Reserve so you don't have to provide some sort of access easement or note on the plat so that access is granted and cannot be obstructed.

The alleys are to be owned and maintained by the Property Owners Association. A note in all of the alleys stating that the alleys are private will be required.

Alley "A" cannot be public. Section I in the Planned Development states that all alleys are privately owned and maintained by the POA. The alleys are not reserves so remove that from any alleys with that label.

All the lots surrounding the subdivision that have a P.O.A. and lot number for identification need to be reserves and state what the use is going to be e.g., Drainage Reserve.

On Sheet 1, the top right detail is labeled as Townhome Building Setbacks.....There are not any townhomes in this project. Make the correction.

Note 8 has a reference to townhomes and there are not townhomes being proposed. Take all references to townhomes in notes and on the plat.

The alleys are not reserves. They are just private alleys.

Make sure Smith is either Street or Road. In the table, Smith is a road and on the plat it is Smith Street.

There are several places that should have drainage easements as they will be adjacent to lots and streets.

We need to discuss Wesley Miller Ln b/c the County may have given conflicting directives.

In Detail "A" the linework is confusing. I don't know what the dashes mean. Lot 7, Block 10 is not labeled though it seems it's not being depicted as a pedestrian path. The other details are not labeled "B" and "C" or whatever they are. I don't think you need to scale the details.

The linework for FM 973 and the surrounding property information still is not legible; it needs to be darker.

On Lot 2, Block 12 there is an arrow with "R60" as a label. Remove it.

The Site Summary does not match the description of the plat under the Title of the Plat.

Update the street names according to the direction from the County.

Some of the resolutions in the engineer's response letter did not address the planning comments.

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.

Drainage Report and Modeling

- ~~General: For table outputs, correct misprinted information on the sheets so they are legible.~~
- ~~Section 3: DAM Modeling~~ This will require TCEQ approval prior to construction **Acknowledged by Engineer of Record and to be provided during Construction Plan Permitting Review**
- Drainage area map exhibit 9 of 18 - Drainage divides between DA-1 and DA-2 do not agree with proposed contours
- ~~Drainage area map exhibit 9 of 18 - Note location of proposed detention outfall~~
- ~~Drainage area map exhibit 9 of 18 - Proposed flow direction not shown on map~~
- ~~Drainage area map exhibit 9 of 18 - Show proposed storm sewer drain system for location along Sieders Street~~ **To be updated during Construction Plan Permitting Review**
- Drainage area map exhibit 9 of 18 - For Drainage Summary, follow Engineering Manual 8.6.5.d - When calculating peak runoff rates the undeveloped curve number shall be used and the impervious cover entered separately to represent existing and proposed conditions.

**Refer to Associated Files for PDF of Engineering Review comments associated with review comments below.*

Sheet 1 of 4

1. *General: Verify matchline reference is updated to reflect the current sheets.*
2. *Provide a tie Provide a tie to an original corner of the original survey of which said land is a part. This is a tie to the Abstract Survey (i.e. M. Dentler Survey A-211 or George M. Reese Survey A-533, or H. & T.B.R.R. Survey A-315)*

(Ref.) Chapter 3. - Review and Approval Procedures for Planning and Zoning Commission

3.2 Subdivision Preliminary Plat – 9c. Provide a tie to an original corner of the original survey of which said land is a part.

1. *Include all lot bearing information for lots. Can be shown as a typical for each block (typ.)*

(Ref.) Chapter 3. - Review and Approval Procedures for Planning and Zoning Commission

3.2 Subdivision Preliminary Plat – 16. Engineering Data Required; b. Lots: Complete dimensions and bearings for front, rear, and side lot lines.

1. *Provide information in the legend for the abbreviation of P.O.A*
2. *For the P.O.A. lots indicated on the plat, they shall be designated as reserves and not lots (TYP.)*

Sheet 2 of 4

1. *General: Verify matchline reference is updated to reflect the current sheets.*
2. *Include all lot bearing information for lots. Can be shown as a typical for each block (typ.)*

(Ref.) Chapter 3. - Review and Approval Procedures for Planning and Zoning Commission

3.2 Subdivision Preliminary Plat – 16. Engineering Data Required; b. Lots: Complete dimensions and bearings for front, rear, and side lot lines.

1. *General: Label all contour lines shown on the sheet.*
2. *Provide complete filing information for adjacent Castlewood Subdivision referenced on the plat.*

(Ref.) Chapter 3. - Review and Approval Procedures for Planning and Zoning Commission

3.2 Subdivision Preliminary Plat – 10. Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines, watercourses, etc.

1. *General: Add curve information (two curves) for open space lot near Peterson Trail and Wesley Miller Lane*
2. *General: Verify if Lot 1, Block O is being designated as a "lot" or "Open Space Reserve". If parcel is a reserve, there will be no lot number assigned.*
3. *General: If the adjacent property owner (Davis Tract) does not agree to providing land for connecting the Castlewood subdivisions, verify if this area will be revised for final plat and subdivision improvements layout*

Sheet 4 of 4

1. *General: For the Engineer's Certification, provide engineer's license number and revise text in the certificate as noted to read as "Zone "A""*
2. *General: For the Lien Holder Certification, update the document number referenced in the certification.*

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.

1. Alley behind McFadin Street will require a street name.
2. Alley A will require a street name.

3. Fire hydrant placement and looped water system with 2 points of connection to water mains will be reviewed upon the construction plans.

Fire comments pertaining to the alley's being street named are being addressed with Williamson County and the developer.

Water looping comment has been noted in the comment response document.

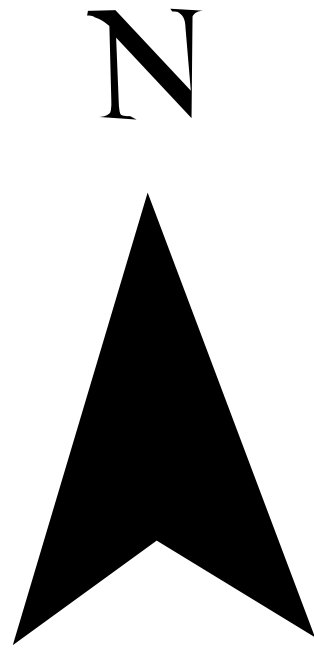
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,



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



PZ-2021-1304

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

Legend

-  City Limits
-  ETJ
-  Subject Property
-  Streets



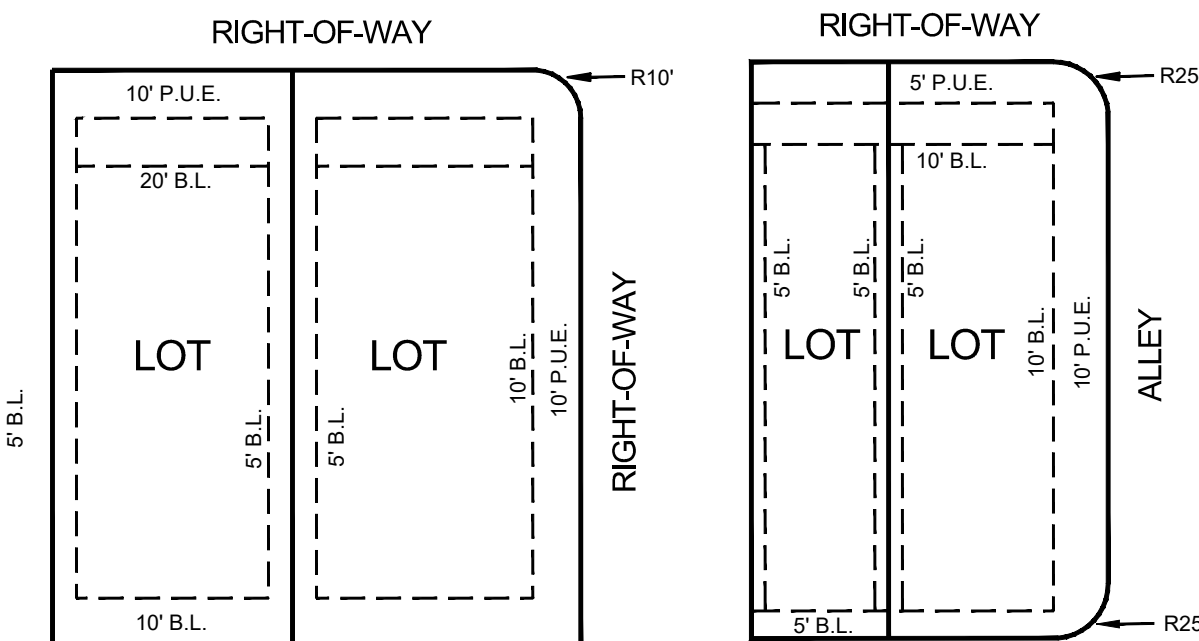
Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

CASTLEWOOD SOUTH PRELIMINARY PLAT

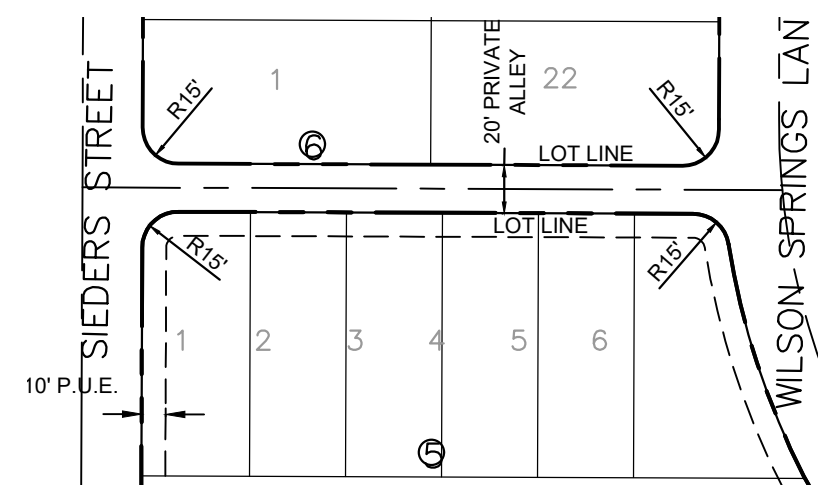
BEING A PRELIMINARY PLAT OF 69.99 ACRES, INCLUDING 14.86 ACRES OF STREET DEDICATION, TO CREATE 308 RESIDENTIAL LOTS, 2 RESERVES FOR PARKS, 1 RESERVE FOR DETENTION, 10 RESERVES FOR H.O.A. LOTS, AND 5 RESERVES FOR OPEN SPACE, PART OF AND OUT OF M. DENTLER SURVEY, ABSTRACT NO. 211, TAYLOR, WILLIAMSON COUNTY, TEXAS

STREET NAME	LENGTH	DESIGN SPEED	TYPE
SMITH RD	667 LF	35 MPH	COLLECTOR
WESLEY MILLER LANE	1,526 LF	35 MPH	COLLECTOR
SIEDERS ST	1,851 LF	25 MPH	RESIDENTIAL
MCFADIN WAY	1,130 LF	25 MPH	RESIDENTIAL
WILSON SPRINGS LN	1,645 LF	25 MPH	RESIDENTIAL
CLARK ST	840 LF	25 MPH	RESIDENTIAL
PETERSON TR	1,041 LF	25 MPH	RESIDENTIAL
WEDEMEYER ST	1,986 LF	25 MPH	RESIDENTIAL
THOMPSON COVE	629 LF	25 MPH	RESIDENTIAL

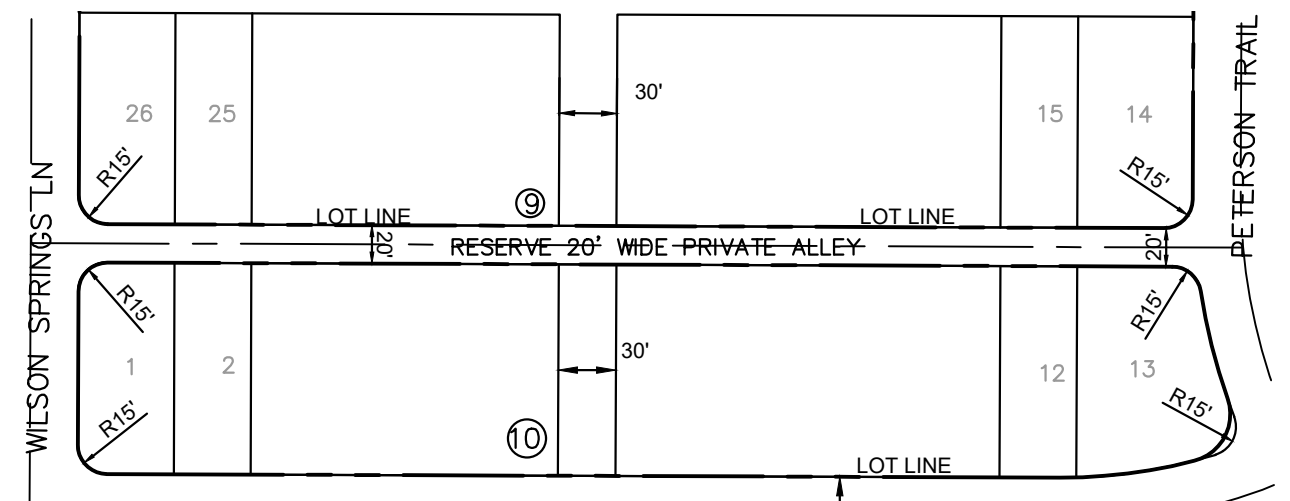


SINGLE-FAMILY LOT BUILDING SETBACKS (B.L.) & PUBLIC UTILITY EASEMENTS (P.U.E.)

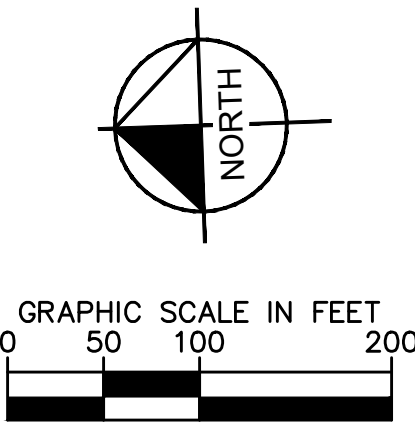
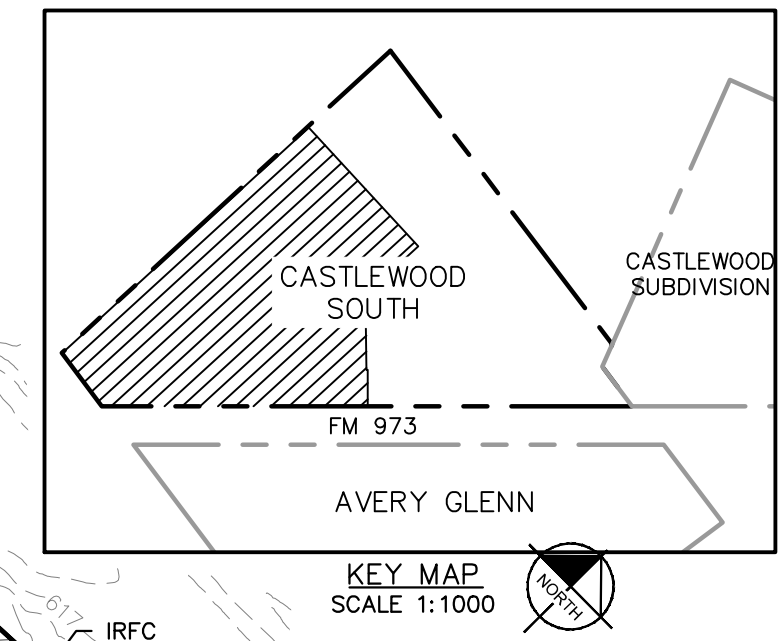
TOWNHOME BUILDING SETBACKS (B.L.) & PUBLIC UTILITY EASEMENTS (P.U.E.) -TOWNHOME BLOCKS E, H, I, & J



20' WIDE PRIVATE ALLEY & UTILITY EASEMENT DETAIL "B"
SCALE 1:80



20' WIDE PRIVATE ALLEY & UTILITY EASEMENT DETAIL "A"
SCALE 1:100



- LEGEND:
- P.O.A. LOT (25' DRAINAGE EASEMENT)
 - P.O.A. LOT (20' WASTEWATER & HIKE AND BIKE TRAIL EASEMENT)
 - 1 BLOCK NUMBER
 - 1 LOT NUMBER
 - IRFC IRON ROD FOUND WITH CAP

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

OWNER:
RONALD T. & MELISSA M. RANDIG
F.M. 973
TAYLOR, TEXAS 76574

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

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

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

THIS PROJECT IS ON THE GRID

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

Kimley»Horn

2600 Via Fortuna, Terrace 1, Suite 300 Austin, Texas 78746	FIRM # 928	Tel. No. (512) 646-2237 www.kimley-horn.com
Scale 1: 100	Drawn by TL	Checked by WB
Date 6/18/2021	Project No. 069278803	Sheet No. 1 OF 4

CASTLEWOOD SOUTH PRELIMINARY PLAT

BEING A PRELIMINARY PLAT OF 69.99 ACRES, INCLUDING 14.86 ACRES OF STREET DEDICATION, TO CREATE 308 RESIDENTIAL LOTS, 2 RESERVES FOR PARKS, 1 RESERVE FOR DETENTION, 10 RESERVES FOR H.O.A. LOTS, AND 5 RESERVES FOR OPEN SPACE, PART OF AND OUT OF M. DENTLER SURVEY, ABSTRACT NO. 211, TAYLOR, WILLIAMSON COUNTY, TEXAS

SITE SUMMARY:

1. TOTAL ACRES: 69.97 ACRES
2. NUMBER OF LOTS: NOT TO EXCEED 308 RESIDENTIAL LOTS (43.37 ACRES)

2 PARKLAND LOTS (4.21 ACRES)
5 OPEN SPACE RESERVE (3.17 ACRES)
TOTAL PARKS (NOT LESS THAN 4.75 AC)

1 DRAINAGE/DETENTION AREAS (2 ACRES)

8 P.O.A. LOTS (2.32 ACRES)
TOTAL # OF LOTS = 324

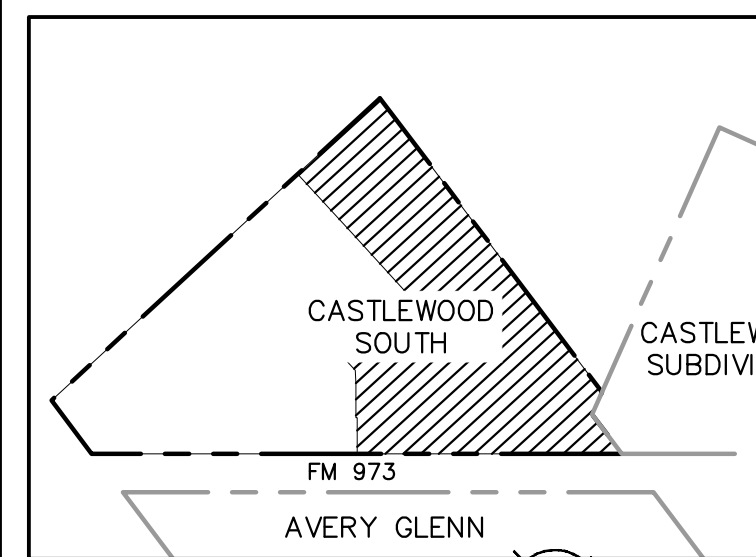
2. PROPOSED RIGHT-OF-WAY AREA: 14.86 ACRES

AREA OF SMALLEST LOT: ALLEY-LOADED= .1010 ACRES,
RESIDENTIAL= .1240 ACRES

3. THIS TRACT IS LOCATED ENTIRELY WITHIN THE CITY OF TAYLOR.

NOTES:

1. UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0540F OR FIRM MAP NO. 48491C0541F, EFFECTIVE DATE OF DECEMBER 20, 2019.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR.
5. PARKLAND DEDICATION REQUIREMENTS ARE MET BY THE DEDICATION OF BLOCK 5, LOT 7, BLOCK 9, LOT 27, & BLOCK 15, LOT 1.
6. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
7. ALL RESERVE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
8. ALLEY-LOADED ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
9. THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2021-07
10. MINIMUM LOT SIZES ARE IN ACCORDANCE WITH PLANNED DEVELOPMENT ORDINANCE NO. 2021-07
11. SIDEWALKS SHALL BE ADA COMPLIANT AND CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS. ALL ADA RAMPS AT CROSSWALKS PER APPROVED IMPROVEMENT PLANS AND ALL SIDEWALKS ADJACENT TO COMMON AREAS, WILL BE PART OF THE PUBLIC IMPROVEMENTS AND CONSTRUCTED BY THE DEVELOPER.
12. ALL LANDSCAPING SELECTIONS SHALL BE FROM THE PREFERRED PLANT LIST IN CHAPTER 28 - VEGETATION FROM THE CITY OF TAYLOR CODE OF ORDINANCES. ALL COMMON AREA LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.



KEY MAP
SCALE 1:1000

CASTLEWOOD SOUTH
CASTLEWOOD SUBDIVISION

FM 973
AVERY GLENN

12.691 ACRES TO THE STATE OF TEXAS IN VOL. 1745, PG. 823

PROPOSED 20' HIKE, BIKE WATER & WASTEWATER EASEMENT

P.O.A. LOT 1 0.17 ACRES

DETENTION 2.07 ACRES RESERVE

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12.691 ACRES TO THE STATE OF TEXAS IN VOL. 1745, PG. 823

PROPOSED 20' HIKE, BIKE WATER & WASTEWATER EASEMENT

P.O.A. LOT 1 0.17 ACRES

DETENTION 2.07 ACRES RESERVE

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12.691 ACRES TO THE STATE OF TEXAS IN VOL. 1745, PG. 823

PROPOSED 20' HIKE, BIKE WATER & WASTEWATER EASEMENT

P.O.A. LOT 1 0.17 ACRES

DETENTION 2.07 ACRES RESERVE

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12.691 ACRES TO THE STATE OF TEXAS IN VOL. 1745, PG. 823

PROPOSED 20' HIKE, BIKE WATER & WASTEWATER EASEMENT

P.O.A. LOT 1 0.17 ACRES

DETENTION 2.07 ACRES RESERVE

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12.691 ACRES TO THE STATE OF TEXAS IN VOL. 1745, PG. 823

PROPOSED 20' HIKE, BIKE WATER & WASTEWATER EASEMENT

P.O.A. LOT 1 0.17 ACRES

DETENTION 2.07 ACRES RESERVE

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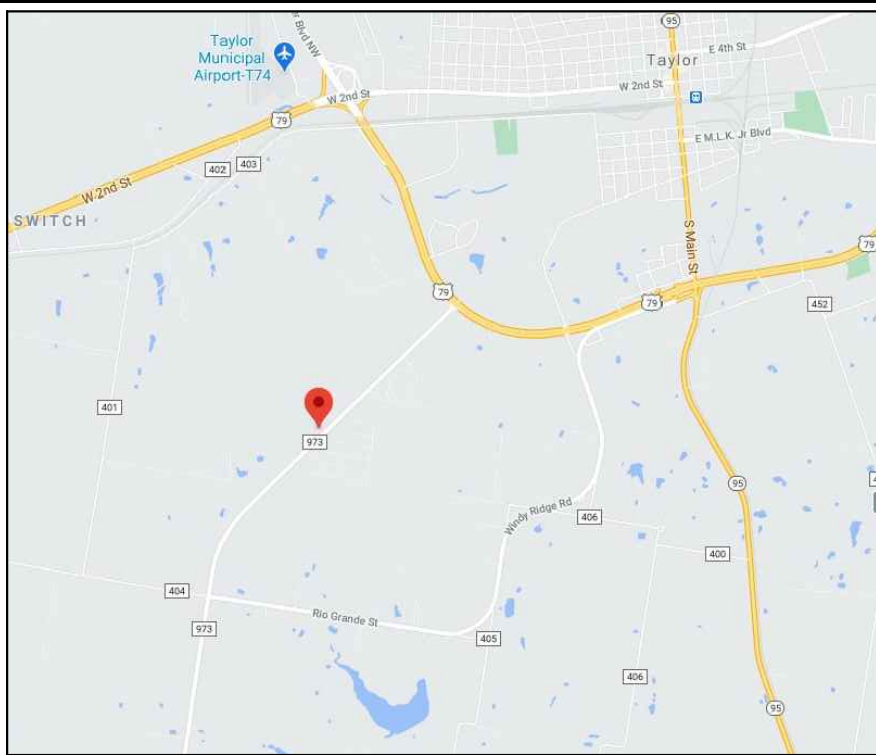
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LOCATION MAP
NOT TO SCALE

SUBMITTAL DATE:
APRIL 2021

ADDRESS:
F.M. 973 TAYLOR, TEXAS 76574

CASTLEWOOD SOUTH PRELIMINARY PLAT

BEING A PRELIMINARY PLAT OF 69.99 ACRES, INCLUDING 14.86 ACRES OF STREET DEDICATION, TO CREATE 308 RESIDENTIAL LOTS, 2 RESERVES FOR PARKS, 1 RESERVE FOR DETENTION, 10 RESERVES FOR H.O.A. LOTS, AND 5 RESERVES FOR OPEN SPACE, PART OF AND OUT OF M. DENTLER SURVEY, ABSTRACT NO. 211, TAYLOR, WILLIAMSON COUNTY, TEXAS

LOT TABLES

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

BLOCK 2		
Parcel #	Area (SF)	Perimeter
1	7151.71	353.56
2	6000.00	340.00
3	6000.00	340.00
4	5400.00	330.00
5	6000.00	340.00
6	5400.00	330.00
7	6000.00	340.00
8	5400.00	330.00
9	6000.00	340.00
10	5400.00	330.00
11	5400.00	330.00
12	6000.00	340.00
13	11214.06	422.98

BLOCK 3		
Parcel #	Area (SF)	Perimeter
1	8840.98	387.87
2	6638.74	365.82

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

BLOCK 5		
Parcel #	Area (SF)	Perimeter
1	4801.71	303.56
2	4400.00	300.00
3	4400.00	300.00
4	4400.00	300.00
5	4400.00	300.00
6	5554.90	329.85

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

BLOCK 7		
Parcel #	Area (SF)	Perimeter
1	7151.71	353.56
2	6000.00	340.00
3	5400.00	330.00
4	6000.00	340.00
5	5400.00	330.00
6	6000.00	340.00
7	5400.00	330.00
8	6000.00	340.00
9	5400.00	330.00
10	6000.00	340.00
11	5400.00	330.00
12	6000.00	340.00
13	9818.43	397.17
14	8447.01	376.86
15	6000.00	340.00
16	5400.00	330.00
17	6000.00	340.00
18	5400.00	330.00
19	6000.00	340.00
20	5400.00	330.00
21	6000.00	340.00
22	5400.00	330.00
23	6000.00	340.00
24	5400.00	330.00
25	6000.00	340.00
26	7151.71	353.56

BLOCK 8		
Parcel #	Area (SF)	Perimeter
1	7498.70	345.49
2	4400.00	300.00
3	4400.00	300.00
4	4400.00	300.00
5	4400.00	300.00
6	4400.00	300.00
7	4400.00	300.00
8	4400.00	300.00
9	4400.00	300.00
10	4400.00	300.00
11	4400.00	300.00
12	6130.32	327.55
13	6551.71	333.56
14	5420.32	307.43

BLOCK 9		
Parcel #	Area (SF)	Perimeter
1	6154.28	325.47
2	4400.00	300.00
3	4399.25	299.99
4	4400.00	300.00
5	4400.00	300.00
6	4400.00	300.00
7	4400.00	300.00
8	4400.00	300.00
9	4400.00	300.00
10	4400.00	300.00
11	4400.00	300.00
12	4400.00	300.00
13	6130.32	327.55
14	6551.71	333.56
15	4400.00	300.00
16	4400.00	300.00
17	4400.00	300.00
18	4400.00	300.00
19	4400.00	300.00
20	4400.00	300.00
21	4400.00	300.00
22	4400.00	300.00
23	4400.00	300.00
24	4400.00	300.00
25	4400.00	300.00
26	5451.71	313.56

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C2	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C3	15.00'	22.12'	S40°22'06"E	20.17'	84°28'25"
C4	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C5	15.00'	23.56'	N52°23'42"E	21.21'	90°00'00"
C6	15.00'	23.56'	S37°36'18"E	21.21'	90°00'00"
C7	15.00'	23.56'	N52°23'42"E	21.21'	90°00'00"
C8	325.00'	103.02'	N16°25'33"W	102.59'	18°09'41"
C9	15.00'	21.15'	N47°44'18"W	19.44'	80°47'11"
C10	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C11	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C12	325.00'	4.24'	N1°29'40"E	4.24'	90°44'54"
C13	15.00'	23.56'	N43°07'53"W	21.21'	90°00'00"
C14	15.00'	25.01'	S49°37'54"W	22.21'	95°31'35"
C15	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C16	15.00'	23.56'	N46°52'07"E	21.21'	90°00'00"
C17	15.00'	22.12'	N40°22'06"W	20.17'	84°28'25"
C18	15.00'	23.56'	N52°23'42"E	21.21'	90°00'00"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C19	15.00'	23.56'	N37°36'18"W	21.21'	90°00'00"
C20	15.00'	25.01'	S49°37'54"W	22.21'	95°31'35"
C21	15.00'	22.12'	S40°22'06"E	20.17'	84°28'25"
C22	15.00'	22.12'	N40°22'06"W	20.17'	84°28'25"
C23	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C24	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C25	275.00'	12.52'	N88°47'35"E	12.52'	2°36'30"
C26	325.00'	46.80'	N29°45'43"W	46.76'	81°5'05"
C27	325.00'	29.54'	N18°18'55"W	29.53'	51°2'31"
C28	325.00'	46.32'	N11°37'42"W	46.28'	8°09'56"
C29	325.00'	199.66'	N16°17'17"W	196.54'	35°11'57"
C30	15.00'	23.56'	N43°07'48"W	21.21'	90°00'00"
C31	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C32	275.00'	14.45'	S02°14'49"W	14.44'	3°00'36"
C33	275.00'	92.32'	S10°45'31"E	91.89'	19°14'04"
C34	275.00'	86.47'	S29°23'02"E	86.12'	18°00'58"
C35	275.00'	227.59'	S21°50'25"E	221.15'	47°25'03"
C36	15.00'	23.56'	N89°27'04"E	21.21'	90°00'00"
C37	15.31'	23.91'	N0°58'47"E	21.55'	89°29'35"
C38	325.00'	45.62'	N37°54'30"W	45.58'	8°02'30"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C39	15.00'	23.56'	N46°52'07"E	21.21'	90°00'00"
C40	25.00'	31.69'	S70°13'56"E	29.81'	72°37'12"
C41	330.00'	27.30'	S43°10'43"E	27.30'	4°44'26"
C42	15.00'	23.56'	S0°32'56"E	21.21'	90°00'00"
C43	330.00'	66.97'	S39°44'08"E	66.85'	11°37'36"
C44	15.00'	23.56'	N0°32'56"W	21.21'	90°00'00"
C45	625.00'	11.47'	N45°01'23"W	11.47'	1°03'06"
C46	15.00'	14.37'	N71°56'18"W	13.63'	54°52'56"
C47	60.00'	35.44'	N82°27'36"W	34.92'	33°50'18"
C48	60.00'	46.16'	N43°30'06"W	45.03'	44°04'42"
C49	60.00'	31.83'	N61°53'33"W	31.46'	30°23'46"
C50	60.00'	13.81'	N15°31'40"E	13.78'	13°11'19"
C51	15.00'	14.37'	N51°09'09"W	13.83'	54°52'56"
C52	625.00'	124.28'	N27°03'49"W	124.07'	11°23'35"
C53	625.00'	46.60'	N19°13'52"W	46.59'	4°16'20"
C54	625.00'	39.93'	N15°15'52"W	39.93'	3°39'39"
C55	15.00'	22.41'	N56°13'41"W	20.38'	85°35'18"
C56	15.00'	23.56'	S85°49'34"W	85.36'	9°41'48"
C57	15.00'	21.80'	S49°02'05"W	19.93'	83°16'46"
C58	275.00'	26.52'	S43°37'54"W	26.51'	5°31'35"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C127	275.00'	26.52'	S43°37'54"W	26.51'	5°31'35"
C128	275.00'	61.69'	S43°33'29"E	61.56'	12°51'11"
C129	275.00'	89.86'	S20°20'42"E	89.46'	18°43'16"
C130	275.00'	50.93'	S35°00'41"E	50.86'	10°36'41"
C131	275.00'	25.11'	S42°55'59"E	25.10'	5°13'55"
C132	15.00'	23.56'	N89°27'04"E	21.21'	90°00'00"
C133	505.00'	33.02'	S70°16'53"W	33.01'	3°44'45"
C134	15.00'	22.41'	S29°21'36"W	20.38'	85°35'18"
C135	575.00'	37.96'	S15°19'31"E	37.96'	3°46'58"
C136	575.00'	71.63'	S20°47'09"E	71.59'	7°08'16"
C137	575.00'	73.64'	S28°01'25"E	73.59'	7°20'16"
C138	575.00'	73.64'	S35°21'41"E	73.59'	7°20'16"
C139	575.00'	65.42'	S42°17'23"E	65.38'	6°31'07"
C140	15.00'	23.56'	N89°27'04"E	21.21'	90°00'00"
C141	15.00'	23.56'	N89°27'04"E	21.21'	90°00'00"
C142	325.00'	38.18'	N42°11'01"W	38.16'	6°43'51"
C143	325.00'	43.24'	N35°00'25"W	43.21'	7°37'22"
C144	325.00'	43.24'	N27°23'03"W	43.21'	7°37'22"
C145	325.00'	135.89'	N33°34'13"W	134.91'	23°57'26"
C146	15.00'	23.56'	N66°35'30"W	21.21'	90°00'00"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C147	15.92'	14.43'	S6°06'16"W	13.94'	51°56'56"
C151	275.00'	33.72'	S25°06'17"E	33.70'	7°01'35"
C152	275.00'	71.13'	S36°01'40"E	70.93'	14°49'11"
C153	275.00'	71.13'	S36°01'40"E	70.93'	14°49'11"
C159	155.00'	66.29'	S33°34'13"E	66.24'	23°57'28"
C160	155.00'	66.29'	S36°55'52"E	66.20'	13°24'48"
C161	155.00'	64.81'	S33°34'13"E	64.23'	23°57'26"
C162	15.00'	23.56'	S89°70'24"E	21.21'	90°00'00"
C163	15.00'	23.56'	S9°32'56"E	21.21'	90°00'00"
C164	15.00'	23.56'	S89°70'24"E	21.21'	90°00'00"
C165	15.00'	23.56'	S9°32'56"E	21.21'	90°00'00"
C166	315.00'	234.11'	N66°50'25"W	228.76'	42°34'57"
C167	315.00'	87.02'	N59°50'22"W	86.74'	15°49'40"
C168	315.00'	87.01'	N75°40'20"W	86.79'	15°50'15"
C169	315.00'	234.11'	N66°50'25"W	228.76'	42°34'57"
C170	15.00'	22.97'	S44°33'41"E	22.79'	87°44'18"
C171	386.00'	276.71'	S87°36'31"E	270.32'	40°59'34"
C175	15.00'	23.56'	N46°52'07"E	21.21'	90°00'00"
C177	15.00'	25.05'	S49°37'54"W	22.28'	95°31'35"
C179	275.00'	49.51'	N82°19'37"E	48.21'	10°19'25"

CASTLEWOOD SOUTH PRELIMINARY PLAT

BEING A PRELIMINARY PLAT OF 69.99 ACRES, INCLUDING 14.86 ACRES OF STREET DEDICATION, TO CREATE 308 RESIDENTIAL LOTS, 2 RESERVES FOR PARKS, 1 RESERVE FOR DETENTION, 10 RESERVES FOR H.O.A. LOTS, AND 5 RESERVES FOR OPEN SPACE, PART OF AND OUT OF M. DENTLER SURVEY, ABSTRACT NO. 211, TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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

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

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

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

LIEN HOLDER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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

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

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

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

FIELD NOTE DESCRIPTION

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

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

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

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

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

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

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

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

FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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

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

DATE

SURVEYORS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

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

ENGINEERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

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

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

WILLIAM BUZZELLI P.E.
Registered Professional Engineer
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace
Austin, Texas 78746
Ph. 512-646-2237

PLANNING & ZONING COMMISSION

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

_____, CHAIRMAN _____ DATE
_____, SECRETARY _____ DATE

WILLIAMSON COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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

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

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

BY: _____, DEPUTY

Kimley»Horn

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	TL	WB	6/18/2021	069278803	4 OF 4

City of Taylor
Whit Subdivision Minor Plat
PZ-2021-1320
Staff Report

Requested Action:

Consider disapproving Whit Subdivision Minor Plat.

Applicant:

Christopher Huggins, P.E./Kontur Technical, LLC

Subject Property:

Consisting of approximately 0.56 acres to create 2 lots, located approximately 140 ft. north of the intersection of Sloan St. and W. 7th St. and addressed as 705 Sloan St., part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1

Current Use: Vacant

Purpose:

The purpose of the plat is to create two lots for future 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 subdivision.

Attachments:

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



City of Taylor

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

Christopher Huggins
Kontur Technical, LLC
26 Woodland Lane
Round Rock TX 78664
chuggins@kon-tech.com

Date: Friday, June 18, 2021

Address: 705 Sloan Street, Taylor 76574

Permit Number PZ-2021-1320

Dear Christopher Huggins,

Staff has completed its review of plans for the 705 Sloan Minor Plat that is to be located at 705 Sloan Street, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Mckenzi Hicks. Should you have any questions or require additional information regarding any of these comments, please contact Mckenzi Hicks at (512) 309-6173 or by email at mckenzi.hicks@taylor.tx.gov.

1. Remove 'City of' in plat title; should only read 'Taylor.'
2. Remove 'septic' from note 2.
3. Conveyance of 12.45 acres in NW corner should be from 'WERCHAN, CHARLES H SR & JANET KLOTZ, LOIS JOHNSON, JAMES WERCHAN' to 'KLOTZ JANET & LOIS JOHNSON & JAMES WERCHAN & ALAN WERCHAN.'
4. Conveyance of 2 acres to the south should be from 'KLEIN, GLADYS NELL' to 'NAIZER, MARY ELLEN.'
5. Provide printed names under all signature spaces. This includes Tom Yantis and Nancy Rister.
6. Remove signature blocks for Bill Gravel and Thomas Martin.

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.

****Please refer to the Associated Documents section of the permit page for engineering comments provided on the review drawing pdf.*

1. *Verify metes and bounds description and drawing match for the course shown on the plat review drawing.*
2. *Notate the right of way information for Sloan Street on the plat.*
3. *Verify easement requirements for existing overhead utilities and downguys.*
4. *Provide a tie to a corner of the original tract and a tie to the closest platted lot.*

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 with no comments.

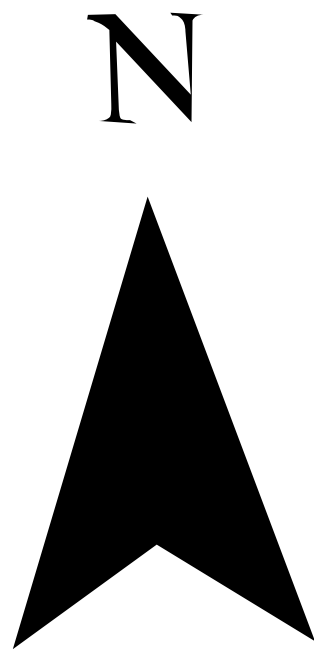
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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) 309-6173, or by e-mail at mckenzi.hicks@taylor.tx.gov.

Thank you,

Mckenzi Hicks

Attachment

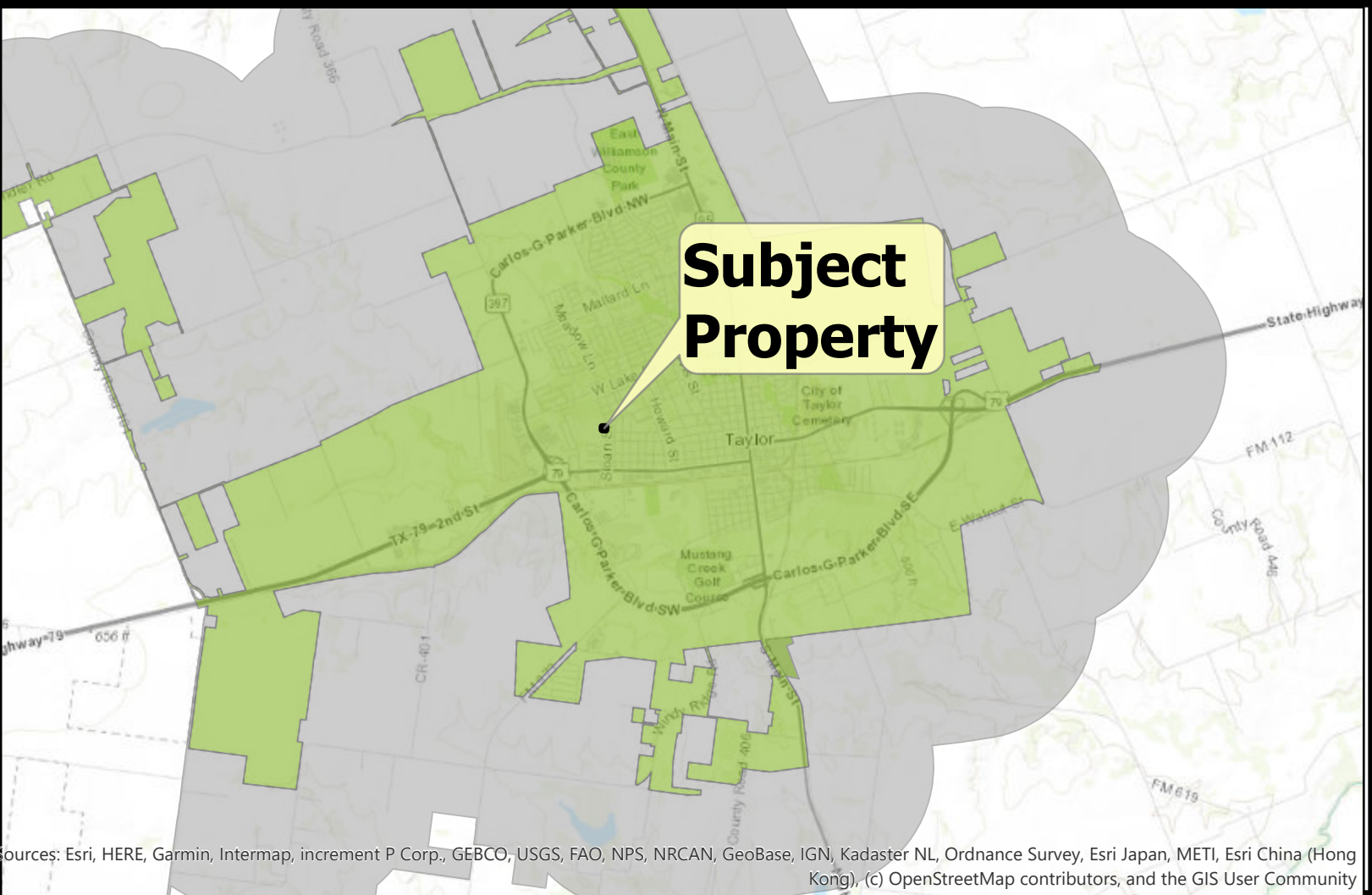


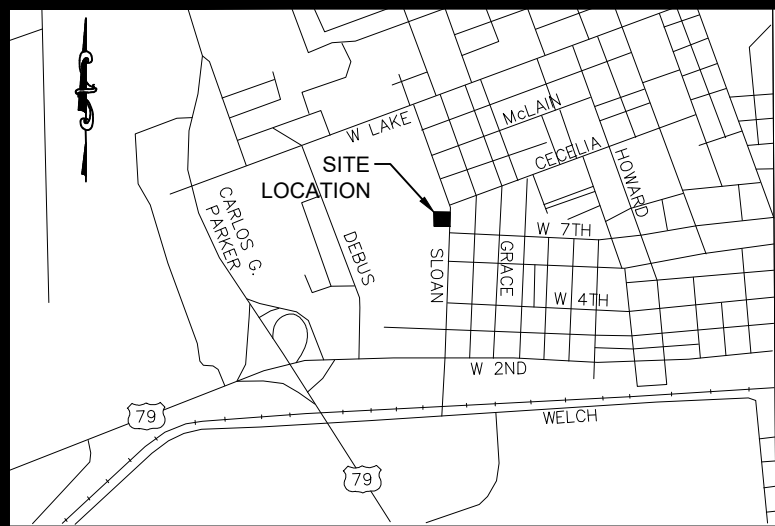
PZ-2021-1320

Whit Subdivision Minor Plat
Location Map
Approximately 0.56 Acres

Legend

- City Limits
- Subject Property
- Streets





LOCATION MAP (NOT TO SCALE)

FIELDNOTES

Being a 0.559 acre (24,337 square feet) tract of land out of the WILLIAM R. WILLIAMS SURVEY, A-665, located in Williamson County, Texas, said 0.557 acre tract being all of a called 5.48 acre tract, save and except a called 4.92 acre tract conveyed in a Warranty Deed from R.H. Isensee to Thomas R. Conn and wife, Irene Conn, filed December 14, 1990 and recorded in Volume 1968, Page 357 of the Official Records of Williamson County, Texas (ORWC), said 0.557 acre tract being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on December 15, 2020 and is true and correct to the best of my knowledge and belief. All bearings shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, and being more fully described as follows:

BEGINNING at a 1/2 inch iron pipe found for the Northeast corner of the said 5.48 acre tract, said iron rod being the Southeast corner of a called 0.215 acre tract as conveyed from Cindy Cantwell to William Cantwell, filed February 10, 2020 and recorded in Document No. 2020013301 of the Official Public Records of Williamson County, Texas (OPRWC) in the West line of Sloan Street, and marking the Northeast corner of the herein described tract;

THENCE, South 01°30'48" West, with the common West line of Sloan Street and the East line of said 5.48 acre tract, a distance of 147.27 feet, to a 1/2 inch iron rod found for the lower Northeast corner of Lot One, Block A of Hummingbird Fields, a subdivision recorded in Document No. 2009085909 OPRWC, and marking the Southeast corner of the herein described tract;

THENCE, North 88°43'49" West, with the common line of said Hummingbird Fields, a distance of 162.41 feet, to a 1/4 inch iron rod found for an interior corner of said Hummingbird Fields, and marking the Southwest corner of the herein described tract;

THENCE, North 00°35'06" East, generally along a wire fence with the common line of said Hummingbird Fields, a distance of 146.89 feet, to a 1/4 inch iron rod found for the upper Northeast corner of said Hummingbird Fields, said iron rod being in the South line of a called 12.45 acre tract conveyed from Charles Henry Werchan, Sr. to Alan Werchan, filed April 28, 2015 as recorded in Document No. 2015033701 OPRWC, and marking the Northwest corner of the herein described tract;

THENCE, North 89°54'17" East, with the common North line of said 5.48 acre tract and the said 0.215 acre tract, passing at a distance of 33.82 feet, to a 1/2 inch iron rod found for the Southeast corner of the said 12.45 acre tract, the Southwest corner of the aforesaid 0.215 acre tract, and marking an exterior corner of the herein described tract;

THENCE, South 88°34'51" East, with the common line of the said 5.48 acre tract and the said 0.215 acre tract, passing at a distance of 5.00 feet, a 1/2 inch iron rod found, and continuing for a total distance of 133.98 feet, to the **PLACE OF BEGINNING**, containing within these metes and bounds 0.559 acres (24,337 square feet) of land, more or less.

LEGEND

- 1/2 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET
- IRON PIPE FOUND
- CLEANOUT
- EM ELECTRIC METER
- GM GAS METER
- GV GAS VALVE
- GA GUY ANCHOR
- LS LIGHT STANDARD
- PP POWER POLE
- WM WATER METER
- x— BARBED WIRE FENCE
- — — — — OVERHEAD ELECTRIC

ABBREVIATIONS:

- B.L. = BUILDING LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- OPRWC= OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

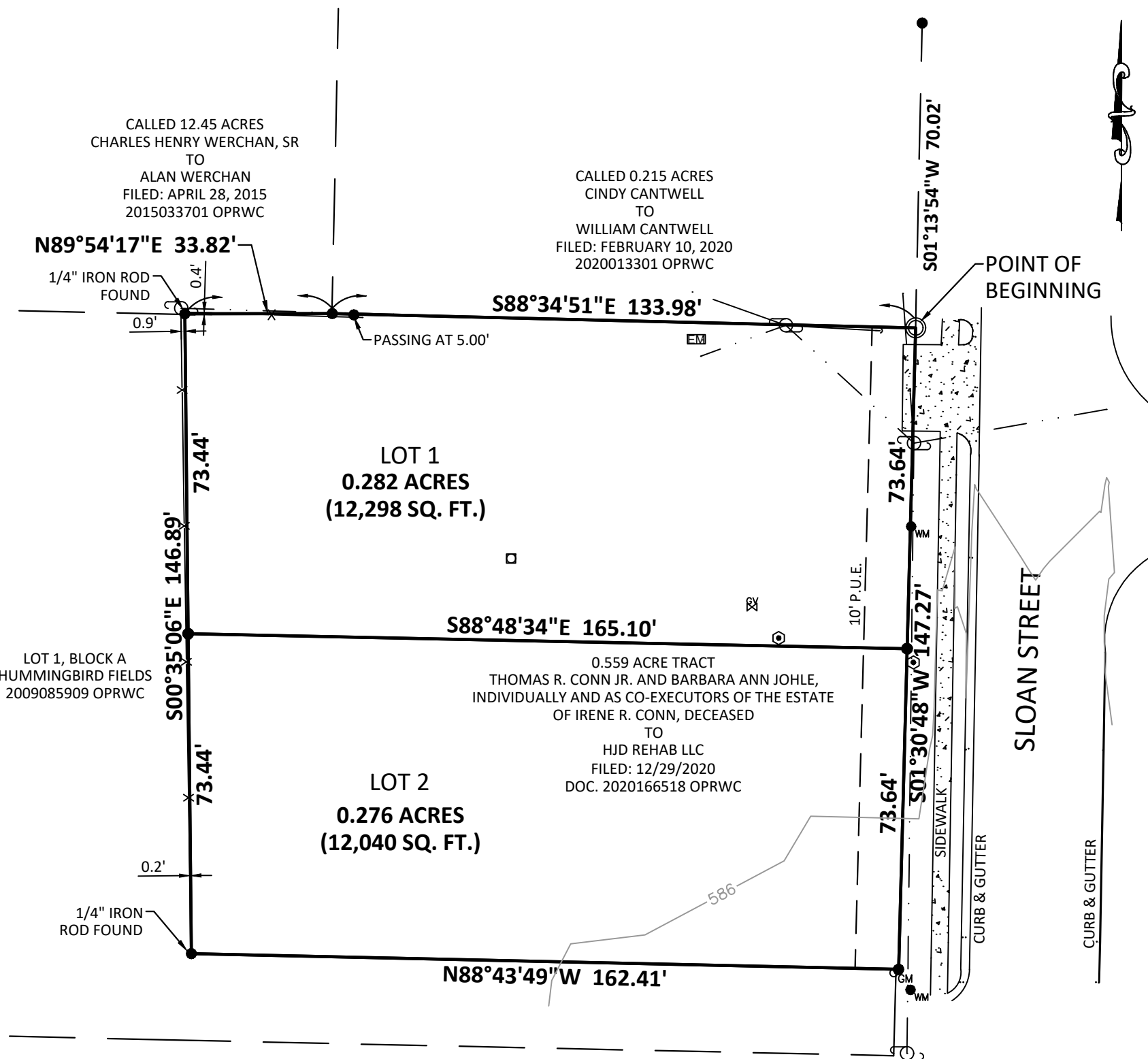
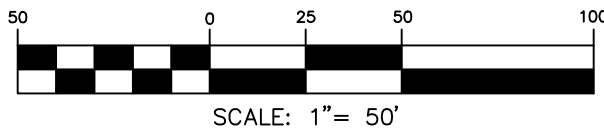
NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
- UTILITY PROVIDERS - WASTEWATER/SEPTIC: CITY OF TAYLOR; WATER: 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 48491C0533F, EFFECTIVE DATE, DECEMBER 20, 2019.
- A 10-FT PUBLIC UTILITY EASEMENTS (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.



26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

WHIT SUBDIVISION
BEING 0.559 ACRE AND CONSISTING OF 2 LOTS,
BEING OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS



SURVEYOR'S CERTIFICATION:

That I, Corey Joseph Hall, 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 of roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2021.

Corey Joseph Hall
Registered Professional Land Surveyor
No. 6362 State of Texas

ENGINEER'S CERTIFICATION:

I, Thomas G. Martin, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0533F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public right-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2021.

Thomas G. Martin
Registered Professional Engineer
No. 62250 State of Texas

DEVELOPMENT SERVICES' APPROVAL:

I, _____, Development Services Director for the City of Taylor, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

_____, Director Date

_____, Chairman

Date

WILLIAMSON COUNTY COMMISSIONERS' COURT:

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

I, Bill Gravell, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, that the subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas, and by the said court duly considered on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Bill Gravell, County Judge
of Williamson County, Texas

By: _____

Date: _____

WILLIAMSON COUNTY CLERK:

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for

record in my office on the ____ day of _____, 20__ A.D., at

____ o'clock, ____ M., and duly recorded this the day of

____ 20__ A.D., at ____ o'clock, ____ M., in the Official Public

Records of said County in Instrument No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

OWNER: HJD REHAB LLC
979 COUNTY ROAD 101
HUTTO, TEXAS 78634

ACREAGE: 0.559 ACRES (24,337 SQ. FT.)

NUMBER OF LOTS: 2

SURVEY: WILLIAM R. WILLIAMS SURVEY, A-665

SUBMITTAL DATE: APRIL 30, 2021

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

ENGINEER: THOMAS G. MARTIN, P.E.
KONTUR TECHNICAL, LLC
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

OWNER'S SIGNATURE BLOCK:

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

I, HJD REHAB LLC, sole owner of the certain 0.559 acre tract of land shown hereon and described in a deed recorded in Document No. 2020166518 of the Official Public Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as WHIT SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2021.

HJD Rehab LLC (owner)
979 County Road 101
Hutto, Texas 78634

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

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

Given under my hand and seal of the office on this the ____ day of _____, 2021.

NOTARY PUBLIC in and for the State of Texas
My Commission expires on: _____

LIEN HOLDER:

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

I, Mike Shaw, Trustee, Lien Holder of the certain 0.559 acre tract of land shown hereon and described in a deed recorded in Document No. 2020166518 of the Official Public Records of Williamson County, Texas, and do hereby consent to the plat of said tract as shown hereon, and do hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as WHIT SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2021.

Mike Shaw, Trustee (lien holder)
R Bank, a Texas state bank
3103 Bee Caves Road, Suite 110
Austin, Texas 78746

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

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

Given under my hand and seal of the office on this the ____ day of _____, 2021.

NOTARY PUBLIC in and for the State of Texas
My Commission expires on: _____

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

Requested Action:

Consider disapproving Castlewood Subdivision Phase I Final Plat.

Applicant:

Will Buzzelli, P.E./Kimley-Horn

Subject Property:

Being approximately 41.37 acres including right-of-way dedication, to create 131 residential lots and 6 reserves, located across from Taylor High School and addressed as 530 FM 973, part of and out of the George M Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

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

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

Will Buzzelli
Kimley-Horn
2600 Via Fortuna, Terrace I, Ste. 300
Austin TX 78746
william.buzzelli@kimley-horn.com

Date: Friday, July 2, 2021

Address: 530 FM 973, Taylor 76574

Permit Number PZ-2021-1322

Dear Will Buzzelli,

Staff has completed its review of plans for the Castlewood Subdivision Phase I Final Plat that is to be located at 530 FM 973, Taylor, TX 76574. There are some corrections that need to be made prior to recordation of the plat. 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.

I do not understand why you don't just say you are Finaling Out Phases I and II. Also, take off the list blocks and lots you state you are platting on the bottom right-hand side of the sheets because you don't need to name off every single block and lot you are platting. I think you need to follow the prelim more precisely as the quality of work is better.

- A. Include the details from Sheet 1 of 3 of the approved preliminary plat. Include:
 1. Block 2 Twin homes;
 2. Single-family lots;
 3. Townhome lots;
 4. Alleys in townhome area;
 5. Details A, B & C; and
 6. On all the depictions all lots have public utility easements so be sure to note them.
- B. The Vicinity Map includes Phase 3 and it should not so make the correction.
- C. The remainder tract that is being denoted as Phase II is missing the acreage.
- D. All alleys are to be 20 feet in width. Refer to the approved Preliminary Plat. Additionally, private alleys do not have rights-of-way as they are not public.
- E. Phase 3 is included in this submission. Make the correction for the resubmission.
- F. The ROW and lot lines are the same line which is typically a continuous line not a dashed line. You cannot depict the ROW line and lot line separately as they are the same line. Review the prelim as the ROW and lot lines are depicted correctly.
- G. Remove the setbacks as they are to be in the details that are missing from the plat and they are in the planned development document.
- H. Remove the setbacks as they are to be in the details that are missing from the plat and they are in the planned development document. Also, remove the Building Line in the Line Type Legend as there is not a separate Building Line. There is only a setback that was established in the planned development doc.
- I. Is the alignment line the same as the centerline? There is a symbol that is used for labeling centerlines. Use the initials C and L showing the top of the L crossing the bottom hook of the C.
- J. Show and label all of the easements that are not in the details e.g., the 20-foot wastewater easement along the north property line of Lot 1, Block 9.
- K. Correct the Phase 1 boundary line to include Block 10 and make the line weight darker.

- L. Remove the notes about the drainage area reserves next to Reserves 7, 8 and 9 as the note is in the general notes. Then label Reserves 7, 8 and 9 as Reserve 7, Reserve 8 and Reserve 9 within the reserve strips.
- M. Remove all initialisms in the Legend that are not being used. If an easement is a wastewater easement on the plat then keep it consistent and don't use a S.S.E. Sanitary Sewer Easement in the Legend. On the prelim most easements were P.U.E.s so use that most of the time.
- N. Stroll Way is not correctly labeled on the plat; the name is missing, the width is incorrect and it is the only public alley.
- O. The County Clerk wants her certificate to be on the bottom right of the sheet; trade with P&Z Certificate.
- P. Show the tie to the original survey. See Ordinance below:

Texas Local Government Code

Sec. 212.004. PLAT REQUIRED.

(b) To be recorded, the plat must:

(1) describe the subdivision by metes and bounds;

(2) locate the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part; and

- Q. FEMA Floodplain Map Panels end in the letter "F" not "E".
- R. The overall acreage does not add up to original acreage that was shown on the prelim. Correct the acreage. When adding all the Blocks up in Phase 2 except part of Block 14, adding in the commercial lots and the acreage that is supposed to be Phase 1 the sum was 60.81. Correct the acreage.
- S. Remove "Owner's dedication statement" above the Owner's Certificate.
- T. Mark-ups from Planning are in the Plan Review Uploads
- U. See the Phases in the Subdivision Improvement Plans that are uploaded in the Plan Review Files for reference as you have stated you want to change the phases to the layout in the subdivision improvement plans but the submission need to be consistent with the approved subdivision improvement plans.

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 Documents of the permit page for the engineering comments provided on the plat pdf.

1. Phasing for plat shall reflect Phase 1 only. Please review response made by the engineer of record and that the phasing lines follow what is being platted for Phase 1 only.
2. Notate maintenance agreement on final plat for applicable drainage and detention easements/reserves (Taylor Subdivision Ord. 2.10.3. Maintenance agreement noted on final plat). The plat shall be updated to reflect the actual agreement and not the verbiage from the City Ordinance.
3. For the Planning and Zoning certification block, use the final plat block and update the Subdivision Name to match the phase of Castlewood being platted. The resubmittal did not provide an update to the certificate.
4. Notate lot bearings for block 15, Taylor Subdivision Ord. 3.3 Final Plat, 5.. The revised plat did not include this information.
5. For the Engineers certification block update the statement with the latest FIRM information. The updated FIRM panels shall be included in the text. The revised plat did not include complete information.
6. Update and revise plat to remove linework shown on the plat review drawing (see associated review files).
7. For the landscape easement noted on the review drawing, verify Detail "A" is to be included on the plat.

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 upload date of 6/18/2021 with no comment pertaining to the final plat of phase 1.

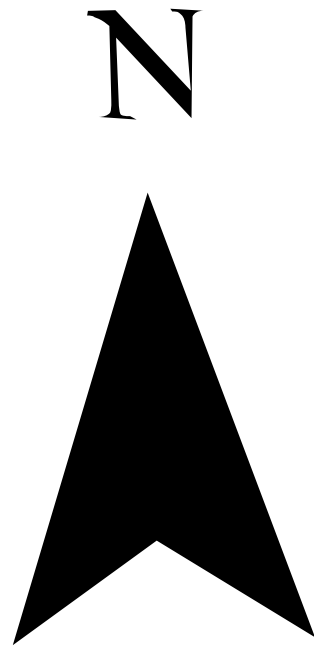
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,



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

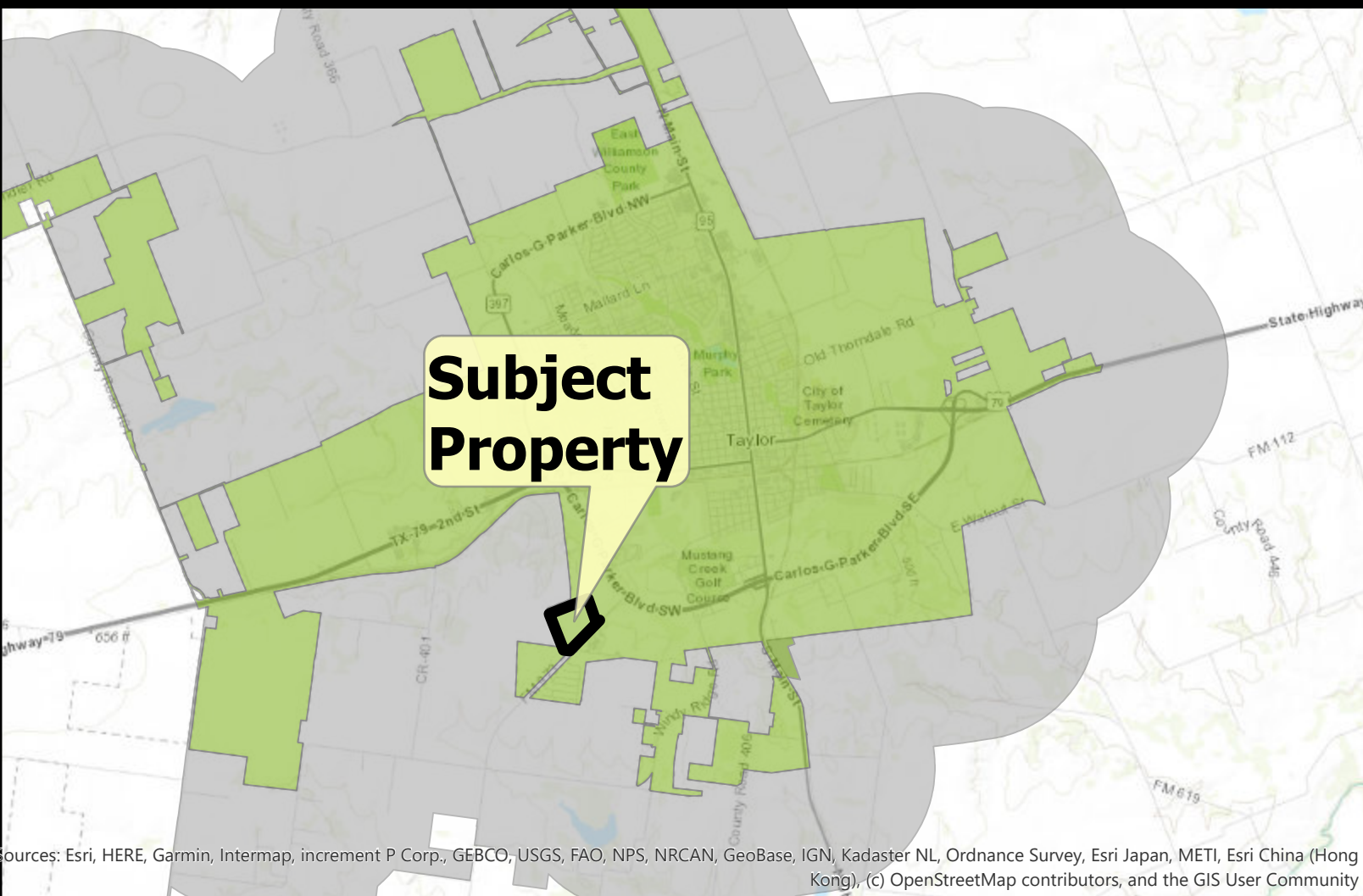


PZ-2021-1322

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

Legend

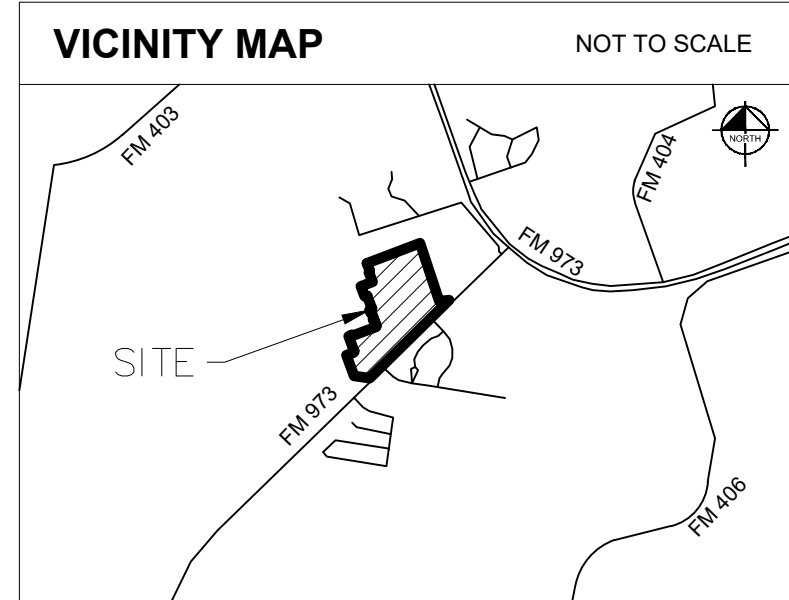
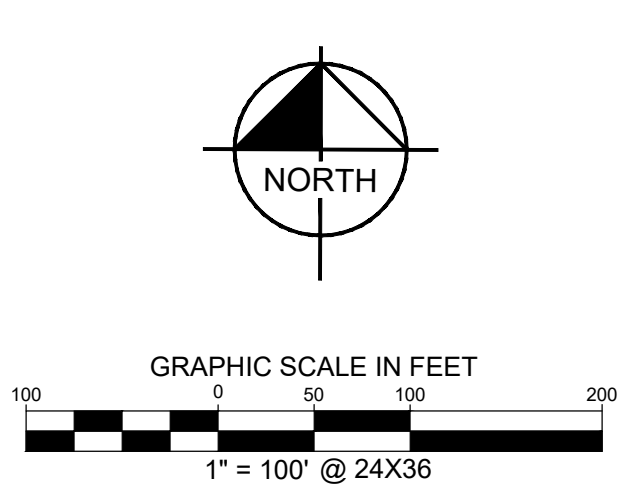
-  City Limits
-  ETJ
-  Subject Property
-  Streets



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (C) OpenStreetMap contributors, and the GIS User Community

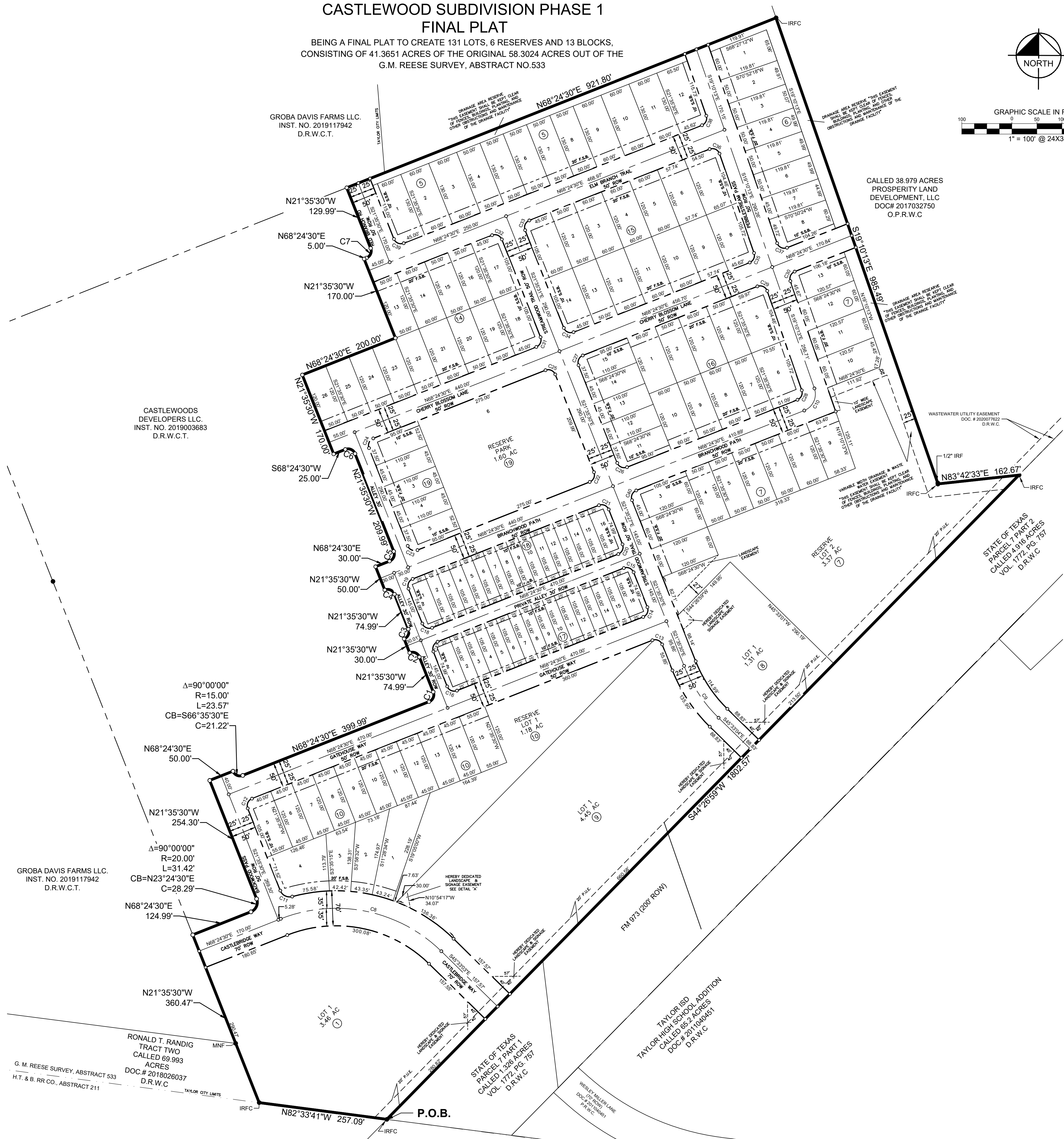
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C8	66°02'29"	300.00'	345.79'	S78°34'15"E	326.97'
C9	23°57'31"	300.00'	125.45'	S33°34'15"E	124.53'
C10	87°34'43"	35.00'	53.50'	N24°37'09"E	48.44'
C11	83°34'35"	20.00'	29.18'	S63°22'47"E	26.66'
C12	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C13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

CASTLEWOOD SUBDIVISION PHASE 1
FINAL PLAT
BEING A FINAL PLAT TO CREATE 131 LOTS, 6 RESERVES AND 13 BLOCKS,
CONSISTING OF 41.3651 ACRES OF THE ORIGINAL 58.3024 ACRES OUT OF THE
G.M. REESE SURVEY, ABSTRACT NO. 533



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	LOT LINE
	ALIGNMENT LINE
	RIGHT OF WAY LINE

LEGEND	
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
MNF	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
VOL	VOLUME
PG	PAGE
D.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
S.S.B.	SIDE SET BACK LINE
F.S.B.	FRONT SET BACK LINE
A.G.T.C.W.L.E.	ATMOSPHERIC GAS, TRICOUNTY ELECTRIC, WATERLINE EASEMENT
E.E.	ELECTRIC EASEMENT
D.B.E.	DUCT BANK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.C.E.	TRICOUNTY ELECTRIC EASEMENT
W.E.	WATER EASEMENT
⓪	BLOCK DESIGNATION



FINAL PLAT
CASTLEWOOD SUBDIVISION PHASE 1
41.3651 ACRES

BLOCK 1, LOT1; BLOCK 5, LOTS 1-12;
BLOCK 6, LOTS 1-8; BLOCK 7, LOTS 1-13;
BLOCK 8, LOT 1; BLOCK 9, LOT 1; BLOCK 10,
LOTS 1-16; BLOCK 14, LOTS 13-26; BLOCK
15, LOTS 1-14; BLOCK 17, LOTS 1-16;
BLOCK 18, LOTS 1-16; BLOCK 19, LOTS 1-6

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

Kimley»Horn

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

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

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

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

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

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

LEGAL DESCRIPTION
41.3657 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC, according to the document filed of record in Instrument No. 2021003683, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "BRYAN TECH" found in the northerly line of FM 973, being common with a south line of said Castlewood tract for the easternmost corner of "Tract Two", conveyed to Ronald T. Randig, according to the document filed of record in Document No. 2018026037. Official Public Records of Williamson County, Texas (O.P.R.W.C.T.),, for the southernmost corner of this tract;

THENCE North 82°33'41" West, with the north line of said Randig tract, same being common with the south line of this tract, a distance of 257.09 feet to a 1/2-inch iron rod with plastic cap stamped "HAYNIE CONSULTING" found for the interior northeast "ell" corner of said Randig tract same being the common southwest corner of this tract;

THENCE North 21°35'30" West, with the common lines of said tracts passing at a distance of 127.77 feet a broken concrete monument found for the most northerly northeast corner of said Randig tract, continuing with the east line of a that tract of land conveyed to Groba Davis Farms LLC., according to the document filed of record in Instrument No. 2019117942, (D.R.W.C.T.), for a total distance of 360.47 feet to a point for corner of this tract;

THENCE over and across the above-mentioned Castlewood tract the following twenty-five (25) courses and distances:

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

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

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

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

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

North 68°24'30" East, a distance of 399.99 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 23°24'30" East, 21.22 feet;

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

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

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

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

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

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

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

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

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

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

North 21°35'30" West, passing the northerly line of the above-mentioned Miller tract same being common with the southerly line of the above-mentioned Davis Tract One tract at a distance of 15.45 feet and continuing for a total distance of 209.99 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 66°35'30" West, 21.22 feet;

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

South 68°24'30" West, a distance of 25.00 feet to a point for corner of this tract;

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

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

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

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

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

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

THENCE North 69°24'30" East, with said common line, a distance of 921.80 feet to a 1/2-inch iron rod with plastic cap stamped "HAYNIE CONSULTING" found in the west line of that tract of land conveyed to Prosperity Land Development, LLC, according to the document filed of record in Document No. 2017032750 (O.P.R.W.C.T.) for the northeast corner of this tract;

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

THENCE North 83°42'33" East, with the south line of said Prosperity tract, same being common with a line of this tract, a distance of 162.67 feet to a 1/2-inch iron rod with plastic cap stamped "BRYAN TECH" found in the northerly line of FM 973 for the most easterly southwest corner of said Prosperity tract and being common with the southeast corner of this tract;

THENCE South 44°26'59" West, with the northerly line of said FM 973, being common with the southerly line of the above-mentioned "First Tract", same being the common southerly line of this tract, a distance of 1,802.57 feet to the POINT OF BEGINNING and containing 41.3651 acres or 1801863 square feet of land.

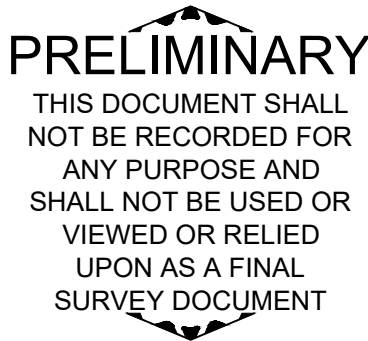
SURVEYORS CERTIFICATION:

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

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

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

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



CASTLEWOOD SUBDIVISION PHASE 1
FINAL PLAT

BEING A FINAL PLAT TO CREATE 131 LOTS, 6 RESERVES AND 13 BLOCKS,
CONSISTING OF 41.3651 ACRES OF THE ORIGINAL 58.3024 ACRES OUT OF THE
G.M. REESE SURVEY, ABSTRACT NO.533

NOTES:

- UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0545E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR.
- PARKLAND DEDICATION REQUIREMENTS ARE MET BY THE DEDICATION OF BLOCK '19', RESERVE 3 AND BLOCK '10', RESERVE 1.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
- MAX. IMPERVIOUS COVER PER LOT: PER APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR.
- ALL RESERVE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
- TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
- IF A SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27
- IN DEVELOPER REQUESTS, AND THE CITY APPROVES, THAT A PUBLIC IMPROVEMENT DISTRICT (PID), HOME OWNERS ASSOCIATION (HOA), OR OTHER ENTITY BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES, THE MAINTENANCE AGREEMENT SHALL BE INCLUDED AS PART OF THE PLATTING PROCESS AND MUST BE APPROVED BY THE CITY PRIOR TO FINAL PLAT APPROVAL. THE PLAT SHALL INCLUDE THE INFORMATION THAT A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT AND ANY TERM AND PROVISIONS OF THE MAINTENANCE AGREEMENT THE CITY DEEMS NECESSARY SHALL BE NOTED ON THE FINAL PLAT, WHICH MAY INCLUDE ALL TERMS OF THE MAINTENANCE AGREEMENT.
- SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.
- 1.60-ACRE PARK TO INCLUDE 6-FT CONCRETE SIDEWALKS AROUND THE PERIMETER OF THE SITE.
- 1.18-ACRE PARK TO INCLUDE A 4-FT WIDE CONCRETE SIDEWALK ALONG THE NORTH SECTION ADJACENT TO THE STREET AND A MEANDERING 6-FT WIDE CRUSHED GRANITE PATH FROM THE INTERIOR RESIDENTIAL STREET TO SOUTH 70-FT WIDE ENTRY ROAD TO THE SUBDIVISION.
- THE FINAL PLAT SHALL ALSO CONTAIN CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER THAT CERTIFIES THAT THE INFORMATION CONTAINED ON THE PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY.

LIEN HOLDER

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

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

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

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

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

OWNER'S DEDICATION STATEMENT

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

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

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

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

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

WILLIAMSON COUNTY CLERK

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20_____ A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20_____ A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

BLOCK "5"		BLOCK "7"		BLOCK "14"		BLOCK "16"		BLOCK "18"		COMMERCIAL LOTS	
ACRES	2.01	ACRES	2.10	ACRES	2.04	ACRES	2.20	ACRES	1.10	LOT NO./BLOCK	AREA (ACRES)
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	1 / BLOCK 1	3.4641
1	7779	1	7200	13	6000	1	7200	1	4843	1 / BLOCK 9	4.4456
2	7800	2	7200	14	7200	2	6000	2	2750	1 / BLOCK 8	1.3117
3	7800	3	7189	15	6000	3	7200	3	2750		
4	6500	4	6000	16	6000	4	6000	4	2750	RESERVE PARKS & DETENTION	
5	6500	5	6000	17	7179	5	8747	5	2750	RESERVE/BLOCK	AREA (ACRES)
6	6500	6	6000	18	7179	6	8142	6	2750	3 / BLOCK 19	1.5968 PARK
7	6500	7	6000	19	6000	7	6000	7	2750	1 / BLOCK 10	1.1797 PARK
8	6500	8	7200	20	6000	8	7200	8	2750	2 / BLOCK 7	3.7348 DETENTION
9	7800	9	7304	21	7200	9	6000	9	2750		
10	7800	10	7162	22	6000	10	7200	10	2750	RESERVE DRAINAGE PARCELS	
11	7800	11	7234	23	6000	11	5754	11	2750	RESERVE/BLOCK	AREA SQ. FT.)
12	8138	12	7234	24	6000	12	4950	12	2750	7 / BLOCK 5	10137.22
BLOCK "17"		13	7190	25	6000	13	4950	13	2750	8 / BLOCK 6	13027.90
ACRES	1.10	BLOCK "10"		26	6000	14	4950	14	2750	9 / BLOCK 7	3603.22
LOT NO.	AREA (SQ. FT.)	ACRES	2.22	BLOCK "15"		15	5754	15	2750	BLOCK LENGTH	
1	4843	LOT NO.	AREA (SQ. FT.)	ACRES	2.27	BLOCK "6"		16	4357	BLOCK "5"	640.61
2	2750	1	10907	LOT NO.	AREA (SQ. FT.)	ACRES	1.25	BLOCK "19"		BLOCK "6"	419.74
3	2750	2	7956	1	7179	LOT NO.	AREA (SQ. FT.)	ACRES	0.66	BLOCK "7"	609.95
4	2750	3	6021	2	6000	1	7492	LOT NO.	AREA (SQ. FT.)	BLOCK "10"	704.59
5	2750	4	10157	3	7200	2	5985	1	6279	BLOCK "14"	710.00
6	2750	5	6579	4	7200	3	5994	2	5400	BLOCK "15"	774.90
7	2750	6	5400	5	7200	4	5990	3	5400	BLOCK "16"	761.06
8	2750	7	5400	6	6928	5	5990	4	5400	BLOCK "17"	400.00
9	2750	8	5400	7	8090	6	5990	5	6279	BLOCK "18"	400.00
10	2750	9	5400	8	7485	7	5391			BLOCK "19"	210.00
11	2750	10	5400	9	6928	8	7474			ROW DEDICATION	
12	2750	11	5400	10	7200					10.7099 AC	466,522 SQ. FT.
13	2750	12	5400	11	7200						
14	2750	13	5400	12	7200						
15	2750	14	5400	13	6000						
16	4357	15	6600	14	7179						

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

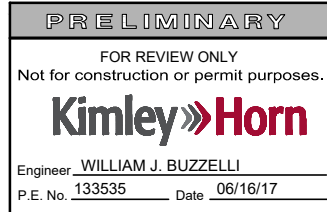
ENGINEERS CERTIFICATION:

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

I, WILLIAM BUZZELLI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCR OACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0545E, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

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



PLANNING & ZONING COMMISSION

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOW AS "CASTLEWOOD SUBDIVISION PHASE 1" HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 20_____.

_____, CHAIRMAN

_____, SECRETARY

_____, SECRETARY

FINAL PLAT
CASTLEWOOD SUBDIVISION PHASE 1
41.3651 ACRES

BLOCK 1, LOT1; BLOCK 5, LOTS 1-12;
BLOCK 6, LOTS 1-8; BLOCK 7, LOTS 1-13;
BLOCK 8, LOT 1; BLOCK 9, LOT 1; BLOCK 10,
LOTS 1-16; BLOCK 14, LOTS 13-26; BLOCK
15, LOTS 1-14; BLOCK 17, LOTS 1-16;
BLOCK 18, LOTS 1-16; BLOCK 19, LOTS 1-6

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

Kimley»Horn

400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009				Tel. No. (469) 501-2200 FIRM # 10194503	
<u>Scale</u> 1" = 100'	<u>Drawn by</u> SPA	<u>Checked by</u> KHA	<u>Date</u> MAY 2021	<u>Project No.</u> 063226900	<u>Sheet No.</u> 1 OF 2
<u>OWNER/DEVELOPER:</u> Townbridge Homes, LLC 5511 Reynolds Road Austin, Texas 78749 Phone: 512-800-4534 Contact : Aaron Levy <u>APPLICANT:</u> Kimley-Horn and Associates, Inc. 2600 Via Fortuna Terrace, Suite 300 Austin, Texas 78748 Phone: 737-241-8107 Contact : William Buzzelli, P.E. <u>SURVEYOR:</u> Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Sean Patton, R.P.L.S.					

**City of Taylor
Old Georgetown Road
Subdivision Improvement Plans
PZ-2021-1270
Staff Report**

Requested Action:

Consider disapproving the Subdivision Improvement Plans for Old Georgetown Road Subdivision.

Applicant:

Travis Robinson, P.E./Optimized Engineering

Subject Property:

Approximately 28.33 acres out of William J. Baker, Abstract No. 65, recorded in Document Number 2017010899 O.P.R.W.C. Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1

Current Use: Agricultural

Purpose:

The plans are for subdivision improvements for Old Georgetown Road Subdivision as the preliminary plat of the subdivision has been approved.

Staff Recommendation:

Staff recommends disapproval of the proposed plans as the plans do not meet the requirement of the Subdivision Ordinance.

Attachments:

1. Staff Comments
2. Location Map



City of Taylor

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

Travis Robinson
Optimized Engineering
5401 South FM 1626 Stw 170 #467
Kyle TX 78640
travis@optimizedeng.com

Date: Thursday, July 1, 2021

Address: Old Georgetown, Taylor 76574

Permit Number PZ-2020-1270

Dear Travis Robinson,

Staff has completed its review of plans for the Old Georgetown Road Subdivision Improvement Plans that is to be located at Old Georgetown, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. 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.

The wrong iteration of the preliminary plat was submitted. The correct version went to P&Z on November 10, 2020 and provided an easement for the extension of utilities from Melissa oak.

The last sheet is mislabeled as Sheet 48 of 47; make the correction.

Provide Landscape, Fire Hydrant Layout, Lighting and Sidewalk Plans in your revision when you resubmit.

Engineering Department Review

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

*See Associated Files section of the permit page for Engineering Review comments on PDF documents

Sheet 1 of 48

- Update planset numbering to include total sheet count (48 sheets)
- General: Update submittal date on title block (TYP)
- General: Add sheet index per EM 2.1.f. Include the following plans:
 - o Street lighting plan (update Sheet 48 to notate street light plan)
 - o Street signage plan
 - o Sidewalk plan (update Sheet 48 to notate sidewalk plan)
 - o Verify if community cluster mailbox will be installed and include locations on plan
 - o Water line plan and profile sheets
- General: The required pavement sections were not found in this set of plans for review. Provide proposed typical sections per EM 5.6.

Sheet 2 of 48

- General: Geotech/Pavement report does not follow general note 2.

Sheet 4 of 48

- General: Provide copy of approved preliminary plat. The copy attached does not appear to be the latest plat.

Sheet 5 of 48

- General: Provide copy of approved preliminary plat. The copy attached does not appear to be the latest plat.

Sheet 6 of 48

- What is Q exiting the retention pond? Eng. Manual requires to be fully-developed and ignoring detention routing. Verify if the ditch conveys this flow.
- Point of Analysis noted on the review drawing (E1). Need to determine what existing flows are with off-site detention factored in and compare to post-project

Sheet 7 of 48

- Need to factor in the off-site drainage to determine impacts where noted on the review drawing comments.

Sheet 8 of 48

- Provide additional SWPPP for areas noted on the review drawing.
- Verify TxDOT SWPPP Requirements along roadside ditch (FM 397) and update plan.
- Provide note that actual limit of construction does not extend beyond property lines

Sheet 9 of 48

- General: Drawing scale does not match. Verify and update drawing scale shown to match drawing scale.
- Verify grading configuration for lots meets EM 8.19, 2-6. The proposed grading types shown do not appear to meet the EM section requirements for lot drainage.

Sheet 10 of 48

- General: Revise text scaling where noted (typ. all grading sheets)

Sheet 11 of 48

- General: Revise text scaling where noted (typ. all grading sheets)
- Revise matchline reference shown on the drawing

Sheet 16 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).

Sheet 17 of 48

- Positive drainage is not provided to pond. Verify, HGL should start at pond WSE.
- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).
- SD Line B - Storm drain does not have a gravity outfall. HGL should start at pond WSE.

Sheet 18 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).

Sheet 19 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).

Sheet 20 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).

Sheet 21 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).

Sheet 22 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).
- What is Q100 and V100? Verify if velocity is less than 6fps.
- What is top width of channel and is easement 20' wider than top width, with 15' provided for maintenance access on one side per Eng. Manual. .
 - o (Ref.) City of Taylor Engineering Manual – Version Dec. 2020, 8.1.8.b
 - Open Channels. Easement width for open or lined channels shall be at least twenty feet (20') wider than the top of the channel, fifteen feet (15') of which shall be on one side to serve as an access for maintenance purposes.
- Side slopes 4H:1V unless geotech supports steeper slope, per EM 8.13.3.a
- Verify Bottom width $\geq 3'$ per EM 8.13.3.d
- 1' of freeboard required in channels per EM 8.13.1.c

Sheet 23 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).
- General: Positive drainage is not provided to pond. Nuisance water will occur.
- Min slope for grass 2% and conc 0.5% per EM 8.15.3b
- Less than 1 foot of freeboard provided per EM 8.15.c
- Provide detention pond maintenance requirements per EM8.15.4

Sheet 24 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).
- General: Provide detail for proposed spill curb (TYP)
- General: Verify what "PR TC" is referring to in the profile. Clarify if this shown in the profile is the proposed grade line at the centerline, or if this is the proposed top of curb.
- General: Verify if this is top of curb elevations or PGL at centerline. Revise to "TOC ELEV" if meant to be top of curb.
- General: Appears to be three existing ground lines shown.
- General: Recommend callout of "proposed ground at centerline" or "proposed top of curb" to provide clarity.
- Provide street tie-in detail at Cherrylawn

Sheet 25 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).
- General: Provide detail for proposed spill curb (TYP)
- Provide street tie-in detail at Northlawn

Sheet 26 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).
- General: Provide detail for proposed spill curb (TYP)
- Provide plan view of proposed underdrain detail
- Notate underdrain graphic in sheet legend
- General: Verify if this should be "TOC ELEV" for all cul-de-sac profiles.

Sheet 27 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).

- General: Provide detail for proposed spill curb (TYP)
- General: Verify if this text should be turned on. If so, revise text size.

Sheet 28 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).
- General: Verify begin station and elevation. The tie in to existing FM397 EOP is at about 1+22.50.
- General: Verify what elevation 610.37 is referencing in the profile.
- General : Verify profile and intersection grading here. The profile does appear to match the proposed contours.
- General: Verify and show the profile grade tie in to the EOP of FM397.
- General: Consider providing ½ elevation points to assist with grading the driveway.
- Verify sidewalk limits within TxDOT and if proposed layout meets TDLR/ADA requirements and standards for accessible routes and EM 5.8.1
- General: Include station/offset/elevation at tie in point.
- Min. K Value = 19 for 30mph
 - o (Ref.) TxDOT Roadway Design Manual
 - Figure 2-7
- Min K Value = 37 for 30mph.
 - o (Ref.) TxDOT Roadway Design Manual
 - Figure 2-7

Sheet 29 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).

Sheet 30 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).

Sheet 31 of 48

- Provide stationing on Plan in accordance to EM Sec. 2.6 (TYP).
- General: Verify Elevations should be the same where noted on Matthew Oak Ln
- Provide information in profile for all lintypes shown

Sheet 32 of 48

- Provide stationing baseline per EM Sec. 2 - Plan Requirements (6).
- Show the location of all existing and proposed fire hydrants adjacent to the site including the maximum coverage radius of each, EM Sec. 2 - Plan Requirements (5).
- Provide gate valve where noted on the review drawing. Valves shall be provided for all water lines using (n-1) with "n" being total legs of water line at intersections.
- Automatic flushing valves are required for all dead-end mains of 50' or longer, EM 6.2.4
- General: Add gate valve and FH assembly to legend.
- Water line shall be extended across the property in accordance to Subdivision Ord. and EM 6.2.5 requirements (Example shown)
- Show existing water line along Old Georgetown Road. Verify if looping/connection to this line can be achieved by including a water line easement. (Example shown)

Sheet 33 of 48

- Update plan to clearly show the proposed wastewater service locations (TYP)
- Verify easement shown for offsite WW utilities. Easement acquisition (dedicated to the City) shall be confirmed for proposed design.
- Provide extension of wastewater line on Melissa Cv. to service adjacent lot abutting proposed easement.

Sheet 34 of 48

- Provide stationing baseline per EM Sec. 2 - Plan Requirements (6).
- Notate and show service lateral and cleanout locations (TYP)
- General: Remove duplicate text

Sheet 35 of 48

- Provide stationing baseline per EM Sec. 2 - Plan Requirements (6).
- Notate and show service lateral and cleanout locations (TYP)

Sheet 36 of 48

- Provide stationing baseline per EM Sec. 2 - Plan Requirements (6).
- Notate and show service lateral and cleanout locations (TYP)

Sheet 37 of 48

- Provide stationing baseline per EM Sec. 2 - Plan Requirements (6).
- Notate and show service lateral and cleanout locations (TYP)

Sheet 38 of 48

- Provide stationing baseline per EM Sec. 2 - Plan Requirements (6).
- Notate and show service lateral and cleanout locations (TYP)

Sheet 39 of 48

- Provide stationing baseline per EM Sec. 2 - Plan Requirements (6).
- Notate and show service lateral and cleanout locations (TYP)

Sheet 40 of 48

- Provide stationing baseline per EM Sec. 2 - Plan Requirements (6).
- Notate and show service lateral and cleanout locations (TYP)
- Update slope and provide extension of wastewater line on Melissa Cv. to service adjacent lot abutting proposed easement.

Sheet 41-45 of 48

- General: Where applicable, current COT Engineering manual details should be included herein (2020 version of EM, not 2009 version)

Sheet 48 of 48

- Update plan to clearly show proposed sidewalk, street lighting, and other plan details. Consider un-bolding some linework and contours to show these items clearly.
- General: Provide directional curb ramps at intersections per standard details and EM 5.8.1.5
- Adjust street light spacing to meet EM 5.9 requirements
- Provide additional street lights per EM 5.9 requirements where noted on the review drawings
- Proposed street light placement shall meet City details (i.e. not located in sidewalks)

*See Associated Files section of the permit page for Engineering Review comments on PDF documents

Engineer's Report (Drainage)

1. General: Modeling data shall be reviewed and verified with updates provided to drainage and drainage report.
2. General: Drainage report has not been updated. Report to be updated per 2020 EM requirements.

3. Sheet 20 of 115 - EM8.21.3.b - Provide percent impervious cover calculations
4. Sheet 22 of 115 - EM8.21.3.b - Provide percent impervious cover calculations
5. Sheet 22 of 115 - What is combined flow rate here at P2? Compare to pre-project
6. Sheet 22 of 115 - How much off-site flow is coming in? how much area?
7. Sheet 25 of 115 - How is channel Flow "V" value calculated/determined where noted on the report
8. Sheet 25 of 115 - For sheet flow value P2 noted, EM Table 8.1 states 3.97
9. Sheet 25 of 115 - Provide source of Tc calculation equation
10. Sheet 38 of 115 - Update error shown in table
11. Sheet 44 of 115 - For IDF Curve coefficient, Are these based on current EM manual (i.e. Atlas 14 rainfall)

A comment response log shall be created to verify completion of these review items.

*See Associated Files section of the permit page for Engineering Review comments on PDF documents

Geotechnical Report Review

1. Sheet 3 of 49 - Pavement Design per TxDOT not MFPS as required by CoT EM
2. Sheet 4 of 49 - Boring depth only 7 ft, 15 ft is required per CoT EM
3. Sheet 4 of 49 - no laboratory strength testing, moisture density relationships test, or chemical analyses performed as required by CoT EM.
4. Sheet 4 of 49 - PP results are not included on the boring logs.
5. Sheet 6 of 49 - Pavement Design per TxDOT not MFPS as required by CoT EM
6. Sheet 7 of 49 - No discussion to mitigate potential shrink/swell affects of underlying high PI clays on the pavement sections per CoT EM
7. Sheet 7 of 49 - Lime series required during geotechnical study per CoT EM
8. Sheet 7 of 49 - PVR required per CoT EM, not included herein
9. Sheet 7 of 49 - No lime dosage rate included herein, but required per CoT EM
10. Sheet 7 of 49 - Pavement Sections do not meet CoT Em Minimum Sections
 - i. (Local - 8" LSS, 14" FB, and 2" HMAC)
 - ii. (Collector - 8" LSS, 18" FB, and 3" HMAC)
11. Sheet 9 of 49 - Why referencing Wilco Sub Regulations, need to follow CoT EM.
12. Sheet 9 of 49 - Why mixing TxDOT and Wilco Specs, follow what is required per CoT EM.

*See Associated Files section of the permit page for Engineering Review comments on PDF documents

TIA Review (ITE Worksheet)

1. Using 10th Edition and the fitted curve, the PM peak hour trips are 100. Please update and indicate with version was used for future reference.
2. Provide attachment noted in TxDOT correspondence.

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@taylortx.gov.

1. The fire hydrant located in the cul-de-sac on Christina Oak Dr. shall be relocated to the north property line of lot 36 on Christina Oak Dr.
2. The fire hydrant located in the cul-de-sac on Elissa Cv. shall be relocated to the east property line of lot 28 on Elissa Cv.
3. The fire hydrant located on Michelle Oak Cv. shall be relocated to the east property line of lot 13.
4. Taylor's fire hydrant detail to reflect new standards:
 - Note #6: hydrants to be painted by manufacturer in the color silver.
 - Note #7 Caps and chains ARE TO BE supplied with the hydrant.
 - New note #8 Center 5 inch storz cap to incorporate a center pentagon.

5. Lot addressing and street name to be approved by Williamson County GIS / addressing.

Parks Department Review

The following comments have been provided by Tyler Bybee. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Bybee at (512) 627-3231 or by email at tyler.bybee@taylor.tx.gov.

In a residential subdivision of twenty (20) acres or more, the subdivider is required to dedicate five per cent (5%) of the total area of the subdivision that is not in the floodplain for park purposes or pay an escrow, with terms established by the City, in lieu of the parkland dedication. All dedication of land is subject to the approval of the City.”

The amount of Parkland dedication required is 1.41 acres and the plan is showing 1.81 acres of dedicated parkland.

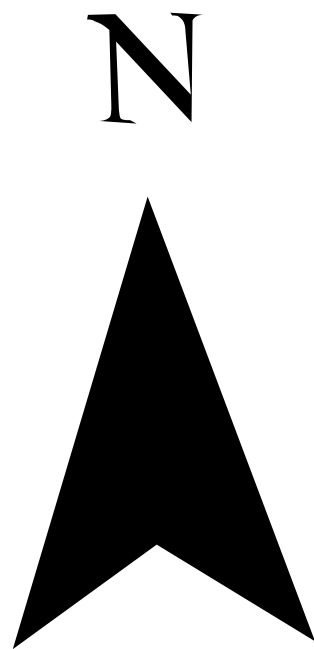
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,



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

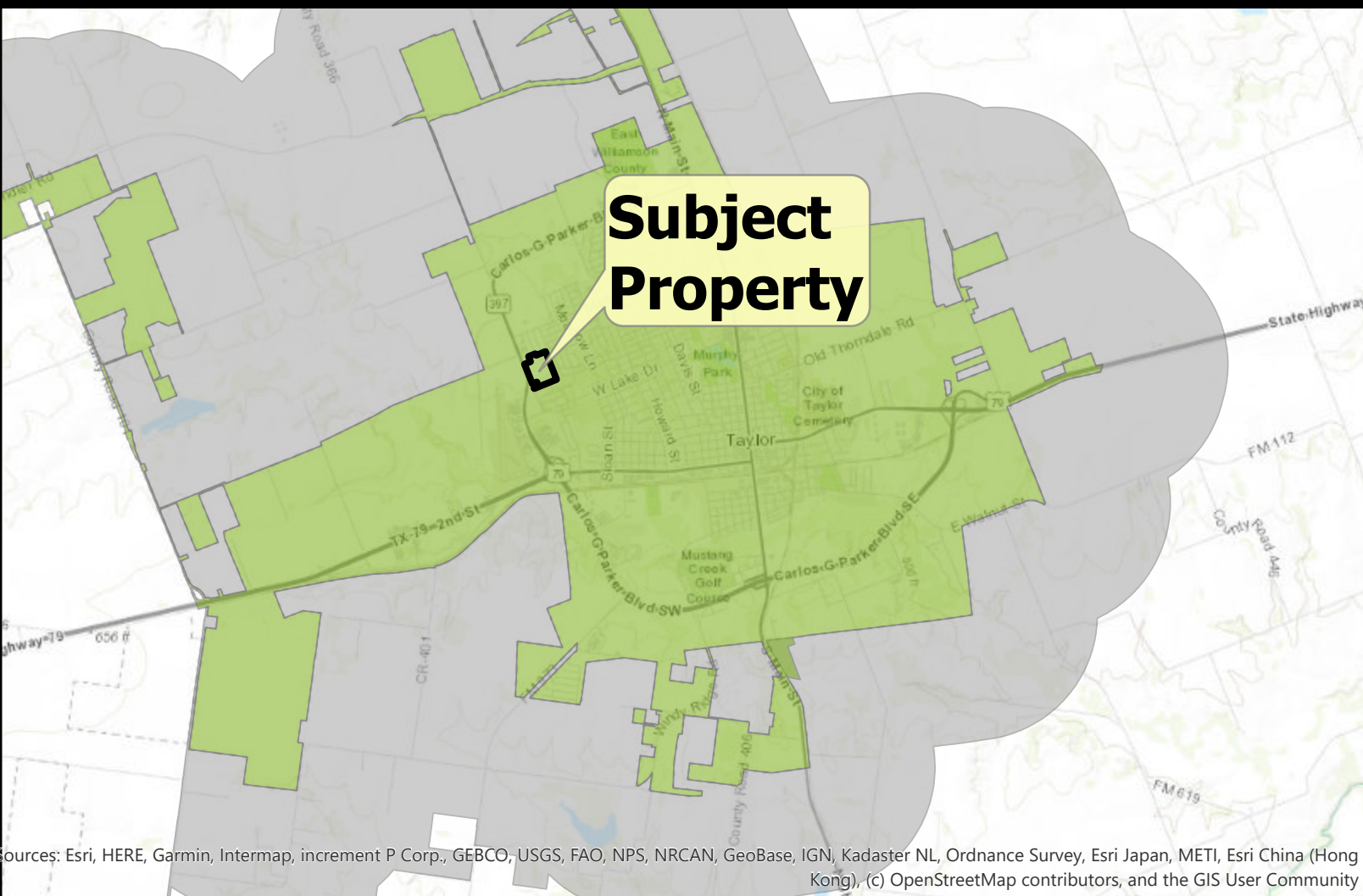


PZ-2021-1270

Old Georgetown Rd. Subdivision
Improvement Plans Location Map
Approximately 28.33 Acres

Legend

- City Limits
- Subject Property
- Streets



Staff Report
PZ-2021-1327
1203 Old Thorndale Rd.
Subdivision Variance

Requested Action:

The applicant is requesting a variance from Sec. 2.3 of the Subdivision Ordinance which states, "It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks and streets within the City or within the extraterritorial jurisdiction without the approval of the Planning and Zoning Commission."

Applicant:

Jeff Kurtz/Aggie Land Homes, LLC

Subject Property:

Is approximately 10.07 acres, generally located 1,400 ft. east of the intersection of Old Thorndale Rd. and Gravel Pit Rd. and addressed as 1203 Old Thorndale Rd., out of an approximately 30.020-acre tract conveyed by warranty deed to Aggie Land Homes, LLC by Thomas & Grace Maxwell Family Partnership, LP and Grace G. Maxwell in document number 2018089331, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Parcel Information:

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

Current Use: Agricultural Use

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Agricultural	Rural Agriculture (R/A)
South	Residential	Single-Family Residential (R-1)
East	Residential and Agricultural	Single-Family Residential (R-1)
West	Residential and Agricultural	Single-Family Residential (R-1) and Light Industrial (M-1)

Purpose:

The applicant is requesting a variance to the Subdivision Ordinance relating to unlawful subdivisions. The excerpts below describe the standards for subdividing property:

Chapter 2. - Subdivision Improvements

2.3 – Authority

It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat, or replat any land into lots, blocks, and streets within the City or within the extraterritorial jurisdiction without the approval of the Planning and Zoning Commission. The City shall withhold all City improvements, including the maintenance of streets and furnishing of sewage and water service from all additions and subdivisions, the platting of which has not been approved by the Planning and Zoning Commission.

It shall also be unlawful for any such owner or agent to offer for sale or sell property therein or thereby, which has not been laid out, subdivided, platted, or replatted with the approval of the Planning and Zoning Commission

No street number and no building permit shall be issued for the erection of any building in the City on any piece of property, other than an original or a resubdivided lot in a duly approved and recorded subdivision, without the written approval of a plat or subdivision by the Planning and Zoning Commission, the approval of construction plans, the acceptance of the public improvements, and a duly approved and recorded subdivision or plat recorded with the Williamson County Clerks Office, except as otherwise provided for in this Ordinance.

5.1 - Terms Defined

Subdivision - The division of a tract or parcel of land into two or more parts or lots for the purpose, whether immediate or future, of sale or building development or transfer of ownership and shall include re-subdivision and shall further include both residential and business or commercial subdivision of land.

Background:

In September 2020, the City received a request for a plat certification letter from Mr. Victor Guijarro (owner of WCAD Parcel R599863). He mentioned to Staff that he had purchased a tract out of the initial 30.020-acre tract and would like to build a single-family residence that would connect to utility services along Old Thorndale Rd. Upon reviewing Mr. Guijarro's request, Staff issued a letter stating that his tract was not platted nor deemed a legal lot as it was recently subdivided and did not meet the Subdivision Ordinance. In the letter, Tom Yantis stated the City's determination was based on his need to plat due to requirements in both Sec. 212.0115(c) of the Texas Local Government Code and Article III Sec. 2.20 of the City of Taylor Subdivision Ordinance. Specifically, these requirements pertained to right-of-way dedication.

In October 2020, the City received a request for a pre-application meeting from Mr. Bruce Bryan (surveyor) on behalf of Mr. Jeff Kurtz (property owner of the original tract and subject property). The meeting occurred on November 11, 2020, at 10 a.m. In the meeting, Staff reiterated that a preliminary plat would be required as public improvements would be required. Additionally, the current configurations of the tracts do not meet the Subdivision Ordinance.

In March 2021, the City received another request for a pre-application meeting from Mr. Dan Jackson (civil engineer) on behalf of Mr. Kurtz. The meeting took place on March 10, 2021, at 11 a.m. In the meeting, Staff again reiterated that platting would be required for all the landowners. The 30 plus acre tract was divided into three parcels so platting together would be required. In response, Mr. Kurtz and Mr. Jackson agreed with Staff but mentioned that it might not be possible to plat the three tracts as all parties may not agree. Staff replied that platting lots individually would require variances, depending on the proposal of configurations.

On April 20, 2021, McKenzi Hicks received an e-mail from Mr. Jackson stating that the owner of WCAD Parcel 584587 would not respond to any correspondence from Mr. Kurtz. Therefore, the option of reconfiguring the tracts and platting together would not be possible. Instead, Mr. Jackson proposed to plat Mr. Kurtz's remaining 10.07-acre tract from the original 30.020-acre tract to remedy his client's situation. In response to Mr. Jackson's request, Ms. Hicks suggested to apply for a variance to Sec 2.3 of the Subdivision Ordinance, as all property owners have a right to speak and present their case before the Commission. However, the tract is not considered a legal lot and could not meet the Subdivision Ordinance without the other two tracts.

Analysis:

As City Staff, we are responsible for implementing the Comprehensive Plan and regulations that support and promote the Comprehensive Plan as a guide for reviewing proposed development. A vital component of the Comprehensive Plan is Chapter 4 Land Use. Below are standards to which the applicant is requesting variances:

A variety of goals, objectives, and actions to help address critical issues are within the Comprehensive Plan. Some of the relevant Comprehensive Plan goals, objectives, and actions to consider for this case include:

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

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

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

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

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

Staff uses the Subdivision Ordinance to regulate and manage growth, so promoting the Land Use goals in the Comprehensive Plan occurs in the City Limits and the Extraterritorial Jurisdiction (ETJ). Below are the purposes of the Subdivision Ordinance:

1.3 – Purposes

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

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

1.4 – Applicability

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

1.5 - Minimum Standards and Conflicting Provisions

The provisions of this Ordinance, including the “City of Taylor Engineering Manual & Details” and all appendices are the minimum standards necessary to accomplish its stated purposes. It is not the intent of this Ordinance to interfere with, abrogate or annul any private easement, covenant, deed restriction, or other agreement between private parties. When the provisions of this Ordinance impose a greater restriction than imposed by such private agreements, the provisions of this Ordinance shall control. When private agreements impose a greater restriction than imposed by this Ordinance, such private agreements shall control.

In the Subdivision Ordinance, Chapter 2 addresses Subdivision Improvements. This part of the Ordinance intends to control the subdivision of land to provide orderly development and secure adequate provisions for traffic, light, air, recreation, transportation, water, wastewater, drainage, and other facilities.

Chapter 2, Article II spells out the requirements for residential design and improvements such as lots, streets, easements, etc. The definition of a subdivision states that a subdivision is “... *the division of a tract or parcel of land into two or more parts or lots for the purpose, whether immediate or future, of sale or building development or transfer of ownership.*”

Generally, variances are associated with previously developed land and occasionally vacant land surrounded by already developed properties leaving few options to meet the minimum requirements. Variances should not be granted for a situation that the applicant created. A hardship related to the land must be present for a variance to be granted. A financial burden is not considered a hardship. The applicant and landowner did not legally divide the tract of land into three tracts. One of the key items with regard to this division of land is the requirement for utilities to be extended to the tract that runs along East Lake Drive. The wastewater and water to the north tract would have been extended and dedicated to the public during the platting process if the tract had been legally subdivided. This division of land is an example of one of the primary reasons the Subdivision Ordinance was created as adequate utilities must be made available.

Staff Recommendation:

As Staff, we make recommendations to the Planning and Zoning Commission. Staff recommends disapproval of the requested variance to the Subdivision Ordinance. As stated above, the Planning and Zoning Commission may grant subdivision variances. To grant a variance, the Planning and Zoning Commission must find that meeting the Subdivision Ordinance would create an undue hardship. Staff has determined that the landowner created the situation to which he is requesting a variance and there is no undue hardship as the land is not made up of wetlands, doesn't have undulating topography nor is it shaped oddly. There are not peculiarities that make meeting the Subdivision Ordinance unreasonable.

Planning and Zoning Commission Recommendation:

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

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

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

There are no special circumstances as the subject property is over 10.00 acres of undeveloped land and surrounded by undeveloped and sparsely developed land. As stated previously there are no peculiarities associated with the land due to wetlands, topography or shape. The original tract was approximately 30.00 acres that could be subdivided and meet the current regulations. Additionally, the division was made so that the north tract could access Old Thorndale Road utilities which circumvents the code as the utilities on Lake Drive should have been extended during the platting process. However, the closest wastewater on Lake Drive is beyond the railroad tracks to the west making the extension more expensive than a typical extension of a utility.

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

Granting the variance is not necessary for the preservation and enjoyment of property as it has been used for agricultural purposes and could continue to be used in that way. Selling the land to individuals who intended to change the land use to residential and sport facility uses was the impetus for the requirement to meet the current codes.

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

The Subdivision Ordinance and the other adopted regulations promote the health, safety, and welfare of the community. Varying from the regulations is not necessary for the agricultural land use to continue. The division into smaller tracts that do not meet the subdivision ordinance would be detrimental to the managed growth the City is promoting so the existing infrastructure can be used efficiently and maintained in the future without it being stressed by development outside the core of the City.

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

Granting the variance would prevent the orderly subdivision of other land as the intent of the applicant is to circumvent the Subdivision Ordinance requirement for the extension of utilities and the dedication of right-of-way. If the wastewater and water are not extended along Lake Drive other subdivisions would not be able to tie into utilities and without the dedication of right-of-way the City's thoroughfare plan may not be able to be implemented.

Such findings of the Planning and Zoning Commission, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis, and no variance shall be construed to serve as a precedence for subsequent variances.

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

Attachments:

1. Applicant Statement
2. Location Map
3. Survey Map

June 4, 2021

Planning & Zoning Commission
City of Taylor, TX
planning@taylortx.gov

Re: 1203 Old Thorndale Rd
WCAD Parcel R018852, 10.017-AC
Taylor, TX 76547
Plat Variance Request
MHE Project No. 3216.00

Members of Planning & Zoning Commission,

The purpose of this correspondence is to describe a proposed Plat Variance Application for a 10.017 acre tract of land located within the City of Taylor city limits. Jeff Kurtz of Aggie Land Homes, LLC., the owner of the subject tract, and/or his authorized representatives have met with the City of Taylor Planning Department multiple times in an attempt have this property recognized as a legal lot in order to receive city services and be able to further develop the property. The below provides a history, summary of the current situation, and a proposed resolution to the issue preventing Mr. Kurtz from developing his property.

History

On September 27, 2018, Jeff, Kurtz (AGGIE LAND HOMES LLC) purchased a 30± acre parcel of land legally described as: 30.020 acres of land, more or less, out of the FRANCIS BRADLEY SURVEY, Abstract No. 74 in Williamson County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. Since the original purchase he chose to subdivide by metes and bounds and sell two 10± parcels from the 30+ tract of land. These transactions took place on 6/28/2019 and 8/20/20, at which time the new deeds were created and recorded with Williamson County and WCAD Parcels R584587 and R599863. The subdivision and sale of the land was conducted as an "As Is" transaction and did not require any entitlements to be completed prior to the sale. Considering that the land has been in use as residential/agriculture use, it was understood that no public improvements would be required to subdivide the land. Based on the advice of a local real estate professionals at the time Mr. Kurtz believed that he was complying with the law for buying and selling real estate in Texas and additionally the subdivision of his land complied with State Local Government Code 212.004 which says:

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access, and no public improvement is being dedicated.

The existing property deeds, surveys and WCAD parcel information documents are attached.

Current Situation

After the sale of the two properties, the owner of parcel R599863, Mr. Guijarro, (Parcel identified as TRACT 2 on the Attachment "1") engaged the City of Taylor to obtain a home building permit and connect to city services. At this time,

the owner of R599863 was informed (See Letter, Attachment "5") that he could not obtain the permits and services since the lot was not platted through the City of Taylor subdivision platting process. According to City staff, the property did not comply with **Chapter 2, Article I Paragraph 2.3 - Authority, of the City of Taylor Development Code** which states:

It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks and streets within the City or within the extraterritorial jurisdiction without the approval of the Planning and Zoning Commission. The City shall withhold all City improvements, including the maintenance of streets and furnishing of sewage and water service from all additions and subdivisions, the platting of which has not been approved by the Planning and Zoning Commission.

It shall also be unlawful for any such owner or agent to offer for sale or sell property therein or thereby, which has not been laid out, subdivided, platted or replatted with the approval of the Planning and Zoning Commission.

Proposed Solution

After Mr. Kurtz was made aware of the current situation, he has made many attempts to resolve the situation and believes the below proposal, which requires Plat Variance Application approval, is the best solution for both the City and the three affected landowners.

Based on comments and discussions with the City of Taylor Staff (email 4/22/21), ***the first step would be to request a variance to Sec. 2.3 in the Subdivision Ordinance which states that it is unlawful to subdivide and sell any property which has not been approved by the Planning and Zoning Commission.*** This approved variance would clear the way for the owner to move ahead and plat his 10.017-acre tract of land. During the platting process, the appropriate public right-of-way would be dedicated to the City and as stipulated by the City of Taylor Development Code public sidewalk would be constructed at the time of lot development.

The below correspondence is a restatement of the Plat Variance Application information in the format as required by the City of Taylor.

PLAT VARIANCE QUESTION 1:**From which regulation(s) do you seek a variance(s)?**

Chapter 2, Article I Paragraph 2.3 - Authority, of the City of Taylor Development Code.

The owner is requesting a variance from the last paragraph of 2.3 of the City Development Code which states: "It shall also be unlawful for any such owner or agent to offer for sale or sell property therein or thereby, which has not been laid out, subdivided, platted or replatted with the approval of the Planning and Zoning Commission."

Jeff Kurtz, (AGGIE LAND HOMES LLC) is requesting approval of the Planning and Zoning Commission to plat his remaining 10+ acre parcel of land, WCAD Parcel R018852 that is within the City Limits. Based on the directions from the City of Taylor Planning Department, in order to plat the property, Mr. Kurtz must submit a Variance Application. Once the Variance is approved by Planning & Zoning, the plat can be prepared and submitted.

PLAT VARIANCE QUESTION 2:**Will the proposed variance adversely affect adjacent or nearby properties?**

The proposed variance will not adversely affect adjacent or nearby properties. The purpose of this request is to bring Mr. Kurtz property into compliance with the City of Taylor's Code and Plat the Lot. Once this Variance is approved, the land owner will submit an application to plat the property. Considering that the property's use and configuration will remain as it has historically been used, the variance will not adversely affect adjacent or nearby properties.

PLAT VARIANCE QUESTION 3:**Are there special conditions or circumstances to this proposed development which are peculiar to the location, structure or service which are not applicable to others?**

No development is being proposed with this variance request. The original tract of land was just over 30 acres. Per the Texas Local Government Code 212.004 for properties over 5 acres that have public access the land was subdivided into three +/-10 acres tracts. This was completed by Metes and Bounds and Deed transactions. It was believed that this subdivision of property was in accordance with the intent of both the Taylor Code and the Texas Local Government Code as no Public improvements were required or requested for the subdivision. Jeff Kurtz (AGGIE LAND HOMES, LLC) is requesting this variance so that the land that he owns and controls can be brought into compliance with the language in paragraph 2.3 of the City Development Code concerning getting approval from Planning & Zoning before you sell land in the City Limits or ETJ. The intent of this request is to allow Mr. Kurtz the ability to plat the property. During the platting process, the appropriate public right-of-way would be dedicated to the City and as stipulated by the City of Taylor Development Code public sidewalk would be constructed at the time of lot development.

PLAT VARIANCE QUESTION 4:**That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and if the requested modifications(s) to the current regulation(s) were allowed, would the subdivision variance provide a means of implementing the Comprehensive Plan and fulfill the spirit and intent of the code?**

Since the property is within the City Limits of Taylor Texas, no building permits, requests for service or attempt to sell the land can be accomplished since the land is not platted. Also, per those discussions, the land cannot be platted without this variance. Since the property is over two acres in size, it meets the requirements of Williamson County for a single-family residential property that can be serve by well and private septic. But since it is in the City Limits, no building permit may be obtained unless the property is platted. Without the ability to plat, the property is being restricted from its zoned use of single family residential. According to the UDC Mr. Kurtz cannot sell the parcel of land unless it is platted. Without the approval of this variance to allow him to plat his tract of land the owner is being denied his substantial property right for the preservation and enjoyment his land. Once this variance is approved, A plat application will be submitted for Mr. Kurtz's 10-acre lot. At which time, the public improvements required by the Taylor Code including dedication of Right of Way to the public for when the City of Taylor improves Old Thorndale Road in accordance with the Comprehensive Plan and the construction (or Bonding) of a public sidewalk along the frontage of Old Thorndale Road. He believes that allowing him to plat does fulfill the spirit and intent of the code.



Additional documents have been prepared to accompany the Plat Variance Application. See list of attachments below.

1. Color Coded Exhibit of the original 30 Acre tract and three 10-acre tracts
2. Survey, 30-acre Original Proof of Ownership, Parcel R018852– TRACT THREE - 10 acres owned Jeff Kurtz
3. Survey, Proof of Ownership Original, Parcel R584587 – TRACT ONE – 10 acres sold – 6/28/19
4. Survey, Proof of Ownership Original, Parcel R599863 – TRACT TWO – 10 acres sold – 8/20/20

REQUESTED ACTION

On behalf of Jeff Kurtz, property owner, we respectfully request that the Plat Variance be approved, allowing the property to be platted as the single lot that it is. The approval or granting of this variance will not adversely affect adjacent or nearby properties and is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Respectfully,

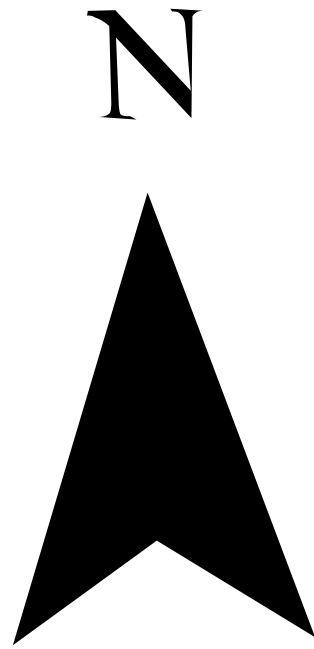
Matkin Hoover Engineering & Surveying
TBPE Firm Certification No. F-4512

A handwritten signature in blue ink, appearing to read 'Joshua A. Vestal', is written over the printed name and title.

Joshua A. Vestal, P.E., CFM
Project Engineer

Attachments:

1. Color Coded Exhibit of the original 30 Acre tract and three 10-acre tracts
2. Survey, 30-acre Original Proof of Ownership, Parcel R018852– TRACT THREE - 10 acres owned Jeff Kurtz
3. Survey, Proof of Ownership Original, Parcel R584587 – TRACT ONE – 10 acres sold – 6/28/19
4. Survey, Proof of Ownership Original, Parcel R599863 – TRACT TWO – 10 acres sold – 8/20/20
5. Letter, City of Taylor to Owner of TRACT TWO – Lot must be platted

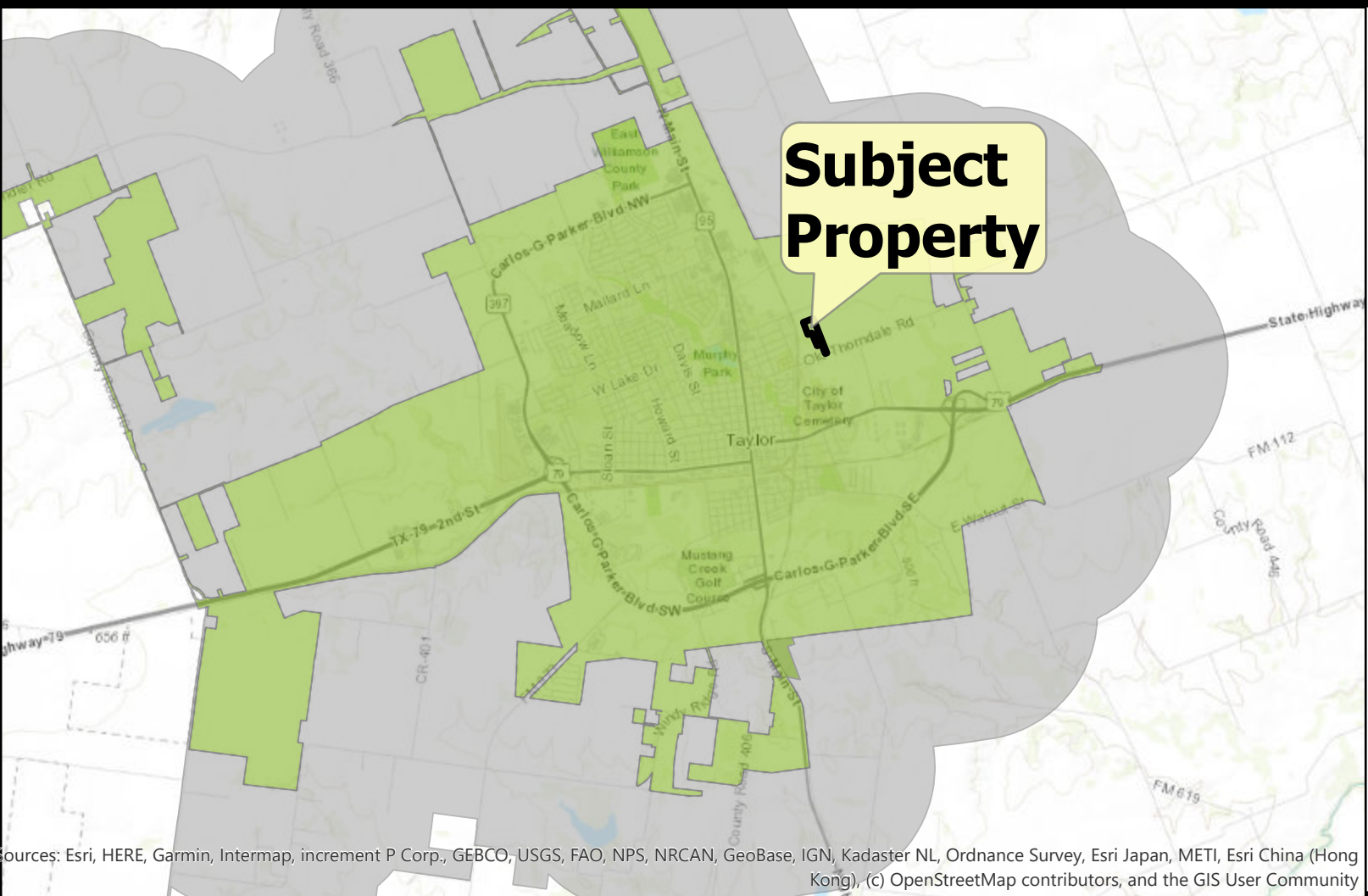


PZ-2021-1327

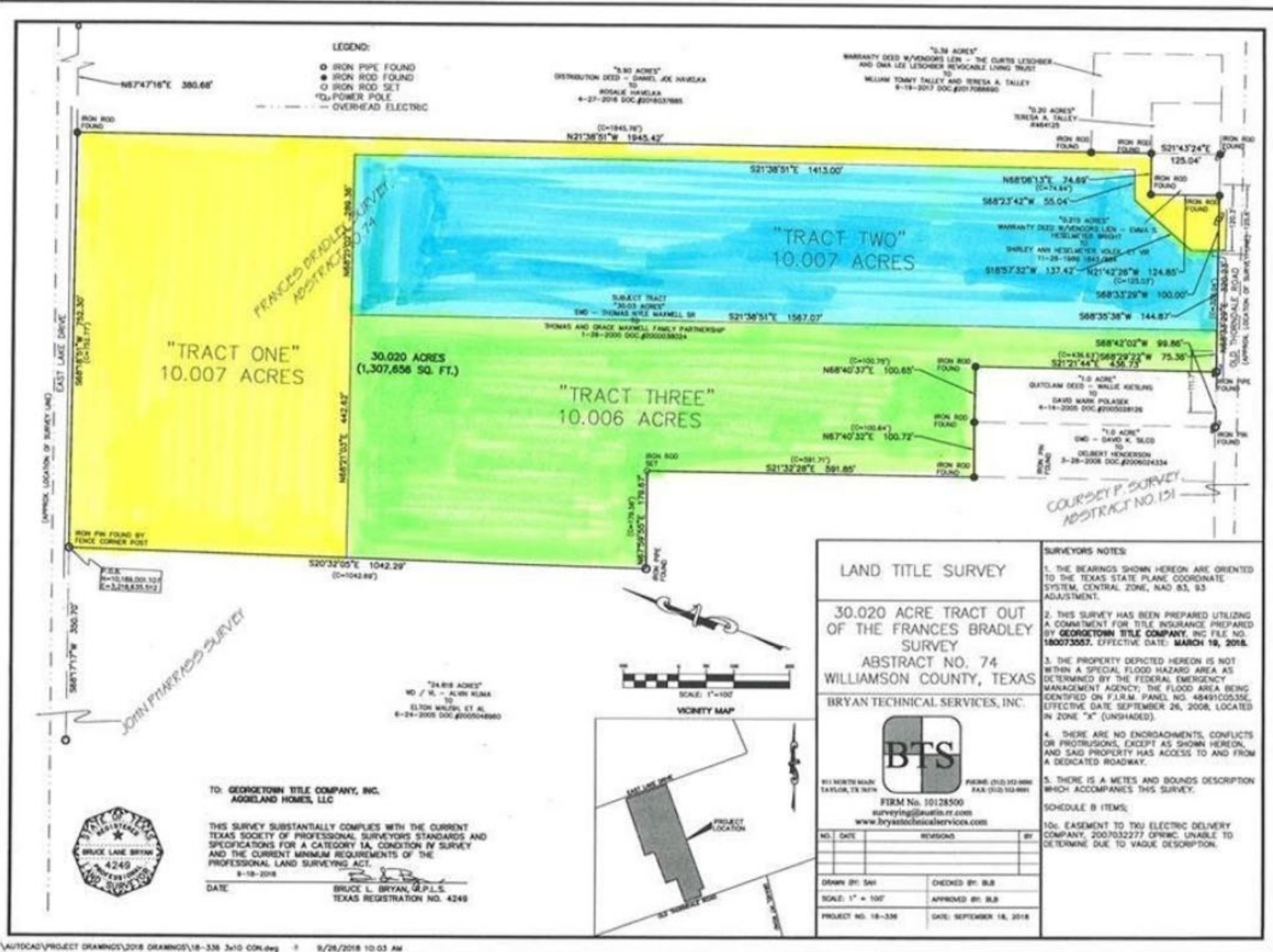
1203 Old Thorndale Rd. Variance
Location Map
Approximately 10.07 Acres

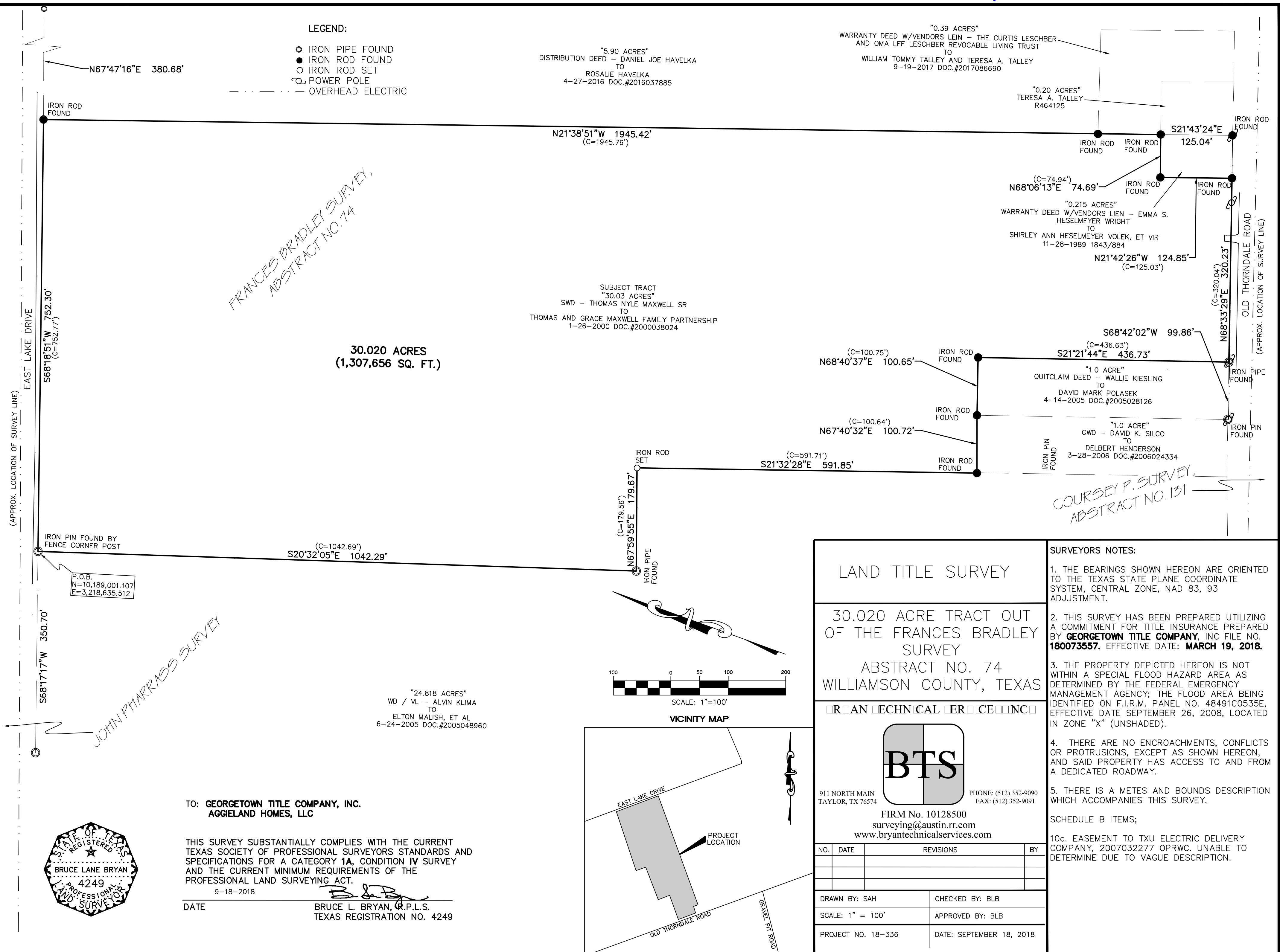
Legend

- City Limits
- Subject Property
- Streets



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





City of Taylor
PZ-2021-1326
Zoning Map Amendment
Staff Report

Requested Action: Amend the official zoning map to Central Business Zoning District (B-3) on a parcel of land approximately 0.78 acres from Local Business Zoning District (B-1).

Applicant: Douglas Moss/Talbot Commons, LLC

Subject Property: Is approximately 0.78 acres, more particularly described by Williamson Central Appraisal District Parcels R015106 and R015107; located at 114 W. 6th St., Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: Local Business (B-1)

Current Use: Former First Presbyterian Church

Proposed Zoning: Central Business (B-3)

Future Land Use Plan: Semi-Public/Institutional

Adjacent Parcel Information

Direction	Land Use	Zoning
North	7 th St. R.O.W. and Residential	Local Business (B-1)
South	6 th St. R.O.W. and Public	Central Business (B-3)
East	Commercial and Residential	Local Business (B-1)
West	Talbot St. R.O.W. and Institutional	Multi-Family Residential (MF-2)

Purpose:

The applicant is proposing to re-zone the subject properties from Local Business Zoning District (B-1) to Central Business Zoning District (B-3). The owner of the subject property intends to convert the former church into a mixed-use development. Re-zoning to B-3 would permit a variety of commercial and residential uses for the developer and his future tenants, by-right.

Staff Analysis:

As City Staff, we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on proposed rezoning requests. The Comprehensive Plan includes Land Use Goals and Objectives along with associated actions to achieve those objectives and goals. Some of the relevant Comprehensive Plan goals, objectives, and actions to consider for this re-zoning case include:

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

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

Objective L2: *Protect areas of historical and architectural significance in the City.*

Action L2.2: *Adopt additional codes and regulations that would encourage renovation, rehabilitation and restoration of historic (older than 50 years) and older (less than 50 years but worthy of repair).*

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

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

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

Objective L4: *Preserve and enhance Downtown and Downtown Neighborhoods character and economic investment.*

Action L4.1: *Amend appropriate codes to allow more mixed-use, live/work development opportunities [in] Downtown and Downtown Neighborhoods.*

During the process of preparing the Comprehensive Plan, pressing issues were identified. A desire to have local neighborhood commercial uses that are accessible was noted and this became one of the Land Use Goals in the Comprehensive Plan. One of the Land Use Objectives to guide us toward this goal is setting aside appropriate areas for land uses that support sustainable economic development. As described in the Comprehensive Plan, we are charged with using our codes to make this possible through zoning practices. Upon Staff analysis, the above objectives and actions are consistent with and meet the Land Use Goal:

"A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small-town atmosphere of the City" (p. 4-11). Therefore, the re-zoning request is consistent with the goals, objectives, and actions in the Comprehensive Plan.

The Future Land Use Plan Map currently identifies the subject property parcels as being set aside for future institutional land uses. Unfortunately, the designations are pretty parcel specific rather general and conceptual and the institutional designations of the two parcels

were based on how the land was being used when the Comprehensive Plan and the FLUP Map were prepared. When this happens, it makes it difficult for the FLUP Map to be used as it is intended as the map is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community.

The current designations in the area are a mix of Institutional, Downtown, Residential and Multi-Family. The request is the most consistent with the Downtown designation. More importantly, the request is perfectly aligned with the Land Use Narrative for the Downtown designation. See the narrative below:

Downtown (Peach): Area of the downtown consisting of the Central Business District and some new “infill” business and residences, upper story residential use with ground floor retail or professional use. Mixed use, a combination of residential and retail provides the opportunity of living and working in close proximity. This concept fosters business that is open later, ones that can attract residents and visitors to a safe “walkable” shopping and entertainment environment. Economic development is then encouraged while preserving the unique identity and historic significance of the area.

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

In General

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

Commercial

- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.*
- *Parcels should be large enough to accommodate commercial use.*
- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

Retail/Office

- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Retail development should be clustered throughout the City and convenient to residential areas.*
- *Buffers should separate retail/office uses and residential areas.*
- *Downtown should be the major location for office, retail, service institutions and public use activities, particularly focusing on adaptive reuse of existing structures or redevelopment of vacant or industrial parcels.*
- *Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping that encourage pedestrian access.*
- *Low-intensity office and professional uses should provide a transition between more intense uses and residential areas.*
- *Parking should be well labeled and adequate for the retail and office needs. Requiring more parking than is needed may discourage redevelopment and can create unnecessarily large parking lots*

Residential

- *Residential and commercial areas may be adjacent if separated by a buffer.*
- *Houses should have direct access to residential streets but not to arterials or major collector streets.*
- *There should be a variety of housing types on a variety of lot sizes in create complementary neighborhoods.*

Staff Recommendation

In conclusion, Staff recommends approval of the requested re-zoning to Central Business Zoning District (B-3) from Local Business Zoning District (B-1). Because the request is consistent with the FLUP Map and the Land Use Narrative for Downtown where the B-3 zoning is. The request if granted will promote economic development. Also, the request is an infill development project. The utilities and street system already in place for the new owner. This means the existing infrastructure can be used efficiently. Last, no infrastructure will need to be constructed out of the core area of Taylor.

Planning and Zoning Commission Recommendation

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

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

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

The Staff analysis indicates that this request for re-zoning is consistent with the intent of the Comprehensive Plan. As the mixed FLUP designations (Commercial ones and different Residential ones) though they are parcel specific indicate the subject property is in an area which is appropriate for the requested B-3 zoning district. The change to is consistent with the Downtown Land Use Narrative and meets the overarching Land Use Goal of Taylor.

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

The Staff analysis indicates this proposed re-zoning is compatible with the surrounding area. The surrounding development consists of a commercial (including B-3) and multi-family zoning, as well as residential, commercial, public, and institutional land uses.

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

The purpose of the Comprehensive Plan and the City's development ordinances is to promote the health, safety and general welfare by promoting safe, orderly, and economically sustainable development. According to the Staff analysis, the purposes of the Planning Principles and Policy Guide of the Comprehensive Plan will be met as the proposed development will comply with all ordinances.

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

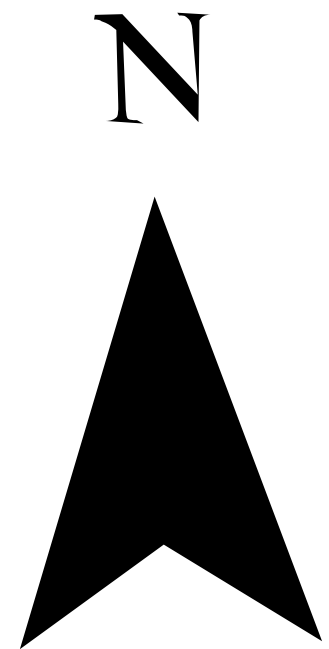
As this is infill development, there is adequate infrastructure for the proposed redevelopment, as this development is located where the City has established a development pattern for the efficient use of land, infrastructure, and fiscal resources.

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

Recently, there has been an up-tick in the amount of interest from the public in redeveloping in Downtown Taylor and along North Main Street (State Highway 95). Interest in new development in this area indicates that a change from a zoning district that only permits low-intensity commercial uses by-right to a zoning district that permits a variety of land uses by-right would be more conducive to future development of the subject property.

Attachments:

1. Current Zoning Map
2. Future Land Use Plan Map
3. Proposed Zoning Map
4. Proposed Ordinance with Exhibits

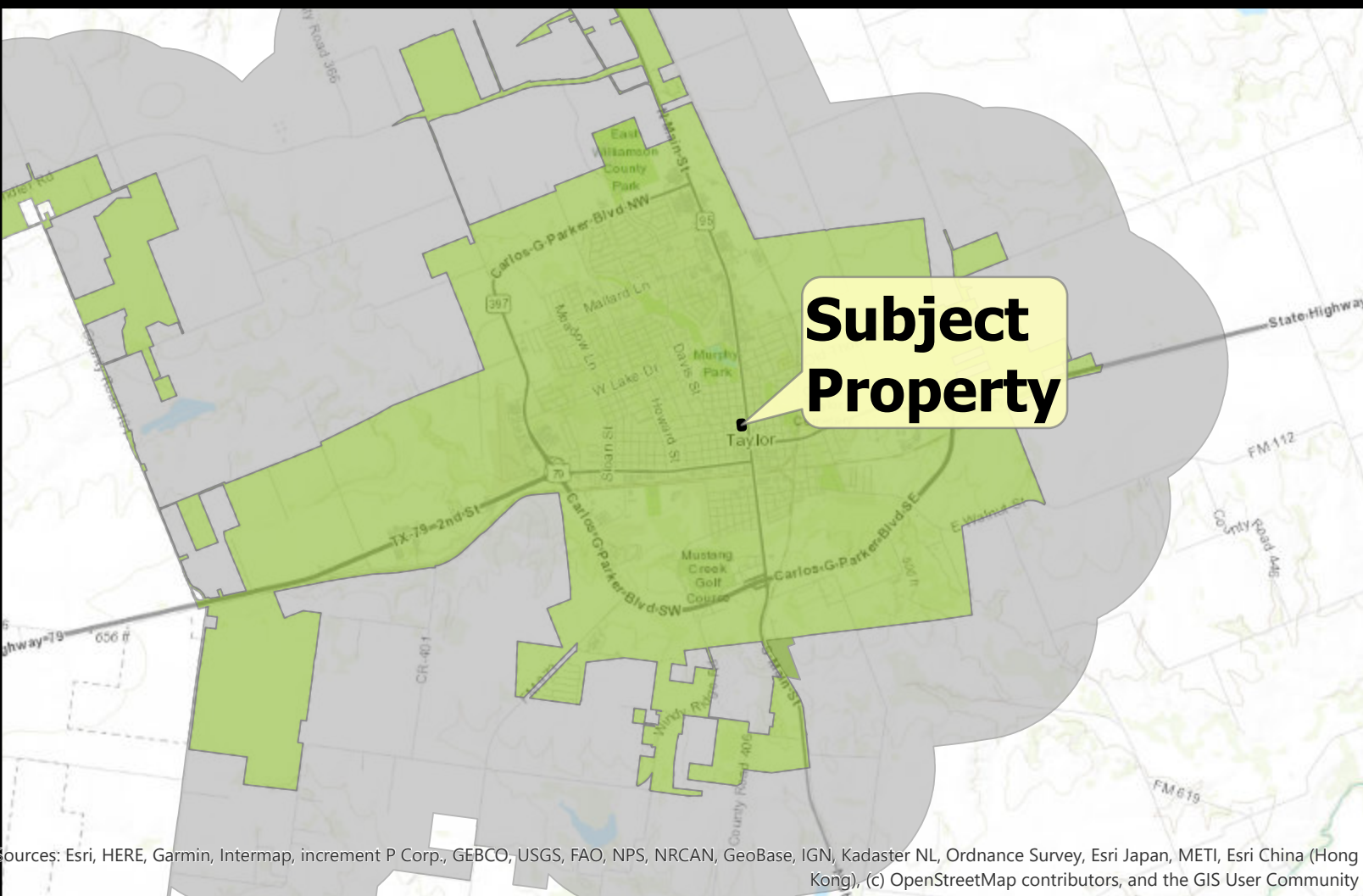


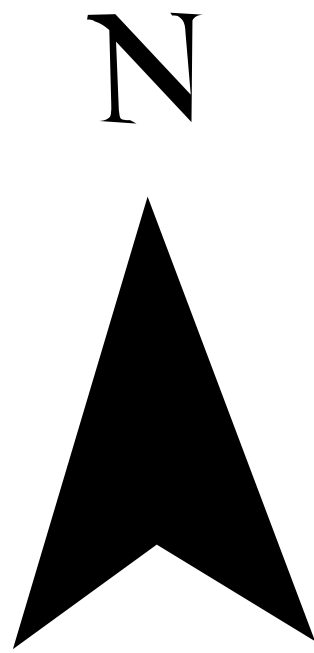
PZ-2021-1326

114 W. 6th St. Re-Zoning Current
Zoning Map
Approximately 0.78 Acres

Legend

-  Subject Property
- ZONING
-  B-1
-  B-3 Central Business
-  MF-2 Multi-Family
-  Streets



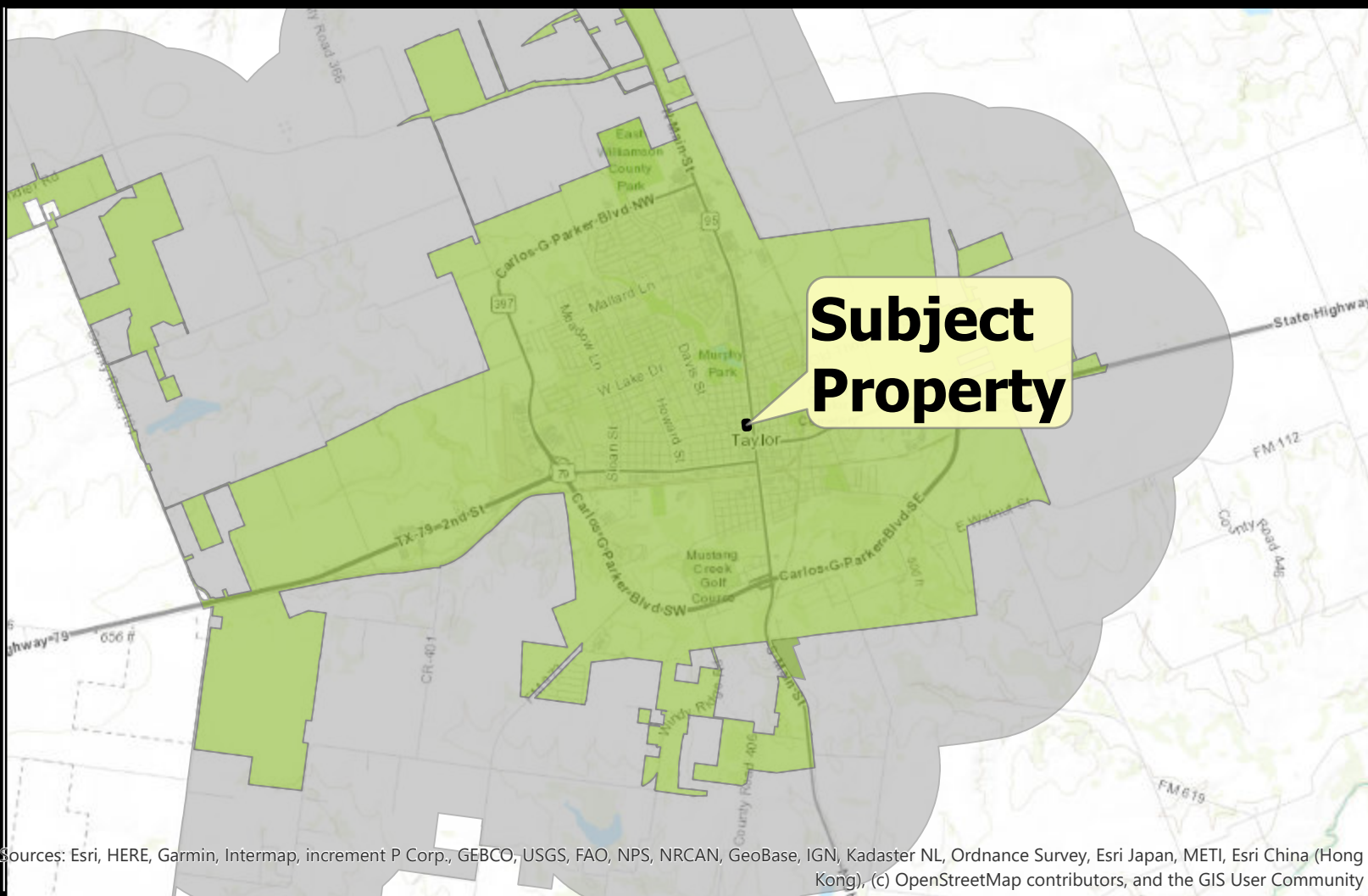


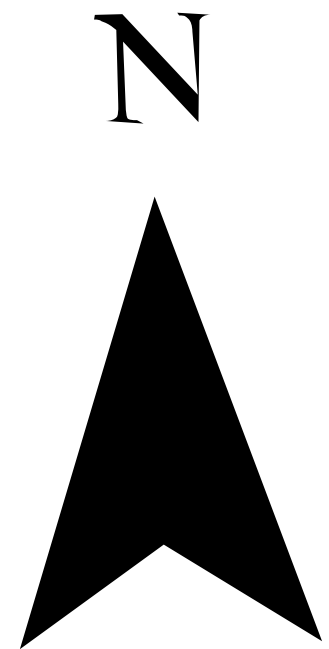
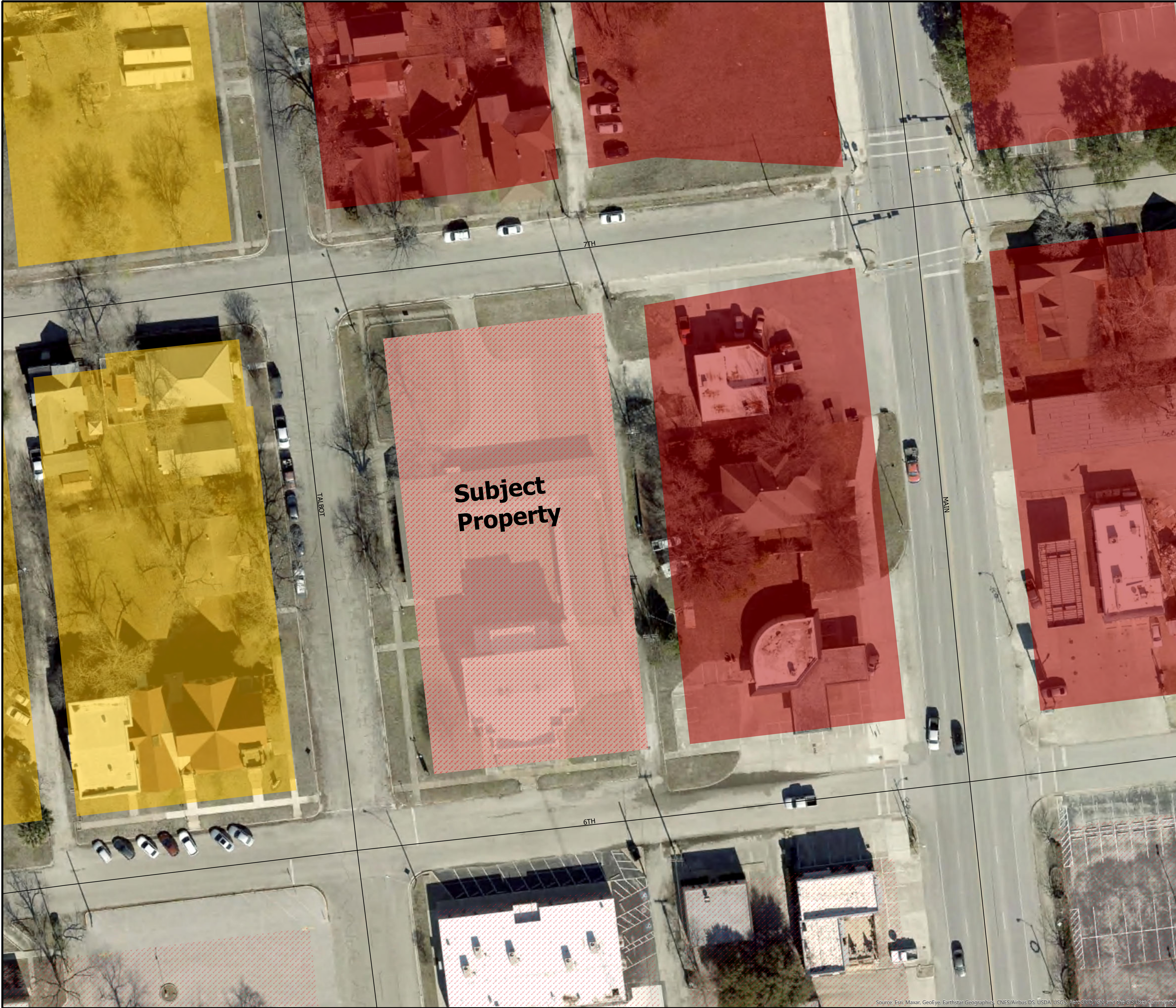
PZ-2021-1326

114 W. 6th St. Re-Zoning Future
Land Use Plan Map
Approximately 0.78 Acres

Legend

- Subject Property
- 2013 Future Land Use
- DOWNTOWN
- SINGLE FAMILY
- SEMI-PUBLIC/INSTITUTIONAL
- Streets



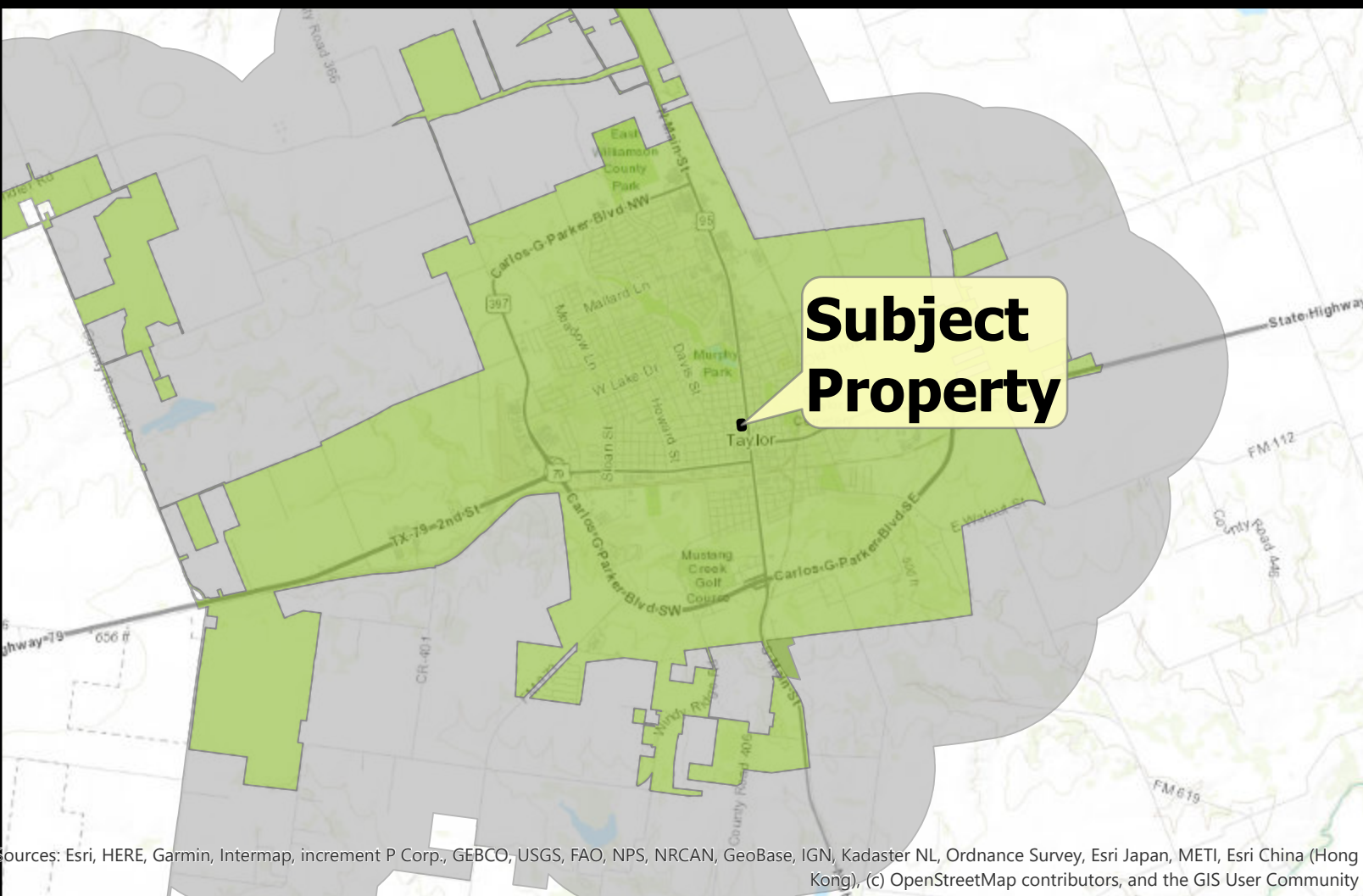


PZ-2021-1326

114 W. 6th St. Re-Zoning Proposed
Zoning Map
Approximately 0.78 Acres

Legend

- Proposed B-3 Zoning
- B-1
- B-3 Central Business
- MF-2 Multi-Family
- Streets



ORDINANCE NO. 2021-19

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 0.777 ACRES FROM LOCAL BUSINESS ZONING DISTRICT (B-1) TO CENTRAL BUSINESS ZONING DISTRICT (B-3) LOCATED AT 114 WEST SIXTH STREET; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R015107; LEGALLY DESCRIBED AS LOTS 4, 5 & 6 IN BLOCK 33 OF THE ADDITION TO THE CITY OF TAYLOR; TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on July 22, 2021, to consider the request made by the applicant, whose property 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 Local Business Zoning District (B-1) to Central Business Zoning District (B-3); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 13, 2021, to consider the zoning request, and recommended approval of the zoning 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 zoning district of the Property is changed from Local Business Zoning District (B-1) to Central Business Zoning District (B-3).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Local Business Zoning District (B-1) to Central Business Zoning District (B-3) as shown in Exhibit “B” attached hereto and incorporated herein for all purposes.

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

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance

as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2021-19 was introduced before the Taylor City Council on the 22nd day of July, 2021.

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

Brandt Rydell, Mayor

ATTEST:

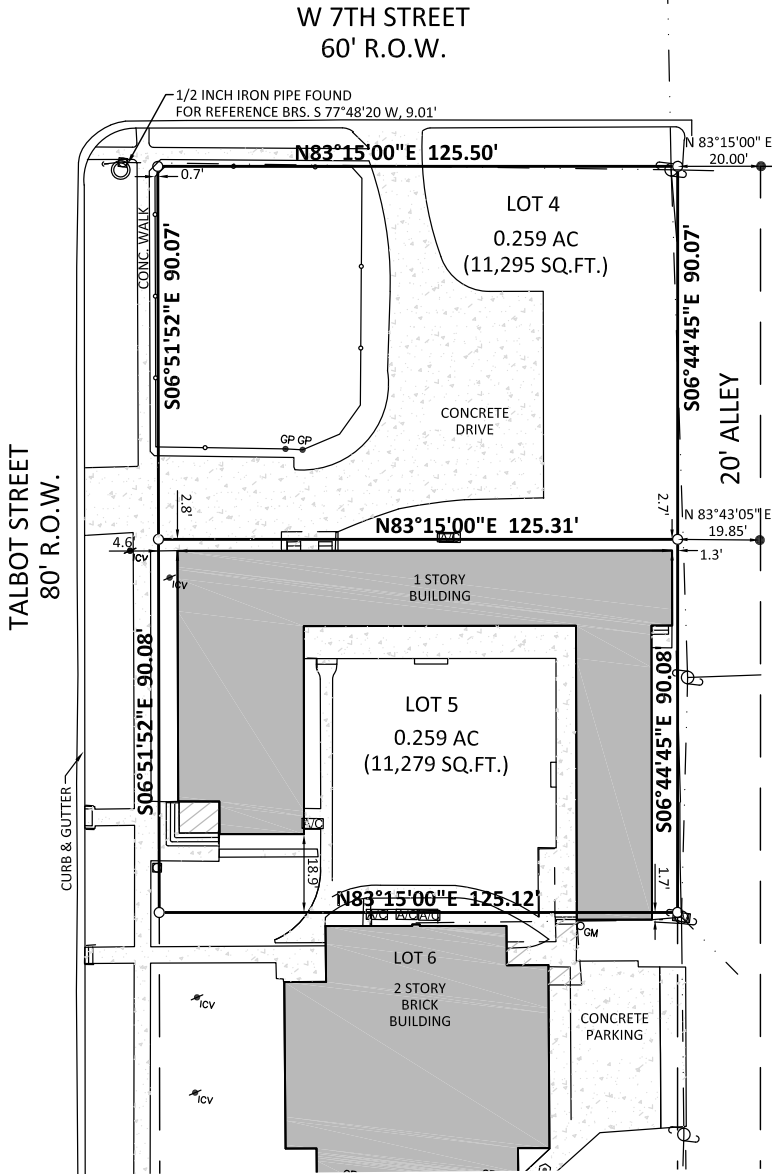
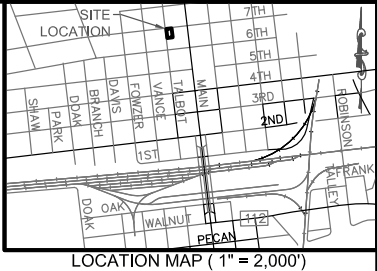
Dianna Barker, City Clerk

APPROVED AS TO FORM:

Mark Schroeder, City Attorney

BEING LOT 4 & 5, BLOCK 33, CITY OF TAYLOR, IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT RECORDED IN CABINET A, SLIDE 186 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Exhibit A



- LEGEND**
- 1/2 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET
 - △ A/C UNIT
 - CLEANOUT
 - ⊕ ELECTRIC METER
 - ⊕ GAS METER
 - ⊕ GATE POST
 - ⊕ GUY ANCHOR
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ LIGHT STANDARD
 - ⊕ MANHOLE WASTEWATER
 - ⊕ POWER POLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - R.O.W.
 - RIGHT-OF-WAY
 - OVERHEAD ELECTRIC
 - CHAIN LINK FENCE

TO: AUSTIN TITLE COMPANY
RE: DOUG MOSS, DBA 616 TALBOT, LLC

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **DECEMBER 18, 2020**, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

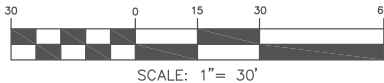
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0533F**, EFFECTIVE **DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN ZONE "X", WHICH IN THIS CASE **IS NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Corey J. Hall
COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362



NOTES:

- THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **AUSTIN TITLE COMPANY**, G.F. NO. AUT-22-004-AUT20016821C, EFFECTIVE DATE: NOVEMBER 4, 2020. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
- THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN CABINET A, SLIDE 186 OF THE PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.



**KONTUR
TECHNICAL, LLC**

26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

LAND TITLE SURVEY

114 W 6TH STREET
TAYLOR, TEXAS 76574

DRAWN BY: BRC

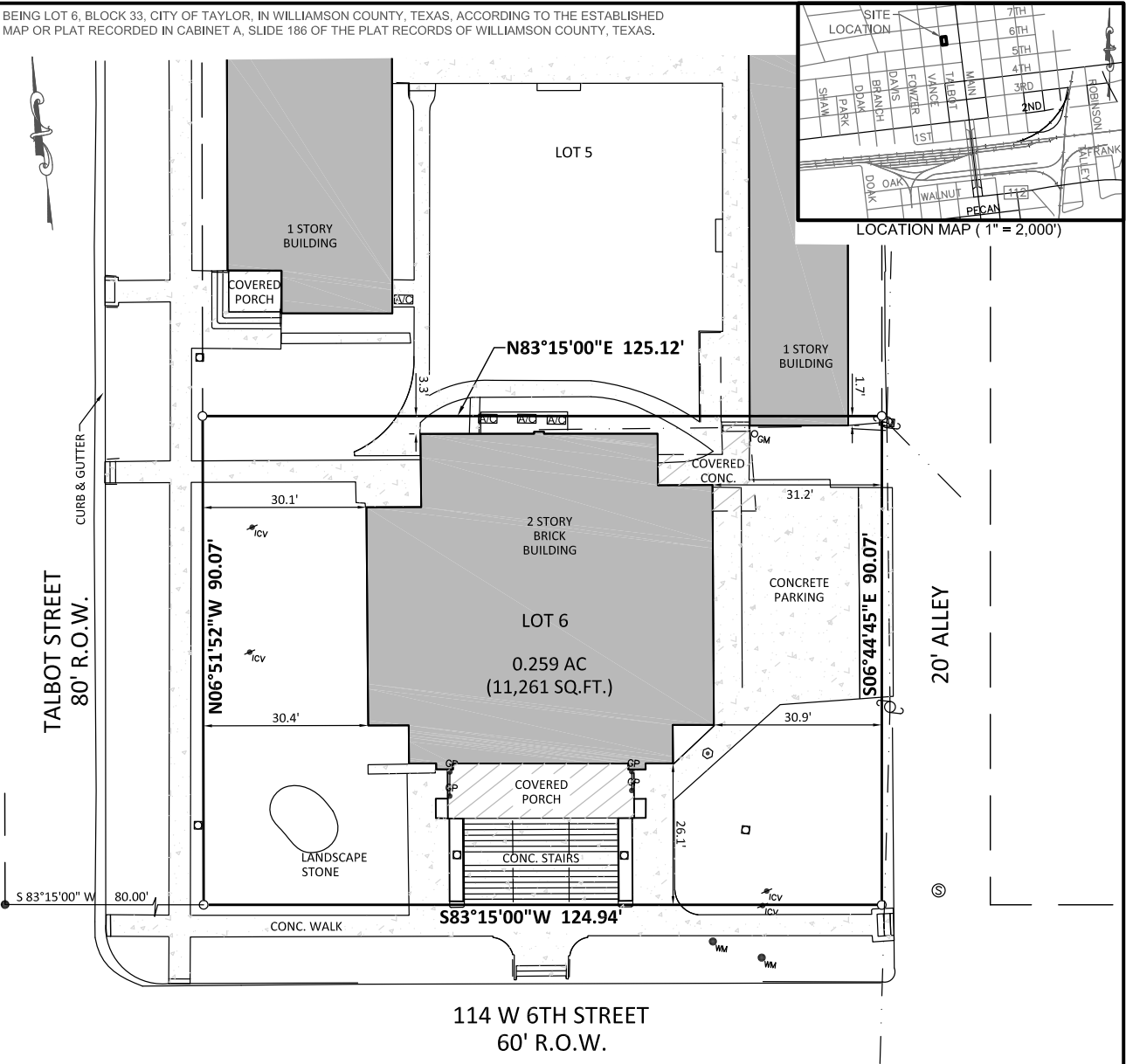
DATE: 1/7/2021

JOB NO.: 4051.001

SCALE: 1" = 30'

SHEET 1 OF 1

BEING LOT 6, BLOCK 33, CITY OF TAYLOR, IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT RECORDED IN CABINET A, SLIDE 186 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND

- 1/2 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET
- AC A/C UNIT
- ⊙ CLEANOUT
- EM ELECTRIC METER
- ⊙ GAS METER
- ⊙ GATE POST
- ⊙ GUY ANCHOR
- OVERHEAD ELECTRIC
- icv IRRIGATION CONTROL VALVE
- LIGHT STANDARD
- ⊙ MANHOLE WASTEWATER
- ⊙ POWER POLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- R.O.W. RIGHT-OF-WAY

NOTES:

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- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

TO: AUSTIN TITLE COMPANY
RE: DOUGLAS MOSS, DBA 114W6, LLC

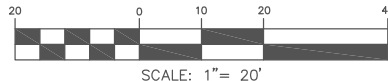
THE UNDERSIGNED HEREBY CERTIFIES:

THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **DECEMBER 18, 2020**, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0533F**, EFFECTIVE **DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN ZONE "X", WHICH IN THIS CASE **IS NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA.



COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362



**KONTUR
TECHNICAL, LLC**

26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

LAND TITLE SURVEY

114 W 6TH STREET
TAYLOR, TEXAS 76574

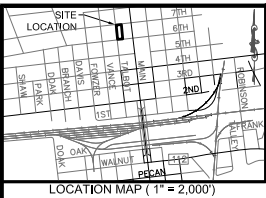
DRAWN BY: BRC

DATE: 1/7/2021

JOB NO.: 4051.001

SCALE: 1" = 20'

SHEET 1 OF 1



NOTES:

1. WATER LINES ARE APPROXIMATE AND BY RECORD PROVIDED BY CITY OF TAYLOR GIS INTERACTIVE MAP.

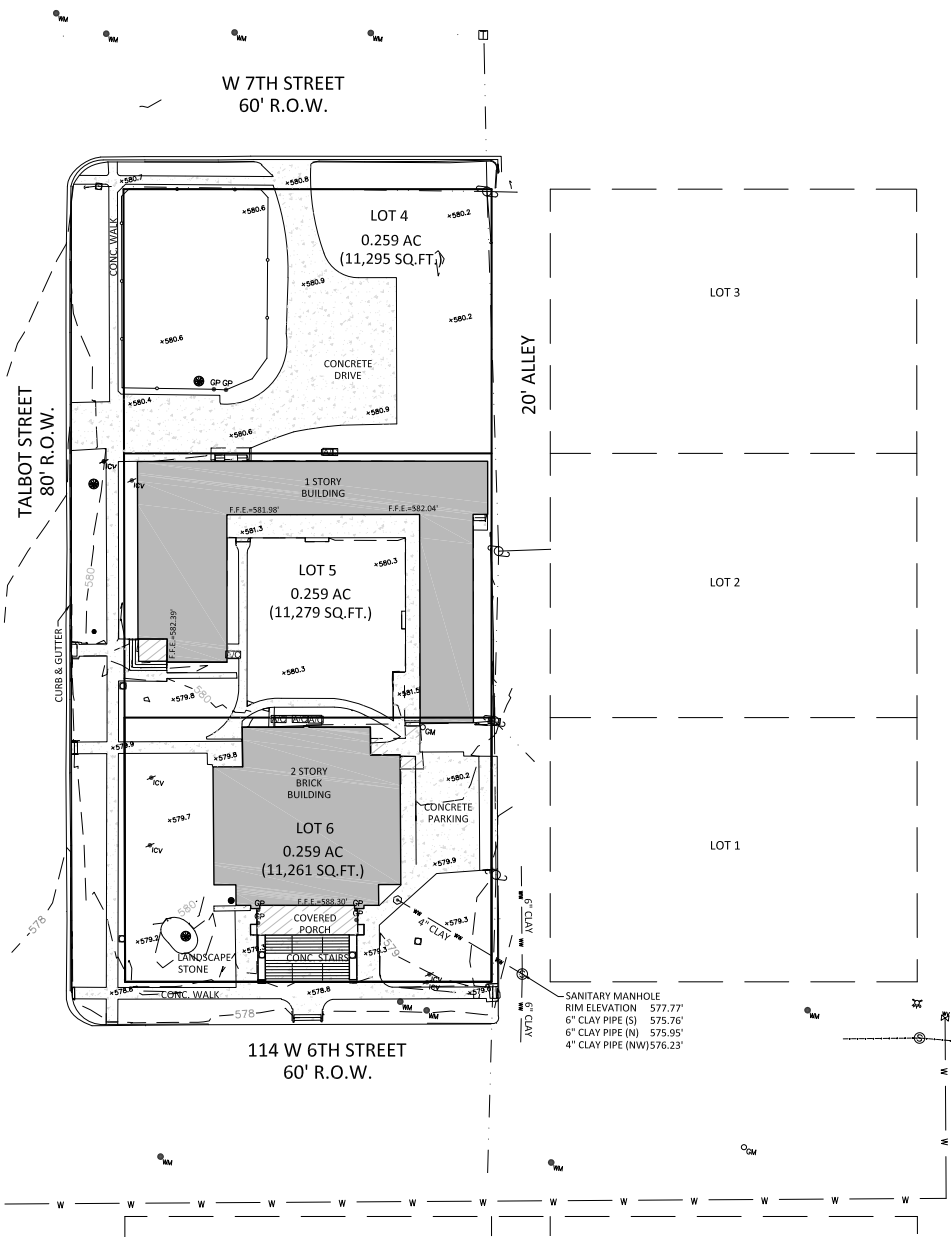
TO: DOUG MOSS, DBA 616 TALBOT, LLC

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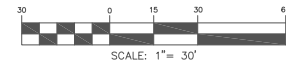
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Corey J. Hall
COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362

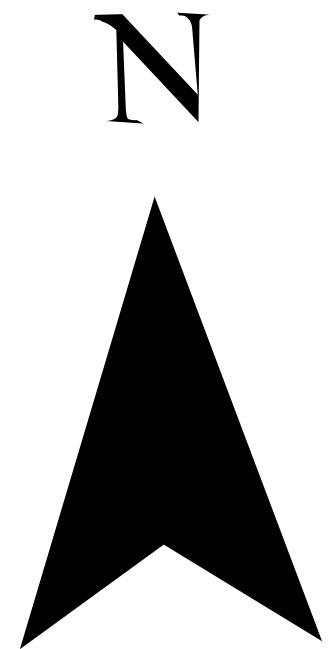
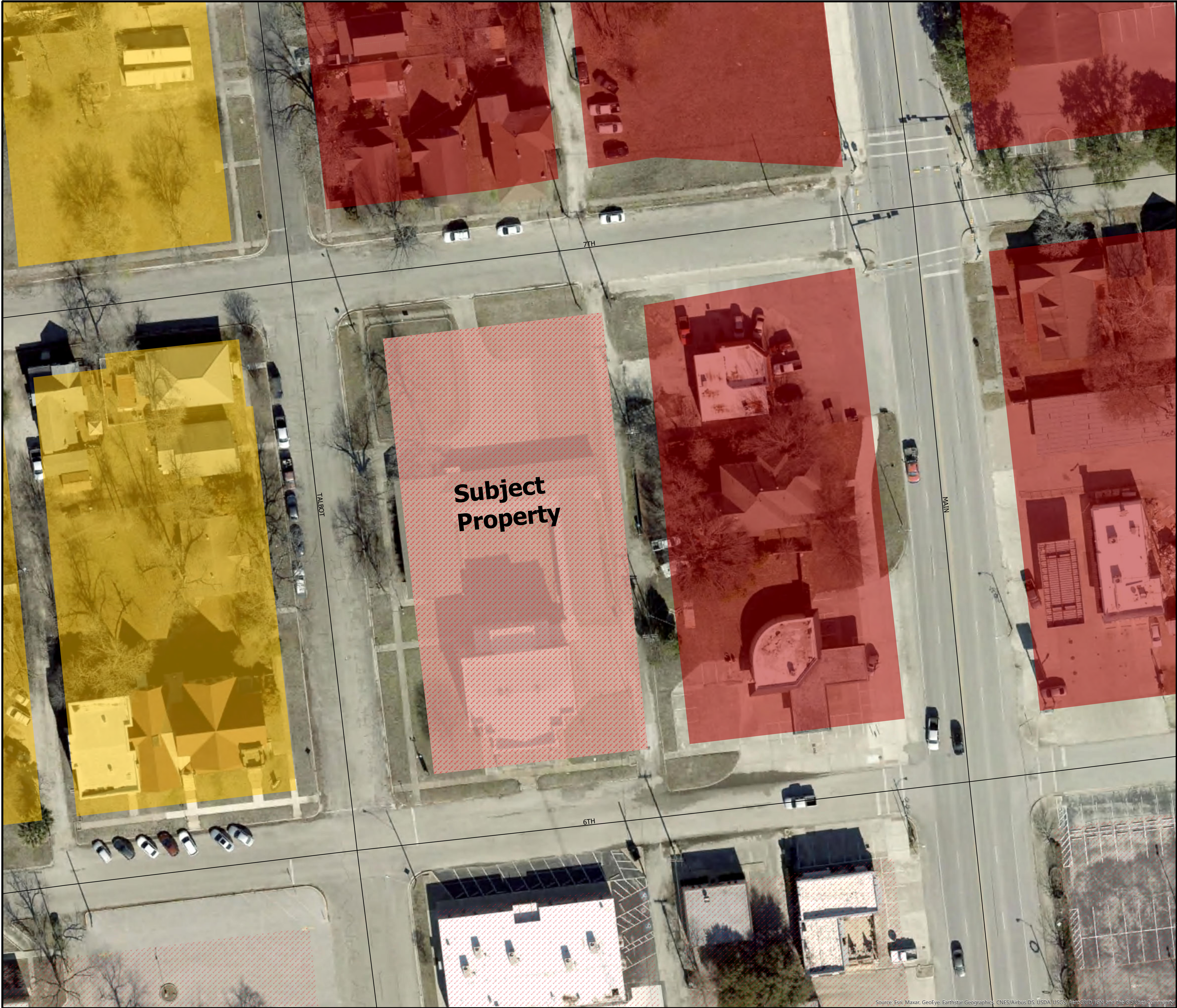


- LEGEND**
- 1/2 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET
 - ⊙ A/C UNIT
 - ⊙ CLEANOUT
 - ⊙ ELECTRIC METER
 - ⊙ GAS METER
 - ⊙ GATE POST
 - ⊙ GUY ANCHOR
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ LIGHT STANDARD
 - ⊙ MANHOLE WASTEWATER
 - ⊙ POWER POLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - R.O.W., RIGHT-OF-WAY
 - OVERHEAD ELECTRIC
 - CHAIN LINK FENCE
 - W
 - WASTEWATER LINE

- NOTES:
1. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **AUSTIN TITLE COMPANY**, G.F. NO. AUT-22-004-AUT20016821C, EFFECTIVE DATE: NOVEMBER 4, 2020, PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
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 3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.



 26 WOODLAND LANE, ROUND ROCK, TEXAS 78664 TEL: (512) 360-0012 TBPELS REGISTRATION #10194591	TOPOGRAPHIC SURVEY				NO. DATE		REVISIONS	BY	DRAWN BY: BRC
	BEING LOTS 4, 5 & 6 BLOCK 33, CITY OF TAYLOR, IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT RECORDED IN CABINET A, SLIDE 186 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.								CHECKED BY: CJH
									DATE: 1/11/2020
									SCALE: 1" = 30'
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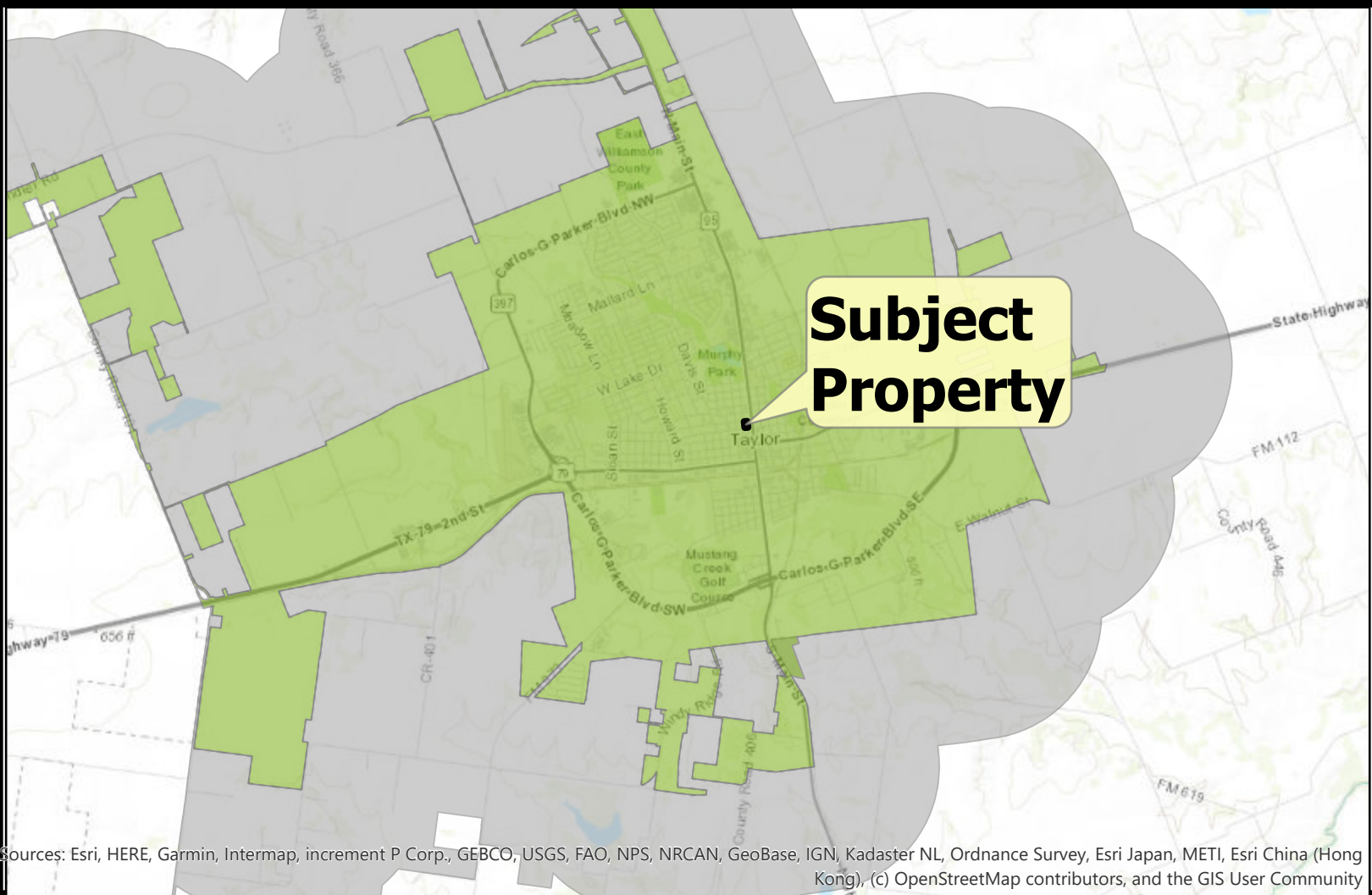


PZ-2021-1326

**114 W. 6th St. Re-Zoning Proposed
Zoning Map
Approximately 0.78 Acres**

Legend

-  Proposed B-3 Zoning
-  B-1
-  MF-2 Multi-Family
-  Streets



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (C) OpenStreetMap contributors, and the GIS User Community

