

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

July 12, 2022, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, July 12, 2022.

The agenda packet is on the website at:

<http://www.ci.taylor.tx.us/Calendar.aspx?EID=4531&month=6&year=2022&day=14&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on June 14, 2022.
2. **PZ-2021-1281** – Consider conditionally approving RCR-Taylor Logistics Park Phases 1, 2, and 3 Preliminary Plat, consisting of approximately 756.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617 and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.
3. **PZ-2022-1510** – Consider disapproving 212 East Lake Drive Subdivision Amending Plat, consisting of approximately 1.80 acres to combine two lots into one lot, including right-of-way dedication, addressed as 212 East Lake Drive, more particularly described by Williamson Central Appraisal District Parcels R016235 and R016244, part of and out of Tract Four of Dickson's Second Addition to Taylor, Taylor, Williamson County, Texas.
4. **PZ-2022-1516** – Consider disapproving Spring Creek Phase 1 Final Plat, consisting of approximately 27.93 acres of land, located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

REGULAR AGENDA

COMPREHENSIVE PLAN AMENDMENTS

5. **PZ-2022-1477** – Hold a public hearing regarding a request to amend the Future Land Use Map designation of approximately 75.29 acres of land, addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, consisting of Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.
6. **PZ-2022-1477** – Consider making a recommendation regarding a request to amend the Future Land Use Map designation of approximately 75.29 acres of land, addressed as 14501 and 14511 U.S. 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, consisting of Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.
7. **PZ-2022-1513** – Hold a public hearing regarding a request to amend the designations on Future Land Use and Growth Sectors Maps for land consisting of approximately 61.54 acres, located north of the end of Rydell Lane and the beginning of CR 398, more particularly described by Williamson Central Appraisal District Parcels R019617 and R406296, part of and out of the Samuel Pharrass Survey Abstract No. 496, Taylor, Williamson County, Texas.
8. **PZ-2022-1513** – Consider making a recommendation regarding a request to amend the designations on Future Land Use and Growth Sectors Maps for land consisting of approximately 61.54 acres, located north of the end of Rydell Lane and the beginning of CR 398, more particularly described by Williamson Central Appraisal District Parcels R019617 and R406296, part of and out of the Samuel Pharrass Survey Abstract No. 496, Taylor, Williamson County, Texas.

ZONING

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

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

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

DISCUSSION ITEMS

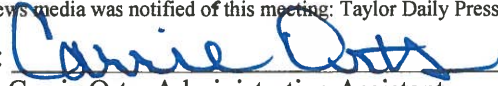
13. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

ADJOURN

Next Meeting Date: August 9, 2022

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **July 12, 2022**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:


Carrie Orts, Administrative Assistant

Date:



MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
June 14, 6:00 p.m.

PRESENT

Donna Frazier
Nora Roy
Mike Eaton
Amy Everhart
Annette Maruska
Steve Darden

ABSENT

Rick Selin
Jim Newman
Kellie Billings-Ray

OTHERS PRESENT

Carrie Orts, Admin. Assistant II, Development Services
Shelly Shelton, Senior Planner, Development Services
Courtney Peres, Planner, Development Services
McKenzi Hicks, Planning Tech, Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the meeting on June 14, 2022.

Mr. Eaton made motion to approve the minutes as presented. Second by Mrs. Maruska. Motion carries.

REGULAR AGENDA

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

PZ-2022-1405 – Consider approving The Retreat at Mallard Preliminary Plat, consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of N.W. Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

PZ-2022-1495 – Consider disapproving Mule Loop Townhomes Block 1, Lot 1, Final Plat, consisting of approximately 2.94 acres of land to create one lot, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

PZ-2022-1494 – Consider disapproving Mule Loop Townhomes Subdivision Improvement Plans, consisting of approximately 2.94 acres of land, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

PZ-2021-1353 – Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019232, R019652, and R331183, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Mr. Eaton made motion to approve all regular agenda items as presented. Second by Mrs. Maruska. Motion carries.

SUBDIVISION VARIANCE

PZ-2022-1489 – Hold a public hearing regarding a request for a subdivision variance at 701 South Main Street, consisting of approximately 0.08 acres out of Lot One, Block One, Avery Addition, more particularly described by Williamson Central Appraisal District Parcel R014208, Taylor, Williamson County, Texas.

Ms. Peres made presentation regarding a request for a subdivision variance at 701 South Main Street and stated that the staff recommends approval of the proposed subdivision variance to the requirement to Sec. 2.3 of the Subdivision Ordinance, as the presented hardship is not self-created, and the request meets Section 3.6 of the Subdivision Ordinance which allows, “the Planning and Zoning Commission (to) authorize a variance from (the) regulations when, in its opinion, undue hardship on the part of the subdivider will result from requiring strict compliance.”

Ms. Williams was present to answer questions. Discussion between commissioners, staff, and applicant. Hearing closed.

PZ-2022-1489 – Consider making a recommendation regarding a request for a subdivision variance at 701 South Main Street, consisting of approximately 0.08 acres out of Lot One, Block One, Avery Addition, more particularly described by Williamson Central Appraisal District Parcel R014208, Taylor, Williamson County, Texas.

Mrs. Maruska made motion to approve subdivision variance at 701 South Main Street. Second by Ms. Everhart.

Motion carries.

DISCUSSION ITEMS

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

Ms. Shelton stated that there were three items that were recommended by P&Z which went forward to Council and were approved.

- Taylor Mansion
- RCR Concrete Batch Plant
- Residential PD west of North Drive / Carlos G. Parker

Adjourn

Meeting adjourned at 6:15 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

City of Taylor
RCR-Taylor Logistics Park
Phases 1, 2, and 3 Preliminary Plat
PZ-2021-1281
Staff Report

Requested Action:

Consider conditionally approving RCR-Taylor Logistics Park Phases 1, 2, and 3 Preliminary Plat.

Applicant:

Richard Heiges/RITD

Subject Property:

Consisting of approximately 756.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Rail Park and Commercial/Industrial Development

Purpose:

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

Staff Recommendation:

Comments are attached for your review. Staff is recommending conditional approval of the preliminary plat. The preliminary plat is consistent with the updates to the Planned Development Standards (Case PZ-2019-1133), which is on this agenda as item 9, for your recommendation and will be on City Council's agenda July 28 and August 11, 2022. If City Council takes affirmation action on the Case, then the preliminary plat will be approved, if not then the preliminary plat will be required to be resubmitted.

Attachments:

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



City of Taylor

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

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

Date: Wednesday, July 6, 2022

Address: 201 FM 3349, Taylor, TX 76574

Permit Number PZ-2021-1281

Dear Richard Heiges,

Staff has completed its review of plans for the RCR-Taylor Logistics Park Phases 1, 2 & 3 Preliminary Plat that is to be located at 201 FM 3349, 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.

The Preliminary Plat can't be approved until the updated Planned Development standards have been approved. The update to the PD Standards is being placed on the July 28 and the August 11 City Council agendas.

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.

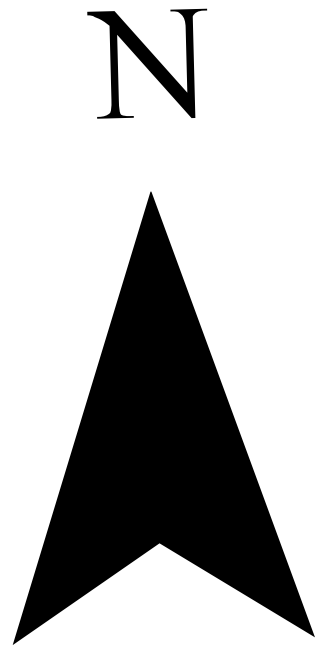
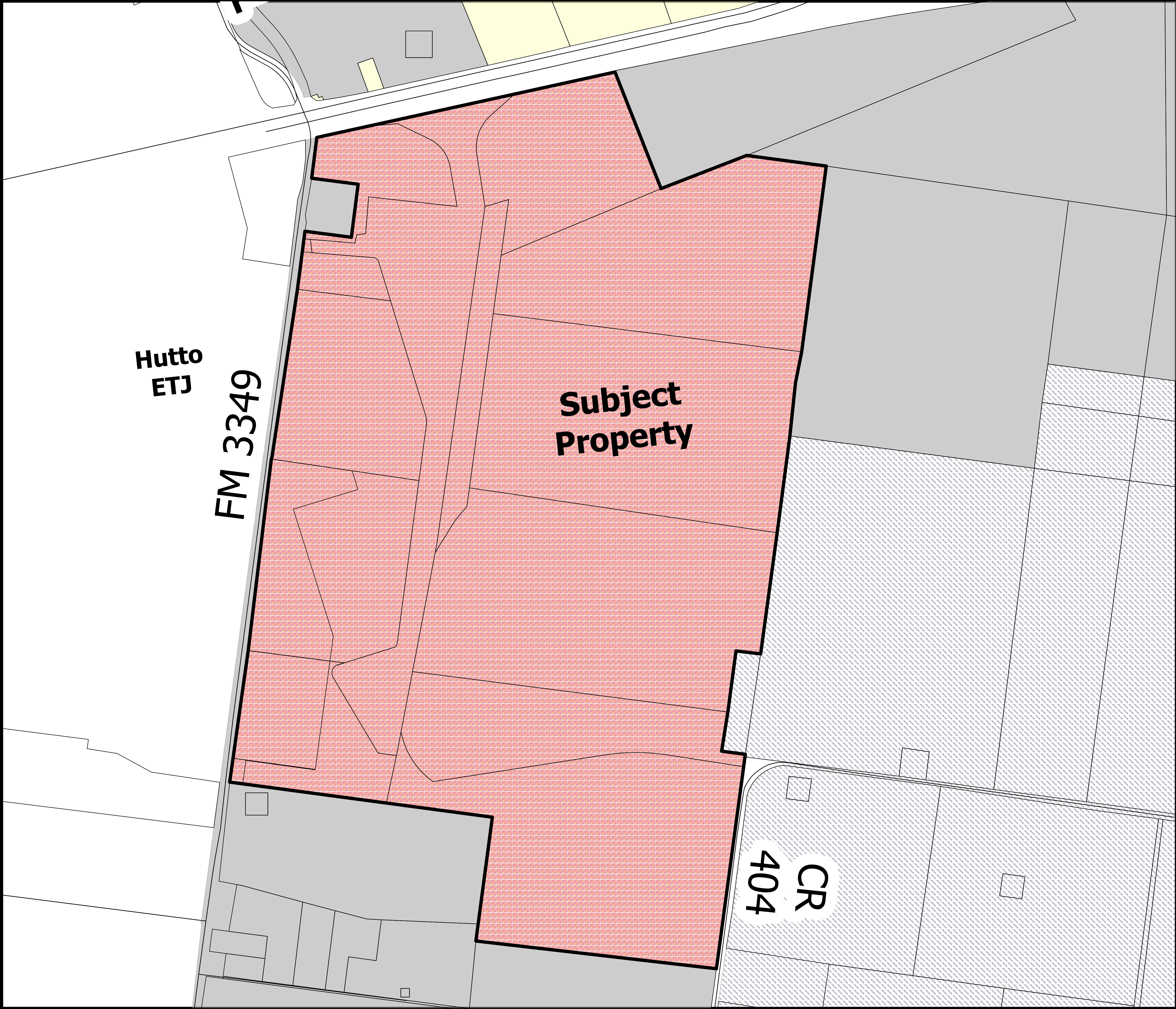
Conditionally approved as the updates to the Planned Development Standards are scheduled for City Council meeting but have not gone yet.

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

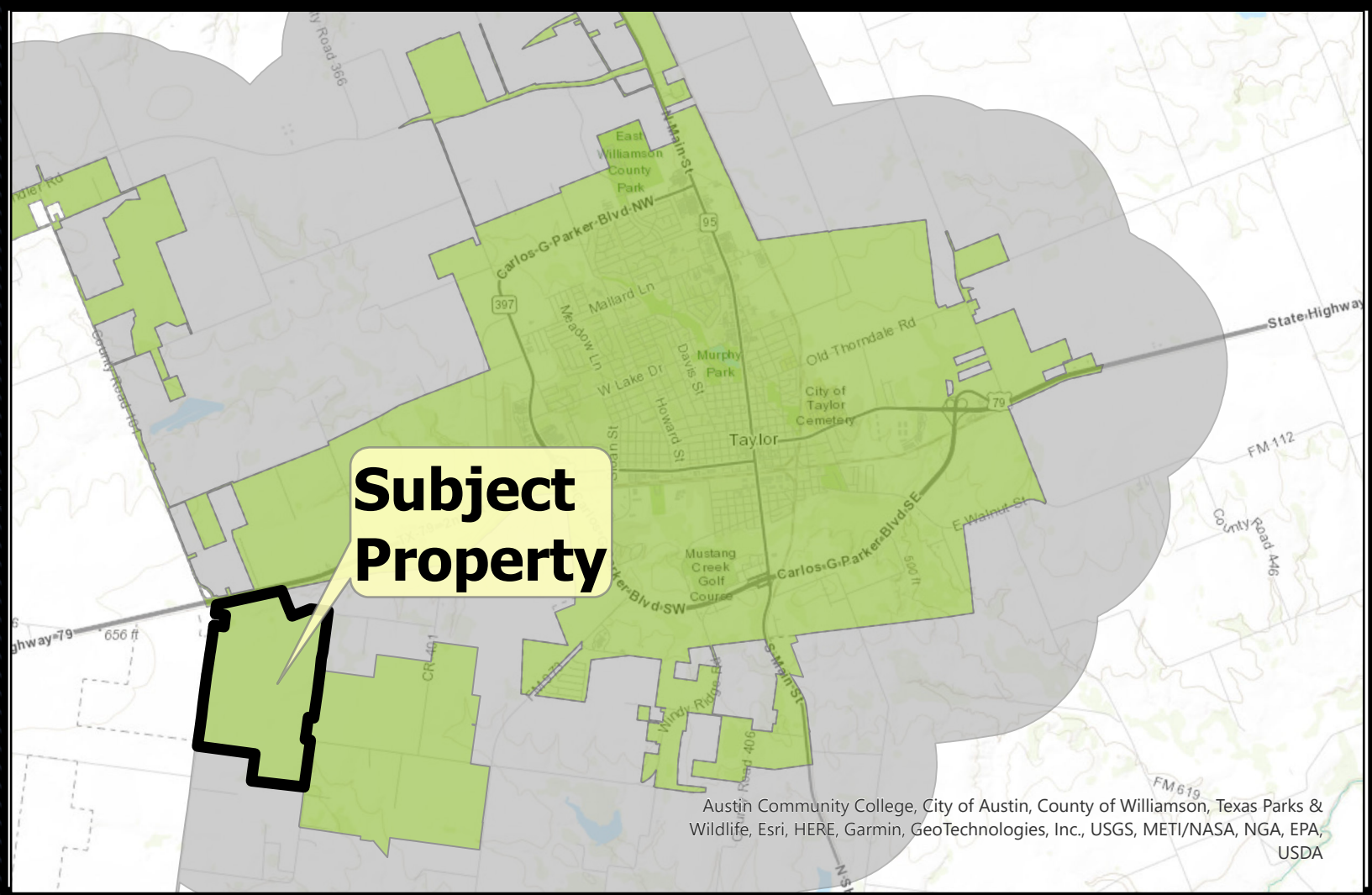


PZ-2021-1281

**RCR-Taylor Logistics Park Phases 1, 2,
and 3 Preliminary Plat
201 FM 3349
Approximately 756.00 Acres**

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- ZONING
- B-2/CPD
- R-1 Single Family
- M-2/CPD

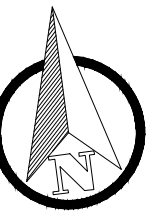


C:\Users\rheiges\Dropbox (RITD, LLC)\01-RAS Track Services\35-SURVEY LIBRARY\11-Projects\RCR Preliminary Plat\474 PRELIMINARY PLAT 20220318\RCR_TAYLOR_PRELIM_PLAT.dwg * 7/7/2022 10:16 AM * Plotted by b



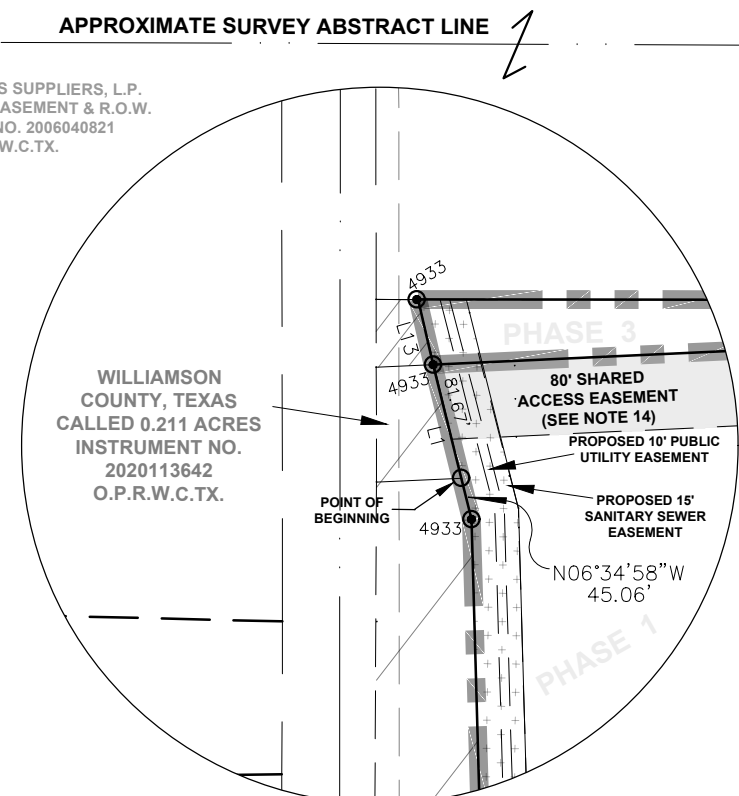
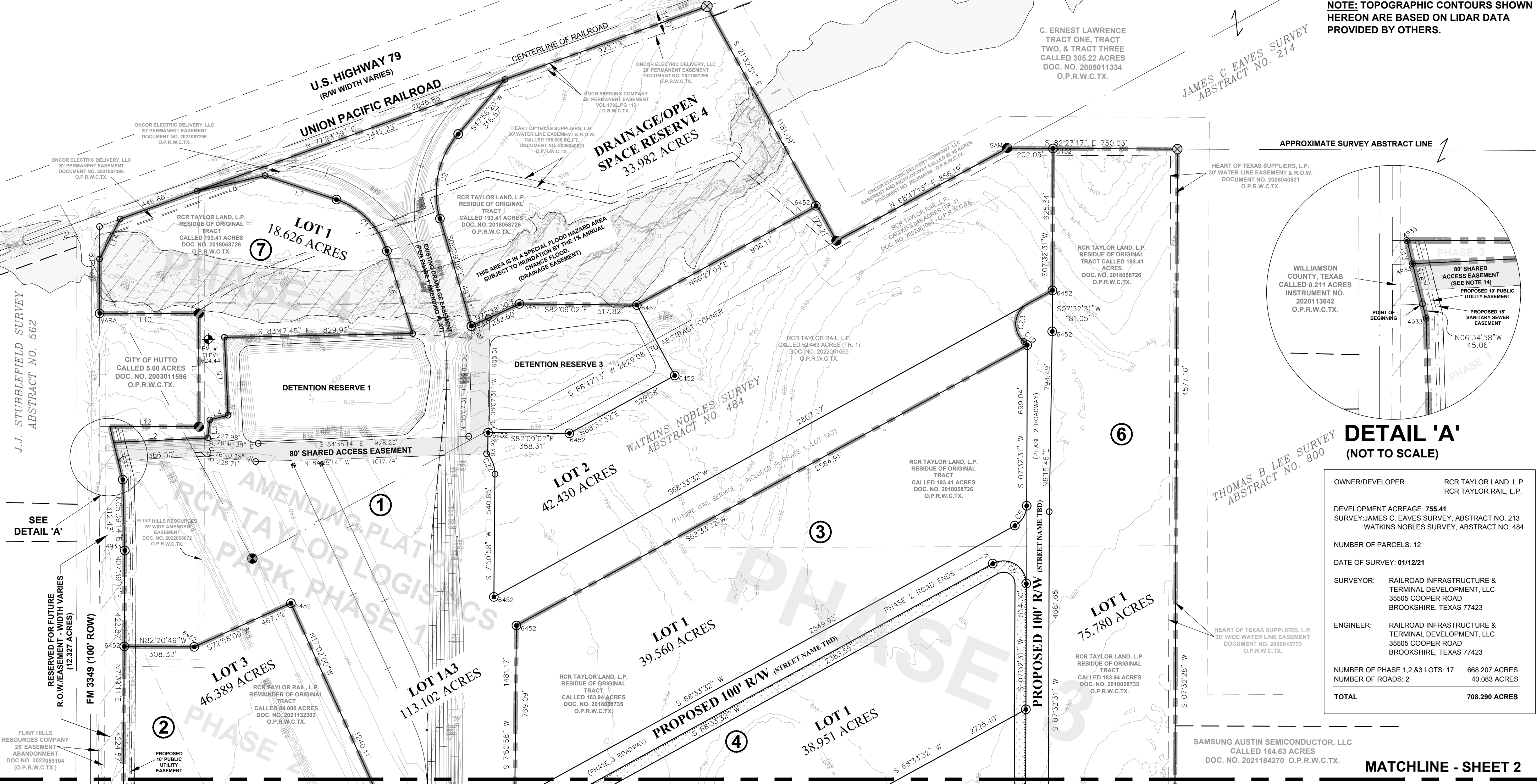
RCR-TAYLOR LOGISTICS PARK PRELIMINARY PLAT, PHASE 1, 2 & 3

ALL THAT CERTAIN TRACT OR PARCEL OF 708.290 ACRES OUT OF THE ORIGINAL 755.93 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.



RCR-TAYLOR LOGISTICS PARK

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



DETAIL 'A'
(NOT TO SCALE)

OWNER/DEVELOPER	RCR TAYLOR LAND, L.P. RCR TAYLOR RAIL, L.P.
DEVELOPMENT ACREAGE: 755.41	
SURVEY: JAMES C. EAVES SURVEY, ABSTRACT NO. 213 WATKINS NOBLES SURVEY, ABSTRACT NO. 484	
NUMBER OF PARCELS: 12	
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 PHASE 1, 2, & 3 LOTS: 17	668.207 ACRES
NUMBER OF ROADS: 2	40.083 ACRES
TOTAL	708.290 ACRES

SAMSUNG AUSTIN SEMICONDUCTOR, LLC
CALLED 164.63 ACRES
DOC. NO. 2021184270 O.P.R.W.C.T.X.

MATCHLINE - SHEET 2



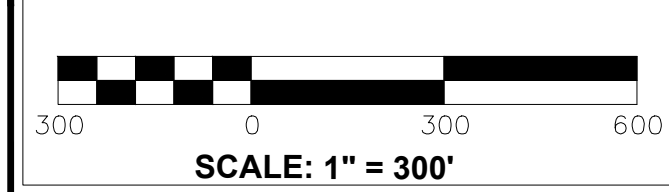
RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC
35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

DATE 06/17/2022	DRAWN RH
CHECK RH	APPR'D RH

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

PRELIMINARY PLAT

REV	DATE	DESCRIPTION	BY
4	06/17/22	ADDRESS REVIEW COMMENTS	RH
3	05/20/22	ADDRESS REVIEW COMMENTS	RH
2	04/15/22	ADDRESS REVIEW COMMENTS	RH
1	03/18/22	ADDRESS REVIEW COMMENTS	RH



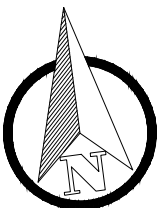
SHEET NO.
1 OF 4

C:\Users\reiges\Dropbox (RITD, LLC)\01-RAS Track Services\35-SURVEY LIBRARY\11-Projects\RCR Preliminary Plat\474 PRELIMINARY PLAT 20220318\RCR_TAYLOR_PRELIM_PLAT.dwg * 7/7/2022 10:18 AM * Plotted 8

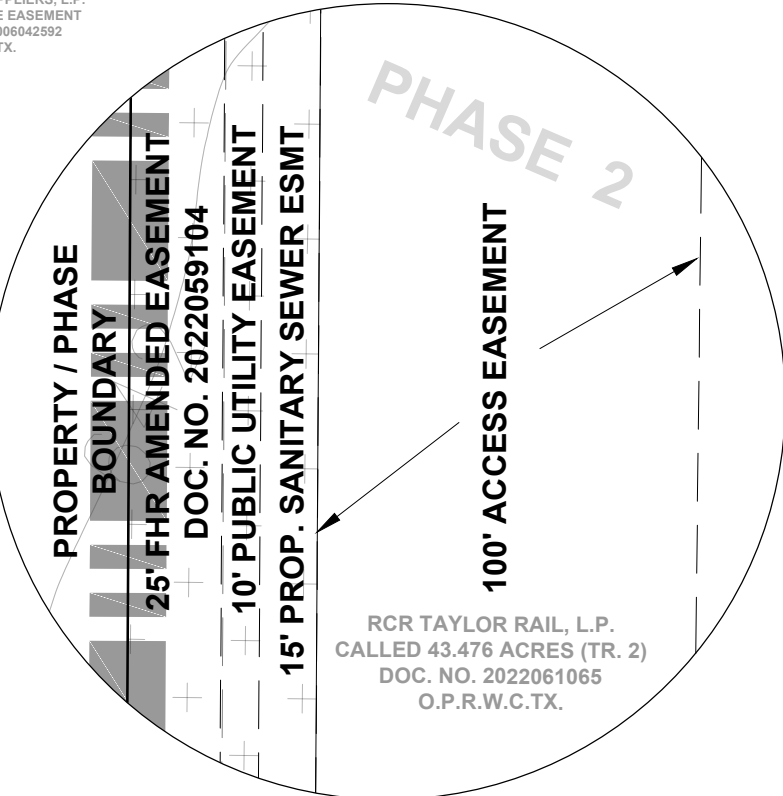
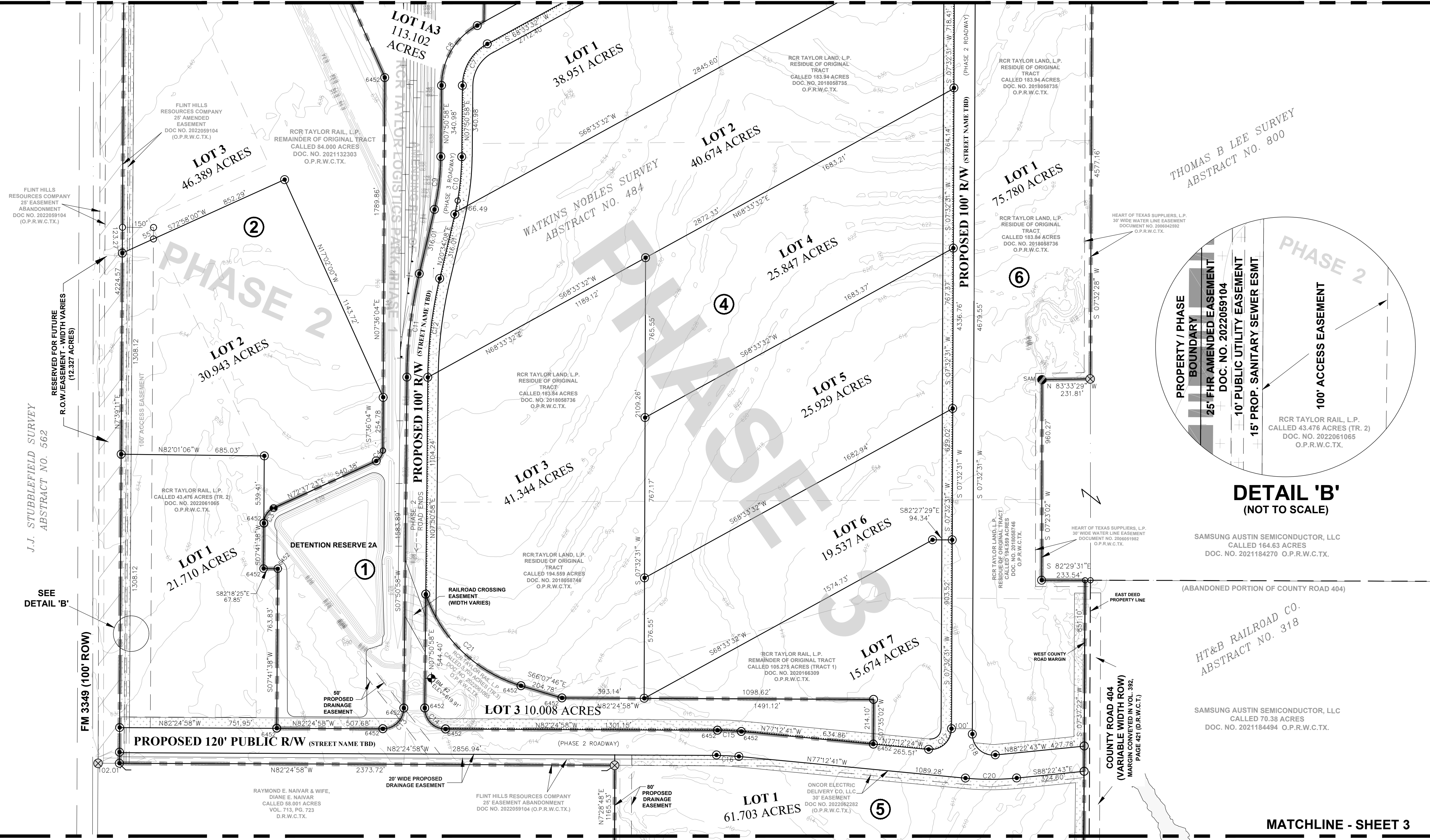
RCR-TAYLOR LOGISTICS PARK
PRELIMINARY PLAT, PHASE 1, 2 & 3

ALL THAT CERTAIN TRACT OR PARCEL OF 708.290 ACRES OUT OF THE ORIGINAL
755.93 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE
JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.

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



MATCHLINE - SHEET 2



DETAIL 'B'
(NOT TO SCALE)

SAMSUNG AUSTIN SEMICONDUCTOR, LLC
CALLED 164.63 ACRES
DOC. NO. 2021184270 O.P.R.W.C.T.X.

HT&B RAILROAD CO.
ABSTRACT NO. 318

SAMSUNG AUSTIN SEMICONDUCTOR, LLC
CALLED 70.38 ACRES
DOC. NO. 2021184494 O.P.R.W.C.T.X.

MATCHLINE - SHEET 3



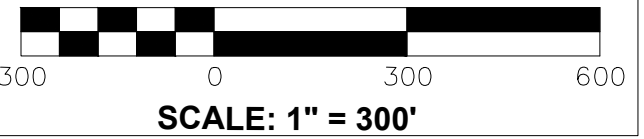
35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

DATE 06/17/2022 DRAWN RH
CHECK RH APPR'VD RH

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

PRELIMINARY PLAT

REV	DATE	DESCRIPTION	BY
4	06/17/22	ADDRESS REVIEW COMMENTS	RH
3	05/20/22	ADDRESS REVIEW COMMENTS	RH
2	04/15/22	ADDRESS REVIEW COMMENTS	RH
1	03/18/22	ADDRESS REVIEW COMMENTS	RH



SHEET NO.
2 OF 4

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RCR-TAYLOR LOGISTICS PARK PRELIMINARY PLAT, PHASE 1, 2 & 3

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OWNER'S CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____ {

I, HYDIE McALISTER (MANAGER/OWNER OF RCR TAYLOR RAIL, L.P. AND RCR TAYLOR LAND, L.P.), OWNER OF THE CERTAIN 755.93 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2018058726, 2018058735, 2018058736, 2018058746, 2019088597, 2020166309, 2021132303, AND 2022061065 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 PRELIMINARY PLAT, PHASES 1, 2, & 3.

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

PRELIMINARY

HYDIE McALISTER, MANAGER/OWNER, RCR TAYLOR RAIL, L.P. AND RCR TAYLOR LAND, L.P.
250 BUSINESS HIGHWAY 290 N
HEMPSTEAD, TEXAS 77445

NOTARY'S CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ {

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES ON:

PLANNING AND ZONING COMMISSION - PRELIMINARY PLATS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS RCR TAYLOR LOGISTICS PARK HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2022, A.D.

CHAIRMAN	SIGNATURE	DATE
SECRETARY	SIGNATURE	DATE

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION

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

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR _____ DATE _____

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.
- 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 COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK ORDINANCE NUMBER 2022-14.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN. STRUCTURES AND BUILDINGS CONSTRUCTED NEXT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).
- A PRIVATE TEMPORARY BLANKET DRAINAGE EASEMENT SHALL BE INCLUDED OVER AND ACROSS ALL PORTIONS OF PHASE 2, BLOCK 2 THAT DRAIN INTO DETENTION RESERVE 2A UNTIL A PERMANENT DRAINAGE EASEMENT IS ESTABLISHED AS DEFINED BY SEPARATE INSTRUMENT OR AMENDING PLAT FOLLOWING CITY OF TAYLOR REVIEW AND APPROVAL OF SITE DEVELOPMENT PLANS FOR THE RESPECTIVE LOTS.
- TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET CHAPTER 9 FIRE SUPPRESSIONS SYSTEM OF THE INTERNATIONAL FIRE CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 REQUIREMENTS, OR THE MOST RECENT VERSION THEREOF, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN ALL PHASES THAT INCLUDE PLANNED BUILDING CONSTRUCTION.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2022-14 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND CORRESPONDING SITE DEVELOPMENT PERMITS.
- 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 UNDER CITY OF TAYLOR PERMITS PZ-2019-1182 AND PZ-2022-1461. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED PARALLEL TO FM 3349 AS SHOWN.
- THE SUBDIVIDER OR LOT OWNER AT TIME OF DEVELOPMENT IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED AND EXTENDED ACROSS THEIR PROPERTY ALONG THE PERIMETER OF ALL PROPERTY BOUNDARIES ADJACENT TO PUBLIC RIGHT-OF-WAYS AS INDICATED IN THE EFFECTIVE COMMERCIAL PLANNED DEVELOPMENT CODES. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) 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. AS OF THE DATE OF THIS PRELIMINARY PLAT, SIDEWALK REQUIREMENTS ARE UNDER CPD REVIEW BY THE CITY OF TAYLOR, TEXAS.
- PUBLIC RIGHT-OF-WAY ACCESS FOR PHASE 3, LOT 1 AND RESERVE 4 WILL BE PROVIDED BY THE 80' SHARED ACCESS EASEMENT SHOWN HEREON. SAID EASEMENT MAY BE USED BY PHASE 3, LOT 1, DRAINAGE/OPEN SPACE RESERVE 4, AND PHASE 1, LOT 2.
- 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. TYPICAL FIRE SUPPRESSION SYSTEMS AND FIRE PROTECTION WATER SUPPLY WILL COMPLY WITH CITY OF TAYLOR, TEXAS CODE REQUIREMENTS AND WILL BE DESIGNED ACCORDINGLY.
- AN INDIVIDUAL SEWER TAP AND WATER TAP SHALL BE INSTALLED FOR EACH LOT.
- WASTEWATER SERVICES FOR RCR-TAYLOR LOGISTICS PARK WILL BE PROVIDED BY ON-SITE SEPTIC FACILITIES UNTIL THE PERMANENT SERVICE IS RESOLVED.
- ON-SITE SEWAGE FACILITIES (OSSF), PERMITTED THROUGH WILLIAMSON COUNTY, MAY BE TEMPORARILY UTILIZED FOR WASTEWATER SERVICE AND TREATMENT FOR DEVELOPMENT WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT UNTIL PERMANENT WASTEWATER SERVICES FROM THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM OR OTHER ENTITY ARE AVAILABLE TO THE PROPERTY, AT WHICH TIME ALL LOTS AND DEVELOPMENT WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT SHALL BE CONNECTED TO THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM OR COORDINATED WITH THE CITY OF TAYLOR. FOLLOWING SERVICE AVAILABILITY, DEVELOPER AND CITY AGREE TO NEGOTIATE A MUTUALLY AGREED UPON FINANCIAL STRUCTURE FOR THE CONSTRUCTION OF PERMANENT SANITARY SEWER SERVICE TO THE PROPERTY. A REFERENCE TO THE AGREEMENT AND THE DEADLINE FOR PERMANENT WASTEWATER SERVICE CONNECTION SHALL BE REQUIRED ON ALL FUTURE FINAL PLATS OR REPLATS WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT.
- THE PROPOSED LANDSCAPE BUFFER SHOWN HEREON IS 50 FEET WIDE AND ADJACENT TO EXISTING AND PROPOSED RIGHTS-OF-WAY AS SHOWN HEREON. THE LANDSCAPING PLAN AND BUFFER LOCATION SHALL MEET THE REQUIREMENTS STATED IN THE RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT CODES THAT ARE IN EFFECT FOR ANY DEVELOPMENT OF THE PLATTED AREA SHOWN HEREON. THE PORTION OF THE LANDSCAPE BUFFER WITHIN PHASE 2, BLOCK 2 AND ADJACENT TO FM 3349 SHALL ALSO BE UTILIZED AS A TEMPORARY ACCESS EASEMENT DURING THE CONSTRUCTION PHASE OF THE RESPECTIVE LOTS.
- NO STRUCTURES SHALL BE ADDED TO THE AREA SHOWN HEREON AS 'DRAINAGE/OPEN SPACE RESERVE 4' WITHOUT PRIOR APPROVAL AND PERMITTING FROM THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- THE ADJOINING PROPERTY SOUTH OF RCR PARKWAY SHOWN HEREON (CALLED 75.001 ACRES) SHALL BE GRANTED AN ACCESS EASEMENT TO INSTALL A DRIVEWAY CONNECTION FOR INGRESS AND EGRESS TO RCR PARKWAY. THE DRIVEWAY LOCATION SHALL BE IN COMPLIANCE WITH CITY OF TAYLOR, TEXAS REGULATIONS.

WILLIAMSON COUNTY - ON-SITE SEWAGE FACILITIES

BASED UPON THE ABOVE 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 REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE _____

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

PRELIMINARY PLAT

ENGINEER'S CERTIFICATION

THE INFORMATION SHOWN HEREON SUBSTANTIALLY COMPLIES WITH ALL ORDINANCES SPECIFIED IN THE CITY OF TAYLOR, TEXAS ORDINANCE NO. 2022-14, COMMERCIAL PLANNED DEVELOPMENT FOR THE RCR-TAYLOR LOGISTICS PARK PLANNED DEVELOPMENT. ADDITIONALLY, AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

PRELIMINARY

RICHARD W. HEIGES, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 123135, STATE OF TEXAS
TBPELS FIRM NO. F-16264

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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

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

PRELIMINARY

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. _____, STATE OF TEXAS

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 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 E RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY



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

DATE 06/17/2022 DRAWN _____ RH
CHECK _____ RH APPRV'D _____ RH

REV	DATE	DESCRIPTION	BY
4	06/17/22	ADDRESS REVIEW COMMENTS	RH
3	05/20/22	ADDRESS REVIEW COMMENTS	RH
2	04/15/22	ADDRESS REVIEW COMMENTS	RH
1	03/18/22	ADDRESS REVIEW COMMENTS	RH

SHEET NO.

4 OF 4

City of Taylor
212 E. Lake Dr. Subdivision
Amending Plat
PZ-2022-1510
Staff Report

Requested Action:

Consider disapproving 212 E. Lake Dr. Subdivision Amending Plat.

Applicant:

Justin Madding, P.E./LJA Engineering

Subject Property:

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

Parcel Information:

Current Zoning: B-1

Current Use: Vacant

Purpose:

The purpose of the plat is 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 amending plat.

Attachments:

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



City of Taylor

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

Justin Madding
LJA
2700 La Frontera Blvd. Ste. 150
Round Rock TX 78681
jmadding@lja.com

Date: Wednesday, July 6, 2022

Address: 212 E. Lake Drive, Taylor 76574

Permit Number PZ-2022-1510

Dear Justin Madding,

Staff has completed its review of the 212 East Lake Drive Subdivision Amending Plat that is to be located at 212 E. Lake Drive, Taylor, TX 76574. There are some corrections that need to be made prior to approval of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov.

Understand that it is not required to amend the original plat in order to sell the property in its current configuration. It is understood that this replat is elective and staff has reviewed it with the understanding that the client does not intend to develop the site at this time if at all.

This plat document was reviewed in conformance with Appendix C - Subdivision Ordinance of the City of Taylor, TX. The comments listed below require correction or elaboration to be considered for approval by staff.

1. It is not common to utilize an address number within a plat name – please opt to rename the plat.
2. Page 1 - Revise Scale to a minimum of 1" = 100'. Show both numerically and in scale bar.
3. Page 1 - Identify a point of beginning (POB).
4. Page 1 - Provide dimensions and bearings of all lot and boundary lines with a tie to a corner of the original tract and tie to the closest platted lot.
5. Page 1 - Remove "212" address number from East Lake Drive roadway.
6. Page 1 - Provide existing right-of-way information for all adjacent roadways (E. Lake, Jones St., Old Granger Rd.). Include complete curve and line data.
7. E. Lake Road has a designation within the Thoroughfare Plan as an Enhanced Community Boulevard with a right-of-way designation of 100'. As such there is likely to be right-of-way designation required. Additionally, this classification does restrict vehicular access to the site along E. Lake. As an FYI – access should be located off Old Granger Rd. and/or Jones St.
8. Page 1 - Include Block designation – "Lot 1, Block 1".
9. Page 1 - Identify all existing and proposed easements relevant to the subject property, to include a 10' public utility easement dedicated along all street frontages.
10. Page 1 - Remove the internal lot line shown on the plat and the deed information for one (as they are the same). Essentially the lot line is being asked to be remove via this platting process and therefore the recorded plat cannot illustrate a Lot 1 and Lot 2 configuration as it was previously.
11. Page 2 - Much of the information shown on page 2 can be incorporated onto the plat shown on page 1 (i.e., POB, field notes). Therefore, the illustration on page 2 can be removed and necessary information should be consolidated onto page 1. Information such as existing concrete drives is not needed. However, if there are existing or proposed access easements that information must be included.
12. Page 1 – Revise text in top right-hand corner from "Preliminary" to "Final" Plat.
13. Page 1 - Include the City's project number "PZ-2022-1510" on all pages.
14. Page 3 – Owner's Signature Block – Revise "Preliminary Plat" to "Final Plat"
15. Page 3 – Owner's Signature Block – Revise "dedicate to Williamson County the streets" to "dedicate to the City of Taylor the streets".

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 reference the Associated Files portion of the permit page to download a PDF copy of the plat document containing engineering comments.

Sheet 1

1. Is sheet 1 considered to be a cover sheet? If not needed, recommend consolidating sheet 1 & 2 and move plat notes to last sheet if necessary to provide additional space.
2. Plat type to be consistent in all references shown within the plat document (e.g., plat shows preliminary plat and final plat on sheet 1).

Sheet 2

1. Provide only the platting elements on the plat drawing (e.g. boundaries, easements, street name, ROW, adjacent lots or subdivisions) and remove existing features shown. Existing site features can be provided on a separate survey exhibit submitted with the plat.
2. Show acreage information for adjacent lots/tracts (TYPICAL).
3. Show acreage of existing Tract 1 and Tract 2.
4. Include right-of-way information for all streets and include County filing information.
5. Update to only include public street name and ROW information for E. Lake Drive. Dedication of ROW to be verified in accordance to City of Taylor Comprehensive Plan (Transportation Master Plan). Notate the ROW dedication on the first sheet along with Site Data Information.
6. Show complete information on the plat to include the east right of way line of Jones St. and adjacent parcels.
7. Show complete information on the plat to include the west right of way line of Old Granger Rd. and adjacent parcels.
8. Show complete information on the plat to include the north right of way line of E. Lake Dr. and adjacent parcels.
9. Verify, does not match Metes and Bounds field notes (Front Creek Capital, LLC tract).
10. Verify and update point of beginning. Field notes start at next monument shown.
11. For the metes and bounds field notes:
 - i. Paragraph 2: This information does not match the information shown on the plat drawing, update with current information shown.
 - ii. Paragraph 2: Bearing does not match the plat drawing (N 68° 23' 28")
 - iii. Paragraph 3&4: This information does not match the information shown on the plat drawing, update with current information shown.

Sheet 3

1. Text to match and follow requirements of City of Taylor Plat Application requirements (Owner's Signature Block). Update text shown on plat review document.
2. Text to match and follow requirements of City of Taylor Plat Application requirements (Lien Holder's Signature Block) Update text shown on plat review document.
3. Text to match and follow requirements of City of Taylor Plat Application requirements (Engineer's Signature Block) Update text shown on plat review document.

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.

Plat shall include the following information.

1. Taylor's subdivision requirements #8, item h: Minimum fire flow of 500 gallons per minute for not less than two (2) hours shall be provided.

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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

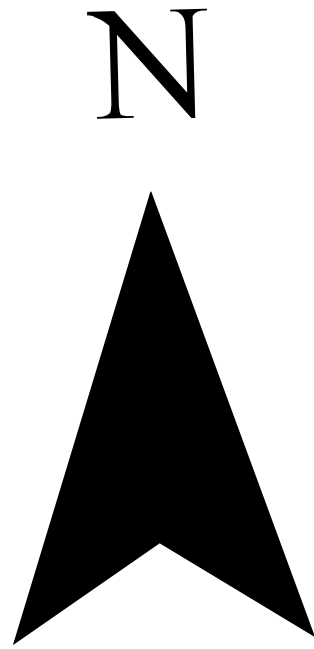
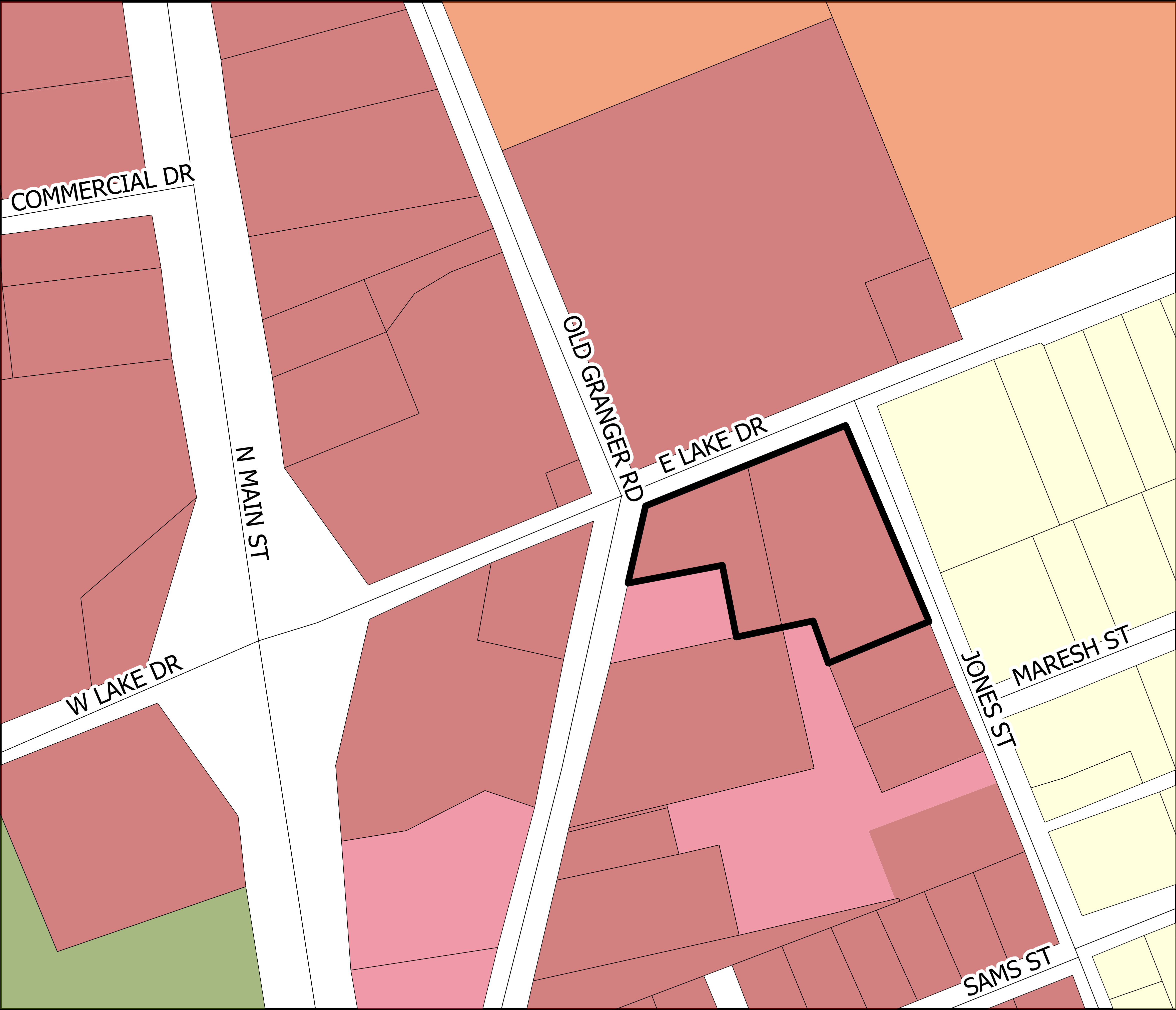
Thank you,

A handwritten signature in black ink that reads "CPeres". The "C" is large and loops around the "P", and "Peres" is written in a cursive style.

Courtney Peres, CNU-A
Planner
City of Taylor

Attachment:

1. Plat Mark-up with Comments by City Engineer, Javier Vasquez

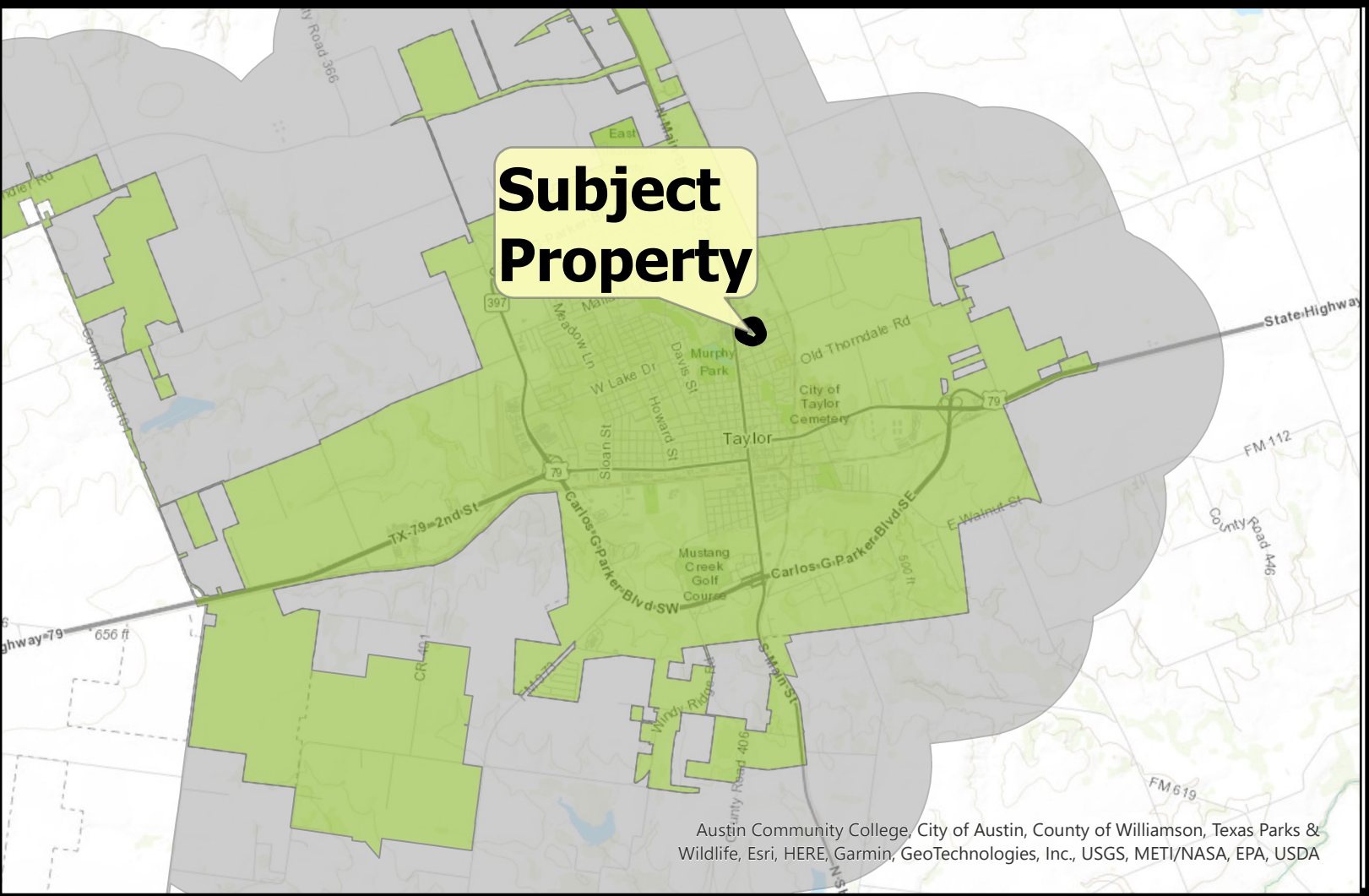


PZ-2022-1510

212 East Lake Drive Subdivision
Amending Plat
Location Map
Approximately 1.80 Acres

Legend

- | | |
|------------------|--------------------|
| Subject Property | B-2 |
| Parcels | MF-1 Multi- Family |
| Streets | P Parks |
| ZONING | R-1 Single Family |
| B-1 | |



GENERAL PLAT NOTES

1. All permanent corners set are 1/2" inch iron rods unless otherwise noted hereon.
2. No portion of this plat is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Williamson County, Texas Dated December 20, 2019, panel number 48491C0533F.
3. All structures and/or obstructions are prohibited in drainage easements.
4. A 10' Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
5. All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
6. Utility Providers – Water: City of Taylor, Wastewater: City of Taylor, Electricity: Oncor

FINAL PLAT OF
212 EAST LAKE
DRIVE SUBDIVISION
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

212 EAST LAKE DRIVE SUBDIVISION — 1.80 ACRES
1.80 acres of land, more or less, out of the J. Winset Survey, Abstract No. 661, Williamson County, Texas, being those tracts called a portion of Lot 3, Block 4, out of Dickson's Second Addition, said plat recorded in Cabinet A, Slide 183, Plat Records, Williamson County, Texas, being those tracts called Tract 1 and Tract 2 as conveyed to PW2 Investments, L.L.C., by deed recorded in Document No. 2022029511, Official Public Records, Williamson County, Texas.

PRELIMINARY PLAT OF
212 EAST LAKE DRIVE
SUBDIVISION

TOTAL ACREAGE: 1.80 ACRES
NO. OF BLOCKS: 1
NO. OF LOTS: 1
NEW STREETS: NONE
SUBMISSION DATE: 06-03-2022
2ND SUBMITTAL:
3RD SUBMITTAL:

ENGINEER:
LJA ENGINEERING
JUSTIN MADDING, P.E.
2700 LA FRONTERA, STE 150
ROUND ROCK, TX 78681
(512) 684-6010

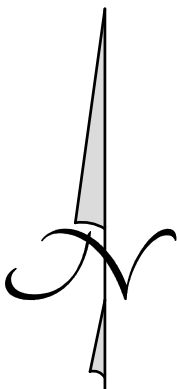
OWNER/SUBDIVIDER:
PW2 INVESTMENTS
407 HIGHLAND SPRING LANE
GEORGETOWN, TX 78633
(512) 818-4169
SHANE.WILSON5@VERIZON.NET

SURVEYOR:
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600

GRAPHIC SCALE



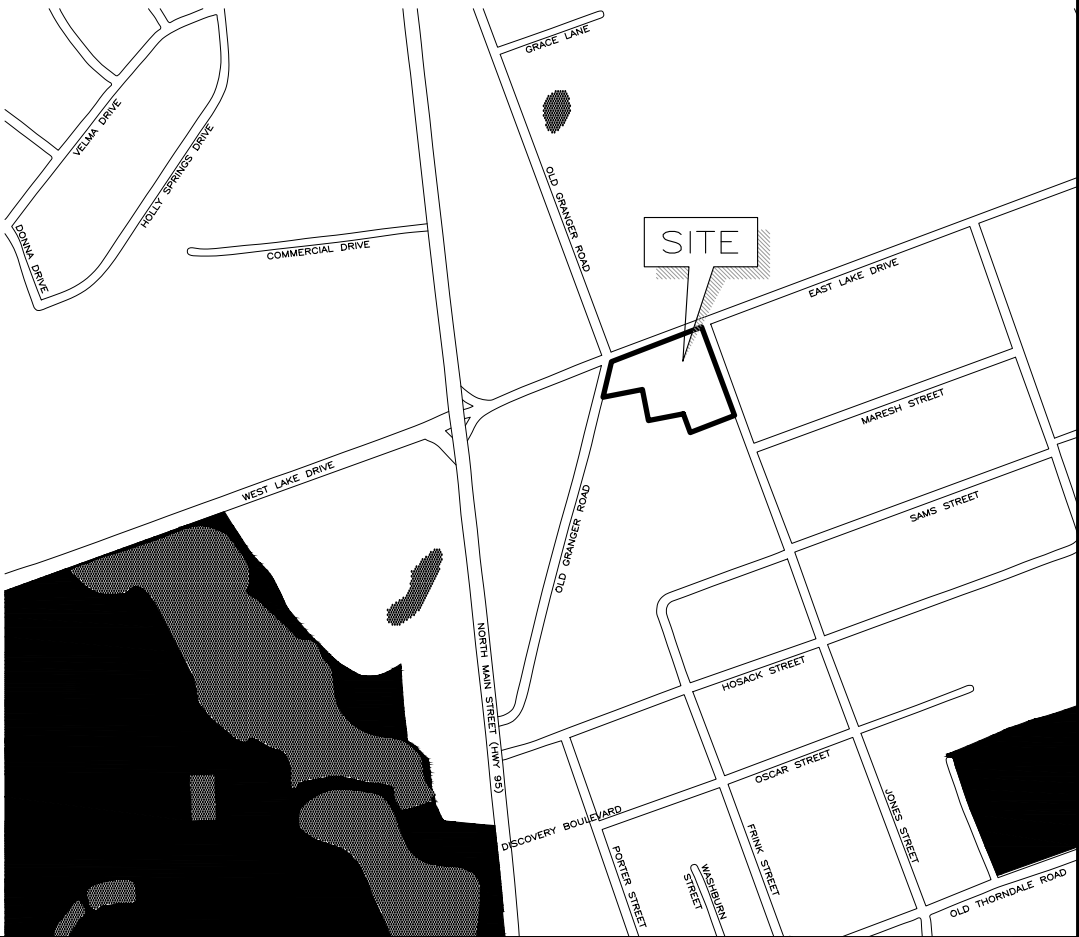
J. WINSET SURVEY
ABSTRACT NO. 661



Scale: 1" = 50'
BEARINGS CITED HEREON BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH AMERICAN DATUM
1983, TEXAS CENTRAL ZONE.

LOCATION MAP

NOT TO SCALE



Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

SHEET

1
OF
3

DATE OF PLAT PREPARATION: MAY 23, 2022

Being 1.03 acres of land, more or less, out of the J. Winset Survey, Abstract No. 661, Williamson County, Texas, being that tract called a portion of Lot 3, Block 4, out of Dickson's Second Addition, said plat recorded in Cabinet A, Slide 183, Plat Records, Williamson County, Texas, and called 1.026 acres as conveyed to Concepts Foundation, Inc., by deed recorded in Document No. 2009051080, Official Public Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on February 21st, 2022, and further described by metes and bounds as follows:

THENCE: **N 68°18'54" E, 148.85 feet** with the south line of said East Lake Drive and the north line of said 1.026 acre tract to a magnail set at the intersection of the south line of said East Lake Drive and the west line of Jones Street, for the northeast corner of said 1.026 acre tract and this tract;

THENCE: S 67°37'05" W, 149.75 feet with the north line of said Tham tract and the south line of said 1.026 acre tract to a 1/2 inch iron rod found, marking an angle point of a tract called Tract 1 as conveyed to Taylor Storage and Parking, LLC, by deed recorded in Document No. 2014094589, of said Official Public Records, also marking the northwest corner of said Tham tract, for the southwest corner of said 1.026 acre tract and this tract, from which a 1/2 inch iron rod found, marking the southwest corner of said Tham tract, also marking the northwest corner of said Fastcash4homes.biz tract, also marking an angle point of said Tract 1 Taylor Storage tract, bears S 21°25'14" E, 96.02 feet;

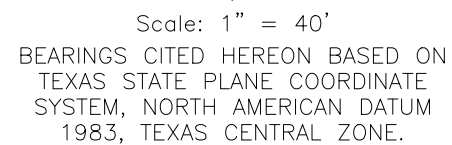
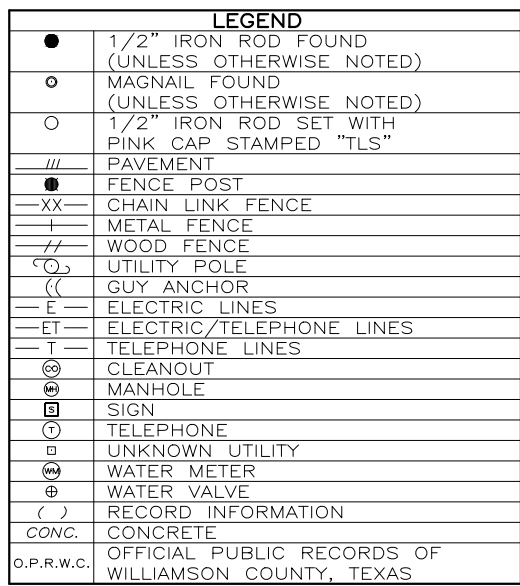
THENCE: **S 77°42'35" W**, with the south line of said 0.77 acre tract at 20.75 feet passing a 1/2 inch iron rod found, marking an angle point of said Tract 1 Taylor Storage tract, at 44.15 feet passing a point from which a 1/2 inch iron rod with orange cap stamped "BLB RPLS" was found, to the south line of said 0.77 acre tract, to the northeast corner of a tract conveyed to The Oasis Christian Church of Taylor, Inc., by deed recorded in Document No. 2014076685, of said Official Public Records, bears N 12°17'25" W, 0.37 feet, continuing in all **111.93** feet to a meaghn found in the north line of said Oasis tract, to the northeast corner of a tract conveyed to Taylor Storage and Parking, LLC, by deed recorded in Document No. 2014094589, of said Official Public Records, for an angle point of said 0.77 acre tract and this tract;

THENCE: S 77°40'07" W, 131.99 feet with the north line of said Tract 2 Taylor Storage tract, and the south line of said 0.77 acre tract to a 1/2 inch iron rod found in the east line of Old Granger Road, marking the northwest corner of said Tract 2 Taylor Storage tract, for the southwest corner of said 0.77 acre tract and this tract, from which a 1/2 inch iron rod found, marking the southwest corner of said Tract 2 Taylor Storage tract, also marking the northwest corner of said Oasis tract, bears S 13°28'24" W, 110.60 feet;

THENCE: **N 68°23'28" E, 155.87 feet** with the south line of said East Lake Drive and the north line of said 0.77 acre tract to the Point of Beginning.

LEGAL DESCRIPTION:

212 EAST LAKE DRIVE SUBDIVISION — 1.80 ACRES
1.80 acres of land, more or less, out of the J. Winset Survey, Abstract No. 661,
Williamson County, Texas, being those tracts called a portion of Lot 3, Block 4, out of
Dickson's Second Addition, said plat recorded in Cabinet A, Slide 183, Plat Records,
Williamson County, Texas, being those tracts called Tract 1 and Tract 2 as conveyed to
PW2 Investments, L.L.C., by deed recorded in Document No. 2022029511, Official Public
Records, Williamson County, Texas.



GRAPHIC SCALE



40 20 0 20 40
IN FEET

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

3

DATE OF PLAT PREPARATION: MAY 23, 2022

FINAL PLAT OF
212 EAST LAKE
DRIVE SUBDIVISION
WILLIAMSON COUNTY, TEXAS

OWNER'S SIGNATURE

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

That PW2 Investments L.L.C. acting by and through Shane Wilson, is the owner of 1.80 acres of land, more or less out of the J. Winset Survey, Abstract No. 661, Williamson County, Texas, being those tracts called a portion of Lot 3, Block 4, out of Dickson's Second Addition, said plat recorded in Cabinet A, Slide 183, Plat Records, Williamson County, Texas, being those tracts called Tract 1 and Tract 2 as conveyed to PW2 Investments, L.L.C., by deed recorded in Document No. 2022029511, Official Public Records, 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 Williamson County 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 PRELIMINARY PLAT OF 212 EAST LAKE DRIVE SUBDIVISION.

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

PW2 INVESTMENTS L.L.C.
SHANE WILSON REPRESENTATIVE
407 HIGHLAND SPRING LANE
GEORGETOWN, TX 78633

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 Shane Wilson, 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: _____.

LIEN HOLDER'S SIGNATURE

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

I, Glynn Castro, as Senior Vice President Market Executive for Extraco Banks, a Texas limited liability company, 2732 Midwestern Parkway, Wichita Falls, Texas 76308, Lien Holder of a certain 1.80 acres of land, more or less out of the J. Winset Survey, Abstract No. 661, Williamson County, Texas, being those tracts called a portion of Lot 3, Block 4, out of Dickson's Second Addition, said plat recorded in Cabinet A, Slide 183, Plat Records, Williamson County, Texas, being those tracts called Tract 1 and Tract 2 as conveyed to PW2 Investments, L.L.C., by deed recorded in Document No. 2022029511, Official Public Records, Williamson County, Texas, do hereby consent to the resubdivision of said tract as shown hereon; do further hereby join, approve and covenant to all restrictions listed herein; 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 Cedar Park may deem appropriate. This subdivision is to be known as 212 EAST LAKE DRIVE SUBDIVISION.

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

EXTRACO BANKS
1504 WILLIAMS DRIVE
GEORGETOWN, TX 78628
GLYNN CASTRO, SVP MARKET EXECUTIVE

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 Glynn Castro, 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: _____.

SURVEYOR'S CERTIFICATION

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

I, Kenneth Louis Crider, 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 hereon 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 Georgetown, Williamson County, Texas,
this ____ day of _____, 20____.

Kenneth Louis Crider
Registered Professional Land Surveyor No. 5624
State of Texas

LEGAL DESCRIPTION:

212 EAST LAKE DRIVE SUBDIVISION — 1.80 ACRES
1.80 acres of land, more or less, out of the J. Winset Survey, Abstract No. 661, Williamson County, Texas, being those tracts called a portion of Lot 3, Block 4, out of Dickson's Second Addition, said plat recorded in Cabinet A, Slide 183, Plat Records, Williamson County, Texas, being those tracts called Tract 1 and Tract 2 as conveyed to PW2 Investments, L.L.C., by deed recorded in Document No. 2022029511, Official Public Records, Williamson County, Texas.

ENGINEER'S CERTIFICATION

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

I, Justin Madding, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not located in the Edwards Aquifer Recharge Zone and is not encroached by a Zone "AE" 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.

TO CERTIFY WHICH, WITNESS my hand and seal at Taylor, Williamson County, Texas

this ____ day of _____, 20____.

LJA ENGINEERING
2700 La Frontera, Suite 150
Round Rock, TX 78681
Justin Madding, P.E.
Registered Professional Engineer No. 122139
State of Texas

DEVELOPMENT SERVICES DIRECTOR CERTIFICATION

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

I, Tom Yantis, 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
ASSISTANT CITY MANAGER/DIRECTOR
CITY OF CEDAR PARK, TEXAS

Date

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §
 §
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 _____, 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 E. Rister, Clerk County Court
of Williamson County, Texas

By:_____. Deputy

DATE OF PLAT PREPARATION: MAY 23, 2022

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 ' fax
www.texas-ls.com
TBPLS FIRM NO.10056200

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TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

SHEET

3

OF

3

**City of Taylor
Spring Creek Phase 1
Final Plat
PZ-2022-1516
Staff Report**

Requested Action:

Consider disapproving Spring Creek Phase 1 Final Plat.

Applicant:

Aimee Chavez, P.E./Pape-Dawson Engineers, Inc.

Subject Property:

Consisting of approximately 27.93 acres of land, located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

The purpose of the plat is for future single-family 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 final 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

Aimee Chavez
Pape-Dawson Engineers, Inc.
10801 N Mopac Expy., Bldg 3, Suite 200
Austin TX 78759
achavez@pape-dawson.com

Date: Thursday, July 7, 2022

Address: CR 367, Taylor 76574

Permit Number PZ-2022-1516

Dear Aimee Chavez,

Staff has completed its review of the Spring Creek Phase 1 Final Plat and there are some corrections that need to be made. Consequently, your plat is being placed on the July 12, 2022, Planning and Zoning Commission agenda with a recommendation of disapproval. 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.

Use the following for the title and description of the plat:

Spring Creek, Phase 1, Final Plat

Being a final plat consisting of approximately 27.93 acres of land, including the R.O.W. dedication, out of 63.83 conveyed to Gehan Homes LTD in 2021089817 and 2021089820 Official Public Records of Williamson County, Texas, being out of a called 43.00 acre tract conveyed to Frank A. Greinert, Jr., by deed recorded in Volume 816, Page 443 of the Deed Records of Williamson County, Texas and being out of a remnant portion of a called 83.47 acre tract (first tract) conveyed to Delphine Slivensky in Volume 816, Page 449 of said deed records, also being all a called 7 acre tract (second tract conveyed to Delphine Slivensky in said deed recorded in Volume 816, Page 449, situated in the William J. Baker Survey, Section No. 2, Abstract No. 65, Taylor, Williamson County, Texas.

The utility easement can't be placed in the reserve for landscape and open space along North Dr. Also, the water is not being proposed in the reserve it's being proposed in the ROW and the wastewater is being proposed in Block 1, Lot 3 and going north up Greinert. All of the reserves are to be used for the reserve's purpose only.

The dedication along North Dr. is to be 15 feet wide. The ROW is missing the commonly used symbology (hatching). Refer to the approved preliminary plat as the dedication is correct on the prelim that was previously approved. Include symbol in the Legend.

Correct the County initialisms in the Legend e.g., Official Public Records Williamson County Texas = OPRWCT

Reserve 3 is supposed to be 18'. Make sure to show and label the landscape/open space reserves without the 10' PUE and show the dimensions of the reserve.

Remove the B.L.s as the setback is in the planned development ordinance. The setback in the ordinance is the B.L.

The Final Plat is not always consistent with the Approved Preliminary Plat.

See mark ups uploaded in the review files.

Most of the information about the surrounding tracts of land is incorrect. The land is owned by Gehan now and was conveyed from Intermandeco.

Reserves aren't lots that can be built upon they are reserves for parkland and drainage but are not parkland and drainage lots. Change the initials and update the Legend. Also, the initialism is wrong for the County Records. See the note on the scan for the initialism the County uses.

Use the common symbology for the dedication. Additionally, the dedication is not correct. It's 15' being dedicated for the ROW. Use the preliminary Plat as your guide. The Final doesn't match the Prelim and they are supposed to be

consistent.

Block 2 on the south side seems to be missing the utility easement.

Plat shows water in the Landscape Reserve but that is not what the Subdivision Improvement Plans show. Also, the water line can't be placed there on this plat as it's not a utility easement.

There are 93 lots not 104 if you exclude the reserves, ROW and alleys. None of those are lots.

Update the owner's certificate. There is no name of a person who can sign the plat for Gehan.

Adjacent properties are supposed to have dashed lines for the boundaries.

Comments will change upon revision. Also, this is not consistent in every way with the Approved Preliminary Plat. The Final Plat is supposed to be consistent with the Preliminary Plat. If there are some inconsistencies then they must be called out and explained e.g., Lot 1, Block 1 is one lot now. Review the Planned Development Ordinance as the percentages of the lot sizes are explicit on the Preliminary Plat and in the Planned Development Ordinance; small = 157 lots, 55%, medium = 88 lots, 30% and large = 44 lots, 15%.

Review the mark ups that are in the Review Files.

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 see Associated Documents portion of the permit page for a PDF containing Engineering Comments.

General

- The plat includes lots with minimum finished floor elevations for some of the lots. Verify the elevations shown are consistent with the subdivision plans. If the subdivision plans are to be updated, please coordinate with Development Services to include revised sheets to reflect current requirements/information.

Sheet 1 of 4

1. Provide reference to an original corner of the original survey of which said land is a part Subdivision Ordinance 3.3 Final Plat
2. Update plat note 3 per review drawing.
3. Recommend showing drawing on one sheet by rotating sheet to vertical or if allowable by County, increase page size.
4. Proposed alleys not to be considered as lots as show in table.
5. Show complete ROW (north line) of County Road 367 and adjacent property north across County Road 367 filing information.
6. Verify and show portion of Tribute Blvd. to be included within the 15-ft ROW dedication
7. Show document/filing information for 15-ft water easement
8. Verify and update current owners for lots along the west property line of the subdivision.
9. Summary information shown shall notate Reserves separately from lots and should include the Parkland as one of the reserve items.

Sheet 2 of 4

1. Notate maintenance agreement on final plat for applicable drainage and detention easements/reserves.
 - o Subdivision Ordinance 2.10.3. Maintenance agreement noted on final plat
2. Verify and update current owners for lots along the west property line of the subdivision.
3. For the Landscape Lot and ROW Dedication callouts noted, update the drawing to show these items concisely and dimensioned.
4. Verify and show portion of Caraway Drive to be included within the 15-ft ROW dedication.

Sheet 4 of 4

1. 3.3 Final Plat; 10. Drainage and Floodplains: c. 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.
2. Include plat certificate for Taylor Development Services Director.
3. Include plat heading on engineer's certificate.

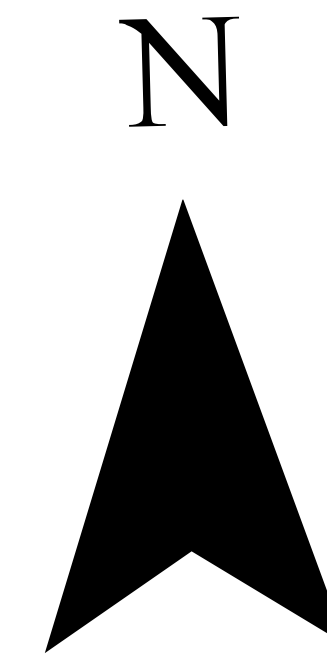
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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@taylortx.gov.

Thank you,



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



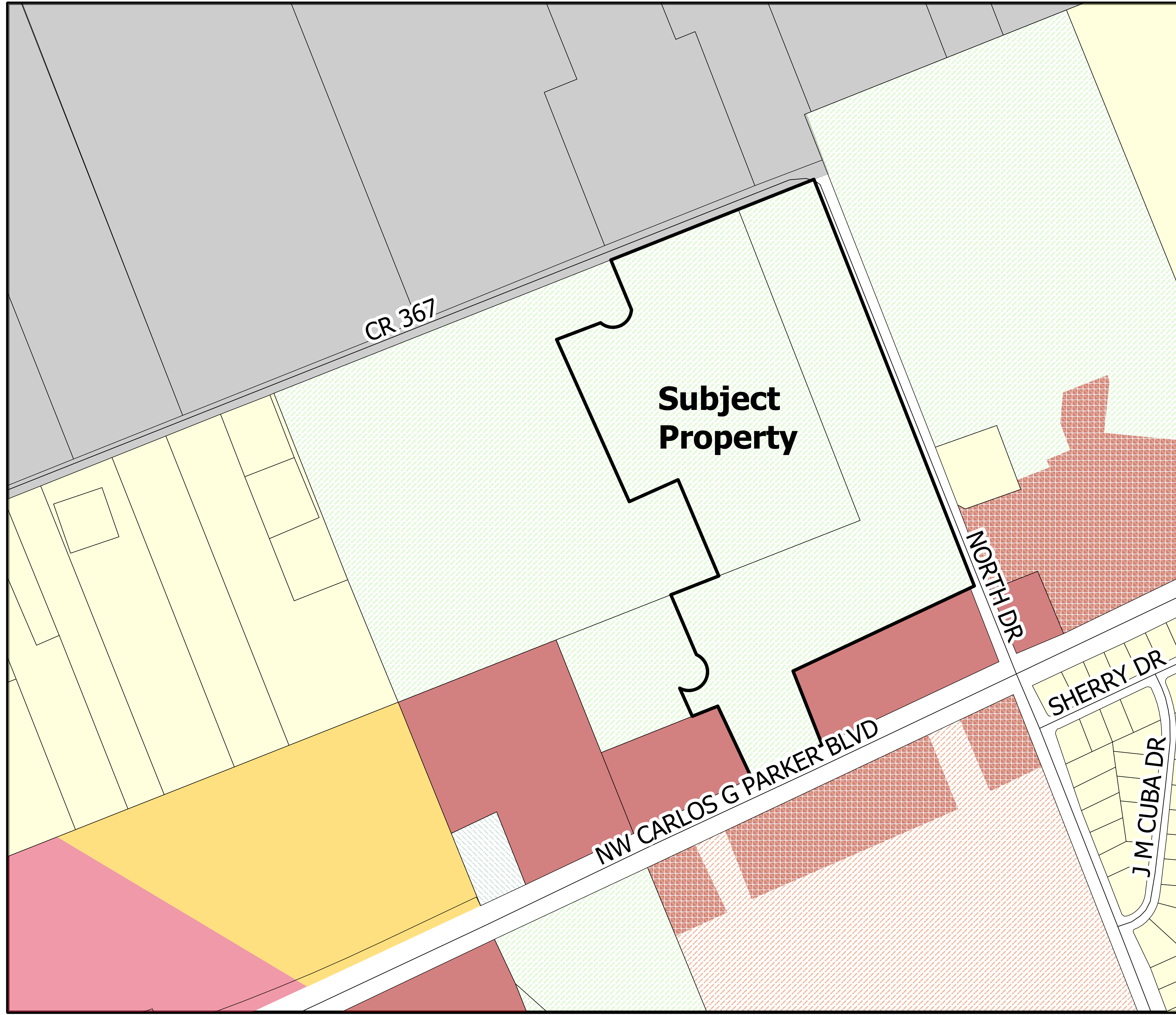
PZ-2022-1516

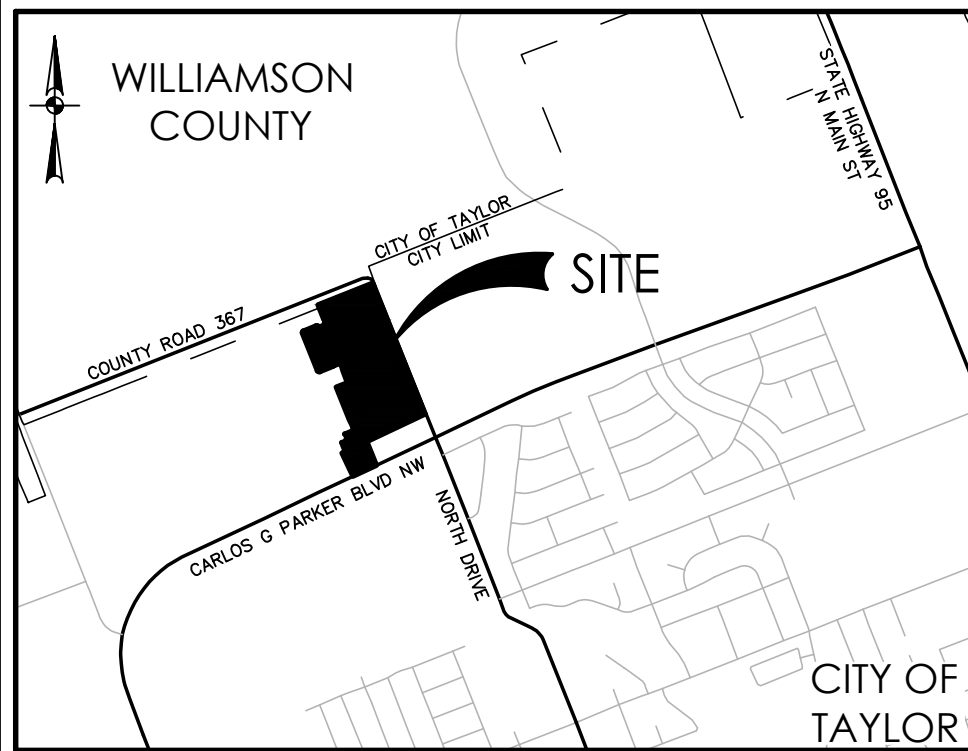
Spring Creek Phase 1
Final Plat

Located at the Northwest Corner of the
Intersection of North Drive and N.W.
Carlos G. Parker Boulevard
Approximately 27.93 Acres

Legend

- | | |
|--------------------|-------------------------|
| ■ ETJ | ■ B-2 |
| ■ Subject Property | ■ MF-2 Multi-Family |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential |
| ZONING | ■ Planned Development |
| ■ B-1 | ■ R/A Rural Agriculture |
| ■ B-1/CPD | ■ MF-1/RPD |





LOCATION MAP

SCALE: 1" = 2000'

OWNER: GEHAN HOMES, LTD.
ADDRESS: BARTON CREEK PLAZA III
3815 SOUTH CAPITAL OF TEXAS HWY.
SUITE 275
AUSTIN, TX 78704
(512) 330-9366

ACREAGE: 27.930 ACRES
LOTS ACREAGE: 23.090 ACRES
ROW ACREAGE: 4.840 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

PATENT SURVEY: WILLIAM J. BAKER SURVEY,
SECTION NO. 2,
ABSTRACT NO. 65

SUBMITTAL DATE:

DATE OF PLANNING AND ZONING COMMISSION REVIEW:

LINEAR FEET OF NEW STREET	LENGTH	TYPE
GREINERT DRIVE:	1295 LF	(RESIDENTIAL)
TRIBUTE BOULEVARD:	625 LF	(COLLECTOR)
CARAWAY DRIVE:	523 LF	(RESIDENTIAL)
ANSLEY COURT:	388 LF	(RESIDENTIAL)
TEASLEY DRIVE:	279 LF	(RESIDENTIAL)
HARTSON DRIVE:	525 LF	(RESIDENTIAL)
TOTAL:	3635 LF	

LOT SUMMARY
TOTAL NUMBER OF BLOCKS : 5
TOTAL NUMBER OF LOTS: 104

SINGLE-FAMILY LOTS: 93
LANDSCAPE/OPEN SPACE
/DRAINAGE/R.O.W. LOTS: 9
PRIVATE ALLEY LOTS: 2

BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.9998800143982722

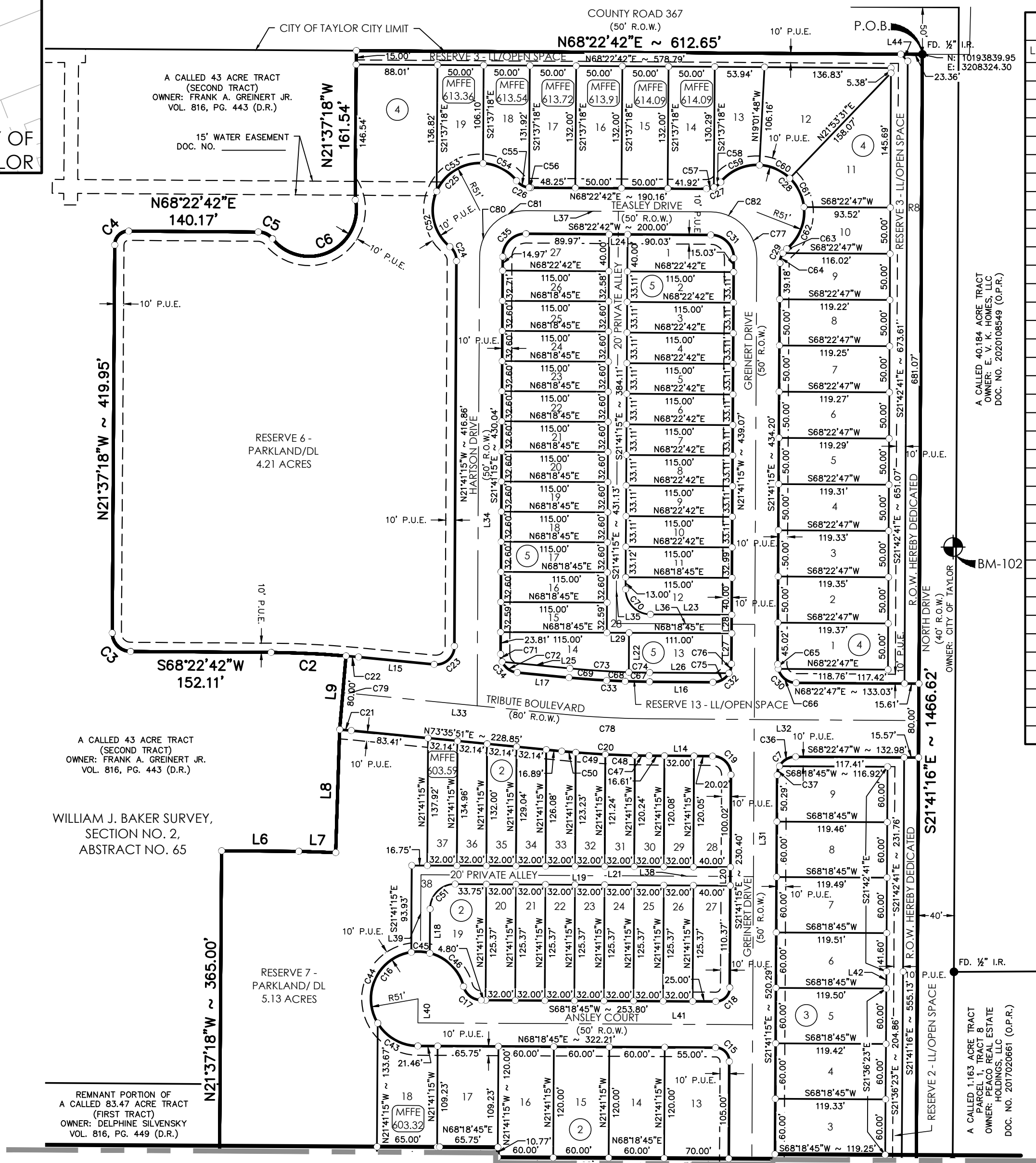
BM-100
SET CHISELED SQUARE ON CONCRETE HEADWALL
ON THE NORTH SIDE OF CARLOS G. PARKER BLVD.
GRID NORTHING: 10192066.3'
GRID EASTING: 3208199.2'
ELEVATION = 598.81'
NAVD 88 (GEOID18)

BM-101
SET CHISELED SQUARE ON CONCRETE
PAD FOR TRAFFIC CONTROL BOX NEAR THE
NORTHWEST CORNER OF CARLOS G. PARKER BLVD.
AND NORTH DRIVE
GRID NORTHING: 10192433.2'
GRID EASTING: 3208951.5'
ELEVATION = 608.04'
NAVD 88 (GEOID18)

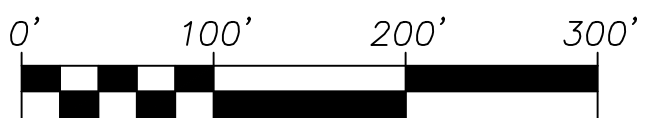
BM-102
SET 5/8" I.R. WITH RED CAP (TRAVERSE)
ON THE EAST SIDE OF NORTH DRIVE
GRID NORTHING: 10193583.7'
GRID EASTING: 3208554.8'
ELEVATION = 609.86'
NAVD 88 (GEOID18)

FINAL PLAT OF SPRING CREEK, PHASE 1

A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 43 ACRE TRACT CONVEYED TO FRANK A. GREINERT, JR., IN DEED RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF A CALLED 83.47 ACRE TRACT (FIRST TRACT) CONVEYED TO DELPHINE SILVENSKY IN VOLUME 816, PAGE 449 OF SAID DEED RECORDS, ALSO BEING ALL OF A CALLED 7 ACRE TRACT (SECOND TRACT) CONVEYED TO DELPHINE SILVENSKY IN SAID DEED RECORDED IN VOLUME 816, PAGE 449, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SEE SHEET 2 of 4



SCALE: 1" = 100'

BLOCK 1	
LOT #	AREA (SQ. FT.)
1	12,707

BLOCK 2	
LOT #	AREA (SQ. FT.)
1	8,036
2	7,176
3	7,404
4	7,632
5	7,281
6	7,045
7	7,739
8	7,583
9	7,200
10	7,200
11	7,200
12	8,352
13	8,352
14	7,200
15	7,200
16	7,200
17	7,182
18	7,412
19	5,953
20	4,012
21	4,012
22	4,012
23	4,012
24	4,012
25	4,012
26	4,012
27	4,967
28	4,715
29	3,842
30	3,844
31	3,861
32	3,909
33	3,988
34	4,082
35	4,177
36	4,271
37	4,366

BLOCK 3	
LOT #	AREA (SQ. FT.)
1	7,721
2	7,159
3	7,157
4	7,162
5	7,168
6	7,171
7	7,170
8	7,168
9	7,159

BLOCK 4	
LOT #	AREA (SQ. FT.)
1	5,968
2	5,968
3	5,967
4	5,966
5	5,965
6	5,964
7	5,963
8	5,962
9	5,950
10	4,982
11	9,322
12	10,201
13	5,850
14	6,595
15	6,600
16	6,600
17	6,600
18	5,846
19	5,702

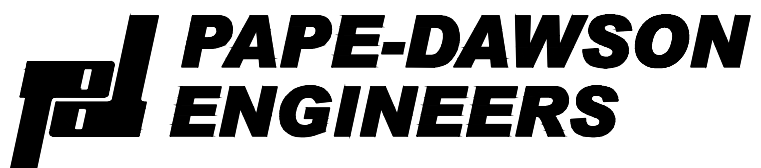
BLOCK 5	
LOT #	AREA (SQ. FT.)
1	4,466
2	3,808
3	3,808
4	3,808
5	3,808
6	3,808
7	3,808
8	3,808
9	3,808
10	3,808
11	3,801
13	4,765
14	5,291
15	3,747
16	3,749
17	3,749
18	3,749
19	3,749
20	3,749
21	3,749
22	3,749
23	3,749
24	3,749
25	3,749
26	3,754
27	4,466

ALLEYS	
LOT #	AREA (SQ. FT.)
28	11,079
38	8,527

RESERVE LOTS		
LOT #	AREA (SQ. FT.)	TYPE
R1	1,835	LL/OPEN SPACE
R2	11,138	LL/OPEN SPACE
R3	22,619	LL/OPEN SPACE
R4	1,515	R.O.W.
R5	8,644	R.O.W.
R6	183,261	PARKLAND/DL
R7	223,425	PARKLAND/DL
R8	10,752	R.O.W.
R13	2,363	LL/OPEN SPACE

LEGEND

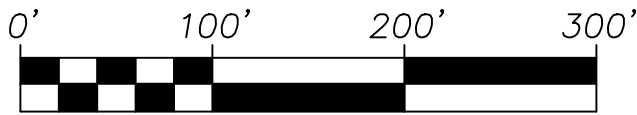
- PD PAPE-DAWSON ENGINEERS
- DOC DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- DL DRAINAGE LOT
- LL LANDSCAPE LOT
- MFFE MINIMUM FINISHED FLOOR ELEVATION (SURVEYOR)
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- EASEMENT LINE
- ROAD CENTERLINE
- PLAT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- # BLOCK NUMBER



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
SPRING CREEK, PHASE 1

A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 43 ACRE TRACT CONVEYED TO FRANK A. GREINERT, JR., IN DEED RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF A CALLED 83.47 ACRE TRACT (FIRST TRACT) CONVEYED TO DELPHINE SILVENSKY IN VOLUME 816, PAGE 449 OF SAID DEED RECORDS, ALSO BEING ALL OF A CALLED 7 ACRE TRACT (SECOND TRACT) CONVEYED TO DELPHINE SILVENSKY IN SAID DEED RECORDED IN VOLUME 816, PAGE 449, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

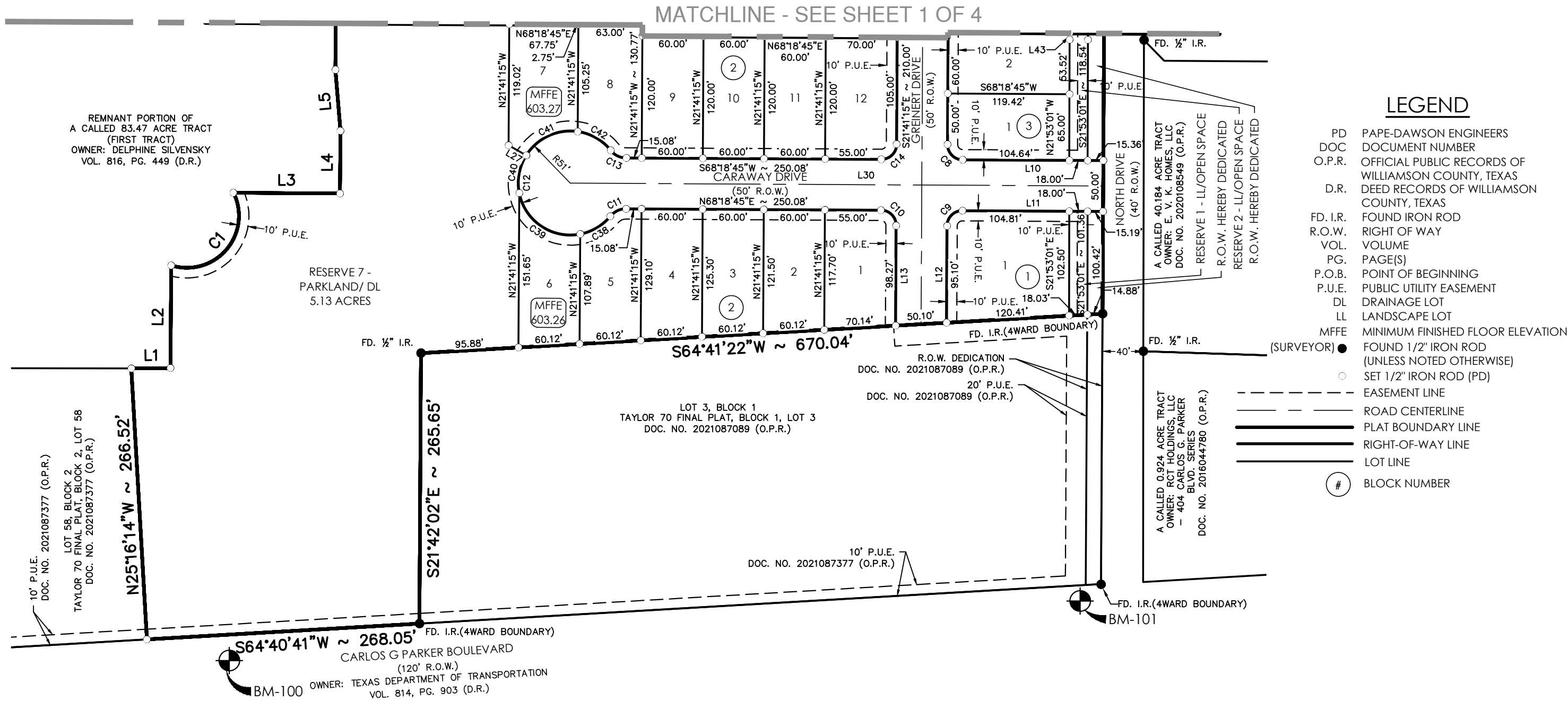


SCALE: 1"= 100'



NOTES:

- UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; GAS: ATMOS ENERGY.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS FOR THE PROPERTY ZONED COMMERCIAL.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0531F & 48491C0530F, EFFECTIVE DATE OF DEC. 20, 2019.
- A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE AND AS AMENDED BY THE RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE (2020-14).
- PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF PARKLAND RESERVE 6, RESERVE 7.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT ORDINANCE NO. 2020-14, WHICH CONTAINS THE DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
- MEDIANS ON TRIBUTE BLVD. ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE SUBJECT TO AN AGREEMENT WITH THE CITY.
- ALL RESERVES ARE DEDICATED TO AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- A 5' SIDEWALK SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF HOUSE CONSTRUCTION ADJACENT TO ALL RESIDENTIAL LOTS. THE DEVELOPER SHALL CONSTRUCT A 5' SIDEWALK AT THE TIME OF SUBDIVISION IMPROVEMENTS ADJACENT TO ALL NON-RESIDENTIAL LOTS.



LEGEND

- PD PAPE-DAWSON ENGINEERS
- DOC DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- FD, I.R. FOUND IRON ROD
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- DL DRAINAGE LOT
- LL LANDSCAPE LOT
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- EASEMENT LINE
- ROAD CENTERLINE
- PLAT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- BLOCK NUMBER

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	51.00'	133°56'49"	N18°30'34"E	93.87'	119.23'
C2	1040.00'	004°28'16"	S70°36'50"W	81.14'	81.16'
C3	20.00'	090°00'00"	N66°37'18"W	28.28'	31.42'
C4	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C5	20.00'	050°40'08"	S86°17'15"E	17.12'	17.69'
C6	51.00'	152°30'16"	N42°47'41"E	99.08'	135.75'
C7	20.00'	090°04'02"	S23°20'46"W	28.30'	31.44'
C8	15.00'	090°00'00"	S66°41'15"E	21.21'	23.56'
C9	15.00'	090°00'00"	N23°18'45"E	21.21'	23.56'
C10	15.00'	090°00'00"	S66°41'15"E	21.21'	23.56'
C11	20.00'	050°40'08"	N42°58'41"E	17.12'	17.69'
C12	51.00'	281°20'15"	S21°41'15"E	64.65'	250.42'
C13	20.00'	050°40'08"	N86°21'11"W	17.12'	17.69'
C14	15.00'	090°00'00"	S23°18'45"W	21.21'	23.56'
C15	15.00'	090°00'00"	S66°41'15"E	21.21'	23.56'
C16	51.00'	254°28'48"	S15°33'02"W	81.20'	226.52'
C17	20.00'	074°28'41"	N74°26'54"W	24.21'	26.00'
C18	15.00'	090°00'00"	S23°18'45"W	21.21'	23.56'
C19	20.00'	089°55'58"	S66°39'14"E	28.27'	31.39'
C20	1040.00'	005°13'04"	N70°59'19"E	94.68'	94.71'
C21	960.00'	000°44'53"	N73°13'24"E	12.53'	12.53'
C22	1040.00'	000°44'53"	N73°13'24"E	13.58'	13.58'
C23	20.00'	095°17'06"	N25°57'18"E	29.56'	33.26'
C24	20.00'	050°40'08"	N47°01'19"W	17.12'	17.69'
C25	51.00'	191°24'12"	N23°20'43"E	101.50'	170.37'
C26	20.00'	050°40'08"	S86°17'15"E	17.12'	17.69'
C27	20.00'	050°40'08"	N43°02'38"E	17.12'	17.69'
C28	51.00'	191°16'19"	S66°39'17"E	101.51'	170.25'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C29	20.00'	050°40'08"	S03°38'49"W	17.12'	17.69'
C30	20.00'	089°55'58"	S66°39'14"E	28.27'	31.39'
C31	25.00'	089°56'03"	N66°39'17"W	35.34'	39.24'
C32	20.00'	090°04'02"	N23°20'46"E	28.30'	31.44'
C33	960.00'	005°13'04"	N70°59'19"E	87.39'	87.42'
C34	20.00'	084°42'54"	S64°02'42"E	26.95'	29.57'
C35	25.00'	090°03'57"	S23°20'43"W	35.38'	39.30'
C36	20.00'	061°01'20"	S37°52'07"W	20.31'	21.30'
C37	20.00'	029°02'42"	S07°09'54"E	10.03'	10.14'
C38	51.00'	039°21'40"	N37°19'27"E	34.35'	35.04'
C39	51.00'	089°56'34"	S78°01'26"E	72.09'	80.06'
C40	51.00'	043°17'17"	S11°24'30"E	37.62'	38.53'
C41	51.00'	065°57'57"	S43°13'07"W	55.53'	58.72'
C42	51.00'	042°46'47"	N82°24'31"W	37.20'	38.08'
C43	51.00'	058°36'34"	S82°23'04"E	49.92'	52.17'
C44	51.00'	112°53'47"	S03°22'06"W	85.01'	100.49'
C45	51.00'	022°38'36"	S71°08'18"W	20.02'	20.16'
C46	51.00'	060°19'51"	N67°22'29"W	51.25'	53.70'
C47	1040.00'	000°50'53"	N68°48'13"E	15.39'	15.39'
C48	1040.00'	001°45'50"	N70°06'35"E	32.02'	32.02'
C49	1040.00'	001°45'59"	N71°52'29"E	32.06'	32.06'
C50	1040.00'	000°50'22"	N73°10'40"E	15.24'	15.24'
C51	27.00'	090°00'00"	S23°18'45"W	38.18'	42.41'
C52	51.00'	074°02'55"	N35°19'55"W	61.42'	65.91'
C53	51.00'	070°14'35"	N36°48'50"E	58.68'	62.52'
C54	51.00'	047°06'42"	S84°30'32"E	40.76'	41.93'
C55	20.00'	045°38'16"	S83°46'19"E	15.51'	15.93'
C56	20.00'	005°01'52"	N70°53'37"E	1.76'	1.76'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C57	20.00'	023°50'09"	N56°27'37"E	8.26'	8.32'
C58	20.00'	026°49'59"	N31°07'33"E	9.28'	9.37'
C59	51.00'	053°15'37"	N44°20'23"E	45.72'	47.41'
C60	51.00'	040°55'19"	S88°34'09"E	35.66'	36.43'
C61	51.00'	039°48'19"	S48°12'20"E	34.72'	35.43'
C62	51.00'	057°17'02"	S00°20'21"W	48.89'	50.99'
C63	20.00'	017°55'04"	S20°01'20"W	6.23'	6.25'
C64	20.00'	032°45'03"	S05°18'43"E	11.28'	11.43'
C65	20.00'	014°24'37"	S28°53'34"E	5.02'	5.03'
C66	20.00'	075°51'21"	S73°51'33"E	24.49'	26.36'
C67	960.00'	005°13'04"	N70°59'19"E	87.39'	87.42'
C68	960.00'	005°13'04"	N70°59'19"E	87.39'	87.42'
C69	960.00'	005°13'04"	N70°59'19"E	87.39'	87.42'
C70	27.02'	089°56'03"	S66°41'15"E	38.18'	42.40'
C71	20.00'	024°42'55"	S34°02'42"E	8.56'	8.63'
C72	20.00'	060°00'03"	S76°24'09"E	20.00'	20.94'
C73	950.00'	003°51'39"	N71°40'01"E	64.00'	64.01'
C74	950.00'	001°21'25"	N69°03'29"E	22.50'	22.50'
C75	20.00'	060°00'00"	N38°22'47"E	20.00'	20.94'
C76	20.00'	030°04'02"	N06°39'14"W	10.38'	10.50'
C77	50.00'	044°58'02"	N44°10'16"W	38.24'	39.24'
C78	1000.00'	005°13'04"	S70°59'19"W	91.03'	91.07'
C79	1000.00'	000°44'53"	S73°13'24"W	13.05'	13.05'
C80	50.00'	045°01'58"	S00°49'44"W	38.29'	39.30'
C81	50.00'	045°01'58"	S45°51'42"W	38.29'	39.30'
C82	50.00'	044°58'02"	N89°08'18"W	38.24'	39.24'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N67°26'21"E	38.40'
L2	N21°37'18"W	100.82'
L3	N68°22'42"E	104.73'
L4	N21°37'18"W	61.50'
L5	N26°36'25"W	60.23'
L6	N68°22'42"E	83.51'
L7	N69°51'50"E	40.00'
L8	N20°08'10"W	133.18'
L9	N17°09'02"W	80.00'
L10	N68°18'45"E	138.01'
L11	N68°18'45"E	138.01'
L12	N21°41'15"W	95.10'
L13	S21°41'15"E	98.27'
L14	N68°22'47"E	68.63'
L15	N73°35'51"E	82.20'
L16	N68°22'47"E	68.49'
L17	N73°35'51"E	56.27'
L18	S21°41'15"E	47.92'
L19	S68°18'45"W	297.75'
L20	S21°41'15"E	20.00'
L21	S68°18'45"W	344.75'
L22	S21°41'15"E	42.69'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	N68°18'45"E	88.00'
L24	S68°22'42"W	20.00'
L25	N73°35'51"E	73.59'
L26	N68°22'47"E	85.81'
L27	N21°41'15"W	33.07'
L28	N21°41'15"W	20.00'
L29	N68°18'45"E	24.00'
L30	N68°18'45"E	523.01'
L31	N21°41'15"W	1256.15'
L32	S68°22'47"W	291.57'
L33	S73°35'51"W	228.85'
L34	S21°41'15"E	486.13'
L35	N21°41'15"W	446.06'
L36	N68°22'42"E	150.00'
L37	S68°22'42"W	200.00'
L38	S68°18'45"W	359.75'
L39	S21°41'15"E	83.43'
L40	S21°41'15"E	26.00'
L41	N68°18'45"E	362.22'
L42	N21°36'23"W	18.40'
L43	N21°36'23"W	6.48'
L44	S66°42'41"E	10.57'



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FINAL PLAT
OF
SPRING CREEK, PHASE 1

A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 43 ACRE TRACT CONVEYED TO FRANK A. GREINERT, JR., IN DEED RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF A CALLED 83.47 ACRE TRACT (FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY IN VOLUME 816, PAGE 449 OF SAID DEED RECORDS, ALSO BEING ALL OF A CALLED 7 ACRE TRACT (SECOND TRACT) CONVEYED TO DELPHINE SLIVENSKY IN SAID DEED RECORDED IN VOLUME 816, PAGE 449, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 43 ACRE TRACT CONVEYED TO FRANK A. GREINERT, JR., IN DEED RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF A CALLED 83.47 ACRE TRACT (FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY IN VOLUME 816, PAGE 449 OF SAID DEED RECORDS, ALSO BEING ALL OF A CALLED 7 ACRE TRACT (SECOND TRACT) CONVEYED TO DELPHINE SLIVENSKY IN SAID DEED RECORDED IN VOLUME 816, PAGE 449, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS, SAID 27.930 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING at an ½" iron rod found on a point in the intersection of the west right-of-way line of North Drive, a 40 foot right-of-way and the south margin of County Road 367, a 50 foot right-of-way, said point being the north east corner of said 7 acre tract, for the northeast corner and POINT OF BEGINNING hereof;

THENCE S 21°41'16" E, departing the south margin of said County Road 367, with the west right-of-way line of said North Drive, same being the east boundary line of said 7 acre tract, and in part the east boundary line of the Remnant Portion of said 83.47 acre tract, a distance of 1466.62 feet to an iron rod with cap marked "4WARD BOUNDARY" found for the northwest corner of Taylor 70 Final Plat, Block 1, Lot 3, a subdivision according to the plat recorded in Document No. 2021087089 of the Official Public Records of Williamson County, Texas, same being an east corner of the Remnant Portion of said 83.47 acre tract, for the southeast corner hereof;

THENCE S 64°41'22" W, departing the west right-of-way line of said North Drive, with the north boundary line of said Taylor 70 Final Plat, Block 1, Lot 3, a distance of 670.04 feet to a ½" iron rod found on the northwest corner of said Taylor 70 Final Plat, Block 1, Lot 3, same being a south corner of the Remnant Portion of said 83.47 acre tract, for an angle point hereof;

THENCE S 21°42'02" E, with the west boundary line of said Taylor 70 Final Plat, Block 1, Lot 3, same being an east boundary line of the Remnant Portion of said 83.47 acre tract, a distance of 265.65 feet to an iron rod with cap marked "4WARD BOUNDARY" found on the southwest corner of said Taylor 70 Final Plat, Block 1, Lot 3, same being a point in the south boundary line of the Remnant Portion of said 83.47 acre tract, also being a point in the north right-of-way line of Carlos G Parker Boulevard, a 120 foot right-of-way, recorded in Volume 814, Page 903 of said Deed Records, for an angle point hereof,

THENCE S 64°40'41" W, departing the west boundary line of said Taylor 70 Final Plat, with the north right-of-way line of said Carlos G Parker Boulevard, same being the south boundary line of the Remnant Portion of said 83.47 acre tract, a distance of 268.05 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point in the east boundary line of Taylor 70 Final Plat, Block 2, Lot 58, a subdivision according to the plat recorded in Document No. 2021087377 of said Official Public Records, for the southeast corner hereof;

THENCE N 25°16'14" W, departing the north right-of-way line of said Carlos G Parker Boulevard, with the east boundary line of said Taylor 70 Final Plat, Block 2, same being the west boundary line of the Remnant Portion of said 83.47 acre tract, a distance of 266.52 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point in the northeast corner of said Taylor 70 Final Plat, Block 2, Lot 58, said point being in the west boundary line of the Remnant Portion of said 83.47 acre tract, for a west corner hereof;

THENCE, departing the east boundary line of said Taylor 70 Final Plat Block 2, Lot 58, through the interior of the Remnant Portion of said 83.47 acre tract, and through the interior of said 43 acre tract, the following twenty (20) courses and distances:

1. N 67°26'21" E, a distance of 38.40 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
2. N 21°37'18" W, a distance of 100.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
3. along the arc of a curve to the left, having a radius of 51.00 feet, a central angle of 133°56'49", a chord bearing and distance of N 18°30'34" E, 93.87 feet, an arc length of 119.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point of non-tangency hereof,

4. N 68°22'42" E, a distance of 104.73 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
5. N 21°37'18" W, a distance of 61.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
6. N 26°36'25" W, a distance of 60.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
7. N 21°37'18" W, a distance of 365.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
8. N 68°22'42" E, a distance of 83.51 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
9. N 69°51'50" E, a distance of 40.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
10. N 20°08'10" W, a distance of 133.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
11. N 17°09'02" W, a distance of 80.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
12. along the arc of a curve to the left, having a radius of 1040.00 feet, a central angle of 04°28'16", a chord bearing and distance of S 70°36'50" W, 81.14 feet, an arc length of 81.16 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
13. S 68°22'42" W, a distance of 152.11 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
14. along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 66°37'18" W, 28.28 feet, an arc length of 31.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
15. N 21°37'18" W, a distance of 419.95 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
16. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
17. N 68°22'42" E, a distance of 140.17 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
18. along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 50°40'08", a chord bearing and distance of S 86°17'15" E, 17.12 feet, an arc length of 17.69 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof,
19. along the arc of a curve to the left, having a radius of 51.00 feet, a central angle of 152°30'16", a chord bearing and distance of N 42°47'41" E, 99.08 feet, an arc length of 135.75 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof, and
20. N 21°37'18" W, a distance of 161.54 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point in the south margin of said County Road 367, same being the north boundary line of said 43 acre tract, for the northwest corner hereof;

THENCE N 68°22'42" E, with the south margin of said County Road 367, same being in part the north boundary line of said 43 acre tract and in part the north boundary line of said 7 acre tract, a distance of 612.65 feet to the POINT OF BEGINNING, and containing 27.930 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc., under Job No. 51265-00.



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FINAL PLAT
OF
SPRING CREEK, PHASE 1

A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 43 ACRE TRACT CONVEYED TO FRANK A. GREINERT, JR., IN DEED RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF A CALLED 83.47 ACRE TRACT (FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY IN VOLUME 816, PAGE 449 OF SAID DEED RECORDS, ALSO BEING ALL OF A CALLED 7 ACRE TRACT (SECOND TRACT) CONVEYED TO DELPHINE SLIVENSKY IN SAID DEED RECORDED IN VOLUME 816, PAGE 449, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

I, GEHAN HOMES, LTD., SOLE OWNER OF THE CERTAIN 27.930 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021089820 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 TO THE STREETS, 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 SPRING CREEK, PHASE 1.

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

GEHAN HOMES, LTD.
BARTON CREEK PLAZA III
3815 SOUTH CAPITAL OF TEXAS HWY., SUITE 275
AUSTIN, TX 78704
(512) 330-9366

STATE OF TEXAS
COUNTY OF TRAVIS

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 GEHAN HOMES LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

I, PARKER J. GRAHAM, 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 AUSTIN, TRAVIS COUNTY, TEXAS, THIS ____ DAY OF ____, 20 ____.

PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

DATE

I, MICHAEL S. FISHER, LICENSED 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 MAPS, COMMUNITY PANEL NUMBERS, 48491C0530F AND 48491C0531F, 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 AUSTIN, TRAVIS COUNTY, TEXAS, THIS ____ DAY OF ____, 20 ____.

MICHAEL S. FISHER, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87704
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

DATE

THIS SUBDIVISION TO BE KNOWN AS SPRING CREEK, PHASE 1 HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____, 20____, A.D.

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

RECORDING SECRETARY

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, _____, 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 DOCUMENT 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.

CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

City of Taylor
PZ-2022-1477
Comprehensive Plan Amendment – Future Land Use Designation
Staff Report

Item Details

- Subject Property:** 14501 and 14511 U.S. Highway 79
- Total Acreage:** Approximately 75.29 acres
- Legal Description:** Approximately 75.29 acres of land addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, consisting of Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.
- Property Owner(s):** David Cersonsky, President and Owner & Timothy R. Hines, Vice President and Owner of Taylor Texas Holdings, Inc. and Highway 79 Development, Inc.
- Representative:** Clayton Strolle, Westwood Professional Services
- Request:** A request to amend the Future Land Use Map designation of approximately 75.29 acres from the designations of Area of Minimal Change and Open Space to Employment Center: Regional and Open Space respectively.
- Case History:** This is the first hearing of this request.

Overview of Applicant's Request & Background

The property owner and their representative engaged staff with their prospective plans to develop the subject property as an Industrial/Warehouse location. The subject property is currently identified as Area of Minimal Change and Open Space within the Future Land Use map. Discussions with staff and the property owner and their representative resulted in their response to apply for a request to redesignate the subject property from Area of Minimal Change to Employment Center: Regional and preserve the Open Space designation as it is within the Federal Emergency Management Agency ("FEMA") Special Flood Hazard Area.

Location:

The subject property is located along U.S. Highway 79, just west of the Taylor Municipal Airport. The subject property has minimal immediate frontage to the highway as it is configured as a flag lot.



Physical and Natural Features:

The subject property gently slopes in elevation from northwest (highest) to southeast (lowest) and consists of a combination of dense creekside vegetation towards the east and southeastern property boundaries and vacant land devoid of vegetation along the north-northwestern property boundaries. A residence and several accessory structures exist centrally to the property. Mustang Creek and several tributaries bisect the easternmost part of the subject property. This area of study by FEMA has deemed the area to have a 1% chance of flooding annually (i.e. the 100 year floodplain).

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject property is located within the Controlled Growth Sector. The Controlled Growth Sector consist of areas that can support limited development based on proximity to an existing or planned Thoroughfare. The Controlled Growth Sector should be limited in area to nodes where infrastructure or services already exist, but these areas are not adjacent to the existing developed areas. This designation allows limited development and as such the subject property abuts existing small-scale developments to the immediate south (DaVita Taylor Dialysis), and east (United Ag & Turf, and Nyle Maxwell Car Dealership) and west (Best Western Inn and Taylor Municipal Airport) along U.S. Highway 79 which are also in the Controlled Growth Sector.

Future Land Use and Zoning Designations:

The adopted Comprehensive Plan, Envision Taylor identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation as, Area of Minimal Change. This designation is characterized as areas lacking in street and utility infrastructure. These areas are not intended to accommodate future growth and redevelopment and should generally see minimal change during the time frame of the Envision Taylor Comprehensive Plan.

Area of Minimal Change was placed on a majority of the properties along U.S. 79 due to the lack of wastewater infrastructure spanning from the Taylor Municipal Airport east to the city limit boundary. The Growth Sector designations work to assure the city is developing under the fiscal scenario which aims to limit new growth outside the existing infrastructure footprint and focus growth into compact and mixed-use centers.

Employment Centers are mixed use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants. The proposed Future Land Use designation of Employment Center currently encompasses 1,784 acres within the city. Land uses and building types should include the following percentages:

- Retail – 22.5%, Office – 10%, Mixed Use – 2.5%, Public – 5%, and Industrial 60%

The subject property is currently zoned R/A (Rural Agriculture).

Direction	Future Land Use	Existing Land Use
North	Employment Center: Regional & Open Space	Vacant Land + Flood Plain
South	Area of Minimal Change	Commercial Businesses & Residences
East	Employment Center: Regional & Open Space	Taylor Municipal Airport
West	Area of Minimal Change	Agricultural Land

Utilities

The subject property is located within the City's service area for water and wastewater. Currently a 16-inch water line runs along the frontage of U.S. 79 and spans the width of the subject property. In 2011 a neighboring development, Clark Travel, located just south of the subject property (3406 W. 2nd St.), entered into an agreement with the City of Taylor and the Taylor Economic Development Corporation ("EDC") to extend a wastewater line to their site. The wastewater line consists of a 12-inch main that extends from the 24-inch line at the airport and through the southern portion of the subject property to reach the Clark Travel property. Upon investigation and budding interest to develop the general area around the airport it was determined that the lift station at the airport required improvements to sustain activity. The subject property representative, Clayton Strolle, consulted the City's engineer, Jacob Walker, who stated that the City is aware of the deficiency for capacity at the lift station and a project, "to improve the pump capabilities to the lift station and drainage improvements to eliminate some inflow and infiltration (I&I) from getting into the wet well during rain events... has been added to the City's budget for fiscal year 2022-2023 as an impact fee project and should be implemented next Spring/Summer if the project is approved by Council as part of the budget." With this improvement to the wastewater system, the subject property will have the opportunity to utilize the improved capacity in the airport liftstation.

Transportation

The subject property gains access from U.S. 79 which is identified within the Transportation Plan in the Envision Taylor Comprehensive Plan as a Regional Roadway. U.S. 79 moves traffic between the City of Taylor and other communities. Additionally, the Transportation Plan has proposed a Community Boulevard within the subject property. Community Boulevards function as primary routes that connect to major areas of the city. The presence of the floodplain also calls for an addition to the proposed trail system. Trails are intended to be 10' to 12' wide and should serve both pedestrian and bicycle traffic.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Future Land Use map amendment request (14 notices), a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, June 26, 2022.

Staff Analysis

The request for the subject property is a Comprehensive Plan Amendment from the Future Land Use designation of Area of Minimal Change to Employment Center: Regional and allowing the designation of Open Space to remain as is.

The request would enable the property owner to seek a rezoning to allow for the development of an Industrial use on the property proceeding. Staff supports the request for changing the land use designation for a portion of the property to Employment Center: Regional at this location due to the proximity of other identical designations adjacent to the subject property, its adjacency to the Taylor Municipal Airport and to U.S. Highway 79. As mentioned previously, there are currently wastewater system improvements that are needed in order to provide sufficient capacity for development of this property. The applicant is proposing to keep the Open Space designation for the floodplain which will ensure that development does not occur in a flood prone and environmentally sensitive area.

The subject property meets the following land use policies:

- **LU 8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.**
 - The addition of an industrial site would likely provide an increase to jobs available within Taylor.
- **LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.**
 - The applicant currently has access to water and wastewater on their property and would likely only be required to extend as needed (lateral lines to buildings).

The subject property fails to meet the following land use policies:

- **LU11 – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.**
 - While the improvement to the land will increase the revenue per acre the uses are singular in that they will only speak to commercial/industrial uses, and it is not likely that individual residential lots or multi-family will occupy the subject property to increase the density of the area.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for Comprehensive Plan Amendment – Future Land Use Designation and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a Comprehensive Plan Amendment – Future Land Use Designation request, the Planning and Zoning Commission members consider the following factors:

Will the proposed Future Land Use amendment result in a Future Land Use designation that is more consistent with the text and policies of the Comprehensive Plan than the current designation of the property?

- The current designation of the property as Area of Minimal Change is a direct correlation to the City's desire to limit new growth outside the existing infrastructure footprint and focuses growth into compact and mixed-use centers. However, the applicant has proven that there is presence of a wastewater and water lines that are accessible from the subject property. The traffic impact would likely increase with the proposed development, but the developer will be required to implement the requirements for new transportation facilities as shown in the Transportation Plan.

Would the proposed amendment result in a land use that is more compatible with the current and future land uses of adjacent and nearby property?

- The proposed amendment to Employment Center: Regional would match other adjacent designations to include properties to the immediate west and north. The Open Space designation would be required to remain untouched as the area is identified by FEMA as a Special Flood Hazard Area. Other sites nearby are also inundated by the floodplain and their designation of Open Space would also remain untouched. Currently there are very minimal residences nearby and as such there would be minimal negative impact from the proposed industrial development. Additionally, abutting properties that already have the Employment Center designation would not likely be compatible with any residential uses on the subject property. Therefore, the applicant has chosen a more appropriate designation for their property as opposed to a less intense and/or residential designation.

Would the proposed amendment result in more efficient use of publicly financed community facilities and infrastructure?

- Ultimately the extension of utilities to the subject property/proposed buildings is the responsibility of the developer. In 2011, the city partnered with the EDC and Clark Travel to extend a wastewater line. The subject property will benefit from that extension and the proposed upgrades to the Airport lift station will benefit many other nearby sites to include the subject property, should the proposal be approved by City Council. Thoroughfares and trails bisecting or surrounding the subject property would be required to be constructed or have right-of-way dedicated for future construction.

Could the proposed amendment create or cause an increase in adverse impacts on the natural environment, especially water, green space/open space preservation, and air quality?

- Staff intends for the Open Space designation to remain as it is and does not encourage development in the floodplain. Preliminary plans by the applicant have not identified development in the floodplain/open space areas. Additionally, the development will likely require an area for detention to capture runoff.

Attachments:

- a) Letter of Intent from Applicant
- b) Utility Statement from City Engineer
- c) Growth Sector Map
- d) Future Land Use Map – Existing
- e) Future Land Use Map – Proposed
- f) Notice Area Map
- g) Proposed Ordinance 2022-27
 1. Metes and Bounds Description
 2. Proposed Future Land Use Map



June 21, 2022
PK No.: 0100

Mrs. Courtney Peres
CITY OF TAYLOR
Development Services
400 Porter Street
Taylor, Texas 76574

Re: **Stillwater 76 – Future Land Use Map Ammendment**
Taylor, Williamson County, Texas

Dear Mrs. Peres:

The proposed site in the attached is being requested for a future land use of Industrial. The site is approximately 75.28 acres and is currently being used for agriculture purposes. The request is being done to allow the site to be zoned industrial in the near future to allow for industrial buildings. There is currently an existing sanitary sewer line that runs through the site and a water line adjacent to the site. Both have capacity to serve the site. The proposed future land use advances the goals and policies of the Comprehensive Plan by allowed for aligning uses on the west side of the city that currently has industrial to the south and to the west. The site will not increase the flood hazard with the detention that is being proposed on the site and the building will have many different uses to fulfill many different tenants on the market.

If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Clayton J. Strolle'.

Clayton J. Strolle, P.E., LEED®AP

CJS
0100_Stillwater 76

Clayton Strolle

From: Walker, Jacob <Jacob.Walker@hdrinc.com>
Sent: Monday, June 13, 2022 2:28 PM
To: Brandon Easterling; Clayton Strolle; Lindner, Heather R.
Cc: Jim Gray; Vasquez, Javier; Tom Yantis; David Cersonsky; Jeffrey Wood
Subject: RE: City of Taylor - City Engineer

Follow Up Flag: Follow up
Flag Status: Flagged

Clayton/Brandon,

This was discussed at length in the meeting on 6/2. There is an immediate project identified to improve the pump capabilities of the lift station and drainage improvements to eliminate some I&I from getting into the wet well during rain events. This is being added to the City's budget for 22'-23' as an impact fee project and should be implemented next Spring/Summer if the project is approved by Council as part of the budget.

I'm not sure if that is the "green light" for the entire project as you're requesting, but that's the immediate solution for the sewer issue that the City is going to pursue.

Thanks.

Jacob E. Walker, P.E.
Associate | Project Manager
City of Taylor – City Engineer

HDR
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
D 512.685.2938 M 409.720.8335
jacob.walker@hdrinc.com

hdrinc.com/follow-us

From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Monday, June 13, 2022 2:17 PM
To: Clayton Strolle <cstrolle@pkce.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I think everyone on this email thread would like to know the same thing.....

Brandon Easterling
Stillwater Capital
Central Texas Partner

2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Clayton Strolle <cstrolle@pkce.com>
Sent: Monday, June 13, 2022 1:27 PM
To: Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

Heather

Based on our meeting a week or so ago can you send me the email that I can upload stating there is a solution in the works and the project can move forward?

Just want to upload for records.

Clayton Strolle, PE, LEED AP

Director, Commercial Market

cstrolle@pkce.com

Pacheco Koch

a **Westwood** company

O: 512.485.0831

M: 214.906.6855

pkce.com ▪ westwoodps.com

From: Lindner, Heather R. <Heather.Lindner@hdrinc.com>
Sent: Monday, May 16, 2022 5:39 PM
To: Clayton Strolle <cstrolle@pkce.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

This afternoon we presented the City some options comparing a lift station upgrade with a gravity option, to serve this property as well as other projected growth in the area. We will discuss those options with the City and get back with you once we have a better understanding of how the City would like to proceed.

Heather Lindner, PE

D 210.841.2826

M 210.882.7026

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From: Clayton Strolle <cstrolle@pkce.com>
Sent: Monday, May 16, 2022 10:57 AM
To: Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky

<dcjm215@gmail.com>

Subject: RE: City of Taylor - City Engineer

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Heather

Any update on this one?

Clayton Strolle, PE, LEED AP

Director, Commercial Market
cstrolle@pkce.com

Pacheco Koch

a **Westwood** company

O: 512.485.0831

M: 214.906.6855

pkce.com • westwoodps.com

From: Lindner, Heather R. <Heather.Lindner@hdrinc.com>

Sent: Wednesday, May 11, 2022 6:32 AM

To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Clayton Strolle <cstrolle@pkce.com>; Walker, Jacob <jacob.walker@hdrinc.com>

Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylor.tx.gov>; David Cersonsky <dcjm215@gmail.com>

Subject: RE: City of Taylor - City Engineer

We have been communicating with the City and Public Works on the Airport lift station issues, and are currently evaluating options the possibility of serving the current Airport lift station service area by gravity.

Heather Lindner, PE

D 210.841.2826

M 210.882.7026

hdrinc.com/follow-us

From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>

Sent: Tuesday, May 10, 2022 4:49 PM

To: Clayton Strolle <cstrolle@pkce.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Walker, Jacob <jacob.walker@hdrinc.com>

Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylor.tx.gov>; David Cersonsky <dcjm215@gmail.com>

Subject: RE: City of Taylor - City Engineer

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Heather,

Can you respond on this today please?

Brandon Easterling

Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Clayton Strolle <cstrolle@pkce.com>
Sent: Tuesday, May 10, 2022 1:26 PM
To: Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

Heather

Any update on this one?

Clayton Strolle, PE, LEED AP

Director, Commercial Market
cstrolle@pkce.com

Pacheco Koch
a **Westwood** company

O: 512.485.0831
M: 214.906.6855

pkce.com • westwoodps.com

From: Lindner, Heather R. <Heather.Lindner@hdrinc.com>
Sent: Wednesday, May 4, 2022 2:56 PM
To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Clayton Strolle <cstrolle@pkce.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

Brandon and Clayton,

We are coordinating with public works to understand their concerns with the lift station, so a solution can be proposed. We understand this is time sensitive for you, and we will follow up with more information shortly.

Thank you,
Heather

Heather Lindner, PE
D 210.841.2826
M 210.882.7026

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From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Wednesday, May 4, 2022 9:47 AM

To: Clayton Strolle <cstrolle@pkce.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>; David Cersonsky <dcjm215@gmail.com>
Subject: RE: City of Taylor - City Engineer

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Totally agree with you Clayton, we need some certainty regarding next steps if in fact the lift station has capacity issues, we need a plan and an understanding of what can/will be done to accommodate our needs.

Look forward to hearing back from you Heather.

Brandon Easterling
Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Clayton Strolle <cstrolle@pkce.com>
Sent: Wednesday, May 4, 2022 7:56 AM
To: Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob <jacob.walker@hdrinc.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>
Subject: RE: City of Taylor - City Engineer

Heather

We had a call with the city last week and we mentioned this email on that we had capacity for the industrial site but the Public Works director at the city mentioned that was incorrect. He mentioned there are some operation issues at the lift station and we do not really have capacity. Can we get this nailed down as that was the biggest item from our predevelopment meeting with the city.

Are you free to discuss?

Clayton Strolle, PE, LEED AP
Director, Commercial Market
cstrolle@pkce.com
Pacheco Koch
a **Westwood** company

O: 512.485.0831
M: 214.906.6855

pkce.com • westwoodps.com

From: Lindner, Heather R. <Heather.Lindner@hdrinc.com>
Sent: Wednesday, April 13, 2022 4:42 PM
To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Walker, Jacob

<jacob.walker@hdrinc.com>; Clayton Strolle <cstrolle@pkce.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Tom Yantis
<tom.yantis@taylor.tx.gov>
Subject: RE: City of Taylor - City Engineer

Brandon and Clayton,

I appreciate your patience. The City's data indicates that the line that crosses this site is a 12-inch. At least a portion of this 12" line has been identified as a potential capacity issue to convey wet weather flows, with a preliminary recommended size of 15 inches. This 15-inch size appears adequate to serve this site, as well as some development between this site and CR-373, which was part of a controlled growth sector in the City's comprehensive plan.

The downstream lift station is modeled based on some pump curve and operational assumptions, but the way it is currently modeled, the LUEs associated with this development don't appear to cause capacity issues with the lift station.

I hope this is helpful, and would be happy to discuss further.

Thank you,
Heather

Heather Lindner, PE
D 210.841.2826
M 210.882.7026

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From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Tuesday, April 12, 2022 4:22 PM
To: Walker, Jacob <Jacob.Walker@hdrinc.com>; Clayton Strolle <cstrolle@pkce.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Lindner, Heather R.
<heather.lindner@hdrinc.com>; Tom Yantis <tom.yantis@taylor.tx.gov>
Subject: RE: City of Taylor - City Engineer

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Ok, thx!

Brandon Easterling
Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Walker, Jacob <Jacob.Walker@hdrinc.com>
Sent: Tuesday, April 12, 2022 4:22 PM
To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Clayton Strolle

<cstrolle@pkce.com>

Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Lindner, Heather R. <heather.lindner@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>
Subject: RE: City of Taylor - City Engineer

Yes – she’s led the City’s master planning efforts for water and sewer. She’s also evaluated the lift stations in Taylor for future capacities.

Jacob E. Walker, P.E.
D 512.685.2938 M 409.720.8335

hdrinc.com/follow-us

From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Tuesday, April 12, 2022 4:12 PM
To: Walker, Jacob <Jacob.Walker@hdrinc.com>; Clayton Strolle <cstrolle@pkce.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Lindner, Heather R. <heather.lindner@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>
Subject: RE: City of Taylor - City Engineer

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

So it sounds like Heather is the only modeler available to do this work then?

Brandon Easterling
Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Walker, Jacob <Jacob.Walker@hdrinc.com>
Sent: Tuesday, April 12, 2022 4:11 PM
To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>; Clayton Strolle <cstrolle@pkce.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Lindner, Heather R. <heather.lindner@hdrinc.com>; Tom Yantis <tom.yantis@taylortx.gov>
Subject: RE: City of Taylor - City Engineer

Hi Brandon,

Our modeler engineer for Taylor, Heather, is out sick. I apologize for the inconvenience – she tried to work on this earlier today, but couldn’t do it. Also, she was out last week, so it’s doubly unfortunate. I ensure you that as soon as she’s back we’ll address this. I spoke to Clayton last week and ensured him we’re working on it.

Jacob E. Walker, P.E.
D 512.685.2938 M 409.720.8335

From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Tuesday, April 12, 2022 3:07 PM
To: Clayton Strolle <cstrolle@pkce.com>; Walker, Jacob <Jacob.Walker@hdrinc.com>
Cc: Vasquez, Javier <Javier.Vasquez@hdrinc.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Tom Yantis <tom.yantis@taylor.tx.gov>
Subject: RE: City of Taylor - City Engineer

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Clayton, have you received the feedback and information from HDR that you requested in this email two weeks ago?

Brandon Easterling
Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Clayton Strolle <cstrolle@pkce.com>
Sent: Thursday, March 31, 2022 9:15 AM
To: Walker, Jacob <Jacob.Walker@hdrinc.com>
Cc: Vasquez, Javier <Javier.Vasquez@hdrinc.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>; Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Subject: RE: City of Taylor - City Engineer

Jacob

We are looking at this site and looking at utilities. The attached utility map is what I have for the area.

I was curious about capacity in the sewer lines, any master plan changes to the area on utilities, and if any extensions would be required associated with the site.

We have heard there is limited capacity in the lift station downstream and there would be upgrades needed if the LUEs being proposed are too substantial. Do you know how many LUEs the area is limited to or what upgrades would be needed to allow for the development? We are looking at about 129 LUEs and 103 gpm peak wet weather flow.

I am free to get on a call to talk this through if you would like.

Clayton Strolle, PE, LEED AP
Director, Commercial Market
cstrolle@pkce.com
Pacheco Koch
a Westwood company

O: 512.485.0831
M: 214.906.6855

pkce.com • westwoodps.com

From: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Sent: Thursday, March 31, 2022 9:02 AM
To: Walker, Jacob <Jacob.Walker@hdrinc.com>; Clayton Strolle <cstrolle@pkce.com>
Cc: Vasquez, Javier <Javier.Vasquez@hdrinc.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>
Subject: RE: City of Taylor - City Engineer

Fantastic Jacob, thanks for getting back to me so quickly.

I have copied my civil engineer, Clayton Strolle, on this email as well as he will be the one to ask and better yet understand the questions/answers related to utilities.

Clayton, I will let you ask away....

Brandon Easterling
Stillwater Capital
Central Texas Partner
2905 San Gabriel, #204
Austin, Texas 78705
(512) 371-5820
Brandon.easterling@stillwatercap.com

From: Walker, Jacob <Jacob.Walker@hdrinc.com>
Sent: Wednesday, March 30, 2022 7:22 PM
To: Brandon Easterling <Brandon.Easterling@StillwaterCapital.com>
Cc: Vasquez, Javier <Javier.Vasquez@hdrinc.com>; Lindner, Heather R. <Heather.Lindner@hdrinc.com>
Subject: City of Taylor - City Engineer

Good afternoon Brandon,

Tom Yantis gave me your contact information. I'm sorry you haven't been able to get in touch with anyone at HDR thus far. The team on this email should be able to assist you with questions on utilities.

Thanks!

Jacob Walker

Get [Outlook for iOS](#)

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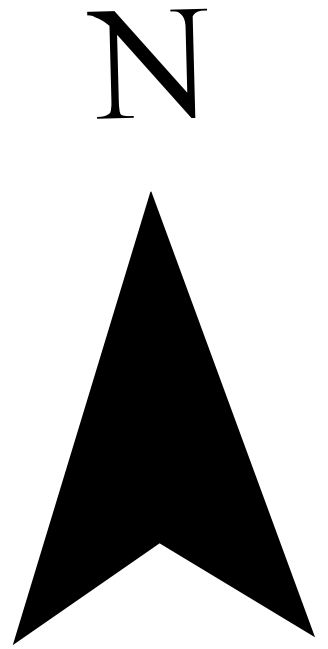
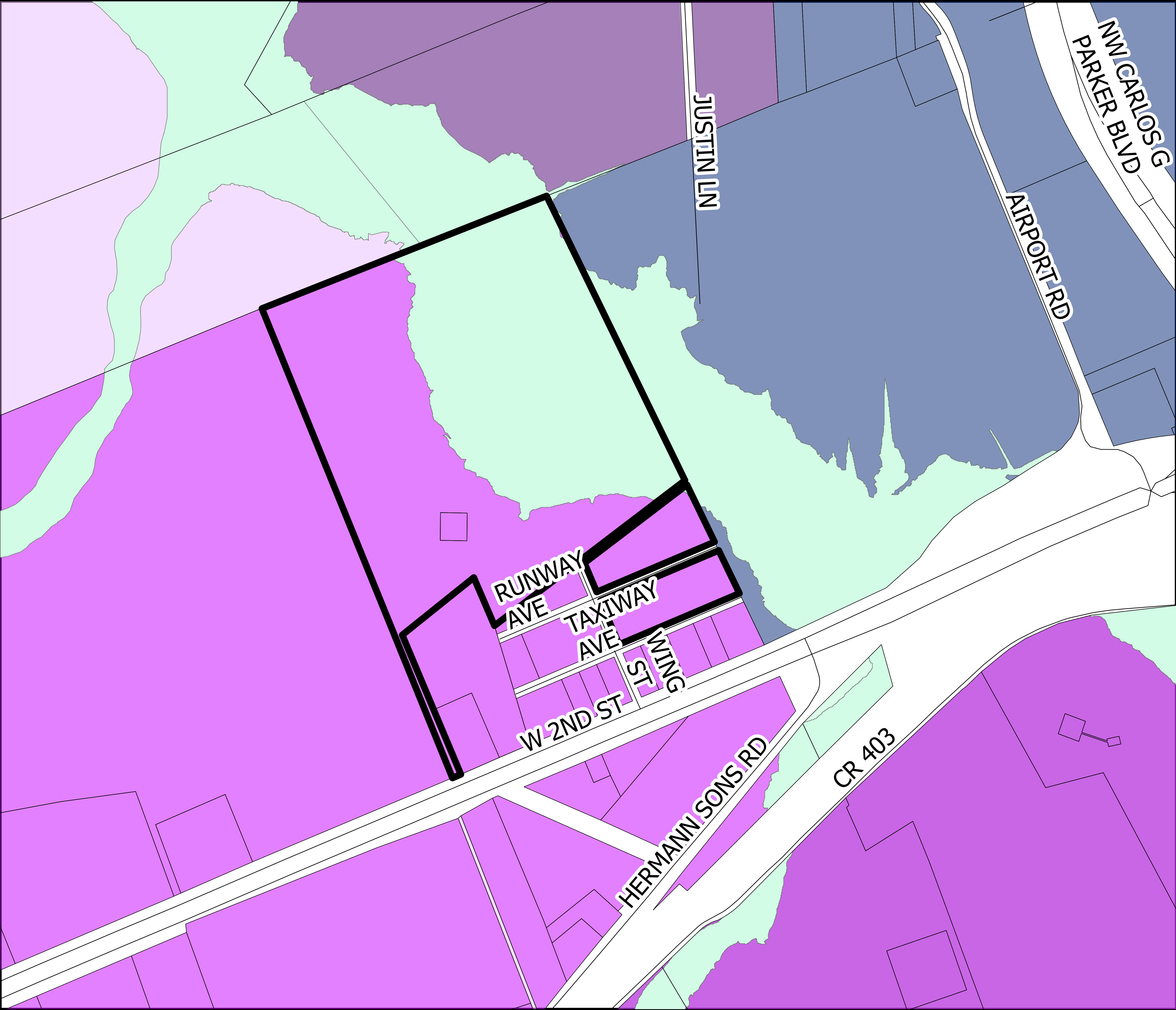
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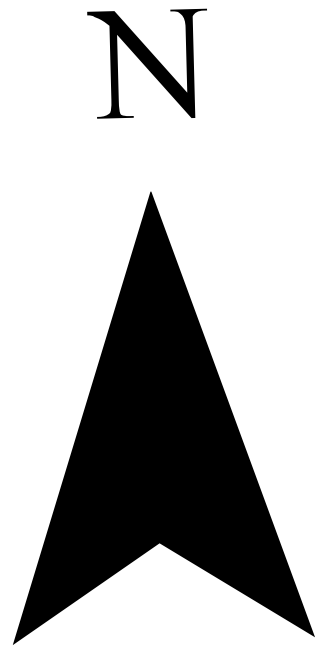
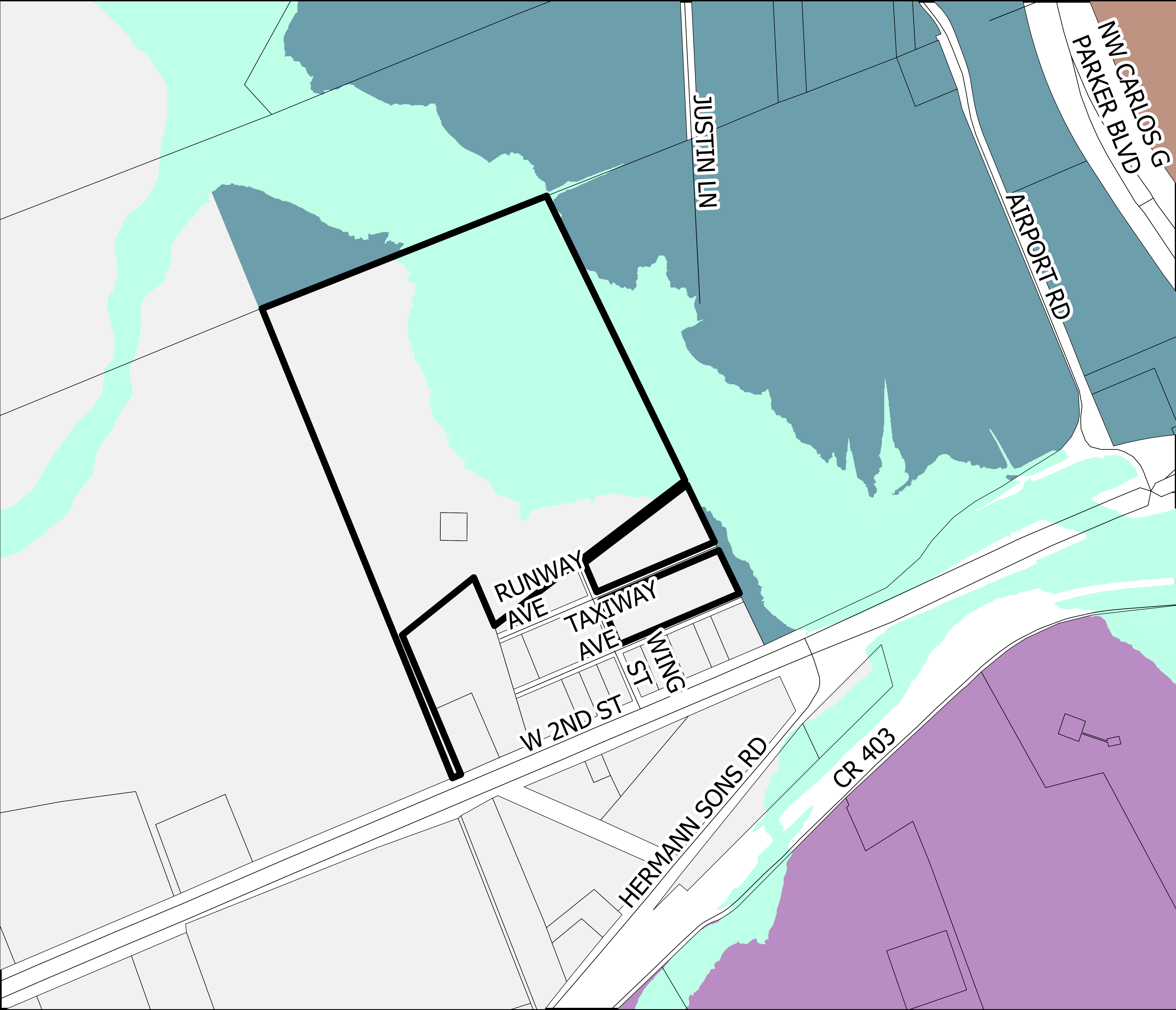
PZ-2022-1477

Taylor Texas Holdings
Comprehensive Plan Amendment
Growth Sectors Map
Approximately 75.29 Acres

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- Growth Sector Map
- Sector
- Restricted Growth Sector
- Controlled Growth Sector
- Intended Growth Sector
- Infill Growth Sector
- Flood Plain





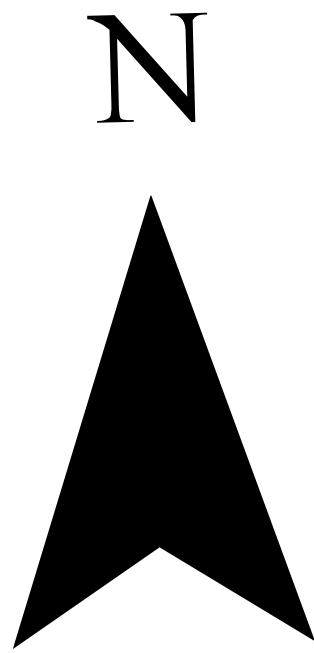
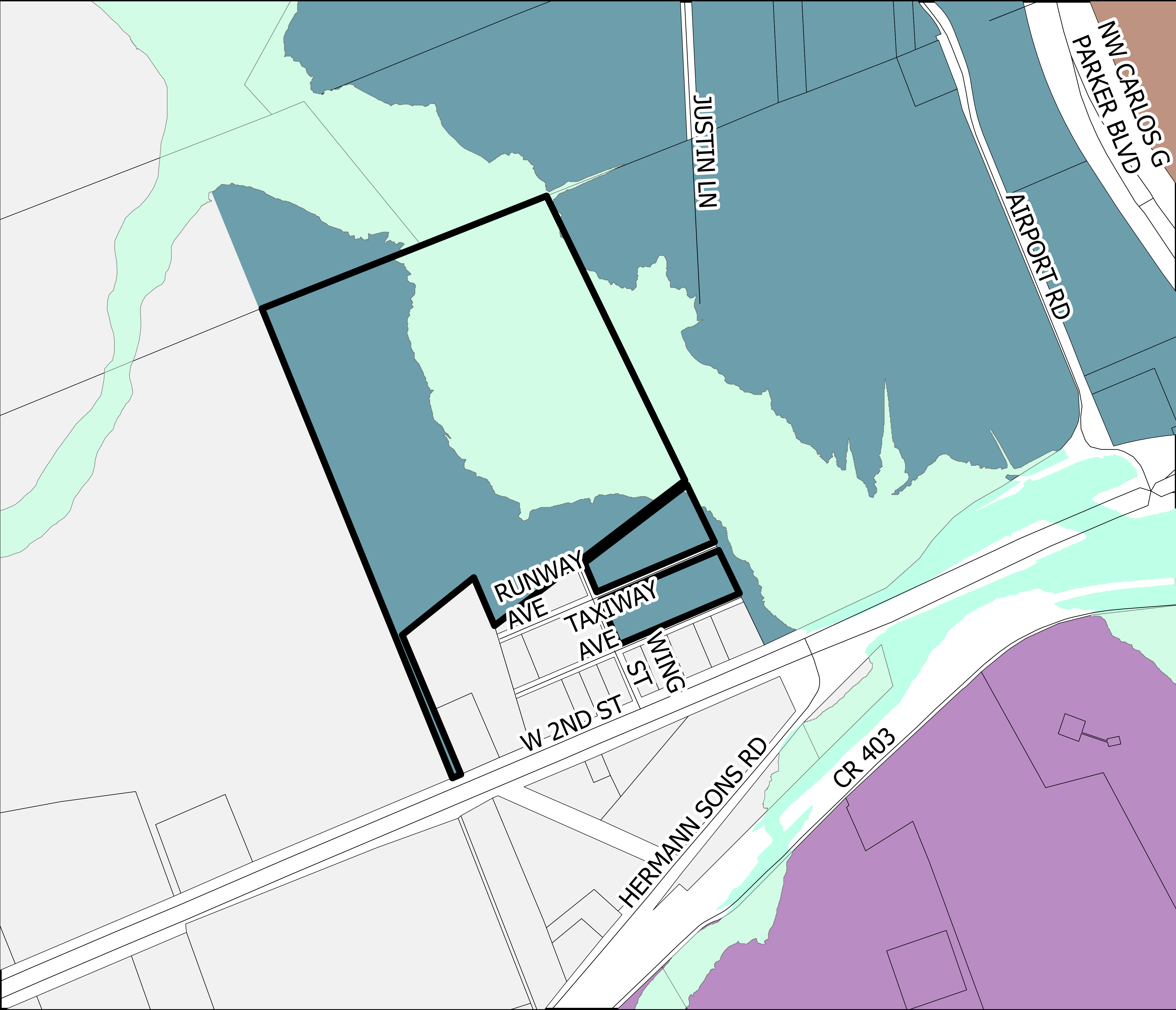
PZ-2022-1477

**Taylor Texas Holdings
Comprehensive Plan Amendment
Future Land Use Map
Approximately 75.29 Acres**

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- Future Land Use Map**
- Land Use
 - Area of Minimal Change
 - Employment Center: Regional
 - Special Employment District
 - Market Center: Community
 - Open Space



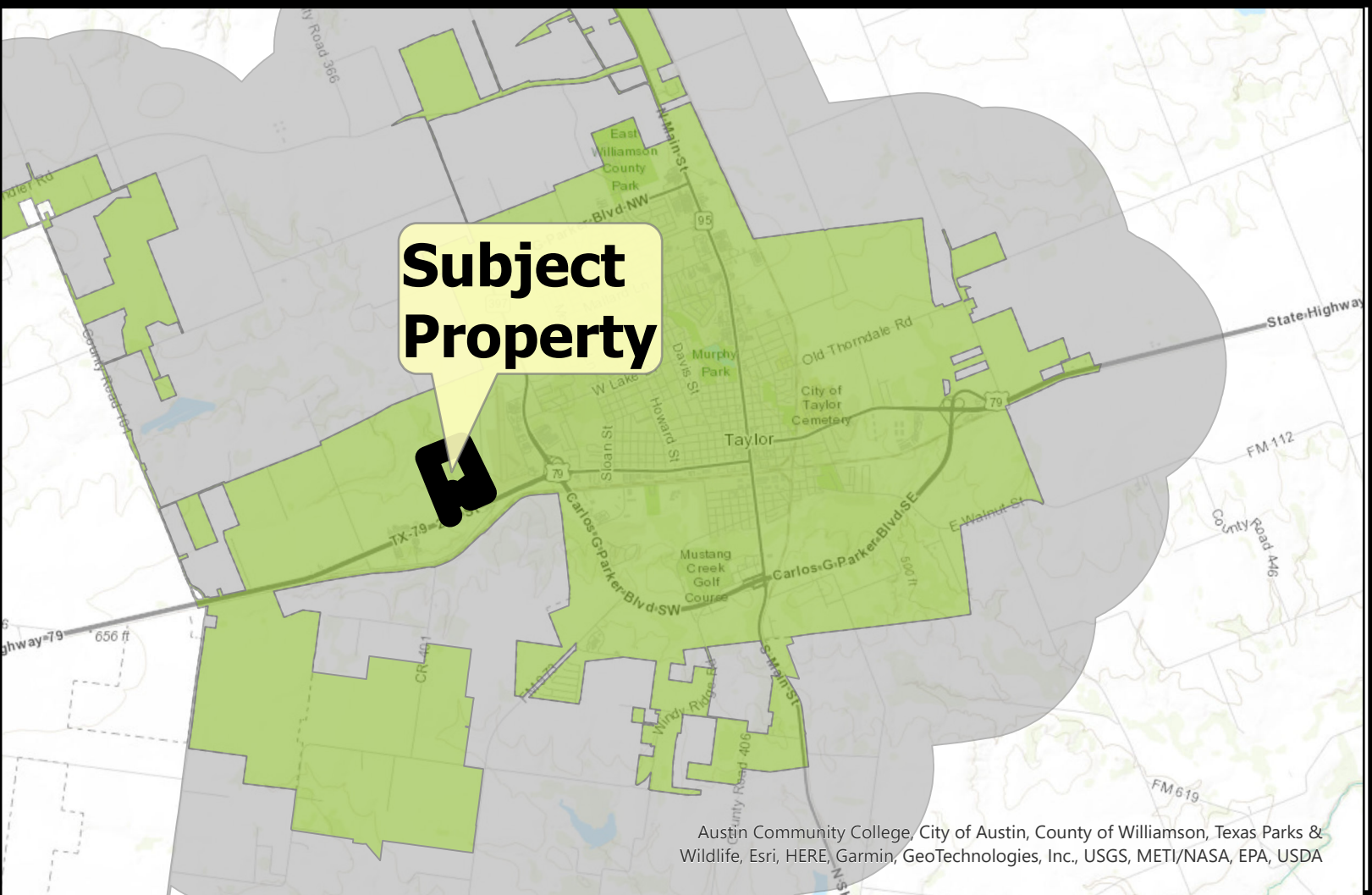


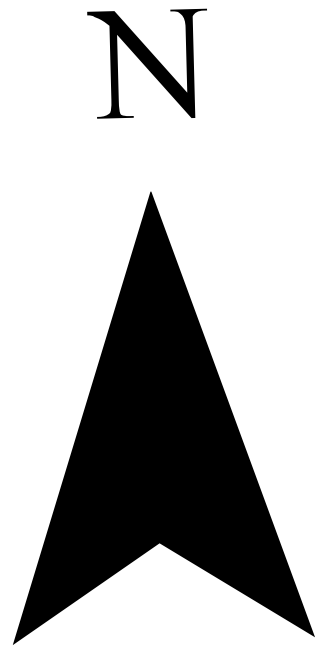
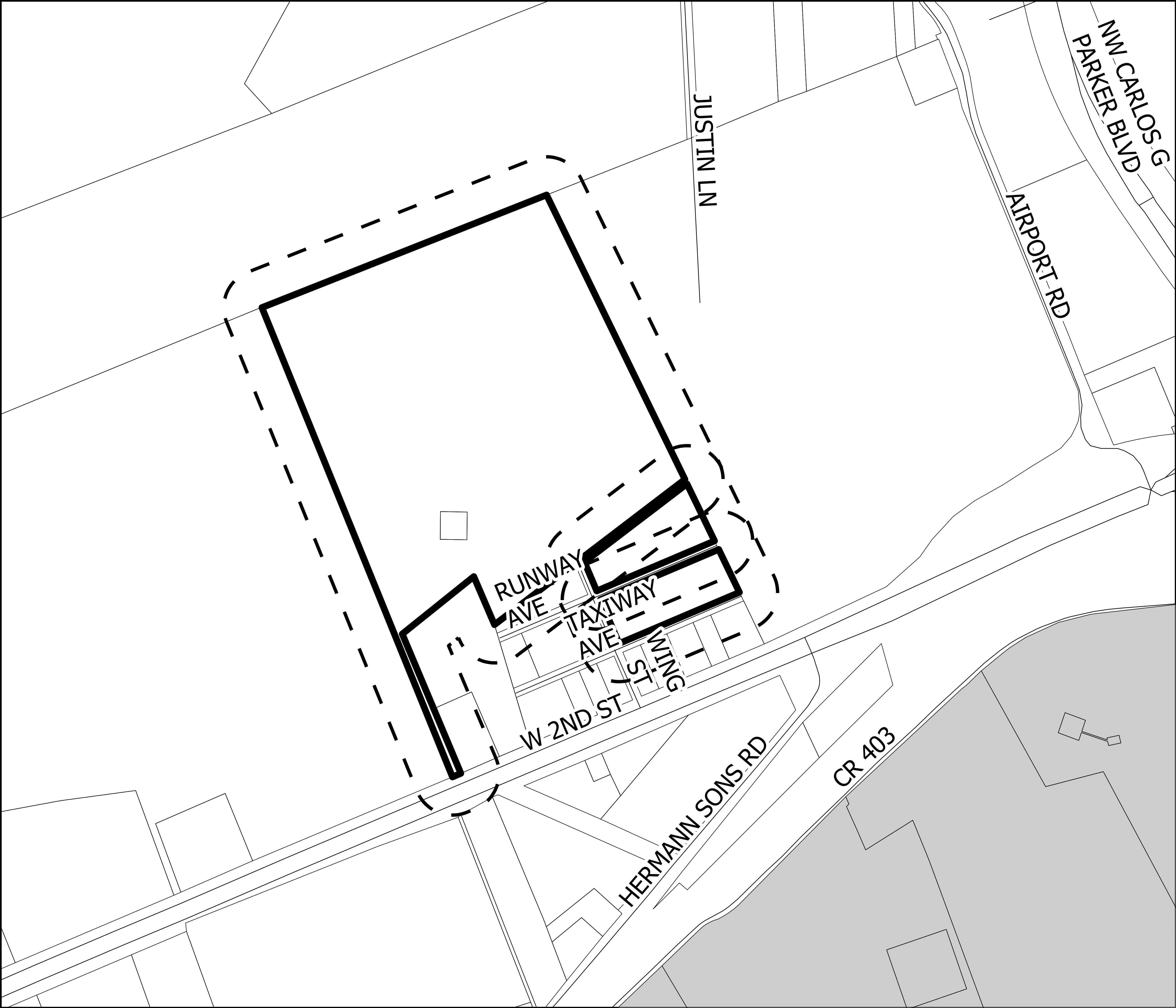
PZ-2022-1477

Taylor Texas Holdings
Comprehensive Plan Amendment
Proposed Future Land Use Map
Approximately 75.29 Acres

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- Future Land Use Map**
- Land Use
 - Area of Minimal Change
 - Employment Center: Regional
 - Special Employment District
 - Market Center: Community
 - Open Space



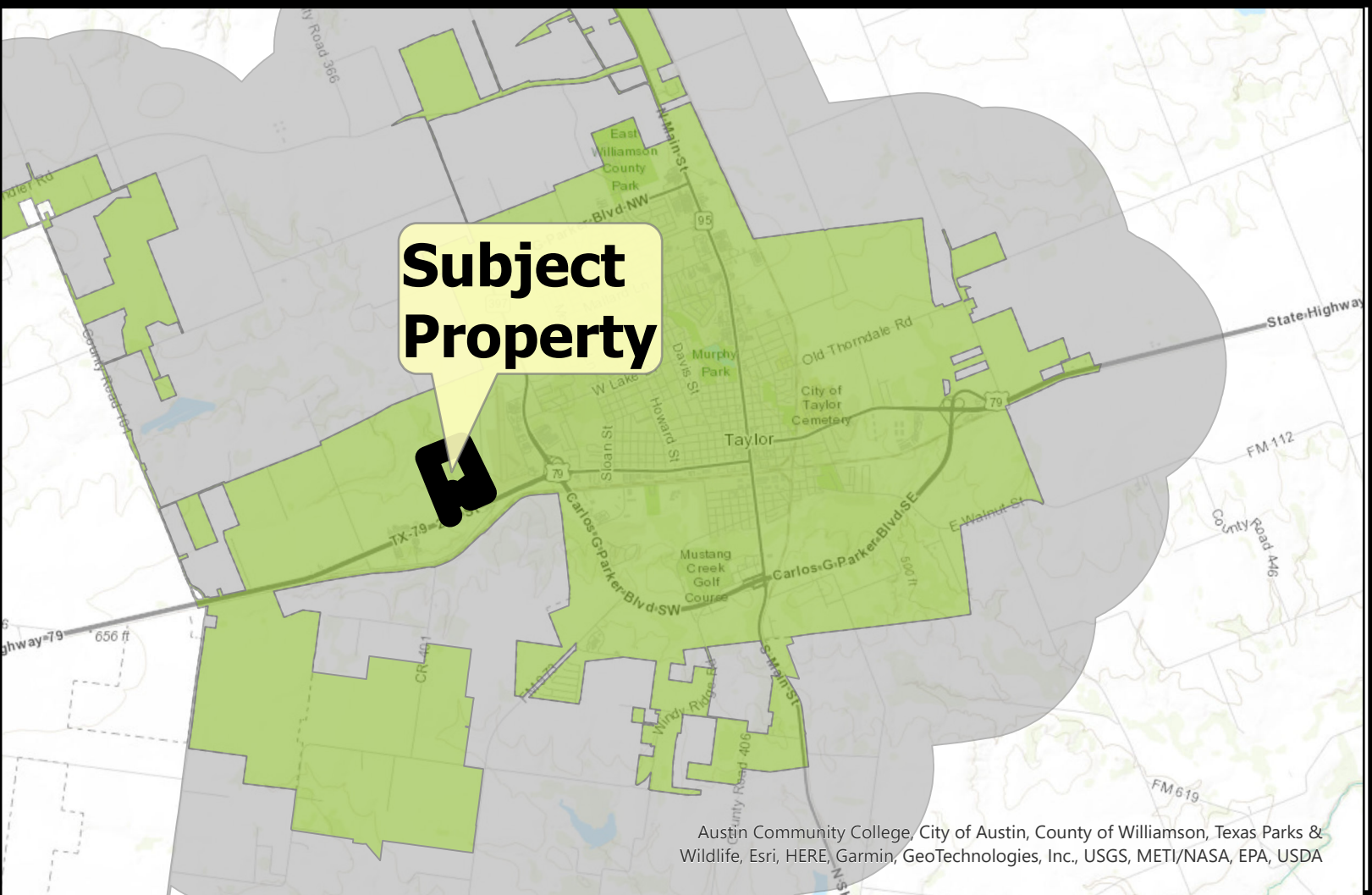


PZ-2022-1477

Taylor Texas Holdings
Comprehensive Plan Amendment
Notice Area Map
Approximately 75.29 Acres

Legend

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



ORDINANCE NO. 2022-27

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF AREA OF MINIMAL CHANGE AND OPEN SPACE TO EMPLOYMENT CENTER: REGIONAL AND OPEN SPACE ON APPROXIMATELY 75.29 ACRES OF LAND CONSISTING OF LOTS ONE (1) THROUGH FOURTEEN (14), BLOCK FOUR (4), AND LOTS ONE (1) THROUGH FIFTEEN (15), BLOCK (5), OF THE JOHN O. BAKER SUBDIVISION, PART OF AND OUT OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348, TAYLOR, WILLIAMSON COUNTY, TEXAS. PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

WHEREAS, it is necessary and reasonable for the public health, safety, morals, and welfare of the City of Taylor, Texas, a Texas home rule municipality (herein the “City”), to provide for and maintain a comprehensive plan for the City in accordance with Chapters 211, 212 and 213 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the amendment of the Comprehensive Plan herein promotes the public health, safety, morals, and welfare and provides for the orderly development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on July 12, 2022, reviewed the amendments, and recommended that the City Council adopt the amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on July 28, 2022, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, after review, inquiry, and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amendment to the Comprehensive Plan hereinafter set forth;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Property. The property, legally described in **Exhibit “A”** attached hereto and incorporated by reference herein for all purposes (“Property”), that is the subject of the Future Land Use redesignation is generally located at 14501 and 14511 U.S. Highway 79,

legally described as approximately 75.29 acres of land consisting of Lots 1-14, Block 4, and Lots 1-15, Block 5, of the John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

Section 3. Future Land Use Map. The property's future land use designation of "Area of Minimal Change" shall be changed to "Employment Center: Regional" and the "Open Space" designation on the property shall not be changed. The changes are reflected in **Exhibit "B"** Proposed Future Land Use Map attached hereto and incorporated by reference herein for all purposes.

Section 4. Savings Clause. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, or the comprehensive plan within the City's jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 5. Severability Clause. 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. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex.Gov't. Code.*

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-13, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

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

Dianna McLean
City Clerk

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

May 9, 2008

FIELD NOTE DESCRIPTION OF 69.28 ACRES OF LAND OUT OF THE H. G. JOHNSON SURVEY, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (70 ACRE) TRACT OF LAND AS CONVEYED TO THOMAS W. SCHOENROCK AND JOYCE Y. SCHOENROCK, AS TRUSTEES FOR THE THOMAS W. SCHOENROCK AND JOYCE Y. SCHOENROCK REVOCABLE LIVING TRUST, BY DEED RECORDED IN DOCUMENT NO. 2005013781 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3" iron pipe found at the occupied Northwest corner of the H.G. Thompson Survey, Abstract No. 348 in Williamson County, Texas, same being an angle corner of that certain (290.77 acre) tract of land as conveyed to Prewitt Farms, Ltd. by deed recorded in Document No. 2007076169 of the Official Public Records of Williamson County, Texas, also being the Northwest corner of that certain (143.18 acre) tract of land as conveyed to Adolph Schoenrock by deed recorded in Volume 217, Page 512 of the Deed Records of Williamson County, Texas, and also being the Northwest corner of that certain (70 acre) tract of land as conveyed to Thomas W. Schoenrock and Joyce Y. Schoenrock, as trustees for the Thomas W. Schoenrock and Joyce Y. Schoenrock Revocable Living Trust by deed recorded in Document No. 2005013781 of the Official Public Records of Williamson County, Texas and the **PLACE OF BEGINNING** of the herein described tract.;

THENCE with the North line of said Schoenrock (143.18 acre) tract, same being the North line of said Schoenrock (70 acre) tract, **N 71 deg. 11'13" E 1600.88 ft.** to a 1" axle found at the base of an old cedar fence post, at the Northwest corner of that certain (120.355 acre) tract of land as conveyed to the City of Taylor by deed recorded in Volume 325, Page 284 of the Deed Records of Williamson County, Texas, same being the Northeast corner of said Schoenrock (143.18 acre) tract, also being the Northeast corner of said Schoenrock (70 acre) tract and the Northeast corner of the herein described;

THENCE with an East line of said Schoenrock (143.18 acre) tract and said Schoenrock (70 acre) tract, **S 23 deg. 20'00" E 1653.72 ft.** to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a Southeast angle corner of said Schoenrock (70 acre) tract, same being the Northeast corner of the John O. Baker Subdivision of part of the H.G. Johnson Survey, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 289 of the Plat Records of Williamson County, Texas, from which a concrete monument found in the North right-of-way line of U.S. Highway No. 79 at the Southeast corner of said John O. Baker Subdivision bears, **S 23 deg. 08'51" E 958.00 ft.**;

THENCE with the North line of said John O. Baker Subdivision, same being a South line of said Schoenrock (70 acre) tract, **S 55 deg. 13'22" W 1255.80 ft.** to a thin wall ½" iron pipe found at the Northwest corner of said John O. Baker Subdivision, same being an angle corner in the East line of Lot 2, Amended Plat of the Amanda's Commercial Subdivision to the City of Taylor, Williamson County, Texas, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet EE, Slide 12 of the Plat Records of Williamson County, Texas, from which a ½" iron pipe found in the North right-of-way line of U.S. Highway No. 79 at the Southwest corner of said John O. Baker Subdivision, same being the Southeast corner of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision bears, **S 14 deg. 03'15" E 649.51 ft.**;

THENCE leaving the Northwest corner of said John O. Baker Subdivision with the East line of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, same being a West line of said Schoenrock (70 acre) tract, **N 23 deg. 17'44" W 266.66 ft.** to a thin wall ½" iron pipe found at the base of an old cedar fence post;

THENCE with the North line of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, same being a Southerly line of said Schoenrock (70 acre) tract, **S 55 deg. 16'00"W 478.04 ft.** to a 3/4" iron rod set at the Northwest corner of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, same being an interior angle corner of said Schoenrock (70 acre) tract;

THENCE with the West line of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, **S 19 deg. 09'00" E** passing a 1/2" iron rod with a plastic cap imprinted RPLS 1433 at a distance of 436.40 ft. for the Northwest corner of Lot 1, same being the Southwest corner of Lot 2, both of the Amended Plat of the Amanda's Commercial Subdivision, continuing along said bearing for a total distance of **793.81 ft.** to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." in the North right-of-way line of U.S. Highway No. 79, same being a point in an Easterly line of said Schoenrock (70 acre) tract, for the most Southerly Southeast corner of the herein described tract, from which a 1/2" iron rod found with a plastic cap imprinted "RPLS 1433" at the Southwest corner of said Lot 1, Amended Plat of the Amanda's Commercial Subdivision bears, **S 19 deg. 09'00" E 2.59 ft.**, again from said 1/2" iron rod set with plastic cap imprinted "Holt Carson, Inc." a 3/8" iron rod found in the South right-of-way line of U.S. Highway No. 79 at the Northwest corner of that certain (4.61 acre) tract of land as conveyed to the Thomas & Grace Maxwell Family Partnership, LP by deed recorded in Document No. 2000038024 of the Official Public Records of Williamson County, Texas, same being the Northeast corner of that certain (0.60 acre) tract of land as conveyed to Anthony S. Smith by deed recorded in Document No. 1997033862 of the Official Public Records of Williamson County, Texas, bears, **S 18 deg. 52'38" E 200.39 ft.** and from said 3/8" iron rod found a 3/8" iron rod found at the Southwest corner of said Smith (0.60 acre) tract bears, **S 19 deg. 28'47" E 1068.07 ft.**;

THENCE with the North right-of-way line of U.S. Highway No. 79, **S 69 deg. 35'00" W 20.00 ft.** to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." on or near the West line of said Schoenrock (143.18 acre) tract, same being on or near the West line of said Schoenrock (70 acre) tract for the Southwest corner of the herein described tract, from which a 1/2" iron rod found in the South right-of-way line of U.S. Highway No. 79, at the Northwest corner of said Smith (0.60 acre) tract bears, **S 18 deg. 20'02" E 200.34 ft.**, and from said 1/2" iron rod found a 1/2" iron pipe found on or near the West line of said Schoenrock (143.18 acre) tract, same being the on or near the West line of said Schoenrock (70 acre) tract, bears, **S 19 deg. 23'31" E 1079.05 ft.**;

THENCE leaving the North right-of-way line of U.S. Highway No. 79 with the West line of said Schoenrock (143.18 acre) tract, same being the West line of said Schoenrock (70 acre) tract which deviates from the East line of said Prewitt Farms, Ltd. (290.77 acre) tract the following three (3) courses:

- 1.) **N 19 deg. 01'20" W 2170.67 ft.** to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 2.) **S 71 deg. 11'13" W 13.00 ft.** to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 3.) **N 19 deg. 39'00" W 483.00 ft.** to the **PLACE OF BEGINNING** containing **69.28 acres** of land.

SURVEYED: May 9th, 2008

Holt Carson
Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying map: B 817002

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2008053881

Nancy E. Rister

07/10/2008 11:04 AM

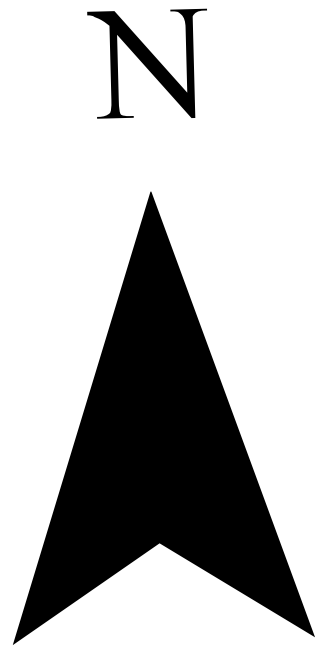
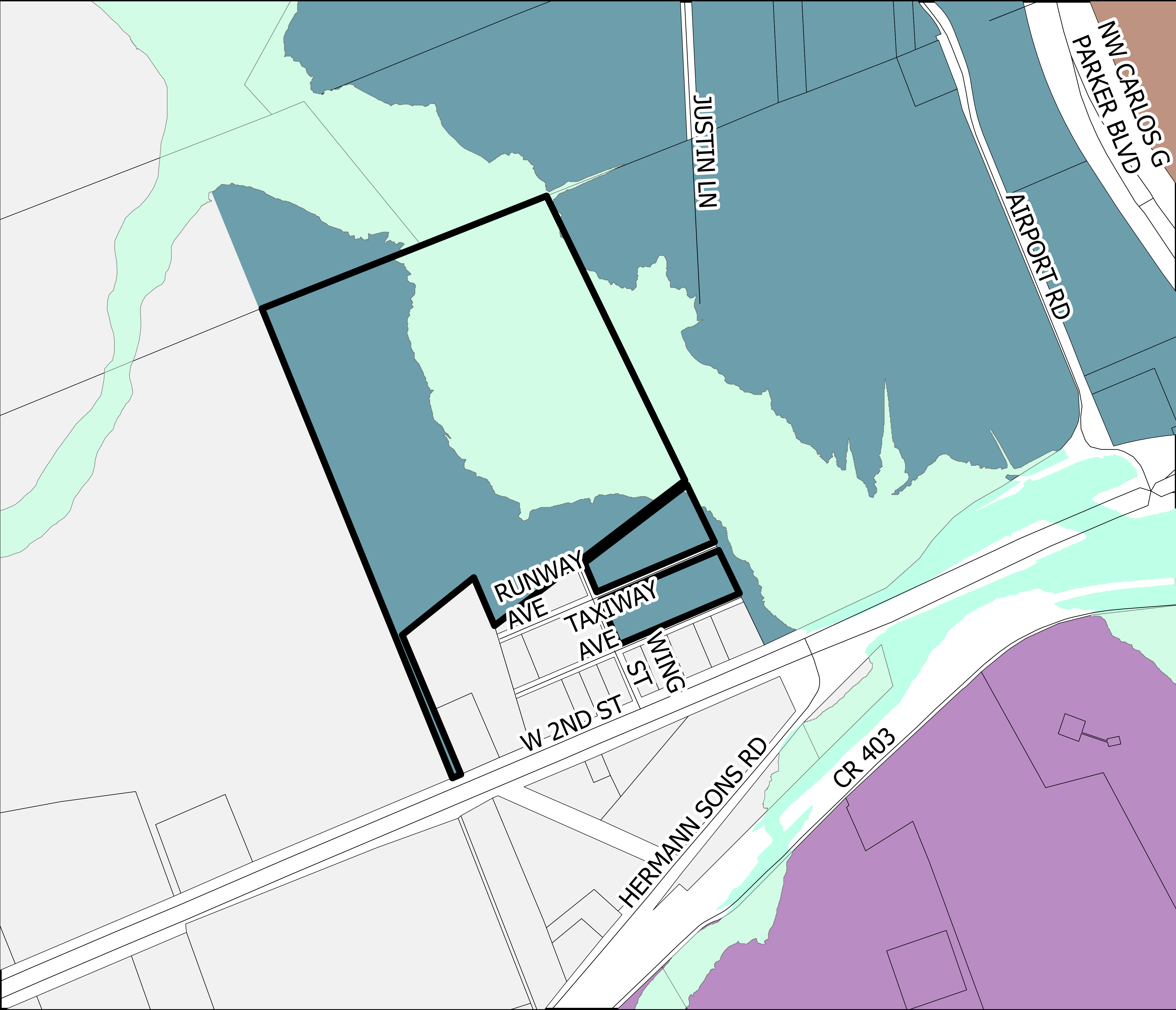
SURRATT \$32.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

Exhibit A (Page 2)

A tract of land described as Lots One (1) to Fourteen (14), both inclusive, in block Four (4); and Lots One (1) to Fifteen (15), both inclusive, in block Five (5), of the John O. Baker Subdivision of 23.42 acres out of the H.B. Johnson Survey, Abstract No. 348, in Williamson County, Texas as recorded in Book 2, Page 135, Plat Records of Williamson County, Texas, filed February 19, 1959, SUBJECT to all valid easements and restrictions of record, and being the same property described as Lots One (1) to Fourteen (14), both inclusive, in block Four (4); and Lots One (1) to Fifteen (15), both inclusive, in block Five (5), of the John O. Baker Subdivision, a subdivision in the City of Taylor, Williamson County, Texas according to the map or plat thereof recorded in Cabinet A, Slide 289, Plat Records, Williamson County, Texas; together with all the Seller's right, title, and interest in all appurtenances including, but not limited to, strips between the above described property and abutting properties and in any street, highway, alley, easement or right-of-way, existing or proposed on or adjacent to the described real property.

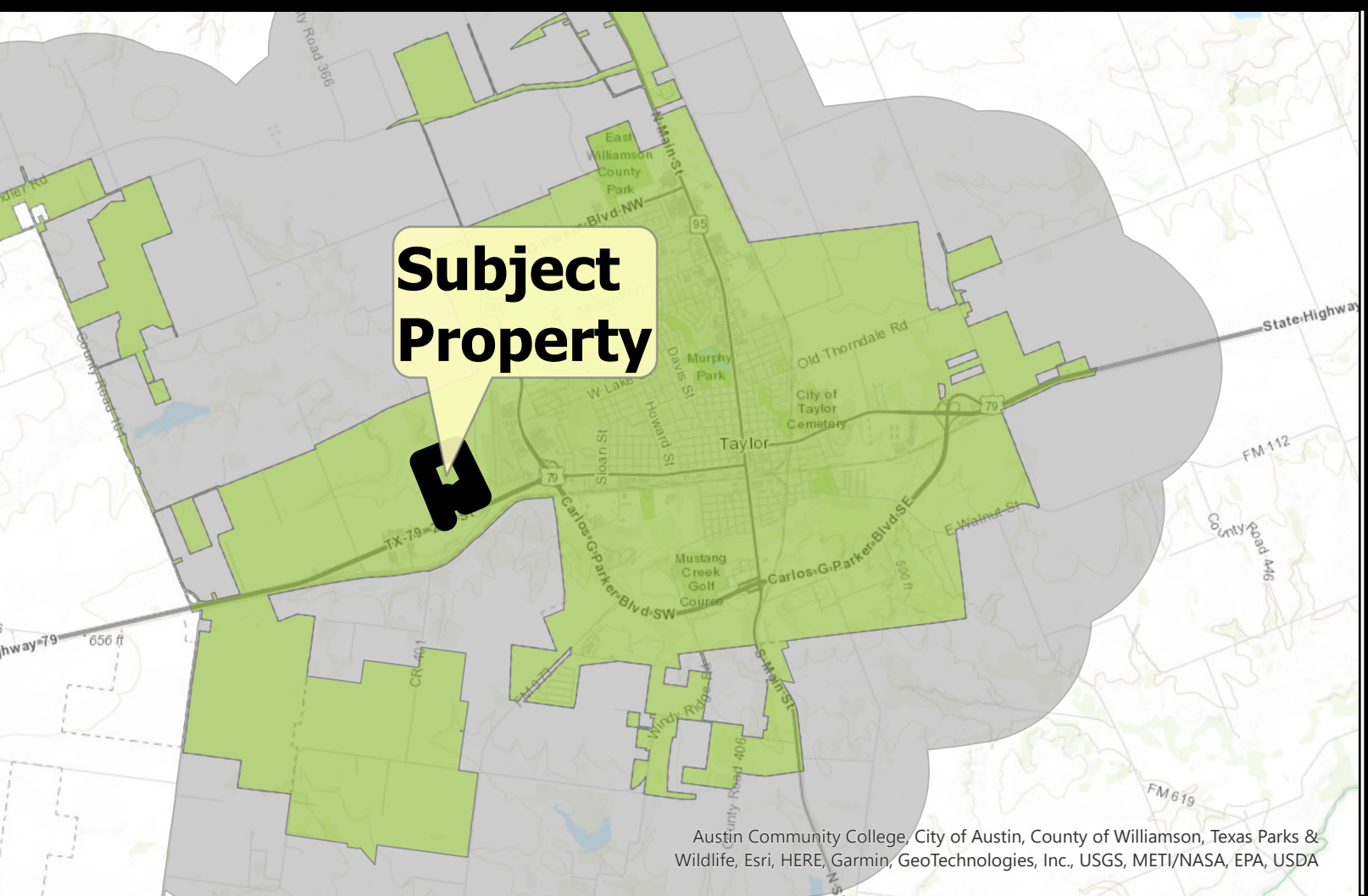


PZ-2022-1477

Taylor Texas Holdings
Comprehensive Plan Amendment
Proposed Future Land Use Map
Approximately 75.29 Acres

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- Future Land Use Map**
- Land Use
 - Area of Minimal Change
 - Employment Center: Regional
 - Special Employment District
 - Market Center: Community
 - Open Space



City of Taylor
PZ-2022-1513
Comprehensive Plan Amendment –
Future Land Use Designation & Growth Sectors

Staff Report

Item Details

Subject Property:	North of the end of Rydell Lane and the beginning of County Road 398
Total Acreage:	Approximately 61.54 acres
Legal Description:	Approximately 61.54 acres of land part of and out of the Samuel Pharrass Survey Abstract No. 496, more particularly described by Williamson Central Appraisal District (WCAD) parcels R019617 and R406296, Taylor, Williamson County, Texas.
Property Owner:	Sudhakar Tadiboyina, Taylor Heights, LLC
Representative:	Mallik Avula
Request:	A request to amend the Future Land Use map designation for property R019617 from Area of Minimal Change to a combination of Neighborhood: Greenfield, Market Center: Community, and Employment Center: Community. A request to amend the Growth Sector designations for both properties R019617 and R406296 from Restricted Growth Sector to Intended Growth Sector.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The property owner's representative engaged staff with their prospective plans to develop the subject property as a mixed-use area that would aim to incorporate commercial and residential land uses. The subject property is located within the City's extra-territorial jurisdiction (ETJ) and should the applicant receive a positive recommendation they will begin the voluntary annexation and zoning process. The applicant collaborated with the City's urban design consultant, Michael Watkins Architect (MWA), to analyze the appropriate land use designations as proposed below:

- The property (R019167) consists of approximately 59 acres is currently designated as Restricted Growth Sector and this amendment would move it into the Intended Growth Sector. The applicant is also requesting consideration to revise the Future Land Use designation from Area of Minimal Change to a combination of three designations, Neighborhood: Greenfield, Market Center: Community, and Employment Center: Community, the specific percentages of each designation would be determined at the zoning phase of development in consultation with the city's urban design consultant.

- The property (R406296) consists of approximately 2.19 acres is currently designated as Restricted Growth Sector and this amendment would move it into the Intended Growth Sector. This area is not part of the request to revise the Future Land Use designation as it is already identified as Market Center: Community.

Location:

The subject property is located within the city's ETJ and lies primarily north of the intersection of County Road 398 and Justin Lane west of Carlos G. Parker Boulevard. Justin Lane cuts through the southeastern portion of the property.

At some point in the past, the City annexed a portion of the overall tract creating an arbitrary division of the property with a portion in the city limits and a portion outside the city limits. Those arbitrary divisions were followed in the growth sector and land use classifications.

Physical and Natural Features:

The subject property is considered agricultural land and has been used as cropland in the past. The land consists of minimal elevation changes and is predominately flat. Based on a site inspection, there are not any natural or unique features on the site that would likely impact the proposed request.

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject properties are located within the Restricted Growth Sector. The Restricted Growth Sector consist of areas that have value as open space or agricultural land and where increased development and additional entitlements are discouraged. These lands commonly include large lot homesteads and farmland with limited infrastructure available. Expansion into this area is not anticipated during the time frame of this plan.

The requested amendment for the properties would redesignate them as Intended Growth Sector. The Intended Growth sector consists of areas with access to existing or planned transportation and utility infrastructure and are adjacent to existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

Close consideration should be given when evaluating a request to change the designation of property that is in the Restricted Growth Sector designation. Based on the analysis completed by MWA and city staff, the proposed change to the growth sector for this property is in keeping with the goals of the comprehensive plan because there is existing transportation and water infrastructure and there is a plan for providing wastewater infrastructure. Further, because the property was arbitrarily bisected by annexation in the past, it is appropriate to reassemble the entire tract to facilitate orderly development.

Future Land Use and Zoning Designations:

The newly adopted Comprehensive Plan, Envision Taylor (2021) identifies Future Land Use designations to guide growth in Taylor. The subject property (only R019617) was assigned the

land use designation as, Area of Minimal Change because it is within the Restricted Growth Sector. This designation is applied to areas lacking in street and utility infrastructure. These areas are not intended to accommodate future growth and redevelopment and should generally remain unchanged during the time frame of the Envision Taylor Comprehensive Plan. As discussed in the analysis by MWA, there is sufficient transportation and water infrastructure, and a plan has been proposed for how to provide wastewater infrastructure to the site.

The consideration is a requested combination of three Future Land Use designations. At this time the applicant has not identified hard boundaries for these designations as they desire to solidify their location during the zoning process if granted a Comprehensive Plan Amendment to Growth Sectors and Future Land Use designations. The requested land uses to occupy approximately 59 acres are as follows:

1. *Neighborhood Greenfield* – New communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.
2. *Market Center: Community* – Mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed use and walkable places. Community scaled development should aim to serve several neighborhoods.
3. *Employment Center: Community* – Mixed-use areas centered around office or industrial uses that can support significant employment.

The combination of these uses can exist together harmoniously but will require attention to the specific uses intended on the property to ensure (as an example) that a potential industrial use within the Employment Center does not negatively impact the proposed Neighborhood Greenfield. Their locations should be carefully placed as to not create an undesirable living environment.

The subject property is currently located within the ETJ and as such does not have a zoning designation. If the applicant receives a favorable determination of their request, they will then work to annex their property and establish unique zoning upon annexation.

Direction	Future Land Use	Existing Land Use
North	Area of Minimal Change	Vacant Agricultural Land
South	Employment Center: Regional	Vacant Agricultural Land & Taylor Municipal Airport
East	Market Center: Community & Employment Center: Regional	Vacant Land & Taylor Municipal Airport
West	Area of Minimal Change	Vacant Agricultural Land

Utilities

The subject property is currently not located within the City's service area for wastewater because the wastewater service area boundary, when adopted, followed the city limit boundary which bisected the property. The property is within the City's service area for water. Currently a 24-inch water line runs along Justin Lane which bisects the southeastern portion of the subject property and divides the subject parcels R019617 and R406296 from each other. The applicant has proposed

to tie into a 24-inch wastewater line located on the Taylor Municipal Airport property south of the subject property. The applicant would be required to extend these utilities to facilitate their development. This extension has not been studied in detail by relevant city staff (public works, engineering) and at this phase is a proposed option for extension.

Transportation

The subject properties gain access from County Road 398 and Justin Lane. Both roadways were identified within the Transportation Plan as Community Boulevards. Community Boulevards function as primary routes that connect to major areas of the city. The plan also calls for the development of a Neighborhood Avenue to run north-south from an extension of County Road 367 south to the subject property. The applicant would be responsible for designating right-of-way and developing their portion of this roadway.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Future Land Use map and Growth Sectors amendment (7 notices), a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, June 26, 2022.

Staff Analysis

The request for the subject property is a Comprehensive Plan Amendment from the Growth Sector designation of Restricted Growth to Intended Growth. This request is considered an appropriate request for incremental development in an area that originally restricted growth. The subject property has access to existing transportation and water infrastructure and a plan has been proposed to tie into existing wastewater infrastructure. Further, the growth sector boundaries were based upon the city limit boundaries in this area that were established without consideration for the division of the overall tract that resulted.

Additionally, the applicant is requesting to change the Future Land Use designation from Area of Minimal Change to a combination of Neighborhood Greenfield (residential), Market Center: Community, and Employment Center: Community. These designations provide a mixture of uses within the subject property and when thoughtfully planned out as to their exact locations would likely create a unique mixed-use, walkable environment. The applicant does intend to solidify percentages of each land use designation and will facilitate their intentions within the rezoning process alongside the city's urban design consultant.

The subject property would likely promote a mixed-use community that meets the following land use policies:

- **LU3 – New mixed-use centers should complement the existing downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.**
 - The subject property will be required to comply with all existing codes and adopted transportation plans to ensure the site is walkable and in keeping with the original compact urban fabric found in Taylor.

- **LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.**
 - o The subject property aims to provide space for residential, commercial, and employment uses.

The subject property partially meets the following land use policies:

- **LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.**
 - o The applicant's request recognizes the availability of existing transportation and water infrastructure and will require an extension of wastewater infrastructure to facilitate development.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for Comprehensive Plan Amendment – Future Land Use and Growth Sector designations and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a Comprehensive Plan Amendment – Future Land Use and Growth Sector designation request, the Planning and Zoning Commission members consider the following factors:

Will the proposed Future Land Use amendment result in a Future Land Use designation that is more consistent with the text and policies of the Comprehensive Plan than the current designation of the property?

- The current designation of the property as Area of Minimal Change is a direct correlation to the City's desire to limit new growth outside the existing infrastructure footprint and focuses growth into compact and mixed-use centers. The staff analysis indicates that the property will be able to utilize existing transportation and water infrastructure and the applicant will be responsible for extending the wastewater system to serve the site.

Would the proposed amendment result in a land use that is more compatible with the current and future land uses of adjacent and nearby property?

- The proposed Growth Sector amendment to Intended Growth would be consistent with the adjacent properties' designations of Intended Growth. As the land is today (vacant) any use would likely be considered an improvement to the property in terms of providing living and working spaces for citizens as well as expanding the value of the land. The uses presented (residential, commercial, employment) are in keeping with the location and size of the property. The request for community sized market and employment centers will ensure that the area remains walkable and smaller in scale.

Would the proposed amendment result in more efficient use of publicly financed community facilities and infrastructure?

- It is not the City's intention to extend services to the Area of Minimal Change. However, the applicant is located immediately adjacent to the city limits and other areas of development. Also, the property has immediate access to a large diameter water line and two existing roadways that will require some upgrade. This scenario is favorable as

opposed to property that is located farther out and on the periphery of the ETJ. It will be the developer's responsibility to extend any necessary infrastructure as required.

Could the proposed amendment create or cause an increase in adverse impacts on the natural environment, especially water, green space/open space preservation, and air quality?

- The proposed amendment would not likely create or cause an increase in adverse impacts to the natural environment. The area would increase impervious coverage and will likely require various areas for detention to capture runoff. The proposed uses are not likely to be disruptive or noxious to the general public.

Attachments:

- a) Letter of Intent from Applicant
- b) Utility Statement from Applicant
- c) Urban Design Consultant's Analysis
- d) Growth Sector Map – Existing
- e) Growth Sector Map - Proposed
- f) Future Land Use Map – Existing
- g) Future Land Use Map – Proposed
- h) Notice Area Map
- i) Proposed Ordinance – 2022-28
 - 1. Metes and Bounds Description
 - 2. Proposed Growth Sectors Map
 - 3. Proposed Future Land Use Map

TAYLOR HEIGHTS LLC
10003 Kabar Trail
Austin, TX 78759
512-914-3272

To: City of Taylor

Description and narrative: Sub Variance Request for **397 FM/369 CR TAYLOR, TX 76574 (WCAD-R Numbers: R019617, R374022, R406295, R406296)**

This request is in regards to amend the existing Comprehensive Plan for the subject tract (397 FM/369 CR TAYLOR, TX 7657) to be annexed into the City of Taylor with a Growth Sector designation of Controlled Growth Sector and Land Use designations of "Market Center Community, Employment Center Community, and Neighborhood Greenfield". Currently, it is outside the City limit. The subject property is a portion of a larger tract that is already in the City Limits. The current Comprehensive Plan does not follow the existing property lines. The requested change would result in all portions of this property being in the City. With the recent growth and development around the tract and the availability of an access, Water and Sewer extension would allow the infrastructure that already exists to support the Commercial/Retail needs, Residential desired density and revenue goals for the City. The proposed Comprehensive Plan amendment will not adversely affect any adjacent or nearby properties and will only affect the current location (397 FM/369 CR TAYLOR, TX 7657). There are no special conditions / circumstances to the development that would need to be done to any nearby properties.

Sincerely,

Sudhakar Tadiboyina
TAYLOR HEIGHTS LLC

From: [mallik avula](#)
To: [McKenzi Hicks](#); [Tom Yantis](#); [Brad Robbins](#)
Subject: Fw: 80 Acres near the Taylor Airport
Date: Tuesday, March 8, 2022 11:56:04 AM
Attachments: [3834_001.pdf](#)

CAUTION: This email originated from outside of the City of Taylor. Do not click links or open attachments unless you recognize the sender and know the content is safe.

fyi

----- Forwarded Message -----

From: John Noell <jnoell@dunaway.com>
To: mallik avula <mallikavula@yahoo.com>; Michael Watkins <mike.watkins@me.com>
Cc: SUDHAKAR <sudhakar12@yahoo.com>; Sreedhar Aaloori <aaloori@gmail.com>; Meg Greenfield <mgreenfield@dunaway.com>
Sent: Tuesday, March 8, 2022, 11:49:18 AM CST
Subject: 80 Acres near the Taylor Airport

Mallik:

We have completed our preliminary research and have a concept for the wastewater service as shown on the attached figure. We would propose to connect to an existing 24" wastewater line on the south side of the airport and extend a 10" gravity line upstream to your site. The length is about 6000 feet and would cost approximately \$420,000. This line presently connects to a lift station so additional improvements to the station may be required by the city. I have asked Tom Yantis who to speak to on the city staff to confirm and will follow up with this coordination as soon as he gets back to me.

The water line in Justin Lane should be adequate for your needs, but we will verify as the land use planning proceeds.

John Noell, PE

Civil Engineering Manager

D 512.399.5361 C512.695.9955

From: mallik avula <mallikavula@yahoo.com>
Sent: Monday, March 07, 2022 10:50 PM
To: John Noell <JNoell@dunaway.com>; McKenzie Hicks <mckenzi.hicks@taylor.tx.gov>; Michael Watkins <mike.watkins@me.com>
Cc: SUDHAKAR <sudhakar12@yahoo.com>; Sreedhar Aaloori <aaloori@gmail.com>
Subject: [EXTERNAL]Re: Civil engineering study

John - Can you please send us the report?

Best Regards

Mallik

On Monday, March 7, 2022, 08:28:25 AM CST, mallik avula <mallikavula@yahoo.com> wrote:

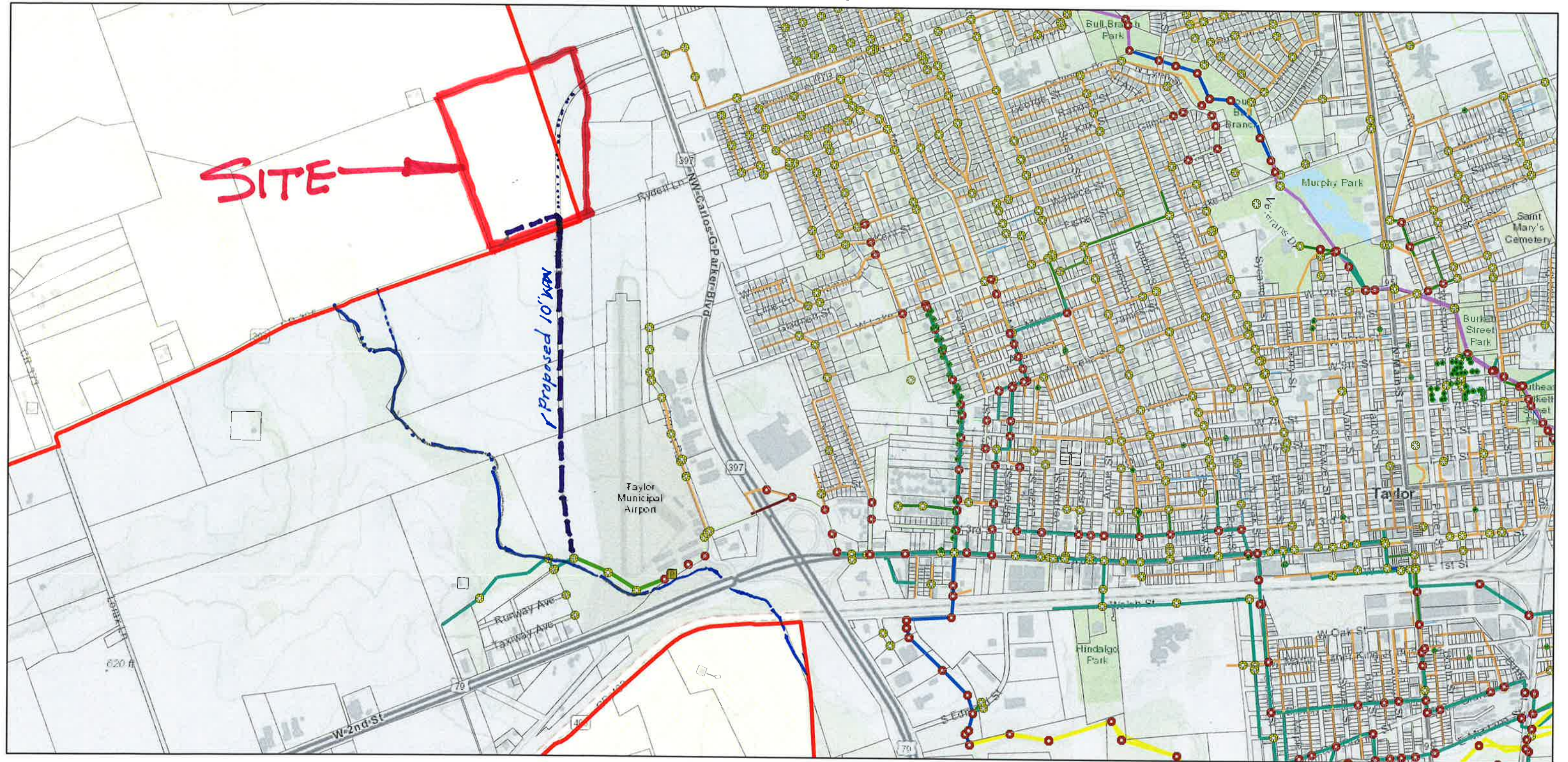
Good morning John,

City planning team has been waiting for your report. Can you please send the report to McKenzi and Mike?

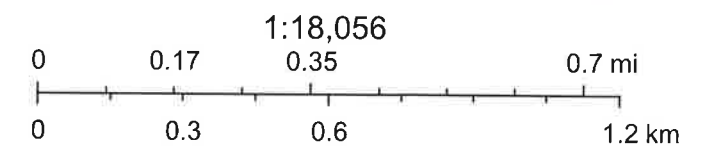
Best Regards

Mallik

Wastewater Map South



2/28/2022, 7:13:57 PM



Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA

MICHAEL WATKINS ARCHITECT, LLC
Urban Design & Architecture

To: Tom Yantis, Assistant City Manager and Director of Development Services
City of Taylor
From: Mike Watkins
Date: June 14, 2022
Project Name: PZ-2022-1448 Taylor Heights Annexation and Comprehensive Plan Amendment
Review and Recommendation

We have reviewed the information received regarding the annexation of the property and change to the Growth Sector and Future Land Use designations considering the City's Comprehensive Plan and Land Use Plan. The following Exhibits are included in this report and support its recommendations:

- Exhibit A: Existing and proposed conditions, including the Growth Sector, Land Use, and Transportation Master Plan designations (see last page).
- Exhibit B: Required sewer extension.

Summary of the Recommendation

After a careful review of the Comprehensive Plan, if the portions of the subject property ("B" and "C" on Exhibit A) are found by others to have, or be able to reasonably obtain, sufficient infrastructure capacity, it is recommended that these portions of the subject property be annexed into the City of Taylor with a Growth Sector designation of Intended Growth Sector and Land Use designations of "Market Center: Community, Employment Center: Community, and Neighborhood Greenfield" with the following stipulations:

- that the percentage of each Land Use designation remain flexible within the proposed ranges shown on Exhibit A,
- that phasing requirements may be applied during the rezoning process, and,
- the housing types be required to be the "missing middle" types.

Supporting Findings

The Growth Sectors Map

The portions of the subject property that remain outside the city limits are in the "Restricted Growth Sector (G-1)"

Prioritization of the Use of Existing Infrastructure before Expanding Outward.

Wisely, the Comprehensive Plan calls for prioritizing the use of existing infrastructure before expanding outward (page 25) and maximizing the use of existing infrastructure (Big Idea, page 29).

See the reports by HDR and Dunaway for a review of specific infrastructure conditions.

Except for a proposed sewer line to connect the subject property to the airport sewer system, much of the required infrastructure is already in place and not generating an economic return on the investment.

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Furthermore, because the city limit boundary arbitrarily divides the subject property and the Comprehensive Plan designations follow the city limit boundary, the arbitrary division of this property makes the rational development of the property difficult. Annexing the portions of the subject property that were left out of the City would rectify the previous oversight and ensure that the subject property can develop in a rationally.

Annexation of portions B and C of the subject property with Land Use Designations of Market Center: Community, Employment Center: Community, and Neighborhood Greenfield is warranted for the following reasons:

- There is existing under-utilized infrastructure that could serve portions B & C of the subject property,
- Justin Lane has been designated an Enhanced Community Boulevard where it passes through the subject property,
- The adjacent land within the City has use designations of Market Center Community and Employment Center Regional, and,
- The arbitrary location of the City boundary through a single property creating a condition where a portion of the property is in the City and a portion is not.

The Transportation Master Plan

Big Idea T7 (page 89) states “link investment in infrastructure to revenue generated from adjacent development” and Big Idea T8 (page 89) states “streets should be designed to prioritize economic productivity and placemaking...”. Justin Lane is proposed to become an Enhanced Community Boulevard. Yet, the majority of Justin Lane that has this designation *cannot yield a return* on this enhancement investment and *cannot prioritize economic development productivity and placemaking* because it is straddled by the subject property which is outside the City limits and carries a Restricted Growth designation.

The Thoroughfare Classification of Community Boulevard carries the expectations that they are primary routes connecting major areas of the City, are moderate-speed, high volume, and that on-street parking is provided to *serve the adjacent land use*.” Even the 2-lane Community Boulevard (page 114) is “designed for the most intense mixed-use and commercial areas. Yet, the subject property which straddles a significant stretch of Justin Lane and County Road 398 carries the Enhanced Community Boulevard and is designated “Restricted Growth” because it lies outside the City limits. While the roadway is intended to have high-volume traffic, on-street parking to serve mixed use and commercial development, the land, at present, cannot have any buildings.

Annexation of portions “B” and “C” of the subject property with Land Use designations of Market Center: Community and Neighborhood Greenfield is warranted to correct this inconsistency.

The Land Use Map and Land Use Policies

Because it is in the Restricted Growth Sector, portions “B” and “C” of the subject property have a Land Use Designation of Area of Minimal Change.

Adjacent properties to the northeast have the Land Use designation of “Market Center: Community.” The Comprehensive Plan describes Market Center: Community as:

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“Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed use and walkable places.”

The Comprehensive Plan describes *Community Centers*, distinct from Regional or Neighborhood Centers, as:

“Community centers are larger than neighborhood centers but often serve several neighborhoods within the city. Community centers often include discount department stores, home improvement stores, sporting goods, apparel, booksellers, restaurants, and supermarkets.”

The Comprehensive Plan further describes them having a ½-mile diameter. While the adjacent Market Center Community does have a ½-mile diameter, half of this area is on the other side of Carlos G. Parker Blvd. (FM 397) and thus is not within easy walking or biking distance of the other half as a car would most likely be required to cross Carlos G. Parker Blvd.

The Comprehensive Plan further states regarding Market Centers that they are “where surrounding residents go to get daily goods and services” (page 72). Because this Market Center is adjacent to the city boundary, there are no “surrounding residents”. Annexation of portions “B” and “C” of the subject property could, with an appropriate land use designation, rectify this imbalance.

The subject property, with one small exception, is the only land with the Market Center: Community designation that straddles a City/ETJ boundary.

Also worth noting is the fact that portion “C” of the subject property on the east of Justin Lane, despite being outside of the City limits and in the Restricted Growth Sector, is already identified as Market Center: Community.

Adjacent properties to the southeast have the Land Use designation of “Employment Center: Regional.” Adjacent land to the north and east of the subject property is Neighborhood Greenfield. In fact, the Neighborhood Greenfield designation continues a considerable distance from the Market Center and Employment designations while portions “B” and “C” of the subject property, which are immediately adjacent to them and have most forms of infrastructure capacity, have a land use designation of Area of Minimal Change because it has not been annexed into the City.

Policy ID LU9 (page 42) states: “Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.” For various reasons, all types of infrastructure are not always simultaneously provided to a property. Such is the case for the subject property which currently lacks access to the sewer system. With the proposed extension of the sewer line, the investment previously made by the City in the other forms of existing infrastructure would be able to begin providing a return to the City.

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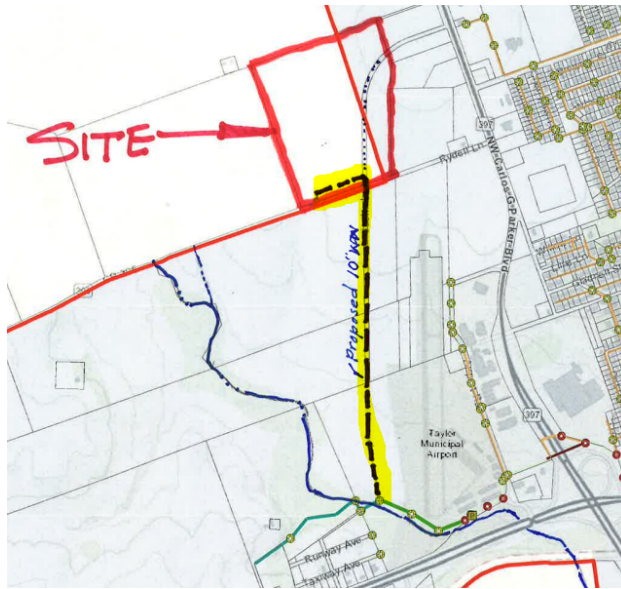


Exhibit B: Required sewer extension.

Annexation of the subject property would meet Policy ID LU11 (page 42) which states: “Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.” Annexation of portions “B” and “C” of the subject property currently outside the City limit and the sewer extension would allow the infrastructure that already exists to support the desired density and revenue goals for past infrastructure decisions.

The Land Use designations of Market Center: Community, Employment Center: Community, and Neighborhood Greenfield are complimentary and suggestive of appropriate Land Use designations for portions “B” and “C” of the subject property should they be annexed.

Housing Types

Housing Policy Big Idea H1 (page 11) states “Neighborhoods should have a mix of housing affordable to all income levels and age groups.”

Housing Policy Big Idea H4 (page 11) calls for ensuring “that housing accommodates all ages, abilities, household types, and income levels.”

The Comprehensive Plan points out (page 57) that “buildings on these smaller lots also tend to be less expensive due to their smaller size” and that “this presents a ‘win-win’ opportunity for the City where it can provide more affordable housing and commercial options for residents...while also maximizing tax revenues to the City (on a per acre basis)—just by building smaller buildings on smaller lots.”

A Land Use designation of Neighborhood Greenfield with a stipulation requiring missing middle residential types would also advance goal 1 (page 84) which states “focus on developing small and infill lots.”

Should portions “B” and “C” of the subject property be annexed and some or all of it given the land use designation Neighborhood Greenfield, this designation might come with the stipulation that

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most or all the housing provided shall be of the “missing middle” types identified in Figure 108 (page 131) as those the City would like to increase as a percentage of the housing typologies within the City.

Implementation Strategies

Implementation Strategy 5 (page 148) states that “Property within the restricted growth sector on the growth sectors map does not have access to adequate utility and street infrastructure to support new development.”

In the case of portions “B” and “C” of the subject property, much of the necessary utility and street infrastructure required to support new development is either in place or already proposed (for example, the designation of Justin Lane where it runs through the property as an Enhanced Community Boulevard. The sewer line proposed in the referenced report is an exception.

Annexation of portions “B” and “C” of the subject property with Land Use designations of Market Center Community and Neighborhood Greenfield is warranted to support the Enhanced Community Boulevard designation for Justin Lane where it runs through the property.

Implementation Strategy 6 (page 149) directs the City to “Implement the New Transportation Master Plan.”

Annexation of portions “B” and “C” of the subject property with Land Use designations of Market Center Community, Employment Center Community, and Neighborhood Greenfield would generate the revenue warranted (and anticipated) by the designation in the New Transportation Master Plan of the portions of Justin Lane and County Road 398 which are adjacent to the subject property as an Enhanced Community Boulevard.

Implementation Strategy 11 (page 154) directs the City to “Encourage Missing Middle Housing.”

Implementation Strategy 13 (page 156) directs the City to “Encourage More Accessory Dwelling Units.”

Implementation Strategy 17 (page 160) directs the City to “Support Living and Working in the City of Taylor” and acknowledges that “employees will be looking for vibrant and active communities that do not require a long commute.”

Annexation of portions “B” and “C” of the subject property and some or all of it given the land use designation Neighborhood Greenfield with the stipulation that most, or all, of the housing provided shall be of the “missing middle” types would be an opportunity for the City to implement these strategies.

Additional Notes

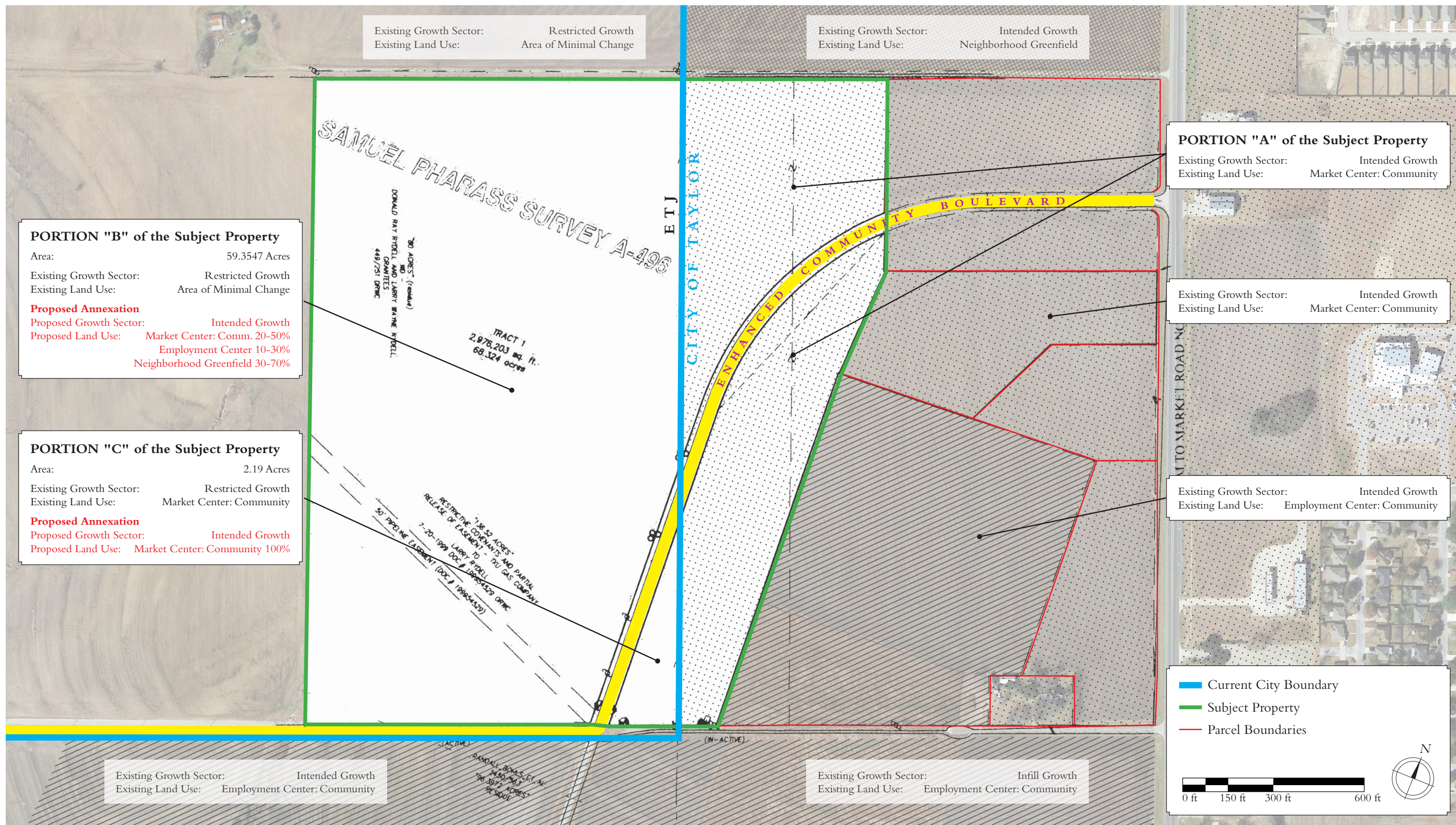
Should portions “B” and “C” of the subject property be annexed, and Land Use designations of Market Center: Community and Neighborhood Greenfield with a stipulation that the housing types be the “missing middle” types be applied, the question remains how much of portions “B” and “C” of the subject property would be assigned each of these land use designations? Exhibit A illustrates a proposal to allow a range of each of the required Land Use designations.

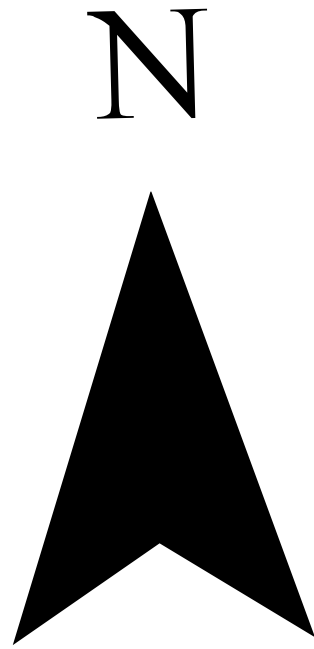
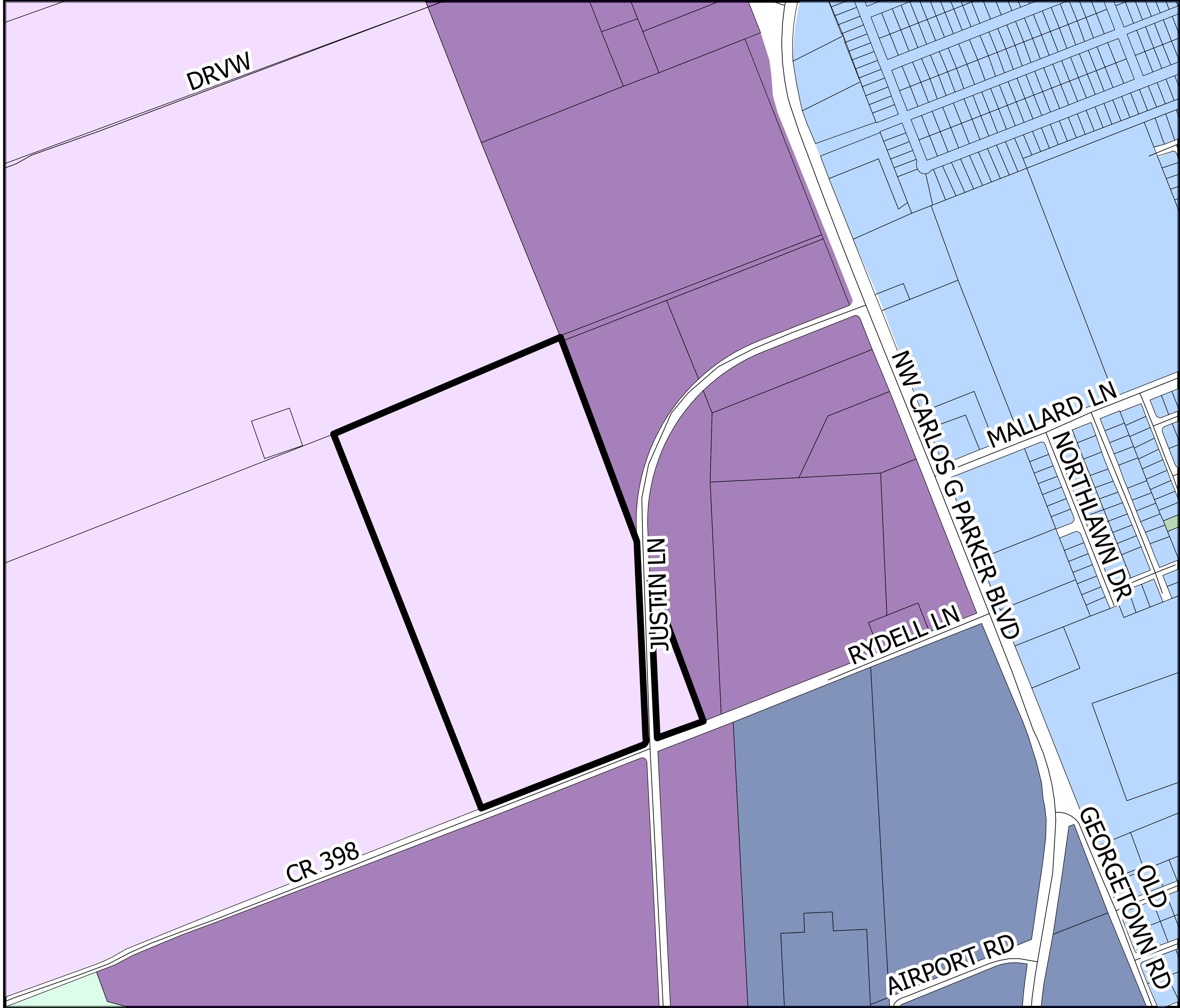
Annexation of portions “B” and “C” of the subject property and assignment of Land Use designations does not relieve portions “B” and “C” of the subject property from meeting the height and sound requirements dictated by the FAA due to proximity to the airport.

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Use of some part(s) of the subject property to advance other objectives of the City's Comprehensive Plan, including its Parks and Recreation Master Plan, are to be expected as development of the property is considered in appropriate stages of development review.

Phasing requirements related to the Land Use designations may be applied at the time of rezoning.



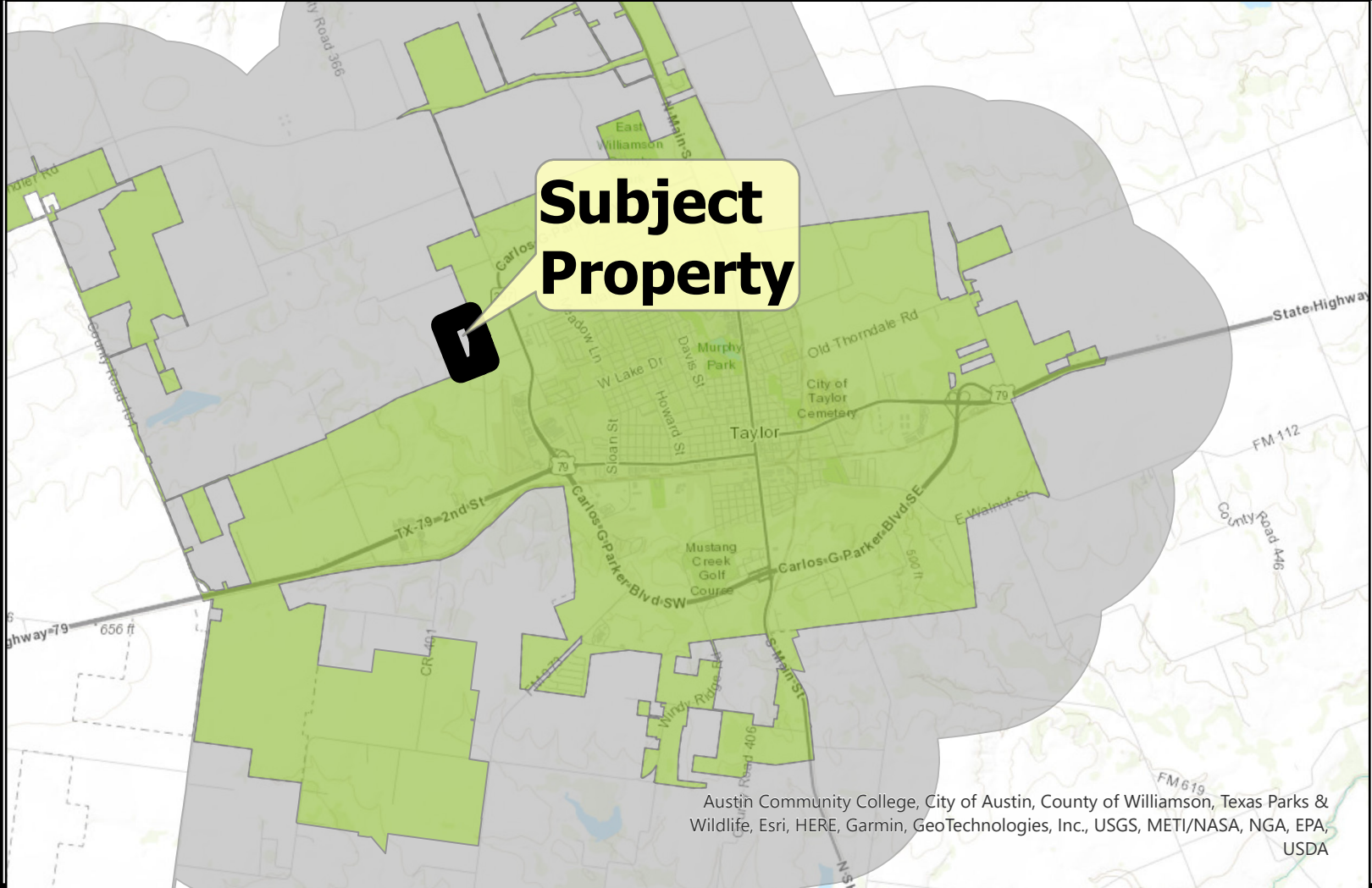


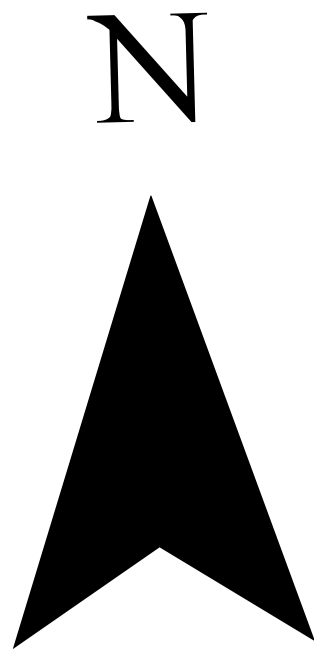
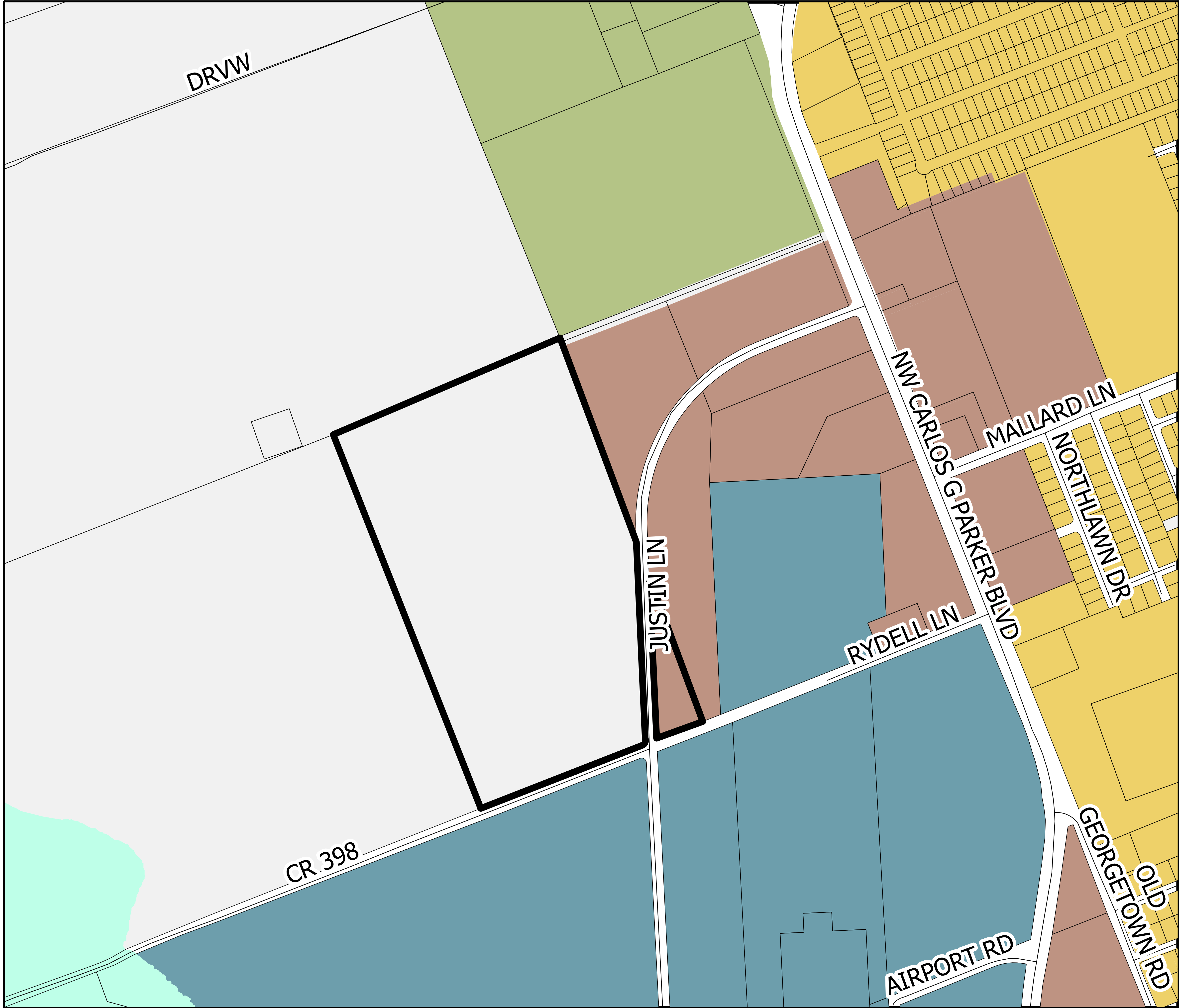
PZ-2022-1513

**Taylor Heights
Comprehensive Plan Amendment
Growth Sectors Map
Approximately 61.54 Acres**

Legend

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





PZ-2022-1513

Taylor Heights
Comprehensive Plan Amendment
Future Land Use Map
Approximately 61.54 Acres

Legend

■ Subject Property

□ Parcels

— Streets

Future Land Use Map

Land Use

■ Area of Minimal Change

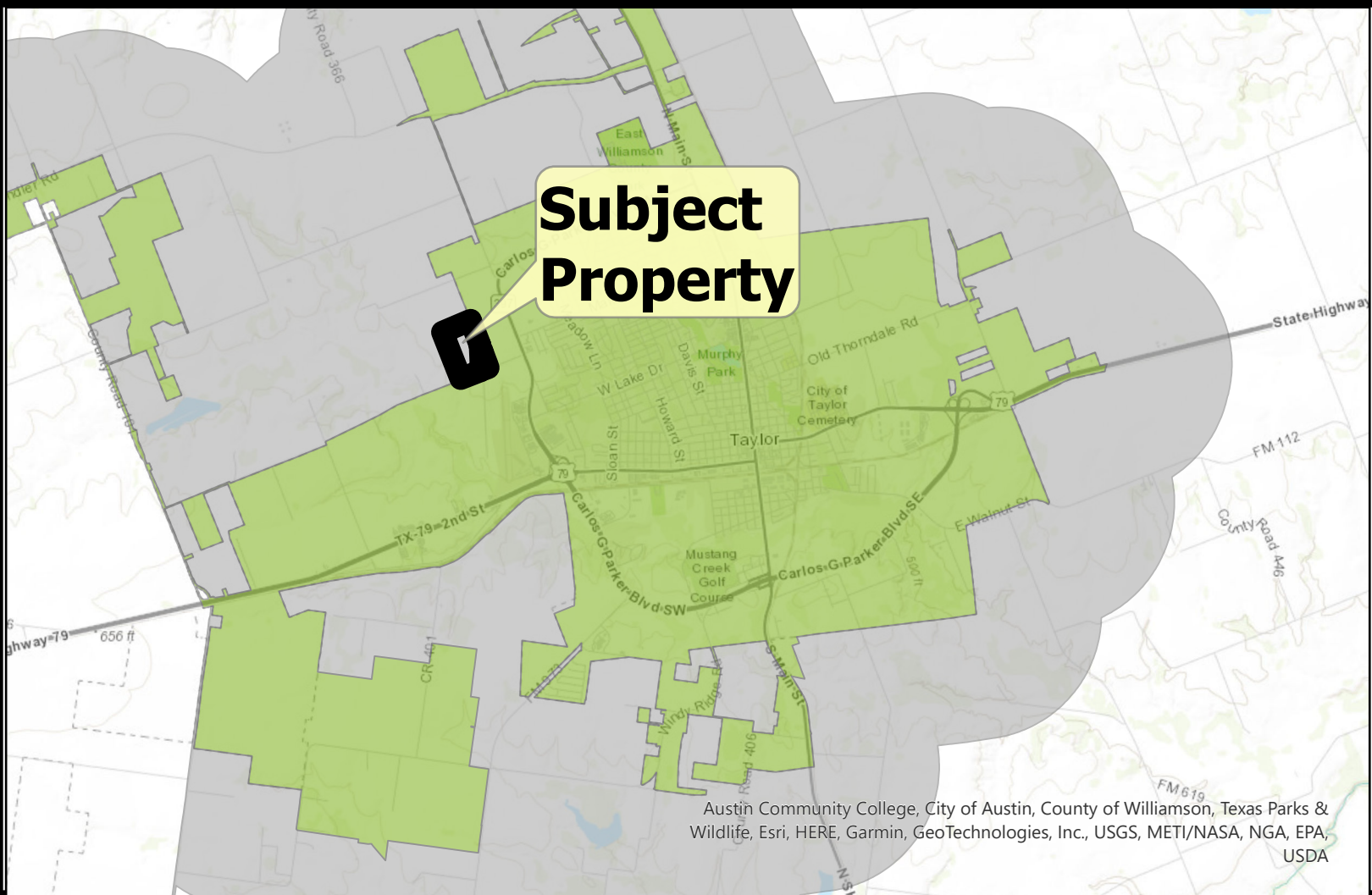
■ Neighborhood Greenfield

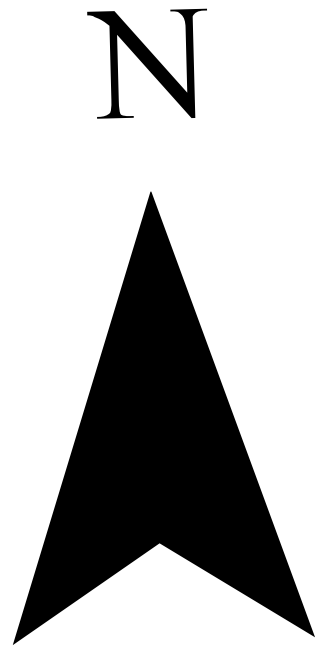
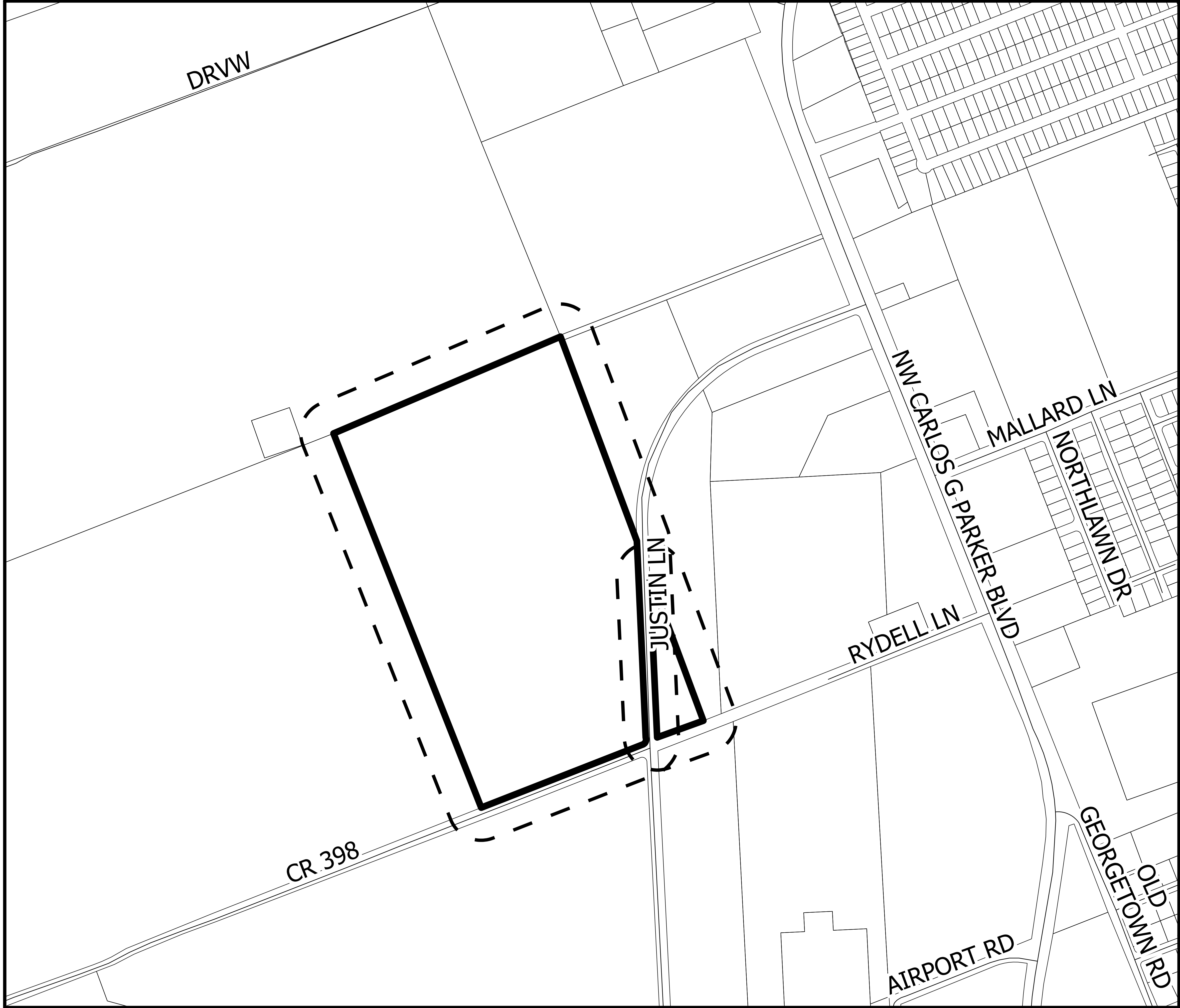
■ Neighborhood Infill

■ Employment Center: Regional

■ Market Center: Community

■ Open Space



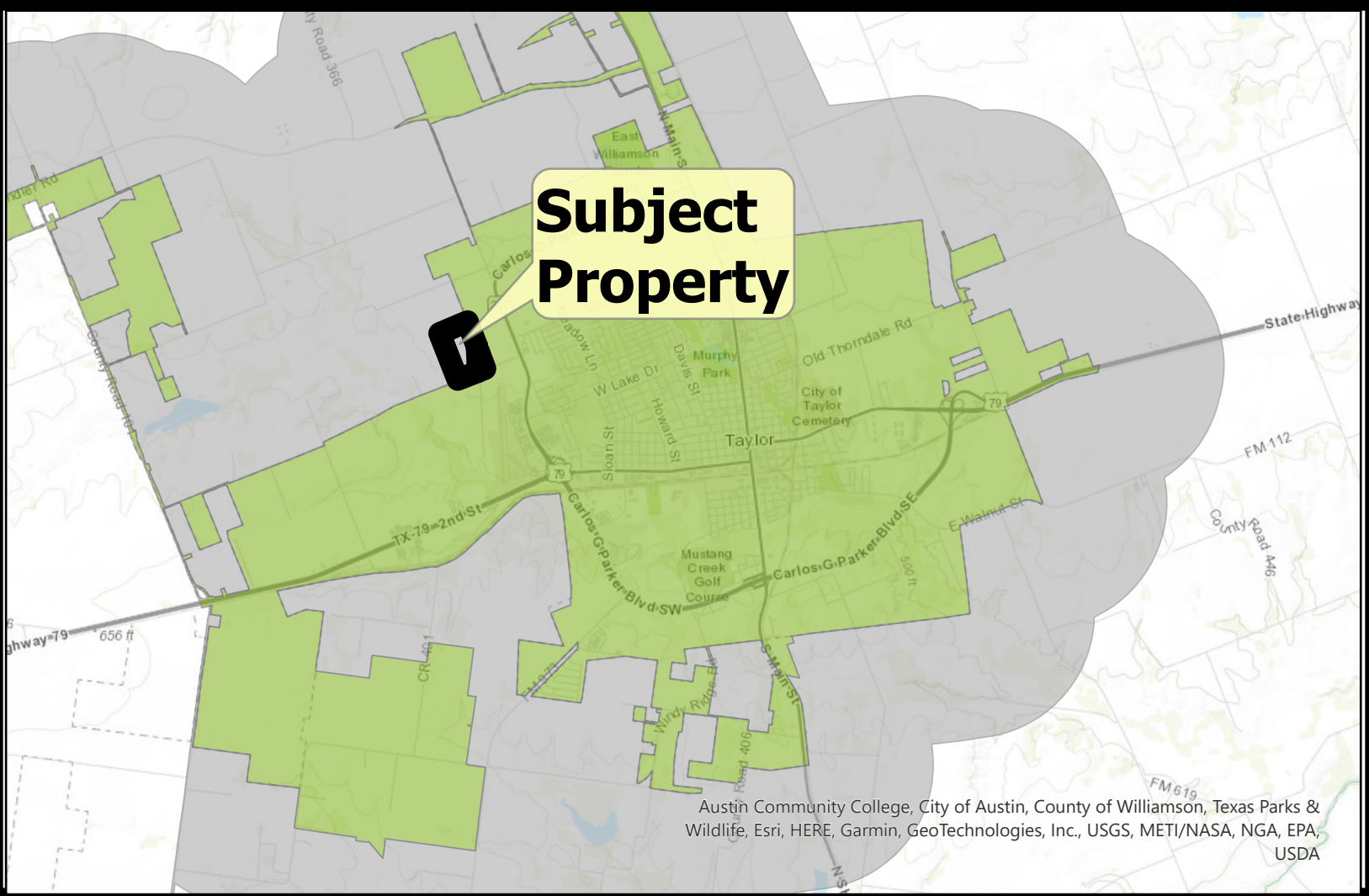


PZ-2022-1513

**Taylor Heights
Comprehensive Plan Amendment
Notice Area Map
Approximately 61.54 Acres**

Legend

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



ORDINANCE NO. 2022-28

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AND GROWTH SECTORS MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FOR PROPERTY R0196017 FROM AREA OF MINIMAL CHANGE TO A COMBINATION OF NEIGHBORHOOD: GREENFIELD, MARKET CENTER: COMMUNITY, AND EMPLOYMENT CENTER: COMMUNITY AND TO CHANGE THE GROWTH SECTORS MAP FOR PROPERTY R019617 AND R406296 FROM RESTRICTED GROWTH SECTOR TO INTENDED GROWTH SECTOR ON APPROXIMATELY 61.54 ACRES OF LAND PART OF AND OUT OF THE SAMUEL PHARRASS SURVEY ABSTRACT NO. 496, TAYLOR, WILLIAMSON COUNTY, TEXAS. PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

WHEREAS, it is necessary and reasonable for the public health, safety, morals, and welfare of the City of Taylor, Texas, a Texas home rule municipality (herein the “City”), to provide for and maintain a comprehensive plan for the City in accordance with Chapters 211, 212 and 213 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the amendment of the Comprehensive Plan herein promotes the public health, safety, morals, and welfare and provides for the orderly development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on July 12, 2022, reviewed the amendments, and recommended that the City Council adopt the amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on July 28, 2022, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, after review, inquiry, and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amended Comprehensive Plan hereinafter set forth;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Property. The property, legally described in **Exhibit “A”** attached hereto

and incorporated by reference herein for all purposes (“Property”), that is the subject to the Future Land Use and Growth Sectors redesignation is generally located North of the end of Rydell Land and the beginning of County Road 398, legally described as approximately 61.54 acres of land part of and out of the Samuel Pharrass Survey Abstract No. 496, more particularly described by Williamson Central Appraisal District parcels R019617 and R406296, Taylor, Williamson County, Texas.

Section 3. Growth Sectors Map. The Growth Sectors designation for both properties (R019617 and R406296) shall be changed from “Restricted Growth” to “Intended Growth” as shown in **Exhibit “B”** attached hereto and incorporated herein for all purposes.

Section 4. Future Land Use Map. The Future Land Use designation of the property (R406296) shall be changed from “Area of Minimal Change” to a combination of “Neighborhood Greenfield”, “Market Center: Community”, and “Employment Center: Community” as shown in **Exhibit “C”** attached hereto and incorporated herein for all purposes. The land use category boundaries are illustrative in nature and do not represent zoning district boundaries.

Section 5. Savings Clause. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, or the comprehensive plan within the City’s jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

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

Section 7. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 8. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex.Gov’t. Code.*

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-13, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

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

Dianna McLean
City Clerk

EXHIBIT "A"**FIELD NOTE DESCRIPTION TRACT FOR A 67.616 ACRE TRACT OF LAND:**

BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING OUT AND A PART OF THE SAMUEL PHARRASS SURVEY, ABSTRACT NO. 496, WILLIAMSON COUNTY, TEXAS, AND BEING OUT AND A PART OF THAT SAME TRACT CONVEYED TO FAYE P. RYDELL AND DARLENE H. RYDELL IN A DEED RECORDED IN DOCUMENT NO. 2001041100, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 67.616 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod set on the northwest right-of-way line of County Road 398, for the east corner of a tract of land conveyed to Loretta Dube and Randy Thomas Ericson in deeds recorded in Document No. 2016010005, Document No. 2002039880, Volume 118, Page 15 and Volume 237, Page 336, Official Public Records and Deed Records, Williamson County, Texas, for the south corner and POINT OF BEGINNING of herein described tract:

THENCE with the southwest line of this tract and northwest line of the Loretta Dube and Randy Thomas Ericson Tract, North $21^{\circ}37'00''$ West a distance of 2,116.91 feet to an iron rod found on the southeast line of a tract of land conveyed to Walther Family Limited Partnership in a deed recorded in Document No. 2005069305, Official Public Records, Williamson County, Texas, for the west corner of this tract;

THENCE with the northwest line of this tract and the southeast line of the Walther Family Limited Partnership Tract, North $68^{\circ}23'00''$ East a distance of 1,890.25 feet to an iron set on the southeast line of a tract of land conveyed to D & L Lane Development, LLC., in a deed recorded in Document No. 2019043444, Official Public Records, Williamson County, Texas, for the west corner of a tract of land conveyed to David W. Staglik in a deed recorded in Document No. 2002060658, Official Public Records, Williamson County, Texas, and for the north corner of this tract;

THENCE with the northeast line of this tract and the southwest line of the David W. Staglik Tract, South $21^{\circ}36'36''$ East a distance of 444.19 feet to an iron rod set on the northwest right-of-way line of Justin Lane, for the northeast corner of this tract;

THENCE with the southeast line of this tract and the northwest right-of-way line of Justin Lane, the following three (3) calls:

1. Along a curve to the left, with a radius of 992.59 feet, an arc length of 780.80 feet, a chord bearing South $25^{\circ}35'14''$ West and a chord distance of 760.83 feet to an iron rod set;
2. Along a curve to the left, with a radius of 1161.73 feet, an arc length of 187.00 feet, a chord bearing South $00^{\circ}28'12''$ East and a chord distance of 186.80 feet to an iron rod set;
3. South $02^{\circ}50'27''$ East a distance of 1,056.08 feet to an iron rod set on the northwest right-of-way line of County Road 398, for the southeast corner of this tract;

THENCE with the southeast line of this tract and the northwest right-of-way line of County Road 398, South $69^{\circ}30'58''$ West a distance of 924.80 feet to the POINT OF BEGINNING, containing 67.616 acres of land, more or less.

RECORDERS MEMORANDUM

COPY

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EXHIBIT "B"

FIELD NOTE DESCRIPTION TRACT FOR A 10.913 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING OUT AND A PART OF THE SAMUEL PHARRASS SURVEY, ABSTRACT NO. 496, WILLIAMSON COUNTY, TEXAS, AND BEING OUT AND A PART OF THAT SAME TRACT CONVEYED TO FAYE P. RYDELL AND DARLENE H. RYDELL IN A DEED RECORDED IN DOCUMENT NO. 2001041100, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 10.913 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the intersection of the northwest right-of-way line of County Road 398 and the east right-of-way line of Justin Lane, for the south corner and POINT OF BEGINNING of herein described tract;

THENCE with the west line of this tract and east right-of-way line of Justin Lane, the following three calls:

1. North 02°51'04" West a distance of 1,073.74 feet to an iron rod set;
2. Along a curve to the right, with a radius of 1,282.10 feet, an arc length of 136.34 feet, a chord bearing North 00°20'29" East and a chord distance of 136.28 feet to an iron rod set;
3. Along a curve to the right, with a radius of 1,166.15 feet, an arc length of 710.62 feet, a chord bearing North 24°41'00" East and a chord distance of 699.68 feet to an iron rod set for the west corner of a tract of land conveyed to David Staglik in a deed recorded in Document No. 2005028188, Official Public Records, Williamson County, Texas, and for the north corner of this tract;

THENCE with the northeast line of this tract and the southwest line of the David Staglik Tract, South 21°41'17" East a distance of 127.12 feet to an iron rod set for the northwest corner of a tract of land conveyed to David W. Staglik and Rebecca Lynn Staglik in a deed recorded in Document No. 2011007426, Official Public Records, Williamson County, Texas, for a property corner on the east line of this tract;

THENCE with the east line of this tract and the west line of the David W. Staglik and Rebecca Lynn Staglik Tract, South 01°52'45" West a distance of 367.55 feet to an iron set for the northwest corner of a tract of land conveyed to City of Taylor in a deed recorded in Document No. 2008084719, Official Public Records, Williamson County, Texas, for a property corner on the east line of this tract;

THENCE with the east line of this tract and the west line of the City of Taylor Tract, South 01°24'06" West a distance of 1,268.38 feet to an iron rod set on the northwest right-of-way line of Justin Lane, for the southeast corner of this tract;

THENCE with the southeast line of this tract and the northwest right-of-way line of County Road 398, South 69°30'58" West a distance of 259.92 feet to the POINT OF BEGINNING, containing 10.913 acres of land, more or less.

RETURN TO
Longhorn Title Co.

RECORDERS MEMORANDUM

COPY

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adequately legible for satisfactory reproduction

City of Taylor
201 FM 3349
RCR Planned Development Amendment No. 2
Staff Report

Requested Action: Amendment to the Sub-Districts, Use Tables, 2.1 - Lot standards by sub-district, Fire Code reference, street section details and Zone boundaries in the Planned Development Ordinance No. 2022-14.

Applicant: Richard Heiges/Railroad Infrastructure and Terminal Development, RITD

Subject Property: Is approximately 756.00 acres, addressed as 201 FM 3349 and located at the southwest intersection of SH 79 and FM 3349; more particularly described by Williamson Central Appraisal District Parcel numbers R586971, R605484, R605486, R586973, R586972, R019450, R019173 R435559, R435560, R605658, R605704, R349685, R605702, and R619617, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD)

Current Use: Rail Distribution Center

Proposed Change: Off Street Parking and Landscape/Screening Standards

Future Land Use Plan: Employment Center: Regional

Adjacent Parcel Information

Direction	Land Use	Zoning
North	SH 79	Outside the City Limits
South	Rural Estate/Farmland	Outside the City Limits
East	Farmland	Future Samsung
West	FM 3349	Outside the City Limits

Purpose:

The applicant is proposing to amend the Commercial Planned Development Ordinance that was adopted September 26, 2019 and amended on May 12, 2022. The applicant is proposing the changes because there have been some significant changes since the project began. The most significant change being Samsung's choice to locate a new semi-conductor plant in Taylor immediately adjacent to the applicant's property. The Samsung development has added to the expected fluidity of the Logistics Park. The proposed updates are below:

- In 1.2 – Sub-Districts some text will be added for clarification, more uses will be permitted in Sub-District RR-2 due to its proximity to Samsung,

- The Use Tables are being updated so they are consistent with the changes to the text in 1.2 Sub-Districts,
- Changes to 2.1 Lot Standards, which will be changed to 2.1 Development Standards,
- The “*” and “Note” that follow the Land Use Tables is being removed but the ** and the Note will remain,
- Before the Land Use Tables “P - Permitted”, “X - Not Permitted” and “S – Specific Use Permit” with an explanation of each is being incorporated,
- Some deviations to the Subdivision Ordinance are being added, e.g., lot and street design, etc., and
- The Sub-Districts or Zones will be updated so the text, tables and boundaries on the map are consistent.

Updated Staff Analysis:

As City Staff we acknowledge that Taylor’s world has changed since inception of the RCR project began so some updates to the Commercial Planned Development are warranted. As before, we must defer to the guiding documents. The Growth Sectors Map designates the RCR - Taylor Logistics Park as a Controlled Growth area as the adequate public facilities are either being constructed, currently or in the near future. The Future Land Use Map designates RCR as a Regional Employment Center. The proposed updates are consistent with the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the request to update the Commercial Planned Development Overlay. First, at this time, some land uses that are compatible with the Samsung development to the east of the property are not permitted by-right, so some adjustments need to be made to the CPD. Second, by updating Table 1.1, COMMERCIAL PLANNED DEVELOPMENT, RCR-TAYLOR LOGISTICS PARK, LAND USE TABLE (table) more industrial land uses can be permitted by-right in the park while some other industrial land uses can be added to the table but made to require a specific use permit so additional standards may be added. Third, there are no standards to speak of for industrial development in the adopted Zoning Ordinance so some of the standards need to be updated to keep the CPD current with events in Taylor.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all zoning requests and making recommendations 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:

- **Are the Planned Development updates consistent with the Comprehensive Plan?**

The updates are consistent with the Comprehensive Plan. The subject property is designated for Regional Employment Center on the Future Land Use Map. RCR – Taylor Logistics Park provides regional transportation services and is working to accommodate businesses from all over who are wanting to facilitate the construction of the Samsung plant and those wanting to provide goods and services to Samsung. The requested amendments are consistent with furthering RCR's regional presence and furthering their ability to keep current with the changing landscape in Taylor.

- **Is the Planned Development compatible with the surrounding area?**

The updates are compatible with the surrounding area as the amendments are in response to all the changes and growth Taylor is experiencing.

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

The Future Land Use Plan Map provides guidance with regard to the appropriate placement of various uses in the City. While making the map, transportation, water, wastewater, and other aspects of the area are considered. As the subject property is on the edge of the City, has rail, US 79 and FM 3349 adjacency and larger swaths of developable land, it is designated as a Regional Employment Center. The amendments do promote the public health, safety, and welfare of Taylor as they are consistent with the Future Land Use Plan Map.

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

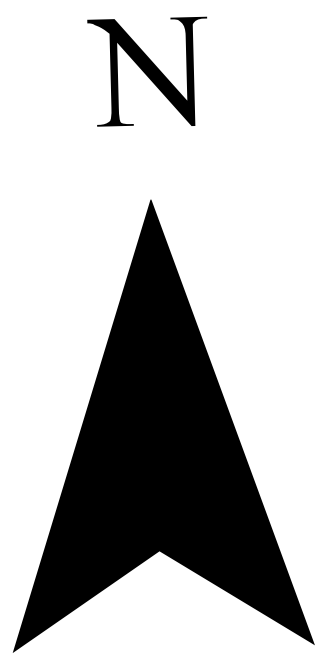
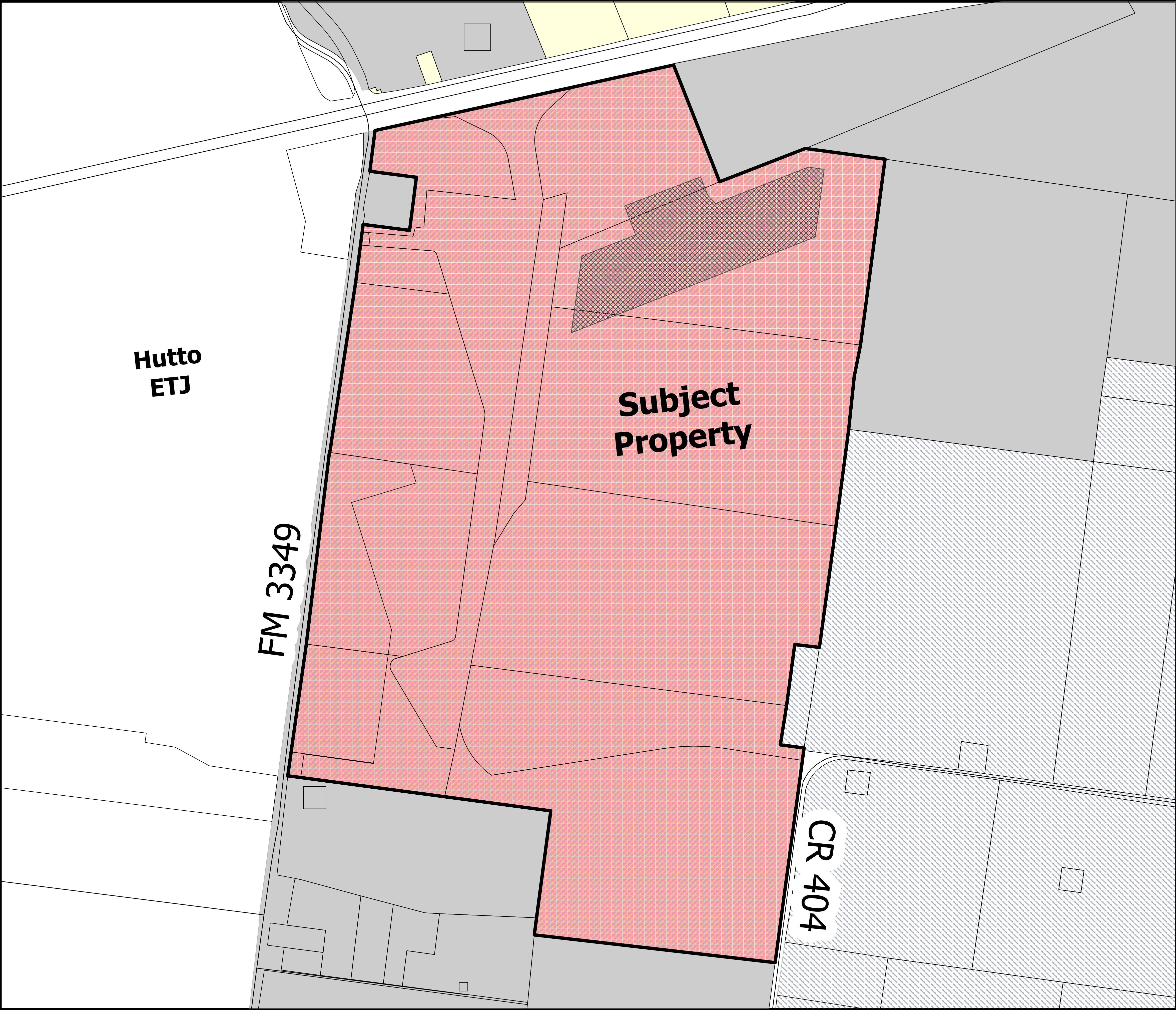
Water is available and being extended by the developer. At this time, there are RCR is still planning how to provide permanent wastewater to the site but has been allowed to use temporary on-site septic systems.

- **Do current conditions indicate that the proposed updates to the Planned Development are necessary?**

As stated above, the updates are in response to the changes and growth in Taylor so they are necessary for RCR to be up to date with current events such as the trickle down from the Samsung.

Attachments:

1. Zoning map
2. Notice Area Map
3. Draft Planned Development Ordinance 2022-18 Update
 - a. Exhibit "A"
 - b. Exhibit "B"

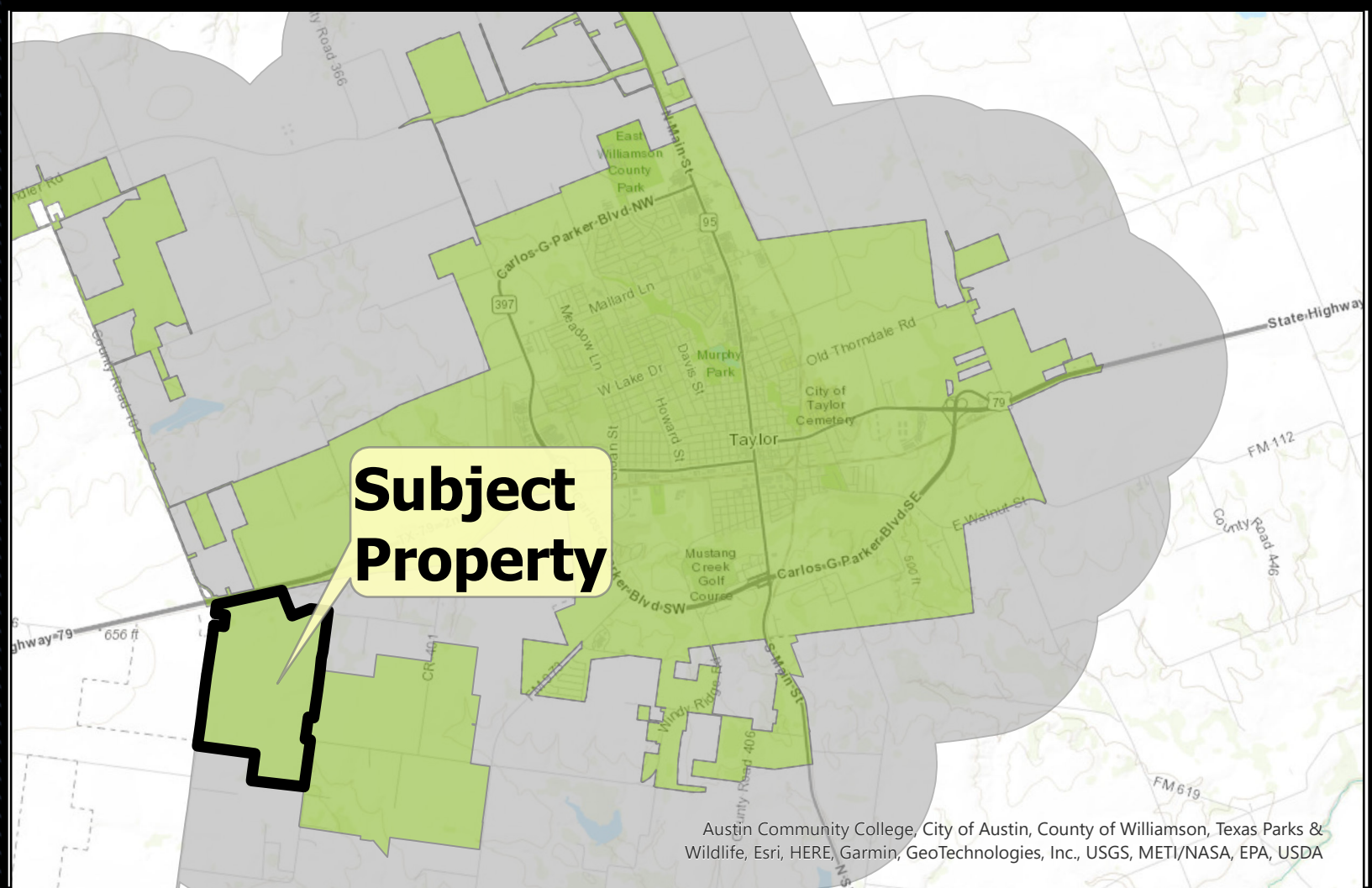


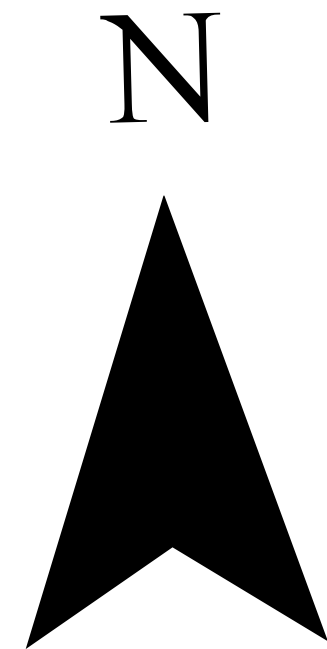
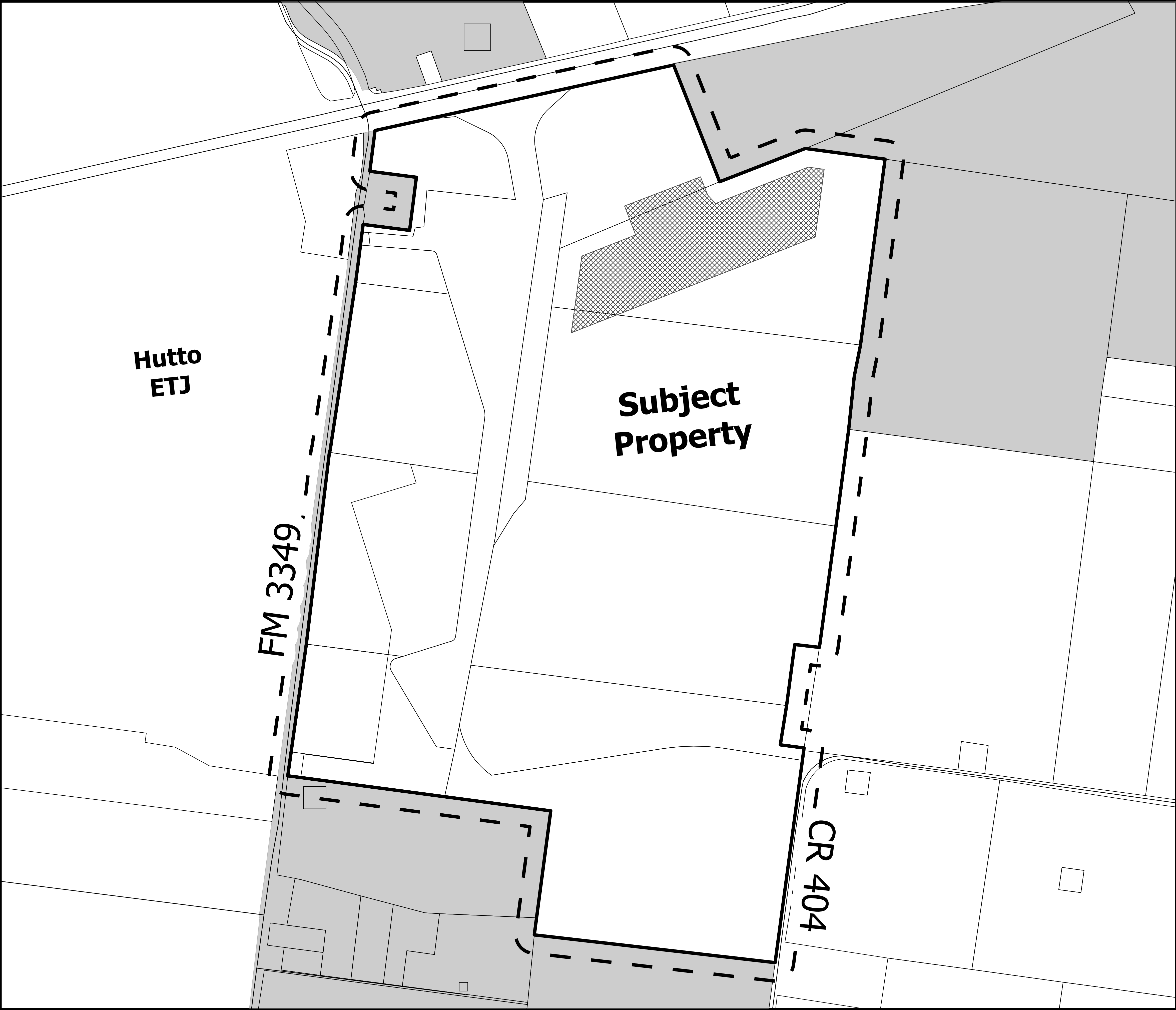
PZ-2019-1133

RCR-Taylor Logistics Park Planned Development
Amendment No. 2
Proposed Zoning Map
(Zoning District & Overlay to Remain the Same)
201 FM 3349
Approximately 756.00 Acres

Legend

- ETJ
- Subject Property
- Specific Use Permit - Ord. 2022-18
- Parcels
- Streets
- ZONING
- B-2/CPD
- R-1 Single Family
- M-2/CPD



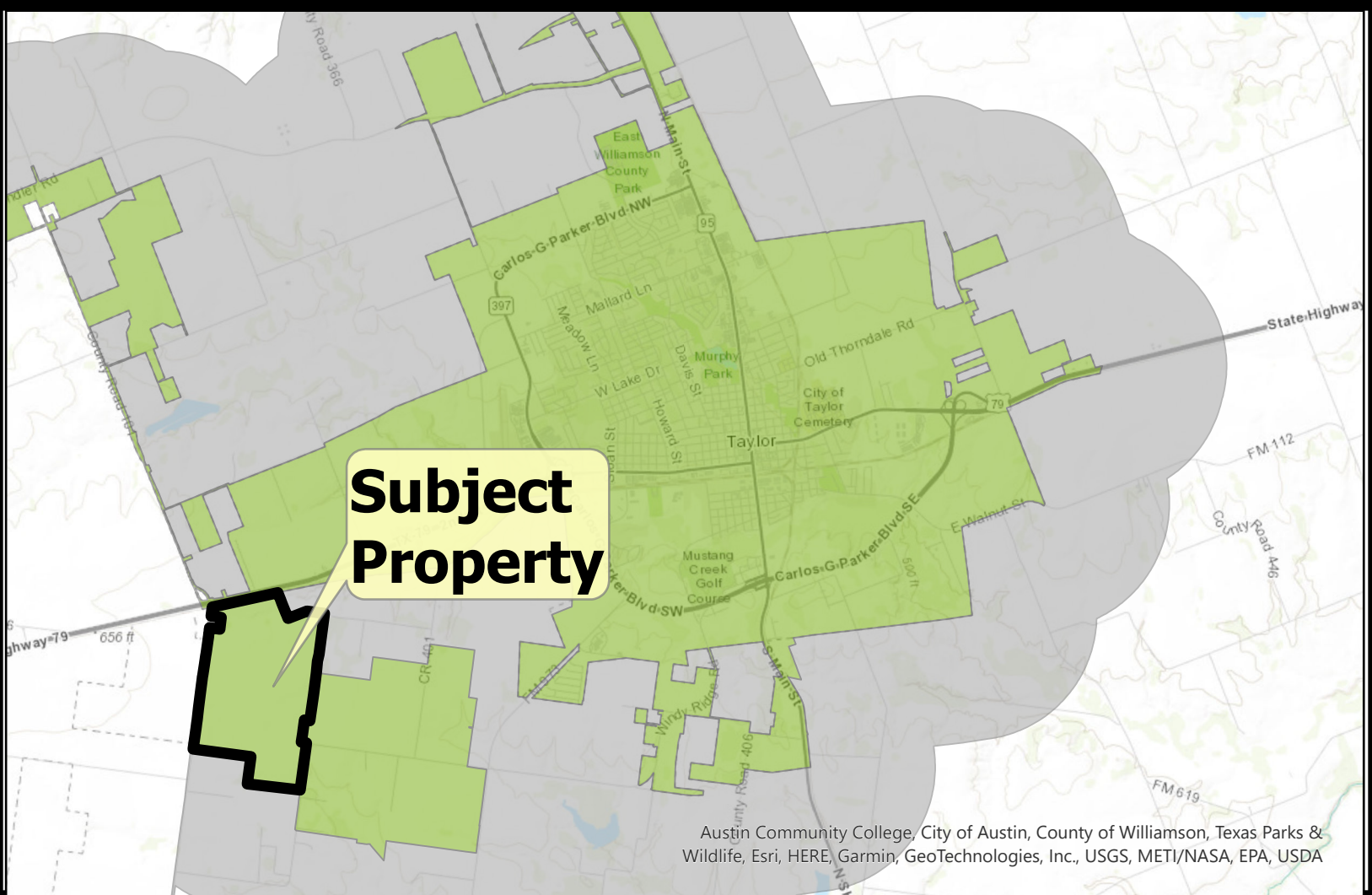


PZ-2019-1133

**RCR-Taylor Logistics Park Planned
Development Amendment No. 2
Notice Area Map
201 FM 3349
Approximately 756.00 Acres**

Legend

- ETJ
- Subject Property
- Specific Use Permit - Ord. 2022-18
- 200 ft. Buffer
- Parcels
- Streets



0 0.3 0.6 Miles

ORDINANCE NO. 2022-25

AN ORDINANCE AMENDING ORDINANCES 2019-28 AND 2022-14 THAT CHANGED THE ZONING OF APPROXIMATELY 756 ACRES OF LAND DESCRIBED IN THIS ORDINANCE FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO GENERAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-2/CPD) WHICH IS GENERALLY LOCATED AT 201 FM 3349, IN TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF TAYLOR, TEXAS TO SHOW THE ZONING CHANGE SET FORTH IN THIS ORDINANCE; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on July 28, 2022, to consider the request made by Railroad Infrastructure & Terminal Development, LLC./Richard Heiges as agent for Hydrie McAlister, owner of the 756 acre tract, which 756.00 acres is legally described in **Exhibit “A”** attached hereto and incorporated by reference herein for all purposes (“Property”); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 12, 2022, to consider the amendment, and recommended approval of the amendment to the City Council; and

WHEREAS, the City Council, after the public hearing, approved the request for the amendment, as herein after set out.

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

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

SECTION 2. The property is described in Exhibit A, being approximately 756.00 acres of land zoned General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD).

SECTION 3. The Commercial Planned Development hereby referred to as the RCR-Taylor Logistics Park Planned Development shall be amended as shown in **Exhibit “B”**, attached hereto and incorporated by reference herein.

SECTION 4. The City Council hereby adopts the amended Ordinance 2022-25.

SECTION 5. All other terms and conditions contained in Ordinances 2019-28 and 2022-14, except as amended herein, shall continue and remain in full force and effect.

SECTION 6. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of

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

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2022-25 was introduced before the Taylor City Council on the 28th day of July 2022.

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-25, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

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

Dianna McLean
City Clerk

DRAFT

EXHIBIT "A"

DESCRIPTION OF A 193.41 ACRE TRACT OF LAND SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT 562, THE W. NOBLES SURVEY, ABSTRACT 484, AND THE J. C. EAVES SURVEY, ABSTRACT 213, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 199.922 ACRE TRACT OF LAND, SAVE AND EXCEPT 5.00 ACRES AND SAVE AND EXCEPT ANY OTHER PORTION OR PORTIONS THEREOF PREVIOUSLY CONVEYED AS DESCRIBED IN A DEED FROM MARGARET MINGS BUNNELL TO STEVEN SLAUGHTER AS TRUSTEE OF THE MARGARET MINGS BUNNELL, REVOCABLE LIVING TRUST, AND RECORDED IN DOCUMENT NO. 2014008746 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 193.41 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type I concrete monument found on the west right-of-way line of Farm to Market Road 3349 (FM 3349), a 100' width right-of-way, as described in deed to the State of Texas, and recorded in Volume 673, Page 207 of the Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point being the northeast corner of a called 1.699 acre tract as described in deed to Elisabeth Henning and husband, Emmanuel Manigand and being Lot 1 of the Gene Rydell Estate, and recorded in Document No. 2008081540, O.P.R.W.C.TX., same being the southeast corner of a called 13.18 acre tract as described in deed to Jonah Water Special Utility District and recorded in Document No. 2002103516, O.P.R.W.C.TX.;

THENCE S 82°24'18" E, over and across said FM 3349, a distance of 100.00 feet to a 1/2-inch iron rod with SAM cap set on the west line and the POINT OF BEGINNING of the herein described tract, said point being on the east right-of-way line of said FM 3349, said point having calculated grid coordinates of N:10175317.24, E:3193541.32;

THENCE N 07°13'58" E, with the east right-of-way line of said FM 3349 and the west line of the herein described tract, a distance of 342.08 feet to a 1/2-inch iron rod with SAM cap set for the southwest corner of a called 5.00 acre tract of land as described in a deed to the City of Hutto, and recorded in Document No. 2003011596, O.P.R.W.C.TX., from which a TxDOT Type I monument found bears N 07°13'58" E, a distance of 60.24 feet;

THENCE with the south, east and north line of said 5.00 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) S 82°38'41" E, a distance of 436.92 feet to a 1/2-inch iron rod with SAM cap set for the southeast corner of said 5.00 acre tract,
- 2) N 07°13'58" E, a distance of 498.81 feet to 1/2-inch iron rod found for the northeast corner of said 5.00 acre tract, and
- 3) N 82°38'41" W, passing at a distance of 436.70 feet a 5/8-inch iron rod with a cap stamped "VARA SURVEYING" found, and continuing for a total distance of 436.92 feet to a calculated point on the east right-of-way line of said FM 3349, same being the northwest corner of said 5.00 acre tract;

THENCE N 07°13'58" E, with the west line of the herein described tract, same being the east right-of-way line of said FM 3349, passing at a distance of 329.77 feet to a 1/2-inch iron rod with SAM cap set on the south right-of-way line of Union Pacific Railroad (200 foot width right-of-way), and recorded in Volume 17, Page 588, D.R.W.C.TX., and continuing for a total distance of 383.12 feet to a calculated point in the north line of said 199.922 acre tract, for the northwest corner of the herein described tract;

193.41 ACRES

J. J. STUBBLEFIELD SURVEY, ABSTRACT 562

W. NOBLES SURVEY, ABSTRACT 484

J. C. EAVES SURVEY, ABSTRACT 213

WILLIAMSON COUNTY, TEXAS

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SAM, LLC Job No. 34369
Page 2 of 2

THENCE N 77°23'39"E, with the north line of said 199.922 acre tract and the herein described tract, passing at a distance of 1.29 feet a 3/4-inch iron rod found, and continuing for a total distance of 2,846.85 feet to a 2-inch cedar post found for the most northerly northeast corner of said 199.922 acre tract and the herein described tract, from which a 1-inch iron pipe found bears N 27°26'55" W, a distance of 4.58 feet;

THENCE S 21°32'51" E, with an east line of said 199.922 acre tract, passing at a distance of 47.27 feet to a 1/2-inch iron rod with SAM cap set on the south right-of-way line of said Union Pacific Railroad, and continuing with the east line of said 199.922 acre tract, same being a west line of a called 305.22 acre tract as described in a deed to C. Ernest Lawrence and recorded in Document No. 2005011334, O.P.R.W.C.TX., for a total distance of 1,181.09 feet to a 1/2-inch iron rod found for the interior ell corner of the said 199.922 acre tract and the herein described tract;

THENCE N 68°47'13" E, with a north line of said 199.922 acre tract and a south line of said 305.22 acre tract, a distance of 856.19 feet to a 1/2-inch iron rod with SAM cap set for an angle point;

THENCE S 82°23'17" E, with a north line of said 199.922 acre tract and a south line of said 305.22 acre tract, a distance of 750.03 feet to a 3-inch metal post found for the most easterly northeast corner of said 199.922 acre tract and the herein described tract;

THENCE S 07°32'28" W, with the east line of said 199.922 acre tract, and a west line of said 305.22 acre tract, a distance of 1,747.60 feet to a 1/2-inch iron rod with SAM cap set for the southeast corner of said 199.922 acre tract and the herein described tract, same being the northeast corner of a called 186 acre tract as described in a deed to Irving J. Bentley and wife, Nancy Bunnell Bentley, and recorded in Volume 1974, Page 994 of the Official Records, Williamson County, Texas (O.R.W.C.TX.), from which a 1-inch iron pipe bears S 82°56'29" E, a distance of 0.74 feet, also from which a 1/2-inch iron rod with SAM cap set at the base of the leaning cross-tie fence post called for in deed found bears S 07°32'28" W, passing a calculated point from which a 1/2-inch iron rod found bears N 80°33'47" W, a distance of 2.03 feet, passing a 1/2-inch iron rod with SAM cap set, a distance of 1,689.68 feet, from which a disturbed 3/4-inch iron pipe found bears S 82°56'27" E, a distance of 1.34 feet; for a total distance of 2,829.56 feet;

THENCE N 82°56'29" W, with the south line of said 199.922 acre tract and the north line of said 186 acre tract, a distance of 4,741.28 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349, for the southwest corner of the herein described tract, from which a TxDOT Type I monument found bears S 07°35'42" W, a distance of 2,514.05 feet, S 07°28'28" W, a distance of 1,896.17 feet, and S 07°39'33" W, a distance of 376.62 feet;

193.41 ACRES
J. J. STUBBLEFIELD SURVEY, ABSTRACT 562
W. NOBLES SURVEY, ABSTRACT 484
J. C. EAVES SURVEY, ABSTRACT 213
WILLIAMSON COUNTY, TEXAS

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SAM, LLC Job No. 34369
Page 3 of 2

THENCE N 07°35'42" E, with the east right-of-way line of said FM 3349, same being the west line of the herein described tract, a distance of 204.18 feet to the **POINT OF BEGINNING**, containing 193.41 acres of land more or less, of which 3.18 acres of land is within the said Railroad right-of-way.

Bearing Basis: Texas State Plane Coordinate System, NAD83, Central Zone (4203). All coordinates are grid values. All distances are surface values in U.S. Survey Feet. To compute grid values, multiply surface distances by a Combined Scale Factor of 0.99988651.

Reference is herein made to the Survey Plat accompanying this metes and bounds description of even date.

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

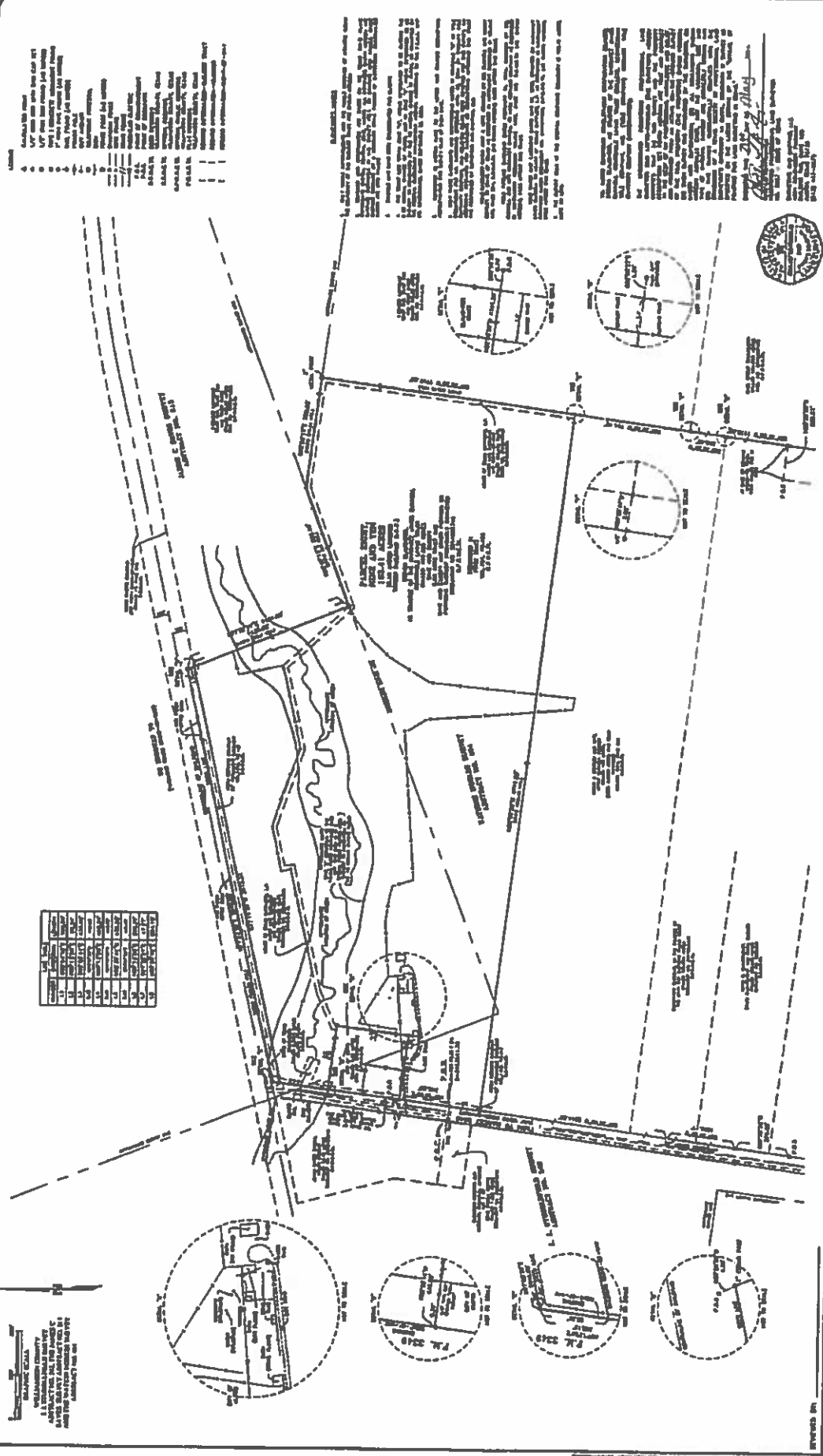
That I, Gina Loftis-Franklin, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Parkway Two, Suite 100
Texas 78735
TX. Firm Registration No. 10064300

 5-21-14
Gina Loftis-Franklin Date
Registered Professional Land Surveyor Austin,
Texas Registration No. 6087





LAND TITLE SURVEY
STEVEN SLAUGHTER, TRUSTEE
SURVEY PLAT OF A 191.41 ACER TRACT OUT OF THE
J. J. STUBBLEFIELD SURVEY ABSTRACT NO. 362,
THE JAMES C BAYES SURVEY ABSTRACT NO. 213 AND
THE WATKIN HOMER SURVEY ABSTRACT NO. 464
WILLIAMSON COUNTY, TEXAS

1.40
1.13345

[illegible]

EXHIBIT "A"

DESCRIPTION OF A 183.94 ACRE TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT 484, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 186 ACRE TRACT OF LAND, SAVE AND EXCEPT 3.8806 ACRES, AS DESCRIBED IN A DEED FROM NANCY BUNNELL BENTLEY TO IRVING J. BENTLEY AND WIFE, NANCY BUNNELL BENTLEY, AND RECORDED IN VOLUME 1974, PAGE 994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 183.89 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type I concrete monument found (broken) on the west right-of-way line of Farm to Market 3349 (FM 3349), a 100-foot width right-of-way, for the northeast corner of that certain called 1.699 acre tract of land described as Lot 1 of the Gene Rydell Estate, and recorded in Cabinet EE, Slide 384, Plat Records, Williamson County, Texas, same being the southeast corner of that certain called 13.18 acre tract of land described in a deed to Jonah Water Special Utility District, and recorded in Document No. 2002103516, Official Public Records, Williamson County, Texas (O.P.R.W.C.TX.);

THENCE S82°24'18"E, over and across said FM 3349, a distance of 100.00 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349 and the west line of that certain called 199.922 acre tract of land described in a deed to Steven Slaughter, as Trustee of the Margaret Mings Bunnell Revocable Living Trust, and recorded in Document No. 2014008746, O.P.R.W.C.TX.;

THENCE S07°35'42"W, with the east right-of-way line of said FM 3349 and the west line of said 199.922 acre tract, a distance of 204.18 feet to a 1/2-inch iron rod with SAM cap set in the north line of said 186 acre tract for the northwest corner and POINT OF BEGINNING of the herein described tract, said point having grid coordinates of N:10175115.19, E:3193514.38;

THENCE S82°56'29"E, with the north line of said 186 acre tract and the south line of said 199.922 acre tract, a distance of 4741.28 feet to a 1/2-inch iron rod with SAM cap set for the northeast corner of the herein described tract, same being the southeast corner of said 199.922 acre tract, from which a 1-inch iron pipe found (disturbed) bears S82°56'29"E, a distance of 0.74 feet;

THENCE S07°32'28"W, with the east line of said 186 acre tract, passing at a distance of 794.19 feet a calculated point for the northwest corner of that certain called 164.685 acre tract of land described in a deed to Carl Brent Samuelson, and recorded in Document No. 2012107105, O.P.R.W.C.TX., from which a 1/2-inch iron rod found bears N80°33'47"W, a distance of 2.03 feet, and continuing for a total distance of 1689.68 feet to a 1/2-inch iron rod with SAM cap set for the southeast corner of the herein described tract, same being the northeast corner of that certain called 185.994 acre tract of land described in a deed to Constance Slocumb, as Trustee of the John Guy Slocumb Family Trust, and recorded in Document No. 2011033689, O.P.R.W.C.TX., from which a 3/4-inch iron pipe found (disturbed) bears S82°56'27"E, a distance of 1.34 feet;

THENCE N82°56'27"W, with the south line of said 186 acre tract and the north line of said 185.994 acre tract, a distance of 4742.86 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349, for the southwest corner of the herein described tract, from which a TxDOT Type I concrete monument found bears S07°35'42"W, a distance of 824.39 feet, S07°28'28"W, a distance of 1896.17 feet, and S07°39'33"W, a distance of 376.62 feet,

183.94 ACRES
WATKINS NOBLES SURVEY, ABSTRACT 484
WILLIAMSON COUNTY, TEXAS

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SAM, LLC Job No. 34369
Page 2 of 2

THENCE N07°35'42"E, with the east right-of-way line of said FM 3349, a distance of 1689.66 feet to the POINT OF BEGINNING, containing 183.94 acres of land, more or less.

Bearing Basis: Texas State Plane Coordinate System, NAD83, Central Zone (4203). All coordinates at grid values. All distances are surface values in U.S. Survey Feet. To compute grid values, multiply surface distances by a Combined Scale Factor of 0.99988651.

Reference is herein made to the Survey Plat accompanying this metes and bounds description of even date.

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

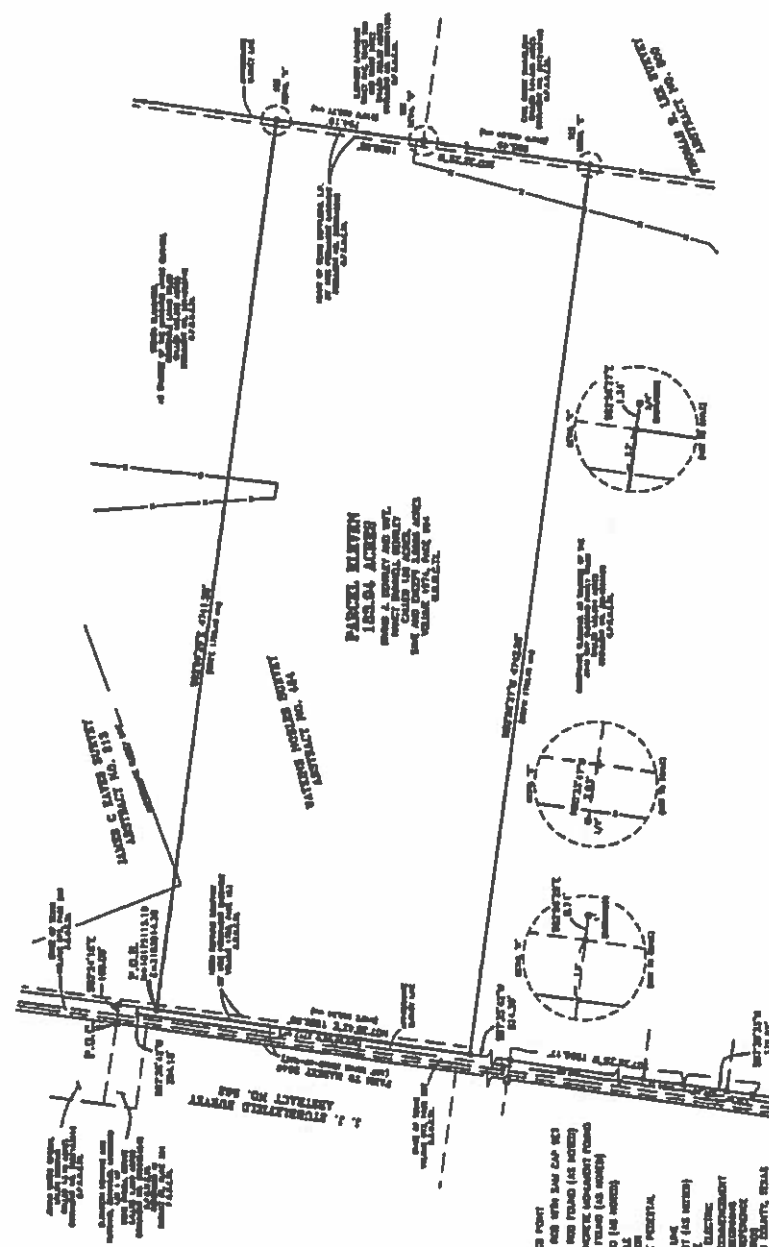
That I, Gina Loftis-Franklin, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Parkway Two, Suite 100
Texas 78735
TX. Firm Registration No. 10064300

 5-21-14
Gina Loftis-Franklin Date
Registered Professional Land Surveyor Austin,
Texas Registration No. 6087



[illegible]

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas, 78735
Otel: 512.447.0579
Fax: 512.378.9033
email: bfg@com.net

Take Form Registration No. 10064100

PUBLISHED BY THE
UNITED STATES GOVERNMENT PRINTING OFFICE

LAND TITLE SURVEY
IRVING J. BENTLEY AND WIFE, NANCY BENTLEY
SURVEY PLAT OF A 183.94 ACRE TRACT
WATKINS NOBLES SURVEY, ABSTRACT 100
WILLIAMSON COUNTY, TEXAS

EXHIBIT "A"

DESCRIPTION OF A 183.84 ACRE TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT 484, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 185.994 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM CONSTANCE SLOCOMB, AS THE INDEPENDENT EXECUTRIX OF THE ESTATE OF JOHN GUY SLOCOMB, DECEASED, TO CONSTANCE SLOCOMB, AS THE TRUSTEE OF THE JOHN GUY SLOCOMB FAMILY TRUST, AND RECORDED IN DOCUMENT NO. 2011033689, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 183.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with SAM cap set on the east right-of-way line of Farm to Market 3349 (FM 3349), a 100-foot width right-of-way, for a northwest corner of that certain called 186 acre tract of land, save and except 3.8806 acres, described in a deed to Irving J. Bentley and wife, Nancy Bunnell Bentley, and recorded in Volume 1974, Page 994, Official Records, Williamson County, Texas (O.R.W.C.TX.), from which a 1-inch iron pipe found disturbed bears S82°56'29"E, a distance of 4741.28 feet to a 1/2-inch iron rod with SAM cap set for the northeast corner of said 186 acre tract, and continuing S82°56'29"E, a distance of 0.74 feet;

THENCE S07°35'42"W, with the east right-of-way line of said FM 3349, a distance of 1689.66 feet to a 1/2-inch iron rod with SAM cap set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, said point having grid coordinates of N:10173440.54, E:3193291.08, said point being in the north line of said 185.994 acre tract;

THENCE S82°56'27"E, with the north line of said 185.994 acre tract and the south line of said 186 acre tract, a distance of 4742.86 feet to a 1/2-inch iron rod with SAM cap set for the northeast corner of said 185.994 acre tract and the herein described tract, same being the southeast corner of said 186 acre tract, and also being on the west line of that certain called 164.685 acre tract of land described in a deed to Carl Brent Samuelson, and recorded in Document No. 2012107105, O.P.R.W.C.TX., from which a 3/4-inch iron pipe found bears S82°56'27"E, a distance of 1.34 feet;

THENCE S07°32'28"W, with an east line of said 185.994 acre tract and a west line of said 164.685 acre tract, a distance of 1139.88 feet to a 1/2-inch iron rod with SAM cap set at the base of a cross-tie fence post found as called for in deed, for the most easterly southeast corner of said 185.994 acre tract and the herein described tract, same being an interior ell corner of said 164.685 acre tract;

THENCE N83°33'29"W, with a south line of said 185.994 acre tract and said 164.685 acre tract, a distance of 231.81 feet to a 1/2-inch iron rod with SAM cap set at the base of a cross-tie fence post found as called for in deed, for an interior ell corner of said 185.994 acre tract and the herein described tract;

THENCE S07°23'02"W, with an east line of said 185.994 acre tract and a west line of said 164.685 acre tract, a distance of 574.06 feet to a 1/2-inch iron rod with SAM cap set for the most southerly southeast corner of said 185.994 acre tract and the herein described tract, same being the northeast corner of that certain called 195.435 acre tract of land described in a deed to David C. Blankenship, Sylvia Blankenship, and Carol Sweger, and recorded in Document No. 9902621, O.R.W.C.TX., from which a 1/2-inch iron rod with plastic cap stamped "Bryan Tech Services" found for the southwest corner of said 164.685 acre tract bears S07°23'02"W, a distance of 386.22 feet;

THENCE N82°56'27"W, with the south line of said 185.994 acre tract and the north line of said 195.435 acre tract, a distance of 4512.40 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349, for the southwest corner of the herein described tract, same being the northwest corner of said 195.435 acre tract, from which a Texas Department of Transportation Type I concrete monument found bears S07°28'28"W, a distance of 1004.11 feet, and S07°39'33"W, a distance of 376.62 feet;

THENCE with the east right-of-way line of said FM 3349 and the west line of this tract, the following two (2) courses and distances:

- 1) N07°28'28"E, a distance of 892.06 feet to a 1/2-inch iron rod with SAM cap set, and
- 2) N07°35'42"E, a distance of 824.39 feet to the POINT OF BEGINNING, containing 183.84 acres of land more or less.

Bearing Basis: Texas State Plane Coordinate System, NAD83, Central Zone (4203). All coordinates at grid values. All distances are surface values in U.S. Survey Feet. To compute grid values, multiply surface distances by a Combined Scale Factor of 0.99988651.

Reference is herein made to the Survey Plat accompanying this metes and bounds description of even date.

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

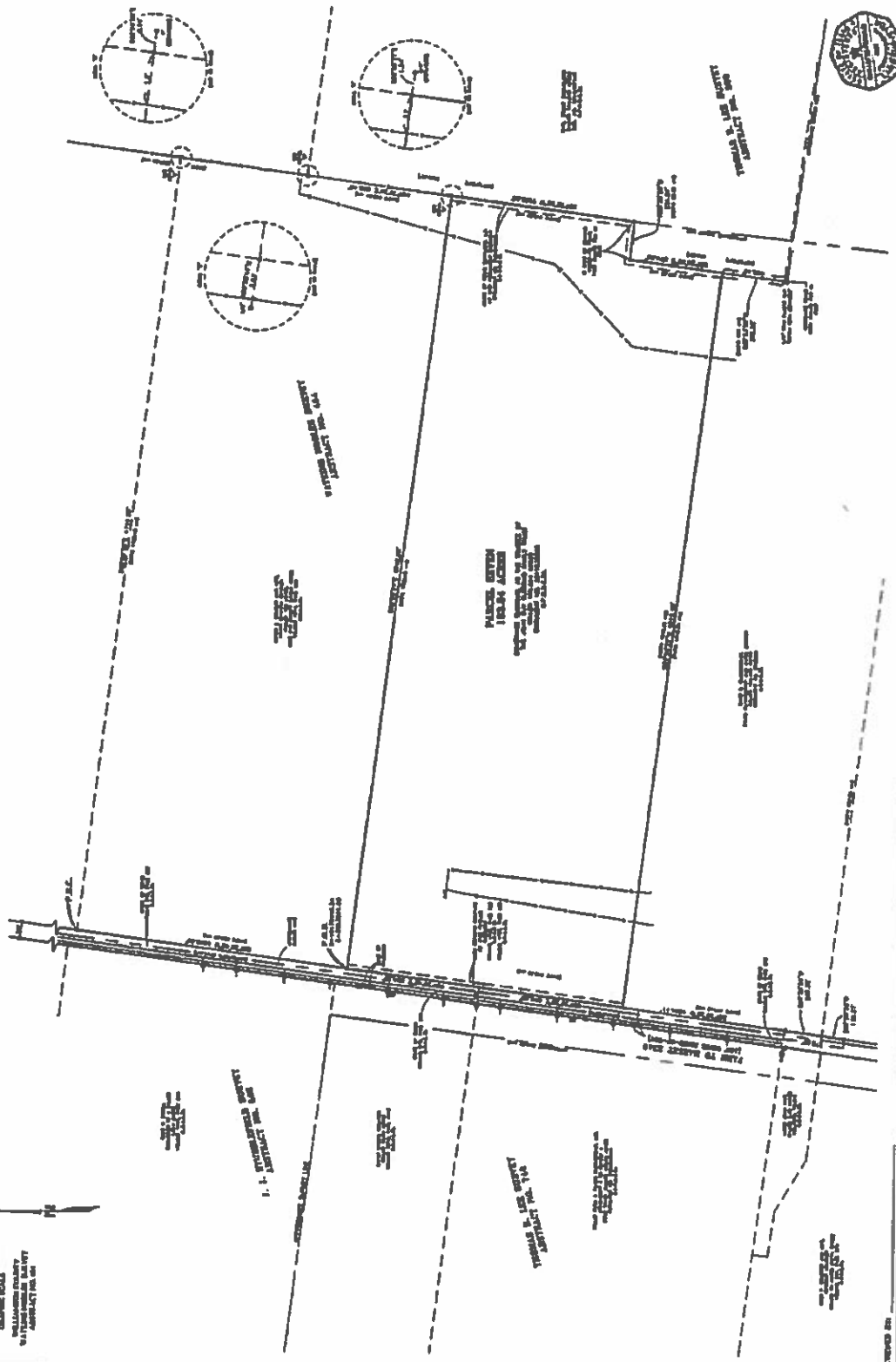
That I, Gina Loftis-Franklin, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Parkway Two, Suite 100
Texas 78735
TX. Firm Registration No. 10064300

 5-21-14
Gina Loftis-Franklin Date
Registered Professional Land Surveyor Austin,
Texas Registration No. 6087



[illegible]

1. The first step in the process is to identify the problem. This involves gathering information about the situation and the people involved.

2. The second step is to analyze the problem. This involves breaking the problem down into smaller parts and identifying the causes.

3. The third step is to develop a plan. This involves deciding on the best way to solve the problem and setting goals.

4. The fourth step is to implement the plan. This involves putting the plan into action and monitoring progress.

5. The fifth step is to evaluate the results. This involves assessing the effectiveness of the solution and making adjustments if necessary.

6. The sixth step is to document the process. This involves recording the steps taken and the results achieved.

7. The seventh step is to communicate the results. This involves sharing the findings with the relevant stakeholders.

8. The eighth step is to review the process. This involves reflecting on the experience and identifying lessons learned.

9. The ninth step is to apply the lessons learned. This involves using the insights gained to improve future problem-solving efforts.

10. The tenth step is to celebrate success. This involves recognizing the achievements of the team and the success of the project.

[illegible]

LAND TITLE SURVEY
CONSTANCE SLOCUMB, AS TRUSTEE OF THE
JOHN GUY SLOCUMB FAMILY TRUST
SURVEY PLAT OF A 10.4 ACRE TRACT OUT OF THE
WATKINS NOBLES SURVEY, ABSTRACT NO. 484
WILLAMSON COUNTY, TEXAS

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Fax 512.236.3823
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[illegible]

DESCRIPTION

DESCRIPTION OF A 194.559 ACRE TRACT OF LAND, BEING ALL OF THAT CALLED 195.435 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO DAVID C. BLANKENSHIP, SYLVIA BLANKENSHIP AND CAROL SWEGER, RECORDED IN DOCUMENT NUMBER 9902621, OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT 0.46 ACRE TRACT OF LAND CONVEYED TO SAM V. STONE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, RECORDED IN VOLUME 392, PAGE 421, DEED RECORDS WILLIAMSON COUNTY, TEXAS AND SAVE AND EXCEPT THAT 2.8485 ACRES, CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 673, PAGE 213, DEED RECORDS WILLIAMSON COUNTY, TEXAS BEING A PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with "SAM" cap found for the most westerly southwest corner of said 194.559 acre tract, same being the northwest corner of that called 58.001 acres, described in a deed to Raymond E. Naivar and wife, Diane E. Naivar, recorded in Volume 713, Page 723, Deed Records Williamson County, Texas, being an east right-of-way line of Farm to Market (F.M.) 3349, a 100 foot wide right-of-way being the most westerly southwest corner of the tract described herein, from which a concrete right-of-way monument found in said east right-of-way line bears, S07°40'10"W, a distance of 1280.62 feet;

THENCE along said east right-of-way line, same being the west line of the tract described herein, N07°30'37"E, a distance of 1241.35 feet to a 1/2-inch iron rod with "SAM" cap found for the northwest corner of said 194.559 acre tract, same being the southwest corner of that called 185.994 acres, described in a deed to Constance Slocomb, as the Trustee of the John Guy Slocomb Family Trust, recorded in Document No. 2011033689, Official Public Records Williamson County, Texas;

THENCE leaving said east right-of-way line, along the common line of said 194.559 acre tract and said 185.994 acre tract, S82°56'27"E, a distance of 4511.87 feet to a 1/2-inch iron rod with "SAM" cap found for the southeast corner of said 185.994 acre tract, same being the west line of that called 164.685 acres, described in a deed to Eugene & Judy Kanak, Trustee of the Eugene R. & Judy A. Kanak Living Trust, recorded in Document No. 2015101314, Official Public Records Williamson County, Texas and the most northerly northeast corner of the tract described herein;

THENCE leaving the common line of said 194.559 acre tract and said 185.994 acre tract, along the common line of said called 164.685 acre tract and said 194.559 acre tract the following two (2) courses and distances:

1. S07°23'06"W, a distance of 386.21 feet to a 1/2-inch iron rod with Bryan Tech Services cap found for an angle point, and
2. S82°29'31"E, a distance of 223.00 feet to a 5/8-inch iron rod with SAM cap set for the most easterly northeast corner of the tract described herein, same being the south line of said 164.685 acre tract and the west right-of-way line of County Road 404, (no record information found);

THENCE along said west right-of-way line, along the east line of said 194.559 acre tract, S07°37'17"W, a distance of 2018.41 feet to a mag nail with "SAM" washer set for the southeast corner of said 194.559 acre tract, being within the existing limits of County Road 404;

THENCE leaving said west right-of-way line, along the south line of said 194.559 acre tract, same being the north line of that called 85.681 acres, described in a deed to Henry H. Holubec, Jr. & Nancy Rydell & Edythe J. Holubec, recorded in Volume 1051, Page 818, Official Public Records Williamson County, Texas, N83°29'49"W, passing at a distance of 19.00 feet a concrete right-of-way monument found, continuing for a total distance of 2259.27 feet to a concrete right-of-way monument found for the northwest corner of said 85.681 acre tract, same being the east line of that called 18.165 acre tract, described in a deed to Joel B. Carpenter, recorded in Document No. 2012073128, Official Public Records Williamson County, Texas and the southwest corner of the tract described herein;

THENCE leaving said south line, along the west line of said 194.559 acre tract, along the east line of said 18.165 acre tract and said 58.001 acre tract, N07°29'46"E, a distance of 1166.03 feet to a 9-inch wood fence post found for an angle point of said 194.559 acre tract;

THENCE along a south line of said 194.559 acre tract, same being the north line of said 58.001 acre tract, N82°27'26"W, a distance of 2472.45 feet to the **POINT OF BEGINNING**, and containing 194.559 acres of land.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. All distances are Grid distances in U.S. Survey Feet. To compute Surface values, Multiply Grid distance by a Combined Scale Factor of 0.99988651.

This property description is accompanied by a separate plat of even date.

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Ste. 100
Austin, Texas 78735
TX Firm Registration No. 10064300

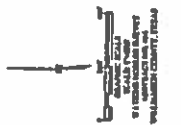
Scott C. Brashear

Scott C. Brashear
Registered Professional Land Surveyor
No. 6600 - State of Texas

6/22/18

Date



[illegible]

- | Year | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 |
|------|
| 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | |

1970-1971, 1972-1973, 1974-1975, 1976-1977, 1978-1979, 1980-1981, 1982-1983, 1984-1985, 1986-1987, 1988-1989, 1990-1991, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631, 2632-2633, 2634-2635, 2636-2637, 2638-2639, 2640-2641, 2642-2643, 2644-2645, 2646-2647, 2648-2649, 2650-2651, 2652-2653, 2654-2655, 2656-2657, 2658-2659, 2660-2661, 2662-2663, 2664-2665, 2666-2667, 2668-2669, 2670-2671, 2672-2673, 2674-2675, 2676-2677, 2678-2679, 2680-2681, 2682-2683, 2684-2685, 2686-2687, 2688-2689, 2690-2691, 2692-2693, 2694-2695, 2696-2697, 2698-2699, 2700-2701, 2702-2703, 2704-2705, 2706-2707, 2708-2709, 2710-2711, 2712-2713, 27



On 10/10/1980, the following information was received from the FBI, New York City:



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78733
Ofc: 512.447.0075
Fax: 512.328.3018
email: info@sam.biz

Case# Firm Registration No. 1804300

PROJECT: BAYVIEW

[illegible]

LAND TITLE SURVEY
DAVID C. BLANKENSHIP, SYLVIA BLANKENSHIP AND
CAROL SWEDER SURVEY PLAT OF A 194.59 ACRE TRACT
OUT OF THE WATKINS NOBLES SURVEY,
ABSTRACT NO. 484
WILLIAMSON COUNTY, TEXAS

1.50
1.11

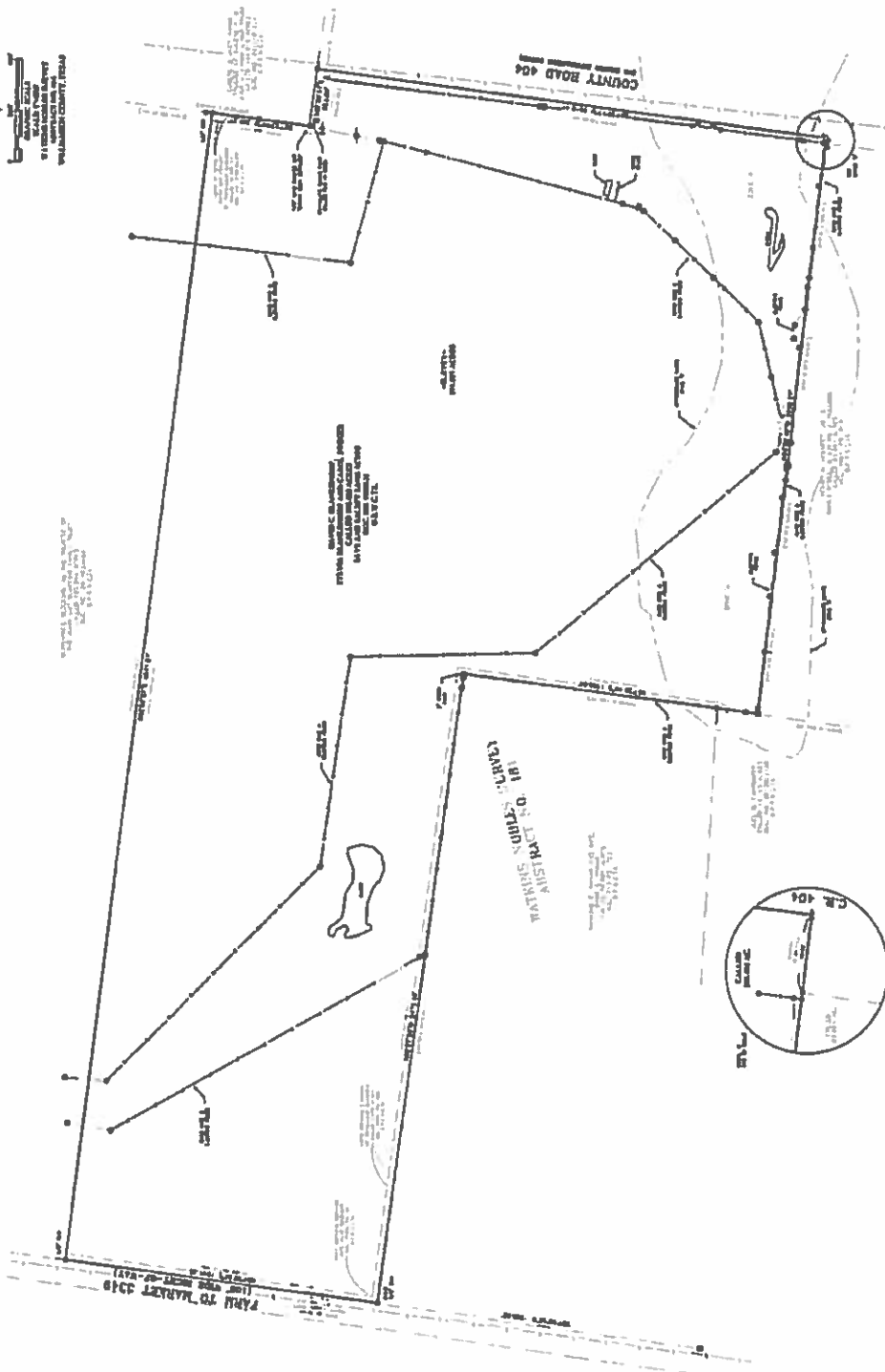


EXHIBIT B – COMMERCIAL PLANNED DEVELOPMENT

Article I – Permitted Uses

1.1 – Base Zoning District

The Base Zoning District for this CPD is General Business Zoning District (B-2). The B-2 district provides for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community

1.2 – Sub-Districts

Sub-District RR-1 (Light Railroad District)

The RR-1 district permits uses defined as light industrial or heavy commercial projects that are intended to provide services by utilizing, in part or in whole, on-site private railroad/railyard facilities. The intent is to concentrate these uses within this CPD in order to best represent the community as well as protect the character, safety and general welfare of the surrounding neighborhoods.

Sub-District RR-2 (Heavy Railroad District)

The RR-2 district is intended to allow variety in development and encourage concentration of more intense land uses, including certain heavy industrial uses, for projects that are intended to provide services by utilizing, in part or in whole, on-site private railroad/railyard facilities.

Sub-District RR-3 (Railroad Service District)

The RR-3 district ~~only allows the construction of on-site industrial~~ railroad tracks, rail uses, and accessory uses generally associated with rail uses and other industrial uses for adjacent track service areas that will be utilized to transport goods and materials into and out of the CPD District. Railroad projects shall be designed to industry-standard specifications.

1.3 – Use Tables

The following Land Use Tables (Table 1.1 and Table 1.2) summarize the land use categories that have designations which vary from the corresponding designations as defined in the General Business Zoning District (B-2). This CPD allows for multiple land uses on a single lot as required for related rail operations.

Some land uses that The land uses in Table 1.1, which are not permitted in the B-2 zoning district, will be permitted by-right or require a Specific Use Permit that are permitted as shown in Table 1.1 below:

TABLE 1.1			
COMMERCIAL PLANNED DEVELOPMENT RCR-TAYLOR LOGISTICS PARK			
LAND USE TABLE			
Use Category	RR-1	RR-2	RR-3
<u>Aggregate Distribution Terminal with Rail Unloading, Truck Loading, and Stockpiles</u>	<u>S</u>	<u>P</u>	<u>P</u>
Airport or Landing Field			

**Cement or Hydrated Lime Plant	S	<u>SP</u>	<u>XP</u>
Cement Distribution Terminal with Rail Unloading and Truck Loading	<u>S</u>	<u>P</u>	<u>P</u>
** Chemical Plant	<u>S</u>	<u>P</u>	<u>S</u>
**Concrete or Asphalt Batching Plant (Permanent)	S	<u>SP</u>	<u>XP</u>
**Concrete or Asphalt Batching Plant (Temporary, Max. 624 Months)	S	<u>SP</u>	<u>XP</u>
Concrete Batch Plant with Rail Unloading and Stockpiles	S	P	P
Contractor Shop W/Outside Storage Yard	P	P	P
Equipment Rental (Heavy)	P	P	P
Hauling or Storage Company w/Outside Storage	P	P	<u>XP</u>
Heavy Machinery Sales Storage	<u>P</u>	<u>P</u>	<u>XP</u>
High Risk or Hazardous Industrial Manufacturing Storage Wholly Enclosed Within a Building	<u>S</u>	<u>P</u>	<u>S</u>
Hot Mix Asphalt Plant with Stockpiles	<u>S</u>	<u>P</u>	<u>S</u>
Laboratory Equipment Manufacturing	P	P	X
Light Manufacturing and Assembly Process	P	P	<u>XP</u>
Light Manufacturing or Industrial Use	P	P	<u>XP</u>
Maintenance and Repair Service for Buildings	P	P	<u>XP</u>
Parking lot, Trucks and Trailers	<u>P</u>	<u>P</u>	<u>XP</u>
**Petroleum Storage and Collection Facilities	<u>XS</u>	<u>SP</u>	<u>XS</u>
**Refinery	<u>S</u>	<u>S</u>	<u>S</u>
**Sand, Gravel, Stone or Petroleum Extraction or Storage	P	P	<u>XP</u>
Storage or Wholesale Warehouse	P	P	<u>P</u>
Smelting	<u>X</u>	<u>X</u>	<u>X</u>
Tinsmith/Sheet Metal Shop	P	P	X
Trailer and Heavy Load Vehicle Repair	P	P	X
Trailer or Truck Rental	P	P	X
Welding or Machine Shop	P	P	X

Some of the land uses permitted in the B-2, General Business district will not be permitted within this CPD as shown in Table 1.2 below:

TABLE 1.2			
COMMERCIAL PLANNED DEVELOPMENT RCR-TAYLOR LOGISTICS PARK			
LAND USE TABLE			
Use Category	RR-1	RR-2	RR-3
Animal Pound	X	X	X
Architect's Office	P	X	X
Assisted Living Facility	X	X	X
Auto Laundry or Car Wash	P	X	X
Bakery or Confectionery Shop (Retail)	P	X	X
Bakery or Confectionery, Wholesale or Commercial	P	X	X

Ballroom Dancing	P	X	X
Bar or tavern	P	X	X
Caretaker's or Guard's Residence	P	X	X
Carnival, Circus or Tent Service (Temporary)	X	X	X
Cellular Phone/Pager Sales (Indoor)	P	X	X
Cemetery or Mausoleum	X	X	X
Child Care Center/Daycare Center	X	X	X
Community Center (Public)	P	X	X
Continuing Care Retirement Community	X	X	X
Day Camp for Children	X	X	X
Detention Centers	X	X	X
Family Home (Child Care)	X	X	X
Food Bank or Pantry	X	X	X
Fraternal Organization, Lodge, Union Hall or Civic Club	X	X	X
Funeral Home or Mortuary	P	X	X
Golf Course	X	X	X
Group Day Care Home	X	X	X
Halfway House	X	X	X
Home Occupation	X	X	X
Hospital Chronic Care	X	X	X
Hospital, Acute Care	X	X	X
Hospitals (residential facilities)	X	X	X
Institution for Alcoholic, Narcotic or Psychiatric Patients	X	X	X
Jails	X	X	X
Kennel (Indoor Pens)	X	X	X
Kennel (Outdoor Pens)	X	X	X
Kindergarten or Nursery School (Private)	X	X	X
Libraries	X	X	X
Liquor Store	P	X	X
Livestock Sales	X	X	X
Medical Clinic or Office	P	X	X
Minor Medical Emergency Clinic	P	X	X
Motel or Hotel (Less than 75 Rooms)	P	X	X
Motel or Hotel (Over 75 Rooms)	P	X	X
Multiple Family (up to and including four family)	X	X	X
Multiple Family Dwelling	X	X	X
Optician or Optometrist	P	X	X
Palm Reader/Card Reader	P	X	X
Pet Grooming	X	X	X
Pet Shop	X	X	X
Playfield or Stadium (Public)	P	X	X
Real Estate Office	P	X	X
Recreation Centers	P	X	X
Rehabilitation Care Facility (Halfway House)	X	X	X
Retirement Housing for the Elderly	X	X	X
School, Business	X	X	X

School, Driving/Defensive Driving	X	X	X
School, Private (Primary or Secondary)	X	X	X
School, Public or Parochial	X	X	X
Single Family Dwelling (Detached)	X	X	X
Skilled Nursing Facility	X	X	X
Stadiums	P	X	X
Studio, Health/Reducing/Fitness or Similar Service/Establishment	P	X	X
Studio, Music, Dance or Drama	P	X	X
Swimming Instructions as Home Occupation	X	X	X
Swimming Pool (Commercial)	X	X	X
Swimming Pool (Private)	X	X	X
Tennis Court (Private, No Lights)	X	X	X
Theatre (Open Drive-in)	X	X	X
Theatre or Playhouse (Indoor)	P	X	X
Two Family Dwelling (Duplex)	X	X	X
Used Merchandise or Second Hand Thrift Store	P	X	X
Used Merchandise or Second Hand Thrift Store (Non-Profit)	P	X	X
Veterinarian (Contained)	X	X	X
Veterinarian Hospital (Inside Animal Pens Only)	X	X	X
Veterinarian Hospital (With Outside Animal Pens)	X	X	X
Veterinarian, Office Only (No Animal Pens)	X	X	X
Zoo (Private)	X	X	X
Zoo (Public)	X	X	X

P – Permitted X – Not Permitted S – Specific Use Permit (SUP) required

****Note:** Uses marked with (**) shall not be closer than ~~200~~ 100 feet to any existing public right-of-way or the proposed 120-foot wide collector public right-of-way (RCR Parkway) indicated on Exhibit “3” of this CPD. Additionally, site development specifications beyond the requirements specified in the Zoning Ordinance may be imposed on these uses and included in the Specific Use Permit which must be approved following the procedures set forth in the Zoning Ordinance.

Article II – Development Standards

2.1 – Lot standards by sub-district

TABLE 2.1 COMMERCIAL PLANNED DEVELOPMENT RCR-TAYLOR LOGISTICS PARK							
LOT STANDARDS BY SUB-DISTRICT							
Standard	Minimum Lot Area	Front Yard Setback	Rear Yard Setback	Interior Side Yard Setback	Street Side Yard Setback	Perimeter ¹ Line Setback	Maximum ² Building Height
RR-1	2 Acres	75'	25'	NONE	75'	75'	80'

RR-2	2 Acres	75'	25'	NONE	75'	75'	80'
RR-3	1 Acre	75'	25'	NONE	75'	75'	80'

NOTES:

1) A MINIMUM PERIMETER SETBACK OF 75 FEET SHALL BE REQUIRED ALONG THE PERIMETER LINES, BEING THE ORIGINAL BOUNDARY LINES OF THE COMBINED PROPERTY (CALLED 755.749 ACRES), OF THIS DEVELOPMENT IF GREATER THAN THE RESPECTIVE SETBACK REQUIREMENT IN TABLE 2.1 above.

2) BUILDING HEIGHT MAY INCREASE ABOVE THE SPECIFIED HEIGHT RESTRICTION, AT A RATE OF ONE ADDITIONAL FOOT OF SETBACK FOR EVERY TWO FEET OF HEIGHT ABOVE THE MAXIMUM AT A 2:1 RATIO.

2.2 – Performance standards

All performance standards, as found in Chapter 5 of the Zoning Ordinance, applicable to the B-2 zoning district shall apply with the following exceptions:

CPD Exceptions 5.4.2 (Noise): Sites shall be laid out and uses shall be operated to prevent noise from becoming a nuisance to adjacent residential districts. Operations shall not create noise above the average intensity of street and/or railroad traffic noise beyond the boundaries of the property.

CPD Exceptions to 5.4.4 (Fire and Explosive Hazards): This CPD shall comply with all of the most current edition of the International Fire Code 2009 edition pertaining to Fire and Explosive Hazards setbacks including but not limited to 2206.2.2 MINIMUM SEPARATION REQUIREMENTS FOR ABOVE-GROUND TANKS. Also, the setbacks specified in this section of the Zoning Ordinance shall apply to all perimeter lines of this CPD.

An opaque screen at least six feet in height shall be installed between any property zoned or used for single-family residential.

2.3 – Off street parking

Off street parking standards shall be determined in accordance with Chapter 6 of the Zoning Ordinance with the exceptions as shown below in Table 2.2 Off-Street Parking Deviations:

TABLE 2.2 COMMERCIAL PLANNED DEVELOPMENT RCR-TAYLOR LOGISTICS PARK	
OFF-STREET PARKING DEVIATIONS	
Land Use/Type	Off-Street Parking Requirement
Office Space	1/400 sf of the floor area
Warehouse Space/Distribution Center	None
Loading/Unloading Area	None

Buildings that will be used, whether fully or partially, as “warehouse space” with limited consistent personnel occupancy shall have a total number of required off-street parking spaces of 1 per 400 square feet of enclosed office space within the building footprint. Building areas designated as “warehouse space” shall not have an off-street parking space requirement.

2.4 – Landscape and screening standards

All landscaping within this CPD shall be designed under a unified set of landscape standards.

A vegetative buffer of fifty (50) feet in width shall be required adjacent to existing and proposed rights-of-way for roadways adjacent to or within this CPD as shown on the “Landscaping Standards” exhibits included in this CPD (Exhibit 1A & Exhibit 1B).

The vegetative buffer adjacent to FM 3349 (see Exhibit 1A) shall have a single row of vegetation 25 feet from the front boundary of the property line. The vegetation shall be a mixture of canopy trees which shall be planted every 30 linear feet with four (4) shrubs per tree planted to provide proper screening. This row of vegetative buffer shall be built up on a berm no less than 4 feet high to provide elevated screening, and groundcover shall be planted and maintained throughout the full vegetative buffer.

For the vegetative buffer adjacent to all other public roadways, the first 25 feet from the front boundary of the property line (Zone 1) shall be a mixture of 50% evergreen trees and 50% canopy trees, which shall be planted every 20 linear feet, 15 feet from the outside boundary of the front property line and 15 feet from the boundary of the side property line; provided, however, no more than 50% of trees may be small trees. The area from 25 feet to 50 feet from the property line (Zone 2-25’ wide) shall have a planted and maintained a minimum of one shade tree every 20 linear feet, starting 20 feet from the side boundary line and 10 feet forward of the rear boundary of the vegetative buffer. The trees in zone 2 shall be offset 15 feet from the trees in Zone 1. Groundcover shall be planted and maintained in Zone 1 and Zone 2. Additionally, shrubs may be planted to provide additional screening. Installation, maintenance, and acceptable tree species for landscaping/screening within this CPD shall follow City of Taylor Landscaping Ordinance guidelines.

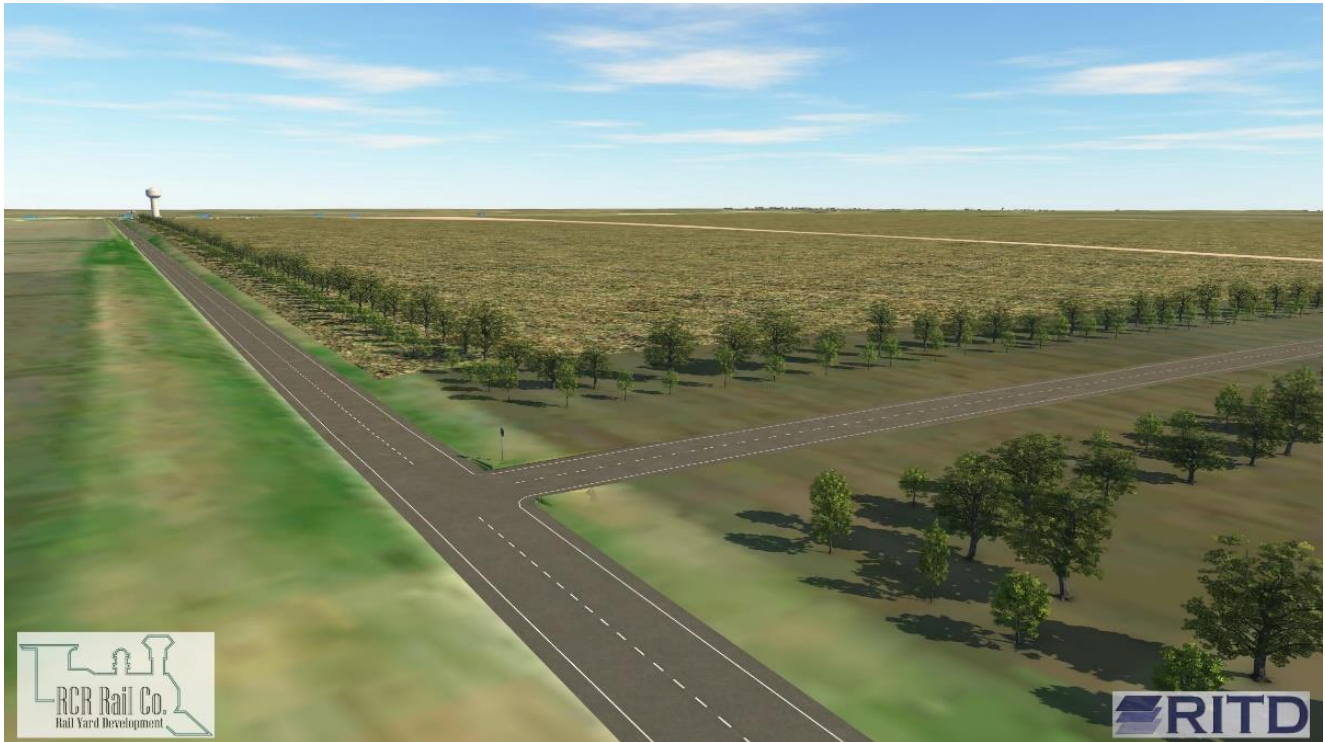
Examples of acceptable tree species include, but are not limited to, the following:

Evergreen – Live Oak, Afghan Pine, Deodar Cedar

Canopy – Crape Myrtle, Red Oak, Redbud

Shade – Cottonwood, Pin Oak, Pecan

An example of the installed vegetative buffer is shown below, and locations of required landscape buffer zones are shown in Exhibit 3 of this CPD.



2.5 – Architectural standards

All buildings within this CPD shall be designed under a unified set of architectural standards.

For new building construction, the building material may be brick, stone, concrete tilt-wall, or a combination of any of these three. Engineered metal buildings may also be constructed, providing that exterior building walls facing a public right-of-way have installed façade of brick or stone material, and the installed façade shall cover a minimum of 30% of the rectangular wall surface.

Any material used for exterior building construction should be of a neutral color and consistent throughout the perimeter of the building, with the exception of any signage incorporated.

Examples of acceptable building construction are shown below.



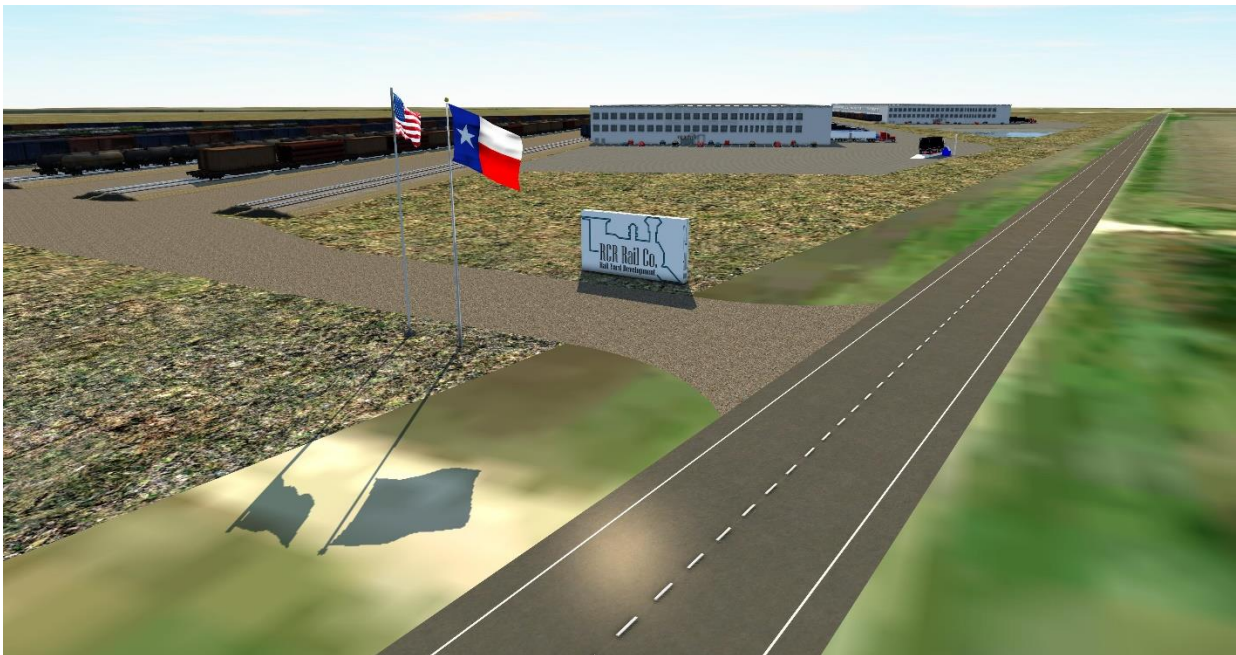
2.6 – Signage standards

All signage within this CPD shall be designed under a unified set of signage standards. Exhibit 2 in this CPD summarizes the sign standards.

- (a) Signage for developments must keep a cohesive appearance with the respective building and with the CPD standards in general
- (b) Freestanding signs, low profile signs, wall signs, and corporate flags, along with exempt signs from the City of Taylor Sign Ordinance, shall be the only signs allowed on any given premises. The City of Taylor may review requests for other types of signage if a hardship occurs from a development that is otherwise code compliant.

- (c) Only one low profile or freestanding sign shall be allowed on any premises, except that for properties that are situated at a roadway intersection where at minimum 1,000 feet of road frontage is situated along one of the roadways, one sign may be placed adjacent to each public right-of-way, provided that both signs are positioned as close to the center of the respective road frontage as practical.
- (d) Low profile signs that are built of rock, stone, or concrete may use a natural-cut form without any additional material. Low profile signs that are made of wood, glass, or other materials shall have a wooden, brick, or solid color metal trim around the full exposed border of the sign.
- (e) The bottom of wall signs shall be positioned no less than five (5) feet above ground level of a single-story building, and no less than twelve (12) feet above ground level of a multi-story building. Wall signs shall cover no more than 10% of the building wall façade area to which the wall sign is attached.

An example of a standard low profile sign is shown below.



2.7 – Subdivision Design and Improvement standards

All subdivision design and improvement standards, as found in Chapter 2 of the Subdivision Ordinance, applicable to the B-2 zoning district shall apply with the following exceptions:

CPD Exception to 2.6 (Lots): Lots should be rectangular so far as practicable and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines unless the design of railroad service to the lot dictates otherwise. Additionally, double frontage lots are permitted.

CPD Exception to 2.7 (Blocks): Per this CPD, block length may be greater than 600 feet without limitation for street layouts.

CPD Exception to 2.8 (Streets): Lot configuration may deviate from perpendicular to street frontage when practical for rail service, so street intersection angles may deviate from ninety (90°) degrees.

2.8.4 Intersection Angles

All streets are to intersect at a ninety (90) degree angle except as shown on Exhibit 3 or in the case that the design of railroad service throughout the development dictates otherwise.

2.8.8 Cul-de-sacs

Cul-de-sacs shall not be longer than one thousand (1,000) feet and shall have a turnaround roadway (cul-de-sac) of eighty (80) feet and a street right-of-way of at least one hundred (100) feet at the closed end.

CPD Exception to 2.9 (Utility Easements)

CPD Exception to 2.14 (Sidewalks): Public sidewalks, five (5) feet in width shall be required along one side of all internal public rights-of-way.

TXDOT will provide future sidewalks along or parallel to the FM 3349 right-of-way.

Article III – Site Plan

The proposed Site Plan is shown on Exhibit 3 of this CPD. In the event of conflict between the Site Plan and the regulations of the B-2 zoning district, the Site Plan shall prevail.

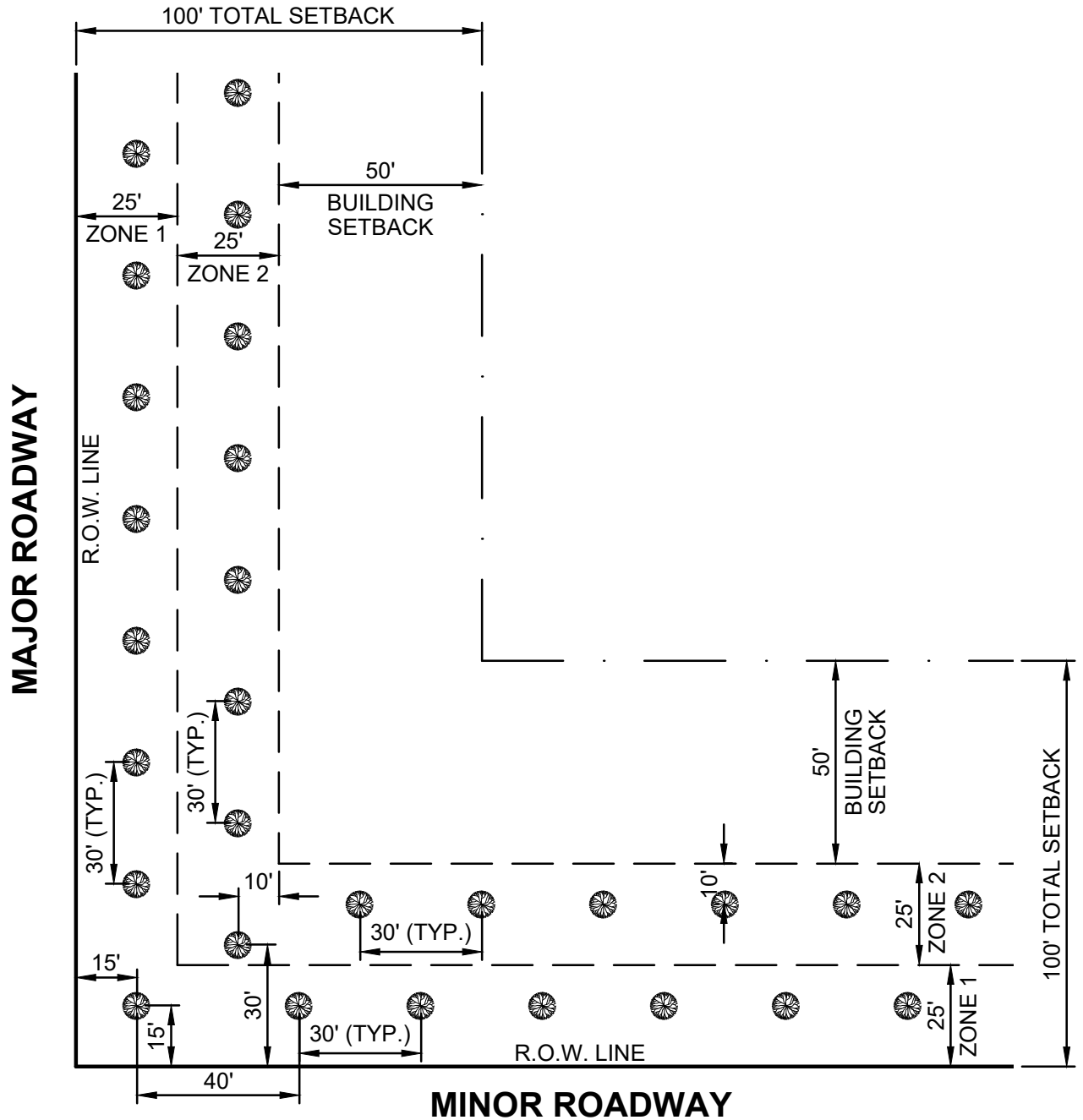
Article IV – Typical Street Design

Typical design cross-sections are shown for various pavement types and right-of-way widths on Exhibit 4 of this CPD.

RCR - TAYLOR LOGISTICS PARK CPD

EXHIBIT 1

LANDSCAPE SCREENING STANDARDS

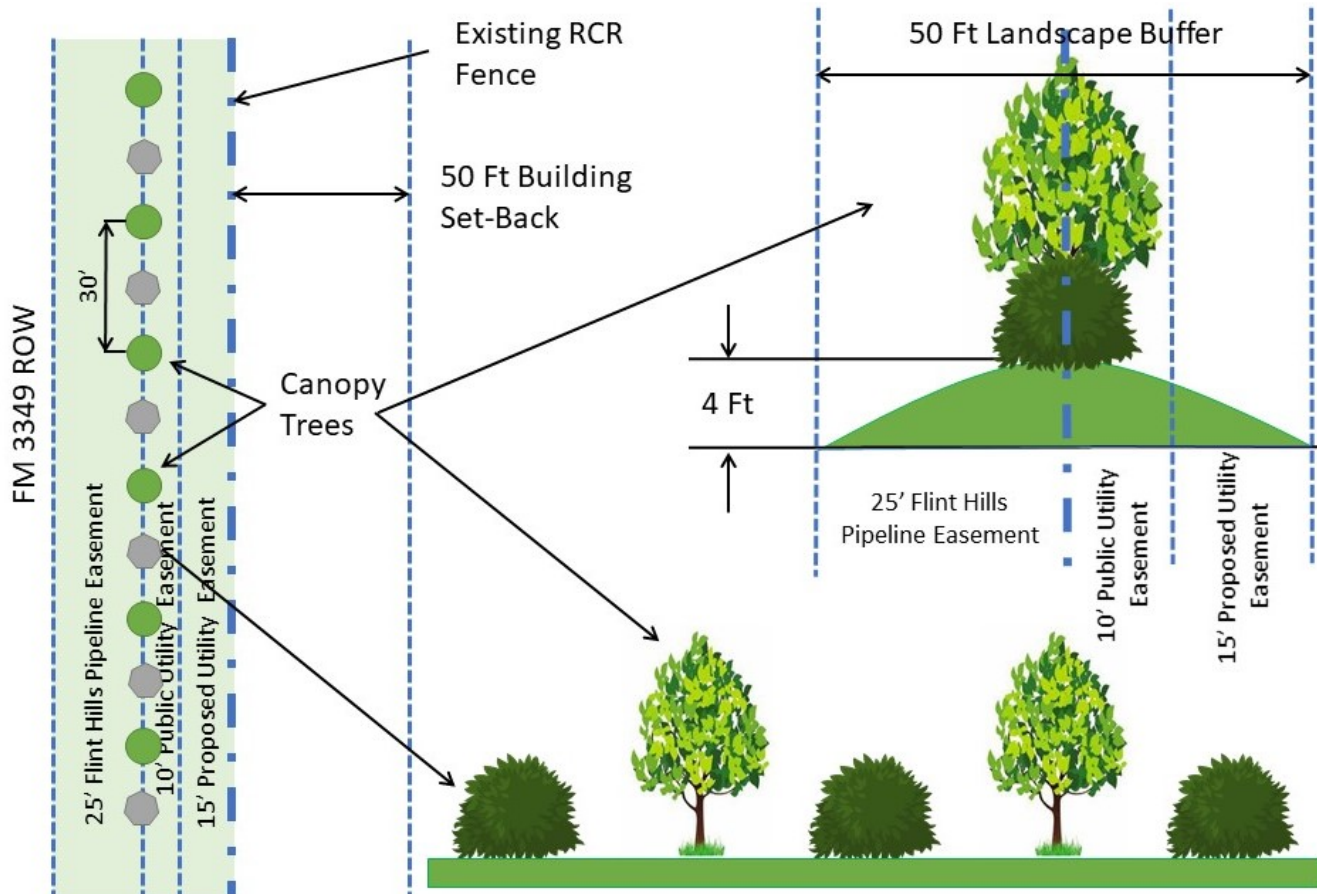


CPD MASTER PLAN SCHEDULE

ZONE 1
278 EVERGREEN TREES
276 CANOPY TREES
(SHRUBS AS NEEDED FOR
ADDITIONAL SCREENING)

ZONE 2
556 SHADE TREES

RCR - TAYLOR LOGISTICS PARK CPD
EXHIBIT 1A
LANDSCAPE SCREENING STANDARDS
TO BE IMPLEMENTED ALONG FM 3349 ONLY

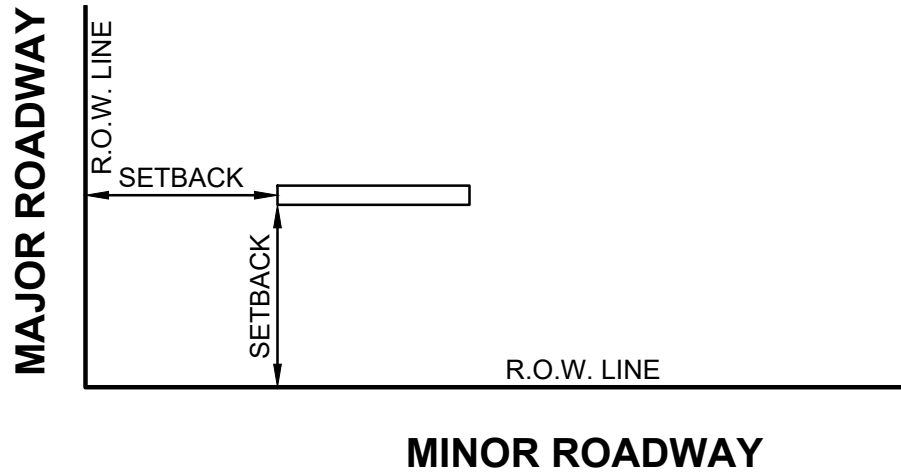


CPD MASTER PLAN SCHEDULE

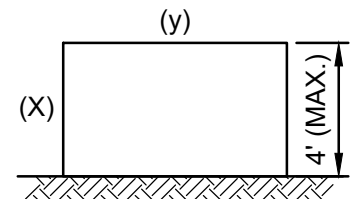
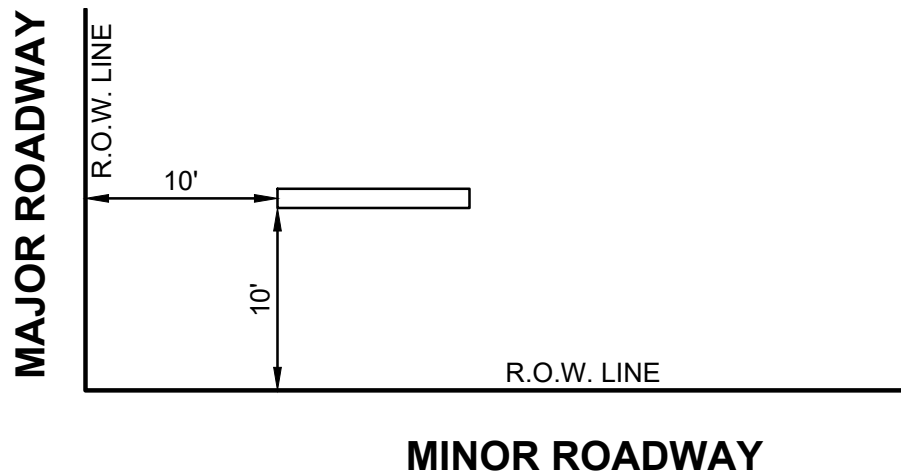
CANOPY TREES
165 TOTAL TREES
(SHALLOW-ROOT SPECIES)

SHRUBS
FOUR (4) PER TREE
(SHALLOW-ROOT SPECIES)

RCR - TAYLOR LOGISTICS PARK CPD
EXHIBIT 2
SIGNAGE STANDARDS



FREESTANDING SIGN



MAXIMUM SIZE
(X)*(Y) ≤ 60 sf

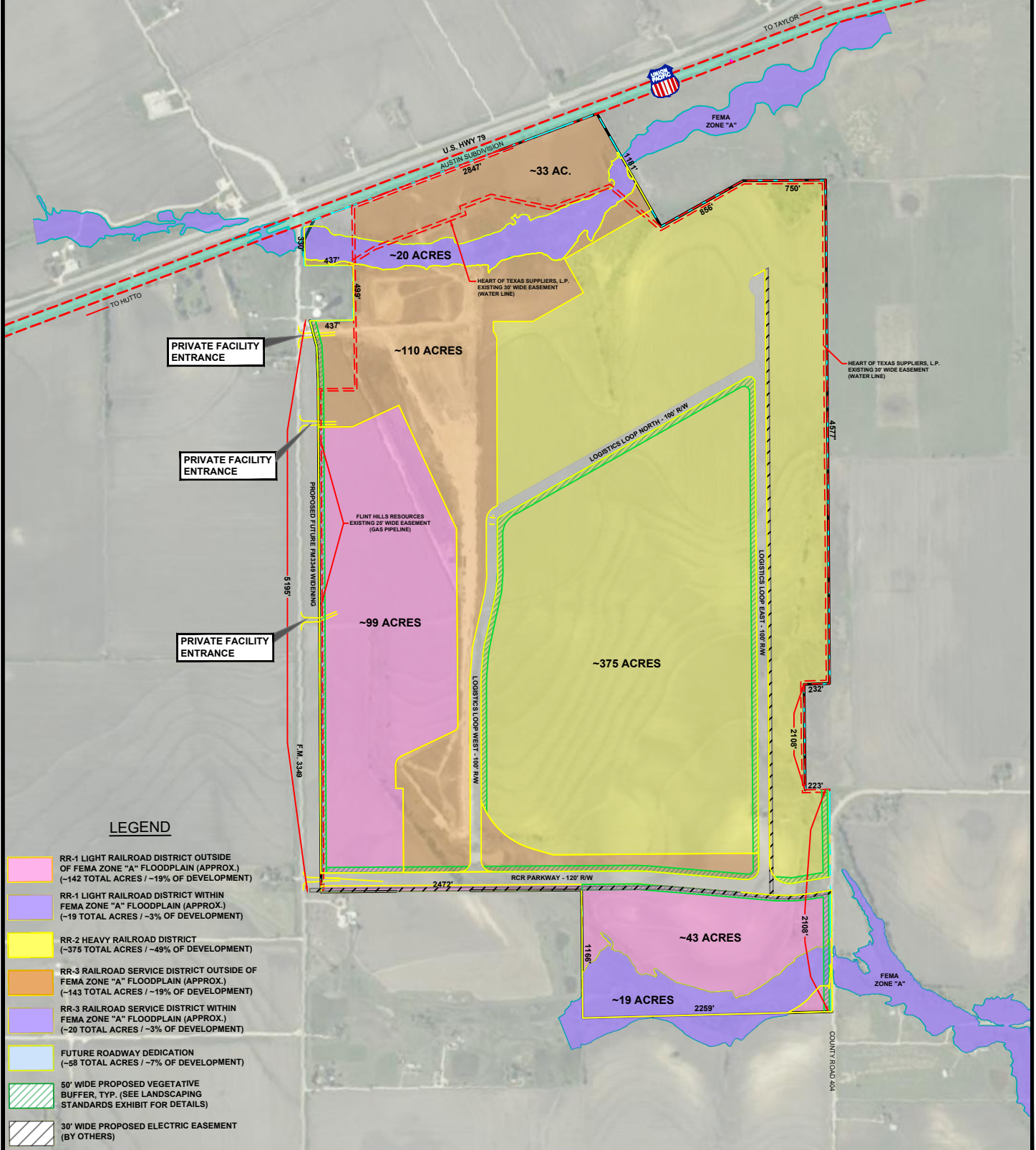
LOW PROFILE SIGN



RCR - TAYLOR LOGISTICS PARK CPD

EXHIBIT 3

PROPOSED LAND USE MAP



LEGEND

- RR-1 LIGHT RAILROAD DISTRICT OUTSIDE OF FEMA ZONE "A" FLOODPLAIN (APPROX.) (~142 TOTAL ACRES / ~19% OF DEVELOPMENT)
- RR-1 LIGHT RAILROAD DISTRICT WITHIN FEMA ZONE "A" FLOODPLAIN (APPROX.) (~19 TOTAL ACRES / ~3% OF DEVELOPMENT)
- RR-2 HEAVY RAILROAD DISTRICT (~375 TOTAL ACRES / ~49% OF DEVELOPMENT)
- RR-3 RAILROAD SERVICE DISTRICT OUTSIDE OF FEMA ZONE "A" FLOODPLAIN (APPROX.) (~143 TOTAL ACRES / ~19% OF DEVELOPMENT)
- RR-3 RAILROAD SERVICE DISTRICT WITHIN FEMA ZONE "A" FLOODPLAIN (APPROX.) (~20 TOTAL ACRES / ~3% OF DEVELOPMENT)
- FUTURE ROADWAY DEDICATION (~58 TOTAL ACRES / ~7% OF DEVELOPMENT)
- 50' WIDE PROPOSED VEGETATIVE BUFFER, TYP. (SEE LANDSCAPING STANDARDS EXHIBIT FOR DETAILS)
- 30' WIDE PROPOSED ELECTRIC EASEMENT (BY OTHERS)



35505 COOPER ROAD, P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM #16254



DATE 07/01/2022 DRAWN MA
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.

500 0 500 1000

**ISSUE FOR REVIEW
EXHIBIT DRAWING
PROPOSED LAND USE MAP**

PERMIT PZ-2019-1133

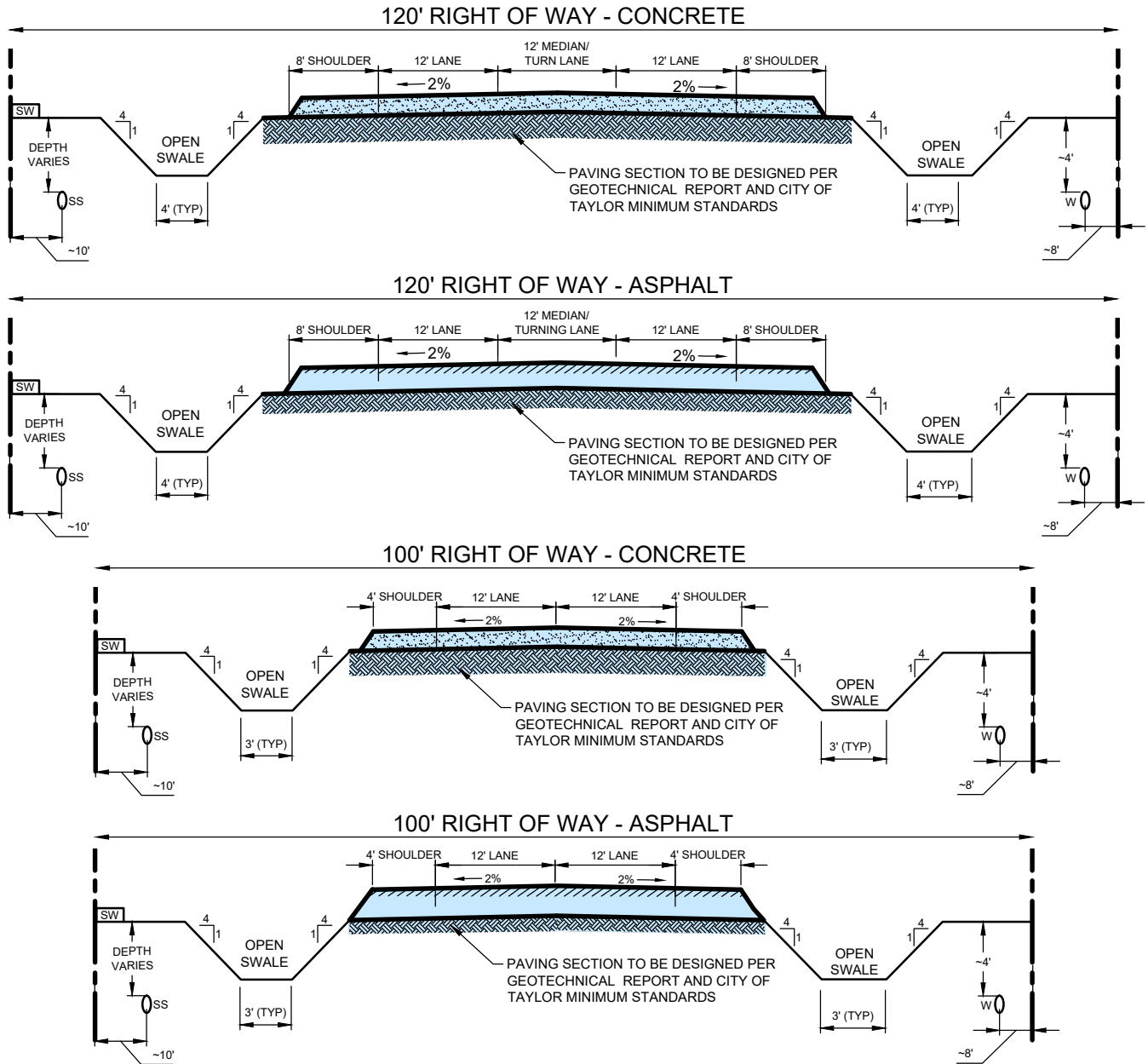
EXH.3

PROJ #: 474-2

RCR - TAYLOR LOGISTICS PARK CPD

EXHIBIT 4

TYPICAL ROADWAY SECTIONS



LEGEND

	SS	SANITARY SEWER LINE		ASPHALT
	W	WATER LINE		CONCRETE
	SW	SIDEWALK (ONLY REQUIRED ON ONE SIDE OF R/W)		SUBGRADE

NOTES:

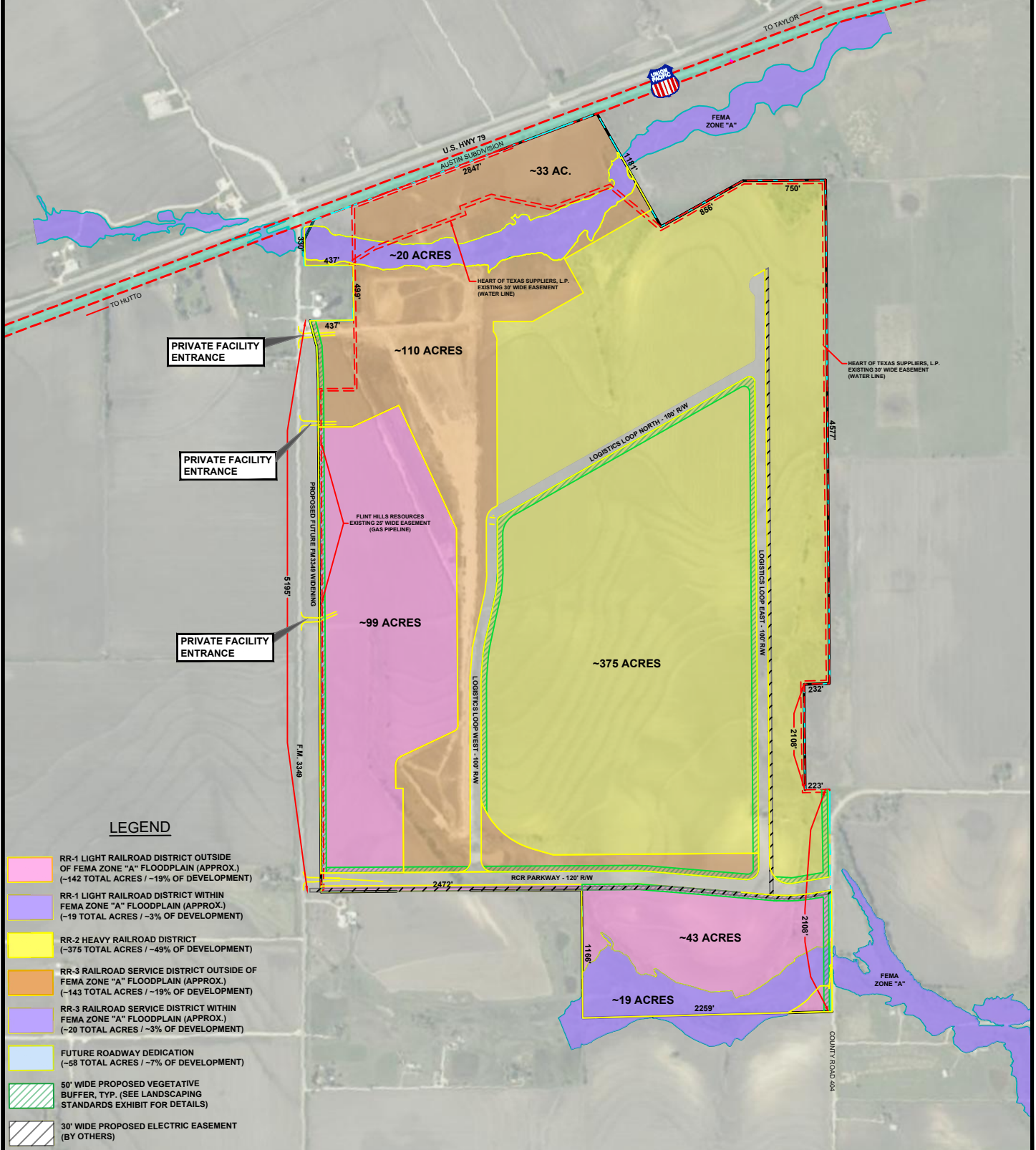
- 1) A PUBLIC SIDEWALK FIVE (5) FEET IN WIDTH SHALL BE CONSTRUCTED ALONG ONE SIDE OF ALL PUBLIC ROADWAYS IN THIS CPD AND SHALL BE SITUATED ADJACENT TO THE RIGHT-OF-WAY LINE.
- 2) A GEOTECHNICAL STUDY SHALL BE PERFORMED TO ANALYZE REQUIREMENTS OF PAVEMENT SECTIONS SHOWN HEREON PRIOR TO APPROVAL OF SUBDIVISION IMPROVEMENT PLANS FOR PUBLIC ROADWAYS.
- 3) A TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE PERFORMED IN CONJUNCTION WITH SUBDIVISION IMPROVEMENT PLANS FOR ROADWAYS TO DETERMINE TRAFFIC PATTERNS, LANE ASSIGNMENTS, AUTOTURN ANALYSIS FOR STREET INTERSECTIONS, AND OTHER TRANSPORTATION DESIGN CRITERIA.
- 4) LOCATIONS AND UTILITY ASSIGNMENTS ARE SUBJECT TO CHANGE DUE TO ENGINEERING DESIGN AND WILL BE APPROVED WITH THE SUBDIVISION IMPROVEMENT PLANS.



RCR - TAYLOR LOGISTICS PARK CPD

EXHIBIT 3

PROPOSED LAND USE MAP



LEGEND

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500 0 500 1000

**ISSUE FOR REVIEW
EXHIBIT DRAWING
PROPOSED LAND USE MAP**

PERMIT PZ-2019-1133

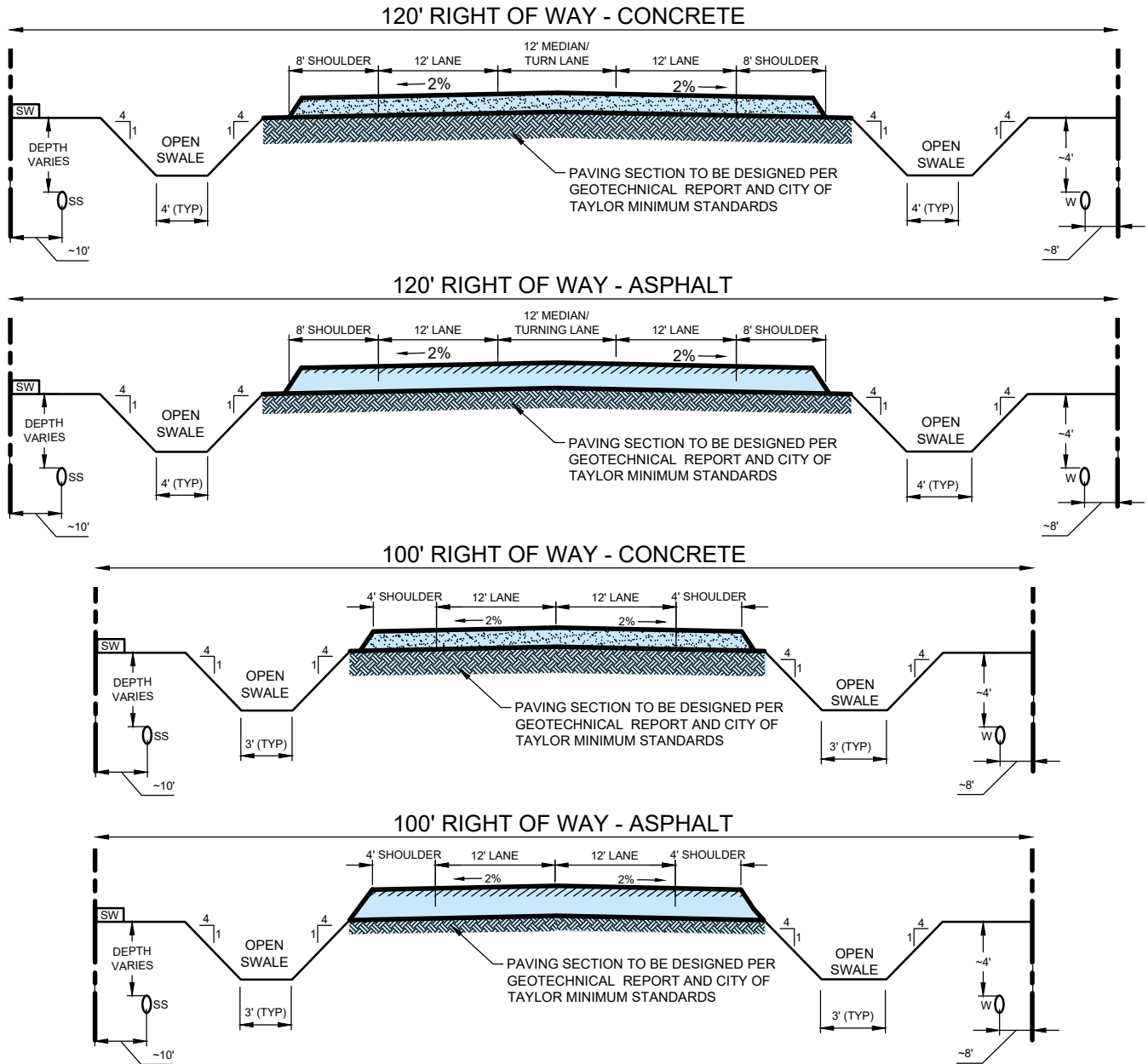
EXH.3

PROJ #: 474-2

RCR - TAYLOR LOGISTICS PARK CPD

EXHIBIT 4

TYPICAL ROADWAY SECTIONS



LEGEND

	SS SANITARY SEWER LINE		ASPHALT
	W WATER LINE		CONCRETE
	SW SIDEWALK (ONLY REQUIRED ON ONE SIDE OF R/W)		SUBGRADE

NOTES:

- 1) A PUBLIC SIDEWALK FIVE (5) FEET IN WIDTH SHALL BE CONSTRUCTED ALONG ONE SIDE OF ALL PUBLIC ROADWAYS IN THIS CPD AND SHALL BE SITUATED ADJACENT TO THE RIGHT-OF-WAY LINE.
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- 4) LOCATIONS AND UTILITY ASSIGNMENTS ARE SUBJECT TO CHANGE DUE TO ENGINEERING DESIGN AND WILL BE APPROVED WITH THE SUBDIVISION IMPROVEMENT PLANS.

City of Taylor
PZ-2022-1413
Hilltop Estates PD/Re-Zoning
Staff Report

Item Details

Subject Property:	1910 CR 452
Total Acreage:	Approximately 27.89 acres
Legal Description:	27.89 acres part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.
Property Owner(s):	Hilltop Estates LLC (Rick Northcutt & Candy Buzan)
Representative:	Chris Huggins, Kontur Technical, LLC
Request:	A request for Residential Planned Development Overlay (R-1/RPD) Overlay to accommodate a variety lot sizes and block lengths.
Case History:	One previous application has been processed for the subject property, PZ-2019-1134 (Northcutt-Buzan Preliminary Plat). This application expired in May 2022 and was later voided with the intent of the property owners to reapply in the future once the zoning was established.

Overview of Applicant's Request & Background

The property owner and their representative engaged staff with their future plans to develop the subject property for residential development and have participated in the review process since January 2022. The subject property is currently identified as Intended Growth Sector on the Growth Sectors Map and Neighborhood Greenfield on the Future Land Use Map. Discussions with staff, the property owner, and their representative resulted in their response to apply for a request to redesignate the subject property from its current zoning designation of Single-Family Residential (R-1) to Single-Family Residential with a Residential Planned Development Overlay (R-1/RPD).

Location:

The subject property is located along Old Coupland Road (CR 452) and is directly adjacent to the Theo Brinkmeyer Addition to the City of Taylor to the north and east. The subject property has minimal immediate frontage to the northern section of Old Coupland Road, which runs east to west, and staggered frontage along the eastern section of Old Coupland Road, which runs north to south.

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and places where they should be restricted. The subject property is located within the Intended Growth Sector. The Intended Growth Sector consists of areas with access to existing or planned infrastructure and

are adjacent to existing developed areas. The Intended Growth Sector primarily covers vacant, underutilized, or poorly developed areas adjacent to existing centers and service areas (p. 50, Envision Taylor Comprehensive Plan). This designation encourages development, and as such, the subject property abuts existing residential development to the north and east (designated as Infill Neighborhood Sector) and vacant agricultural land to the south and west (designated as Intended Growth Sector).

Future Land Use and Zoning Designations:

The adopted Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation, Neighborhood Greenfield. This designation is applied to areas that are anticipated to be developed as an extension of the existing urban fabric in Taylor. These areas are intended to accommodate future growth and redevelopment and should include a mix of residential building types and services (p. 79, Envision Taylor Comprehensive Plan). The proposed Future Land Use designation of Neighborhood Greenfield currently encompasses 1,367 acres within the city.

Surrounding property uses and zoning designations:		
Direction	Existing Land Use	Zoning
North	Old Coupland Road and single-family residential	R-1
South	Vacant	R-1
East	Old Coupland Road and single-family residential	R-1
West	Agricultural land	R-1

Utilities

The subject property is located within the City's service area for water and wastewater. Currently, the developer has two potential connections for water via a 6-inch line to the north of the subject property along the northern right-of-way of Old Coupland Road or another 6-inch line which is located along the southern right-of-way of Southwood Hills Drive and terminates at the intersection of Old Coupland Road and Southwood Hills Drive. Regarding wastewater, there is an 8-inch line located along the southern right-of-way of Old Coupland Road to the north of the subject property, which can be directly accessed.

Transportation

The subject property gains access from Old Coupland Road, which is identified within the Transportation Plan in the Envision Taylor Comprehensive Plan as a Neighborhood Street. Neighborhood Streets are described as low-speed, low-volume thoroughfares that provide access to the abutting land uses (p. 106, Envision Taylor Comprehensive Plan). Additionally, the Transportation Plan has proposed a Neighborhood Avenue within the subject property, which will be achieved by Stella Avenue, which is proposed to have a modified alignment (offset of the intersection of Old Coupland Road and Southwood Hills Drive) due to the presence of the existing single-family home at the terminus of the intersection. Additionally, a subdivision variance to Chapter 2.7 (Blocks) of the Subdivision Ordinance was requested to increase the maximum block

length from 600' to 650' due to constraints imposed on the subject property by the layout of existing residential development and the necessity of realigning Stella Avenue.

Public Notification

As required by the Texas Local Government Code (TLGC) and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the re-zoning request (40 notices) and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, June 26, 2022.

Staff Analysis

The subject property is already zoned for single-family residential land uses; however, the applicant is requesting a Residential Planned Development to provide variety in lot sizes. The request would permit the property owners to tailor the development to their parcel so lot sizes (including widths) and block lengths so they can achieve optimum density. Staff supports this request as it achieves the intent of the Comprehensive Plan and is located within an area that explicitly encourages development.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for re-zoning and recommends 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 members shall consider the following factors:

Is the re-zoning request consistent with the guiding documents, such as the Comprehensive Plan?

- The current designations of the subject property of Intended Growth Sector and Neighborhood Greenfield directly correlate to the City's desire to encourage new growth within the existing infrastructure footprint. Since the subject property is close to both water and wastewater lines and accounts for the appropriate transportation infrastructure within its proposal, it has demonstrated its consistency with the Comprehensive Plan.

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

- The proposed re-zoning consists of a proposed overlay district while keeping the current zoning district, Single-Family Residential Zoning District (R-1), which matches surrounding properties. Currently, the subject property is directly adjacent to numerous single-family residences nearby, which is what the current zoning district and proposed overlay district will permit for this proposed development.

Does the re-zoning request promote public health, safety, and general welfare?

- The proposed re-zoning request promotes public health, safety, and welfare, and such standards will be secured during the development process.

Is infrastructure available for future development of this site for uses allowed in the proposed zoning district(s)/overlay(s)?

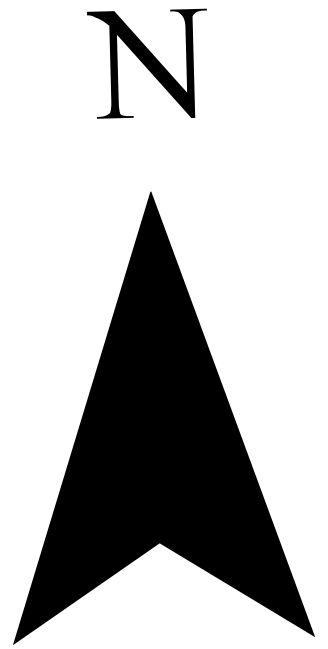
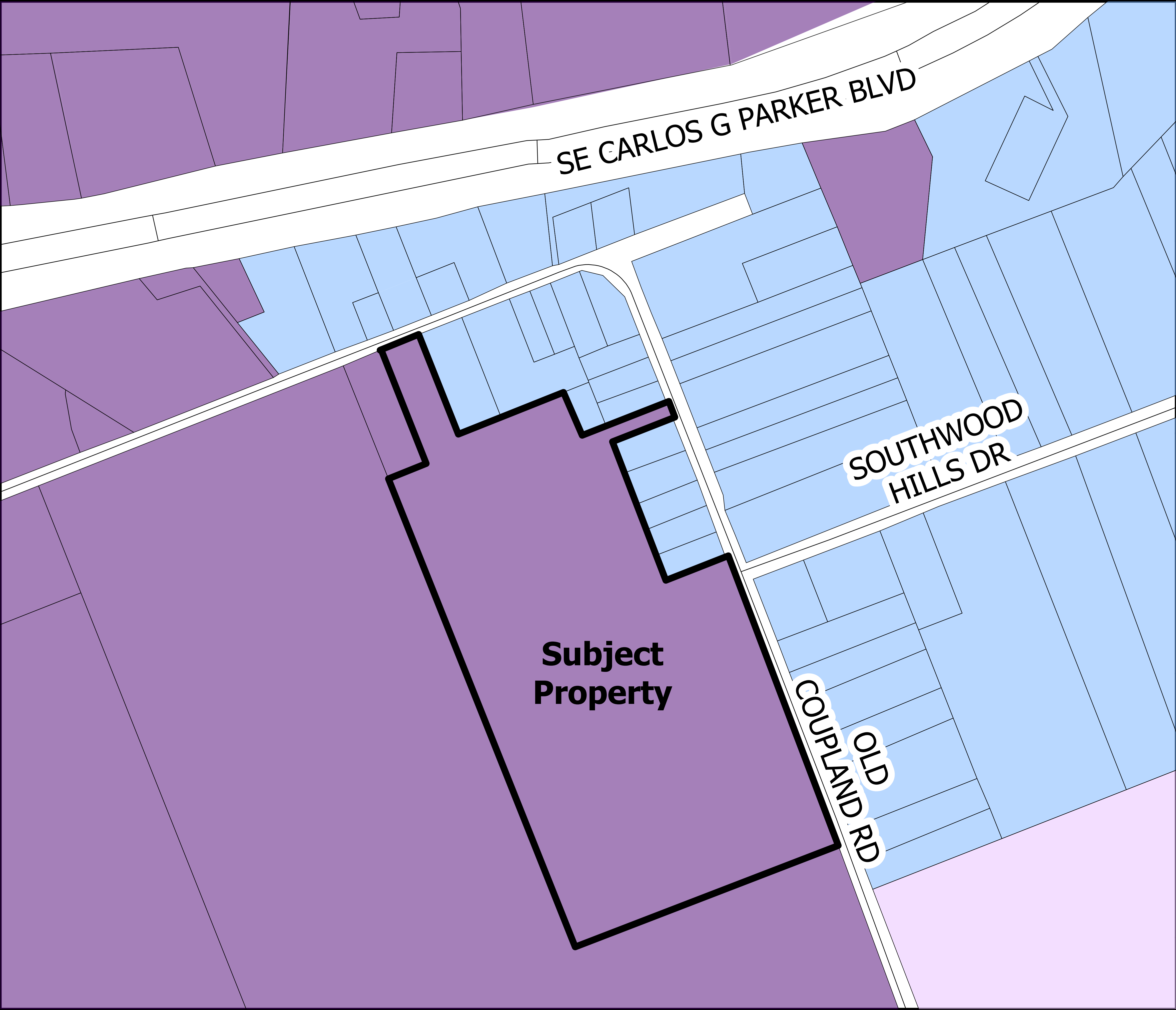
- The subject property is currently located within the City's water and wastewater service areas and has direct access to utility infrastructure with sufficient capacity, as well as transportation access via Old Coupland Road.

Are there changed conditions that make the re-zoning necessary?

- This proposal reflects the current growth Taylor is experiencing and the Intended Growth Sector and Neighborhood Greenfield designations described within the Comprehensive Plan.

Attachments:

- a) Growth Sector Map
- b) Future Land Use Map
- c) Current Zoning Map
- d) Proposed Zoning Map
- e) Notice Area Map
- f) Proposed Ordinance 2022-26
 - i. Exhibit A – Property Description
 - ii. Exhibit B – Hilltop Estates Planned Development (PD) Document
 - iii. Exhibit C – Proposed Zoning Map



PZ-2022-1413

Hilltop Estates PD/Re-Zoning
Growth Sectors Map
1910 CR 452
Approximately 27.89 Acres

Legend

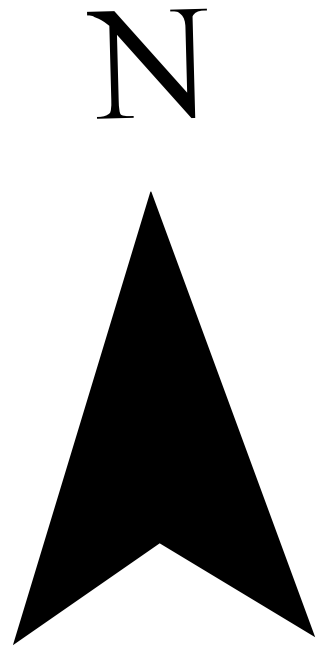
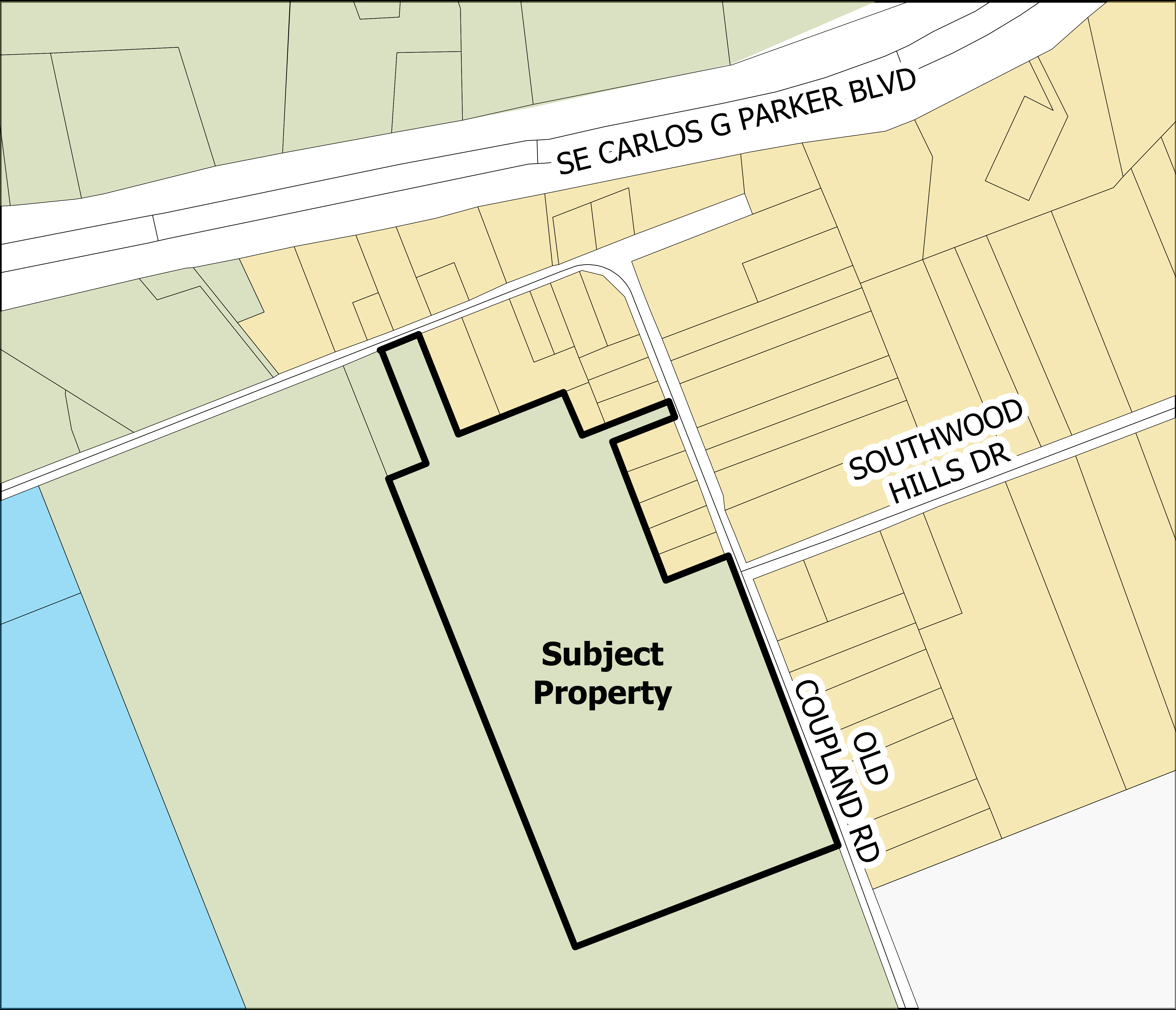
- Subject Property
- Parcels
- Streets

Growth Sector Map

Sector

- Restricted Growth Sector
- Intended Growth Sector
- Infill Neighborhood Sector





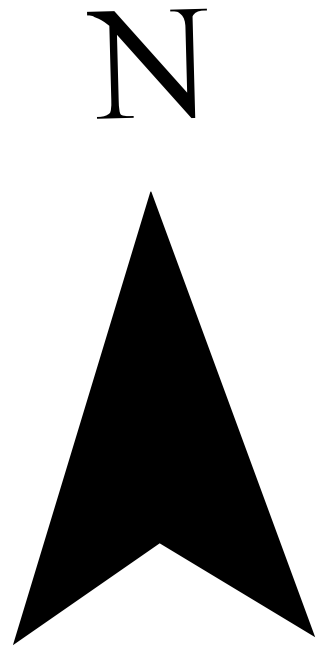
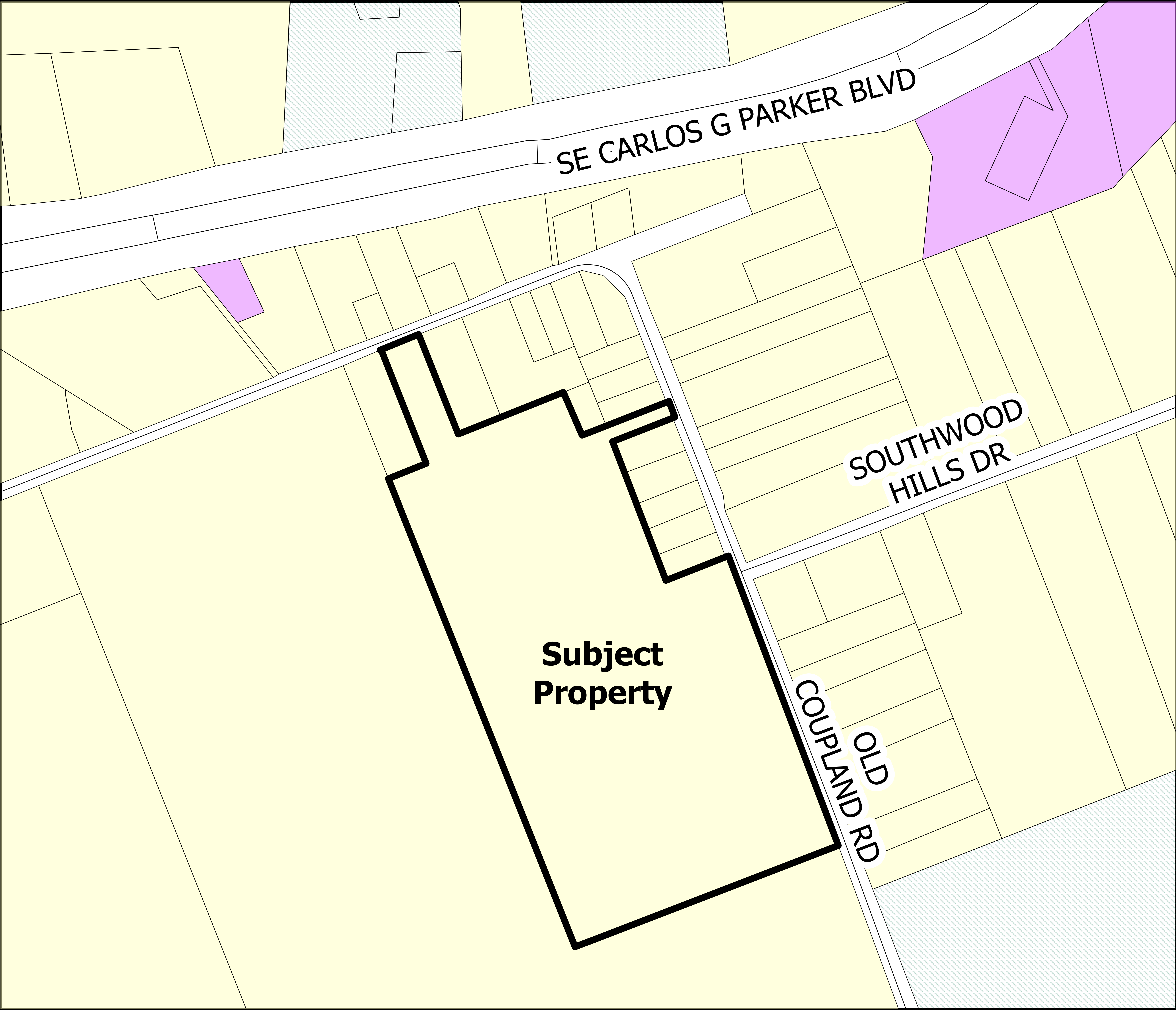
PZ-2022-1413

Hilltop Estates PD/Re-Zoning
Future Land Use Map
1910 CR 452
Approximately 27.89 Acres

Legend

- Subject Property
- Parcels
- Streets
- Future Land Use Map**
- Land Use
 - Area of Minimal Change
 - Neighborhood Greenfield
 - Neighborhood Infill
 - Employment Center: Community





PZ-2022-1413

**Hilltop Estates PD/Re-Zoning
Current Zoning Map
1910 CR 452
Approximately 27.89 Acres**

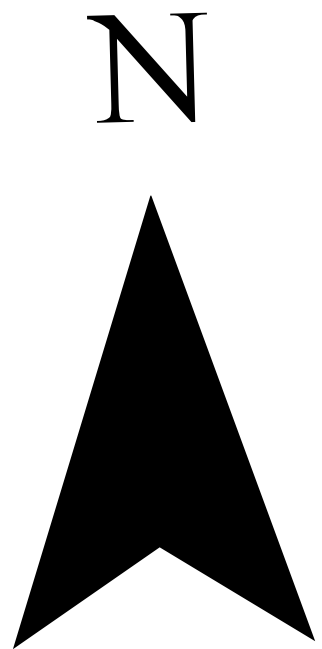
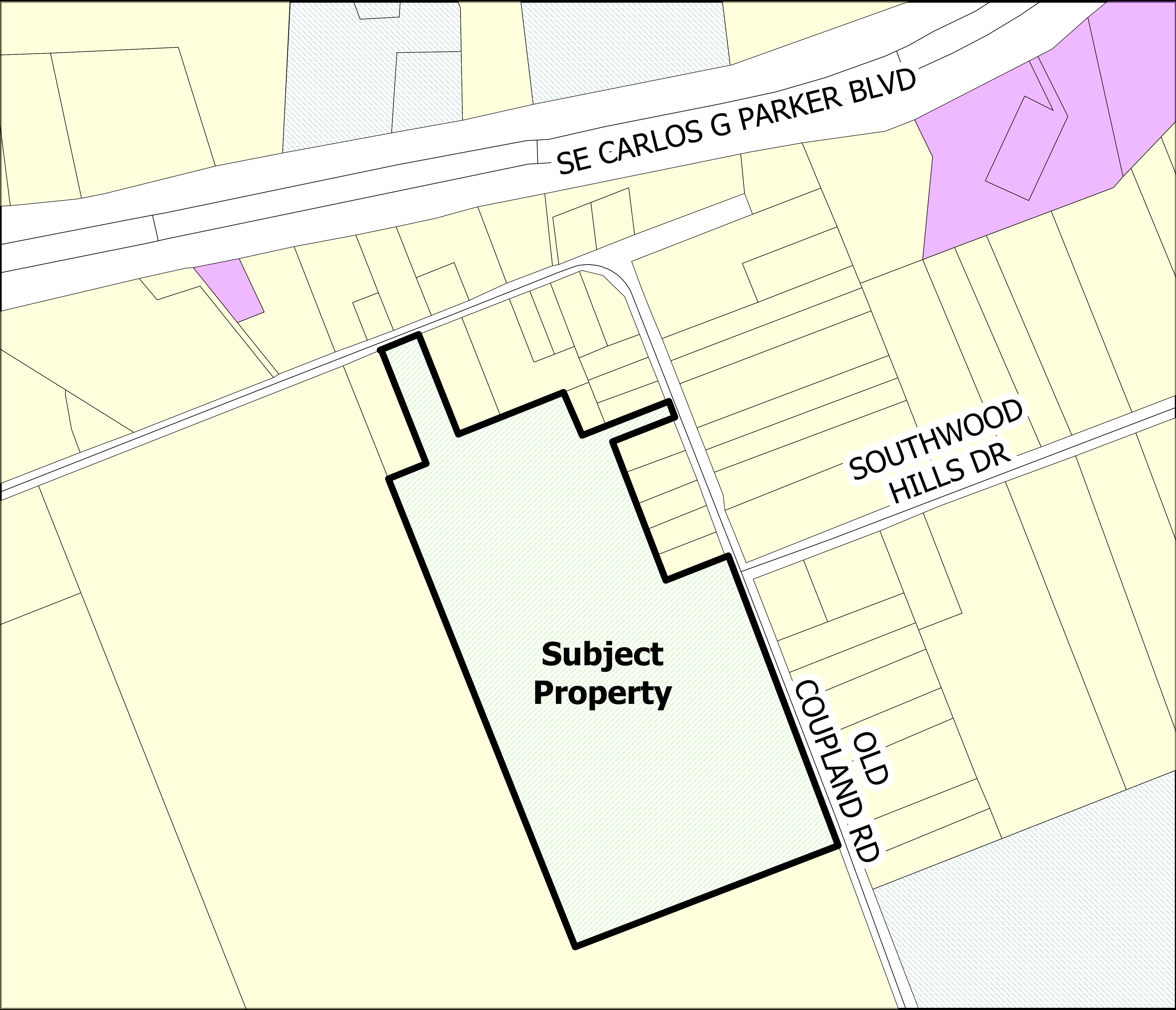
Legend

- Subject Property
- Parcels
- Streets

ZONING

- B-1
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture





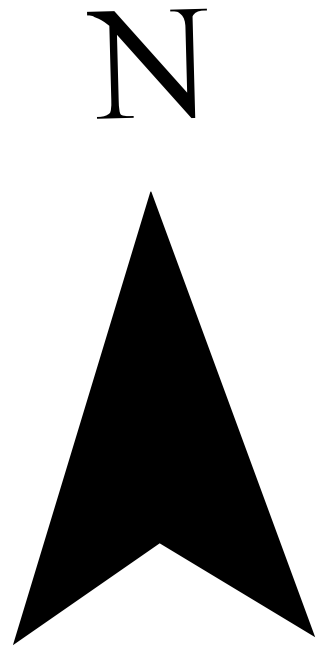
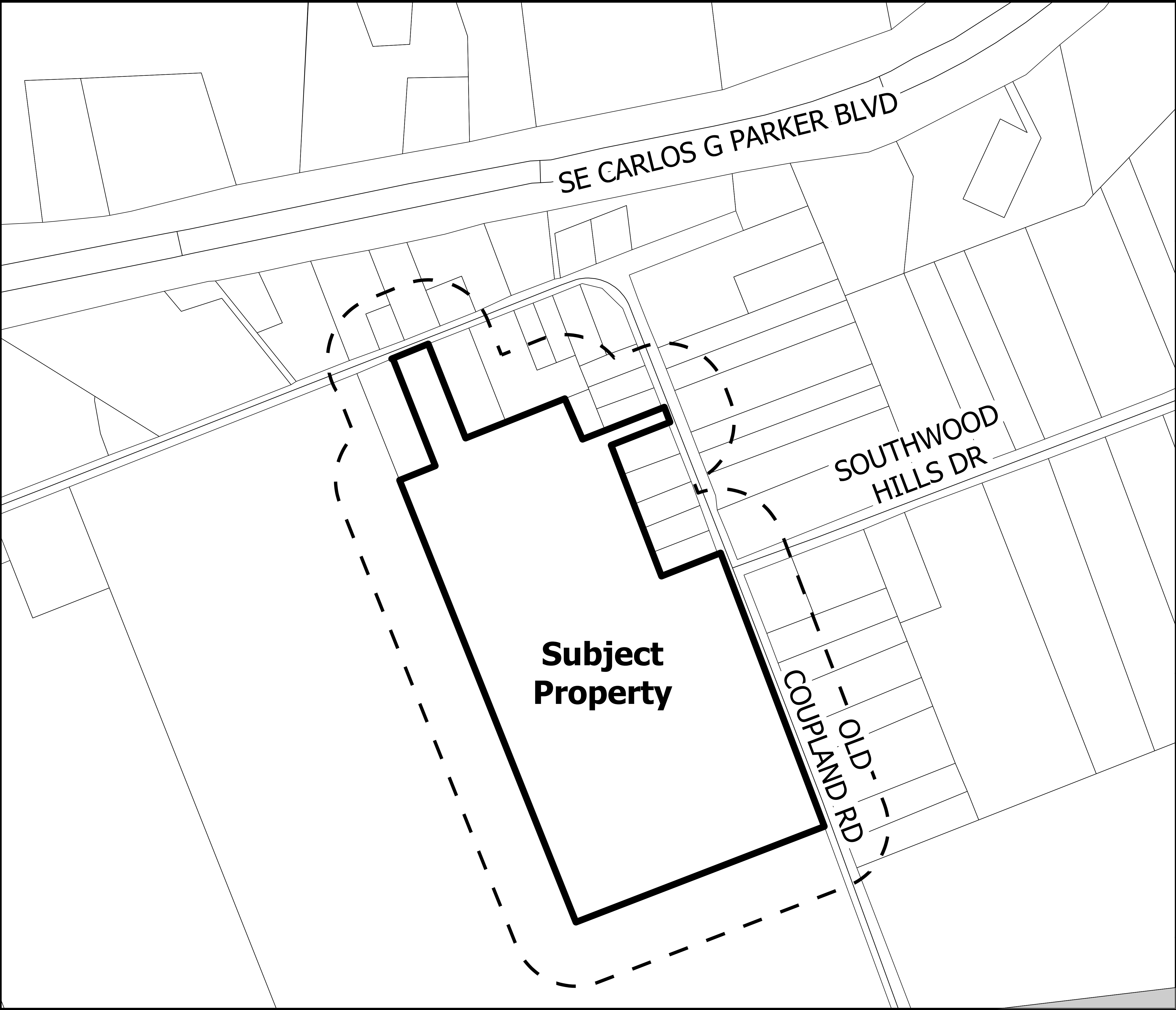
PZ-2022-1413

**Hilltop Estates PD/Re-Zoning
Proposed Zoning Map
1910 CR 452
Approximately 27.89 Acres**

Legend

- Proposed R-1/RPD Zoning
- Parcels
- Streets
- ZONING**
- B-1
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture





PZ-2022-1413

**Hilltop Estates PD/Re-Zoning
Notice Area Map
1910 CR 452
Approximately 27.89 Acres**

Legend

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



ORDINANCE NO. 2022-26

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 27.89 ACRES OF LAND ADDRESSED AS 1910 CR 452, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), PART OF AND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on July 28, 2022, to consider the request made by Hilltop Estates, LLC through Chris Huggins, for property which is legally described in **Exhibit “A”** attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Single-Family Residential Zoning District (R-1) to Single-Family Residential with a Residential Planned Development Overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 12, 2022, to consider the zoning request, and recommended the change to the City Council; and

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

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

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

SECTION 2. The Property described in Exhibit “A” is changed from Single-Family Residential Zoning District (R-1) to Single-Family Residential with a Residential Planned Development (R-1/RPD).

SECTION 3. The Residential Planned Development Overlay hereby referred to as the Hilltop Estates Residential Planned Development including the permitted land uses and development standards that shall be applied to and be required for the Property are described in **Exhibit “B”** attached hereto and incorporated herein for all purposes. Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development standards in Exhibit “B”.

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Single-Family Residential Zoning District (R-1) to Single-Family Residential with a Residential Planned Development (R-1/RPD) on approximately 27.89 acres as shown in **Exhibit “C”** attached hereto and incorporated herein for all purposes.

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

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

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2022-26 was introduced before the Taylor City Council on the 28th day of July 2022.

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-26, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

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

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description)

Hilltop Estates Residential Planned Development

PROPERTY

The subject property (Hilltop Estates Residential Planned Development ("R-PD") District) is located South and West of Old Coupland Road, within the city limits of Taylor, TX and encompasses approximately 27.89-acre property recorded in Document #2017068052, Official Public Records of Williamson County, as more particularly described in **Exhibit 1**

PURPOSE

The purpose of this planned development zoning ordinance is to develop a project consisting of single-family detached homes with a variety of lot sizes and product types in compliance with the goals of the City's Comprehensive Plan including several of the objectives laid out in Chapter 4 of the Comprehensive Plan.

SITE LAYOUT PLAN

A Site Layout Plan has been attached to this Development Plan as **Exhibit 2** to illustrate the land use and design intent for the property. The primary land use for the Project will be single-family detached residential housing.

The lot size mix for the Project will be as follows, (i) forty five percent (45%) of the lots will be a minimum of 50' in width but less than 60', and {ii} fifty five percent (55%) of the lots will be 60' or greater in width (See Table 1).

The street layout was planned to create a high level of connectivity with multiple pathways in, out, and through the community.

SUBDIVISION ORDINANCE VARIANCES

A variance is hereby given for Block 1 and Block 2 related to the definition of a block per the City's Subdivision Ordinance (Ch. 2. 7). These blocks are directly adjacent to unplatted property and unable to meet the definition of a block, because they are not " bounded by streets, or by a combination of streets and other natural or man-made features."

A variance is hereby given for Block 2 , Block 3 and Block 4 related to block length exceeding 600' per the City's Subdivision Ordinance(Ch. 2. 7). These blocks are subject to the location of existing access points and the location of Stella offset street requirement on Old Coupland Road and detention pond sizing. As such there is little flexibility with street locations and the resulting block lengths. All proposed block lengths will be less than 650'.

COMPREHENSIVE PLAN/TRANSPORTATION PLAN VARIANCES

Stella Avenue is intended to serve as the identified Neighborhood Avenue in the Transportation Plan/Comprehensive Plan and will be completed across the tract with the future phase development identified. As mentioned prior, many of the street alignment location are a direct result and subject to existing access points. As such, the proposed location of Stella Avenue is primarily intended to balance the block length between the two proposed phases. In addition to the existing development at the terminus of Southwood Hills, if Stella was to connect existing Southwood the first block would be undevelopable adjacent to the right of way as the proposed section (per the Comprehensive Plan/ Transportation Plan) is urban in context and is a premium section with a wide right of way, wide sidewalks, plantings and dedicated parking, the current location is necessary to provide at least one side of the right of way that can provide the interactive development to justify the additional expense of this premium

section for the block adjacent to Old Coupland. Not to mention the intersection with Old Copeland would have little to no room for a perpendicular tangent and the intersection with Loretta would likely be in a curve as well to return to the “balanced” alignment proposed. All these factors contribute to the current proposed location as well as meeting the minimum offset requirements.

DESIGN

A front porch area, a minimum of six (6) feet in width and four (4) feet in depth, forward of the home's primary entry door shall have architectural delineators such as a railing with slats, or a solid wall of height less than four (4) feet and greater than three (3) feet.

There will be no minimum square footage (other than that required by the building code) for homes in the Project, however, homes must comply with the following frontage buildout requirements.

Director of Planning may administratively approve deviations from the requirements below on a case-by-case basis.

- Homes on lots equal to 60' in width or greater must have lot frontage buildout of at least 45'.
- Homes on lots equal to more than 50' in width but less than 60' must have lot frontage buildout of at least 40'.
- Homes on lots equal to the 50' in minimum width must have lot frontage buildout of at least 39'.

The front facade of the house must sit at least five (5) feet forward of the garage plane.

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

	Single-Family Detached House Small Lots	Single-Family Detached House Large Lots
Minimum Lot Width (feet) ^{1,2}	50	80
Minimum Lot Depth	100	90
Minimum Lot Square Footage	5,000	7,200
Setbacks		
Front (feet)	20	25
Interior Side (feet)	5	5
Street Side (feet) ³	20 or 25	25
Rear (feet)	10	10
Maximum Height (feet)	30	30

¹ Corner lots in each category are to be at least 5' wider than mid-block lots.

² Lot width is to be measured at the front building setback.

³ Street sides perpendicular to another lot must match the front setback of the adjacent lot.

Building Elevations

Exterior elevations shall vary such that no two adjacent lots, nor any two directly across from one another, shall have the same elevation. See **Exhibit 3** for Standard and Large Lot product examples.

SIDEWALKS

Sidewalks (5 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 for the sidewalks constructed next to or adjacent to public areas, which will be part of the subdivision improvement plans and constructed by the developer.

STREETS

All street sections will be in accordance with the attached **Exhibit 4**. The sections identified are the Yield Street Section (page 108 "*Envision Taylor Comprehensive Plan*") and the Neighborhood Avenue (page 110 "*Envision Taylor Comprehensive Plan*"). Note that the Yield Street Section has an additional PUE specified that is not included in section published in the "*Envision Taylor Comprehensive Plan*".

LANDSCAPE REQUIREMENTS

All landscaping selections shall be from the City of Taylor's code of ordinances. Street trees to be planted between the sidewalk and back of curb will be required for each Single-Family lot. The City has an approved list of street trees consisting of the following: Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, and Pecan

There will be a 30' spacing requirement between street trees to ensure uniformity. Corner lots that have street side frontage will be required to plant street trees on that street side frontage between the sidewalk and back of curb. All street trees will include root barrier to a minimum depth of 3-feet adjacent to the curb and sidewalk to help maintain structure of curb and sidewalk. All street trees placed adjacent to a single-family lot will be maintained by the homeowner and enforcement of maintenance and clearances will be handled by the Property Owners' Association. All landscaping not fronting or siding a residential lot shall be maintained by the Property Owners' Association. All front yards shall be sodded and a minimum of 5 shrubs planted. A minimum of two (2) trees of at least 2" caliper are required in the front yard of every home (street trees planted as required are to be included in the lot minimum count requirement). Corner lots with street side frontage will be required to plant at least one additional tree in the side yard of the home. All other landscaping requirements not mentioned here will follow the City of Taylor's ordinances

PARKLAND AND COMMON AMENITY AREA

Parkland

Parkland will not be required to be dedicated for the initial proposed phase of development but will be required to be dedicated when the future phase is developed as the total acreage will exceed the 20-acre threshold in Ch. 2.12 of the Subdivision Ordinance.

Common Amenity Area

The Common Amenity Area requirements will be met by integrating the following on-site:

- A picnic and grilling area within the Common Area
- A playground suitable for ages 5-12 within the Common Area (example: Playworld PSD-1103-FTD, or equivalent meeting the standards outlined in the U.S. Consumer Products Safety Commission - Publication 325.).
- An additional active amenity within the Common Area, such as a sand volleyball court, covered pavilion or gazebo shelter.

PROPERTY OWNERS' ASSOCIATION

A Property Owners' association shall be created to own and maintain the Common Amenity Area with the park, street trees not fronting or siding a residential lot, drainage easements, detention ponds, and residential sign/monument easements and improvements, enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

LIST OF EXHIBITS

- Exhibit 1** – Legal Description of Site (metes-and-bounds)
- Exhibit 2** – Site Layout Plan
- Exhibit 3** – Standard Lot and Large Lot product examples
- Exhibit 4** – Street Sections

Table 1 – Lot Sizes and Percentages

Block	Lot	Width (FT)	Depth (FT)	Area (SF)	50'-60'	60'+
1	1	429.1	70.1	30,080		
	2	120.1	92.7	11,133		1
2	1	94.9	140	13,286		1
	2	94.5	140	13,230		1
	3	82	188.7	15,473		1
	4	82	188.7	15,473		1
	5	82	188.7	15,473		1
	6	240.2	188.7	45,326		1
	7	81.5	140	11,410		1
3	2	80.1	140	11,214		1
	3	81.5	161.7	13,179		1
	4	81.5	161.7	13,179		1
	5	82	161.7	13,259		1
	6	242.8	161.7	39,261		1
	7	77.6	100	7,760		1
	8	52.2	100	5,220	1	
	9	52.2	100	5,220	1	
	10	52.2	100	5,220	1	
	11	52.2	100	5,220	1	
	12	52.2	100	5,220	1	
	13	52.2	100	5,220	1	
	14	52.2	100	5,220	1	
	15	52.2	100	5,220	1	
	16	52.6	100	5,260	1	
	17	79.9	100	7,990		1
4	1	78.1	100	7,810		1
	2	50	100	5,000	1	
	3	50	100	5,000	1	
	4	50	100	5,000	1	
	5	50	100	5,000	1	
	6	50	100	5,000	1	
	7	50	100	5,000	1	
	8	50	100	5,000	1	
	9	50	100	5,000	1	
	10	50.7	100	5,070	1	
	11	90.7	173.3	15,718		1
5	1	82.8	138.2	11,443		1
	2	82.9	138.2	11,457		1
	3	82.9	138.2	11,457		1
	4	82.8	138.2	11,443		1
	5	82.5	138.2	11,402		1

18	22
45%	55%

EXHIBIT 1

METES and BOUNDS DESCRIPTION

EXHIBIT 1

FIELDNOTES

BEING A 27.887 ACRE TRACT OF LAND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 27.887 ACRE TRACT OF CONVEYED FROM GLEN SIMPSON, ET AL TO HILLTOP ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED JULY 24, 2017 AND RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); SAID 27.887 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2 inch diameter iron rod found for the East corner of the herein described tract, said iron rod being the East corner of said 27.887 acre tract, the North corner of a 12.00 acre tract of land conveyed in a Warranty Deed from Theo. Brinkmeyer and wife, Mary Brinkmeyer to John A. Bigon, filed September 7, 1984 as recorded in Volume 1069, Page 907 of the Deed Records of Williamson County, Texas (DRWC), and being in the West line of Old Coupland Road (County Road 452);

THENCE, South 68°56'02" West, generally along a net wire fence with the South line of the said 27.887 acre tract and the North line of the said 12.00 acre tract, a distance of 831.53 feet (deed called 831.51 feet) to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for the South corner of the said 27.887 acre tract, the West corner of the said 12.00 acre tract, and lying in the East line of a 98.76 acre tract of land conveyed in a Warranty Deed with Vendor's Lien from R.E. Kollman to John A. Bigon and wife, Mary Bigon, filed December 10, 1974 as recorded in Volume 600, Page 626 DRWC;

THENCE, North 21°44'59" West, with the West line of the said 27.887 acre tract and the East line of the said 98.76 acre tract, a distance of 1,486.30 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod also being the South corner of a 0.996 acre tract conveyed in a Gift Deed from Arthur H. Luna and wife, Yolanda S. Luna to Jacquelyn Hernandez, filed January 27, 2017 as recorded in Document No. 2017008822 OPRWC;

THENCE, North 68°09'58" East, with the South line of the said 0.996 acre tract and a North line of the said 27.887 acre tract, a distance of 120.10 feet (deed call 120.17 feet) to a 3 inch iron pipe found for an Interior corner of the herein described tract, said iron pipe being an interior corner of the said 27.887 acre tract, and the East corner of the said 0.996 acre tract;

THENCE, North 21°34'31" West, with the common line of the said 27.887 acre and the said 0.996 acre tract, a distance of 361.20 feet to a 1/2 inch iron rod found for Northwest corner of the herein described tract, said iron rod being the Northwest corner of the said 27.887 acre tract, the North corner of the said 0.996 acre tract, and being in the South line of the aforesaid Old Coupland Road;

EXHIBIT 1

THENCE, North 67°49'04" East, with the North line of the said 27.887 acre tract and the South line of Old Coupland Road, a distance of 119.62 feet (deed call 119.82 feet) to a 1/2 inch diameter iron found for the North corner of the herein described tract, said iron rod also being the West corner of Lot One of the Theo Brinkmeyer Addition as recorded in Cabinet D, Slide 332 of the Plat Records of Williamson County, Texas (PRWC);

THENCE, South 21°38'28" East, with the East line of the said 27.887 acre tract and the West line of Lot One, a distance of 316.71 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of Lot One;

THENCE, North 68°17'49" East, with the South line of the said Theo Brinkmeyer Addition, passing an iron rod found at the common corner of Lot One and Lot Two, at a distance of 137.88 feet, passing an iron rod found at the common corner of Lot Two and Lot Three, at a distance of 276.70 feet, passing an iron rod found at the West corner of the aforesaid 0.25 acre tract, at a distance of 333.76 feet, and continuing with the common line of said Theo Brinkmeyer Addition for a total distance of 414.05 feet, to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being the North corner of the said 27.887 acre tract, and lying in the West line of a 0.33 acre tract of land conveyed from Jenette I. Smith and Scott A. Smith to Jenette I. Smith, Scott A. Smith, and Gail D. Tully, filed March 31, 2006 as recorded in Document No. 2006025214 OPRWC, from which a 1/2 inch diameter iron rod found for the West corner of said 0.33 acre tract bears North 21°40'12" West, a distance of 6.65 feet;

THENCE, South 21°39'29" East, with an East line of the said 27.887 acre tract and the West line of the said 0.33 acre tract and a 0.332 acre tract conveyed from Laura Katherine Jones and husband, Clifford Wayne Valchar to James W. Downs and wife, Joyce J. Downs, filed October 29, 1997 as recorded in Document No. 9750067 of the Official Record of Williamson County, Texas (ORWC), a distance of 138.55 feet (deed call 138.41 feet), to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, the South corner of the said 0.332 acre tract, and in the North line of a 50 feet wide road easement as recorded in said Theo Brinkmeyer Addition;

THENCE, North 68°35'03" East, with the common line of the said 27.887 acre tract, the North line of said road easement, and the South line of the said 0.332 acre tract, a distance of 198.67 feet, to a calculated corner, from which a 1/2 inch diameter iron rod found bears North 20°44'45" West, a distance of 0.44 feet, said corner being the Northeast corner of the said 27.887 acre tract, the North corner of said road easement, and the East corner of the said 0.332 acre tract, said corner also being in the West line of aforesaid Old Coupland Road;

EXHIBIT 1

THENCE, South 20°44'45" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 50.00 feet to a 1/2 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of the said 50 feet wide road easement, and the North corner of the Resubdivision of Lots 1 & 2, Block 2 of the Theo Brinkmeyer addition as recorded in Cabinet E, Slide 79 PRWC;

THENCE, South 68°35'03" West, with the common line of the said 27.887 acre tract, the 50 feet wide road easement, and the North line of said subdivision, a distance of 197.66 feet, to a 1/2 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the West corner of the said subdivision;

THENCE, South 21°02'10" East, with the West line of the said subdivision and the East line of the said 27.887 acre tract, a distance of 438.14 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of said subdivision;

THENCE, North 68°32'20" East, continuing with the common line of said 27.887 acre tract and said subdivision, a distance of 198.33 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of said subdivision, and being in the West line of Old Coupland Road;

THENCE, South 20°46'22" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 913.91 feet, to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 27.887 acres of land, more or less.

All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83.

The foregoing Field Notes Description is based on an actual on the ground survey made under my supervision on July 3, 2020, and is true and correct to the best of my knowledge and belief.



Corey Joseph Hall Registered Professional Land Surveyor No. 6362
TBPLS Firm No. 10194152

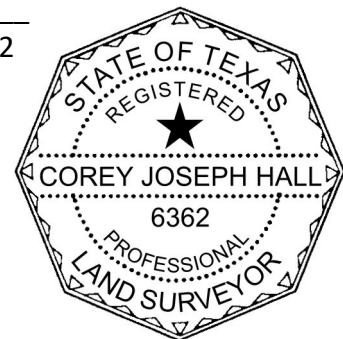


EXHIBIT 2
SITE LAYOUT

NORTHCUTT - BUZAN ESTATES PRELIMINARY LAYOUT



BUZAN COURT : 1183 LF
NORTHCU T T W AY : 862 LF
LORETTA LANE : 662 LF
STELLA AVENUE : 375 LF

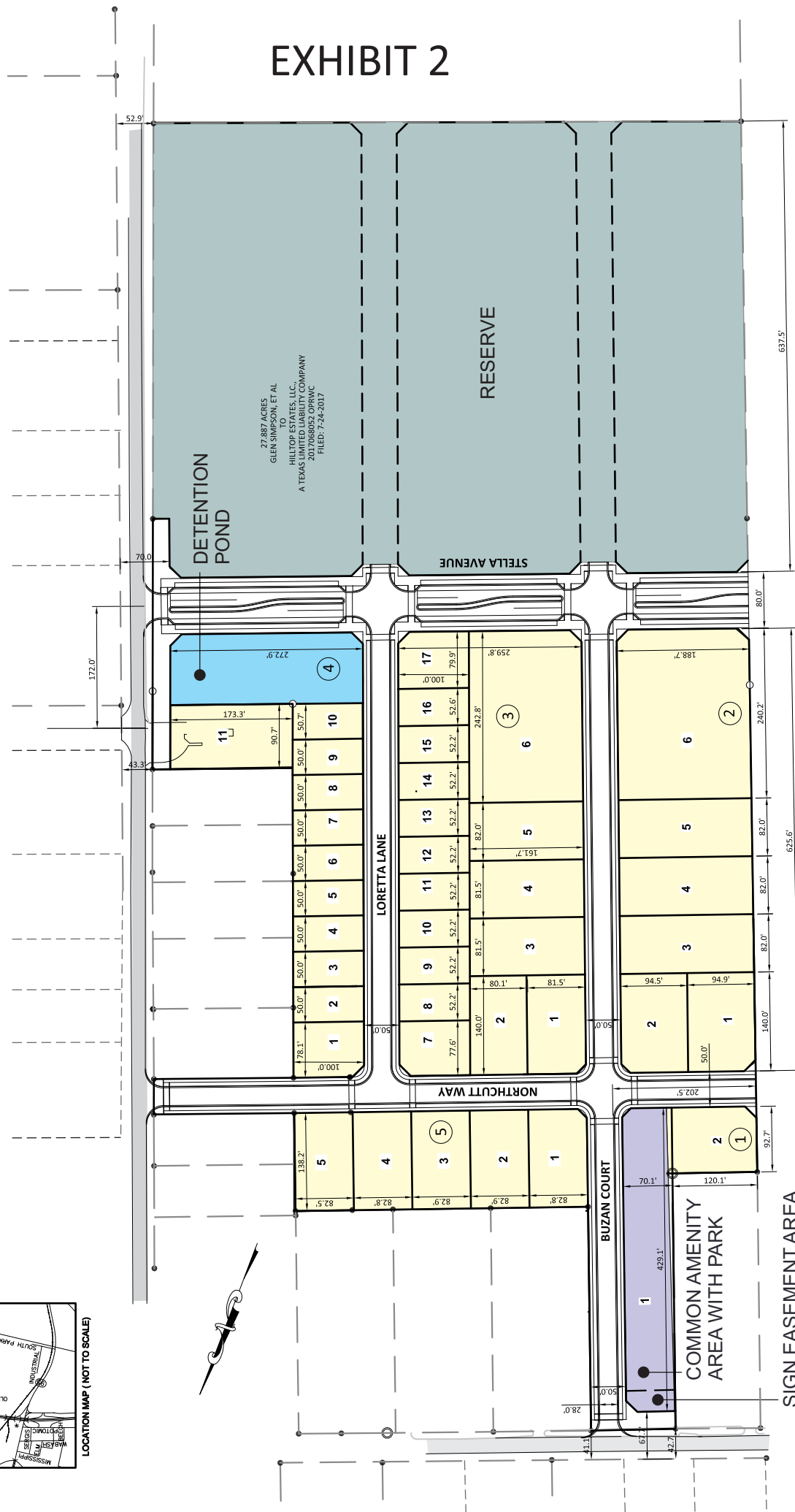
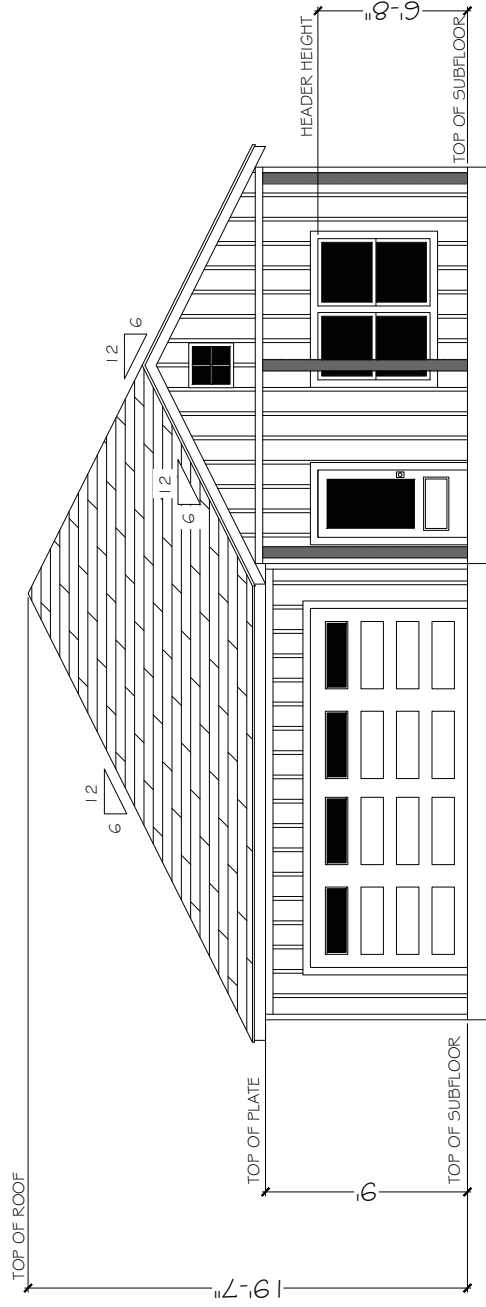


EXHIBIT 3

STANDARD AND LARGE LOT PRODUCT EXAMPLES



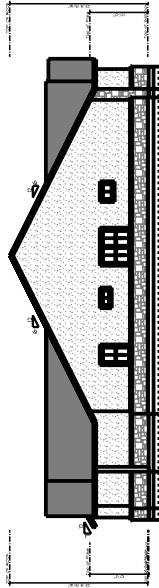
1 FRONT ELEVATION- OPTION 1
1/4" = 1'-0"



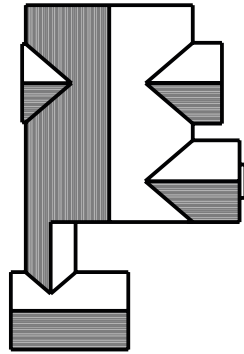
1 FRONT ELEVATION- OPTION 2
1/4" = 1'-0"

NOTE: Builder to modify & build according to Local Building Codes

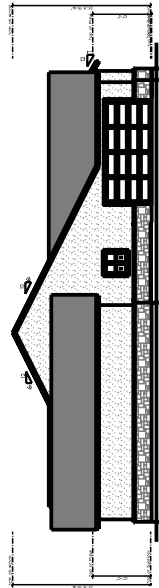
NOTE: Add Ventilation as Required by Code. It is NOT indicated on Plan, except for decorative.



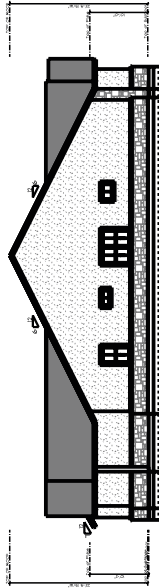
FRONT ELEVATION



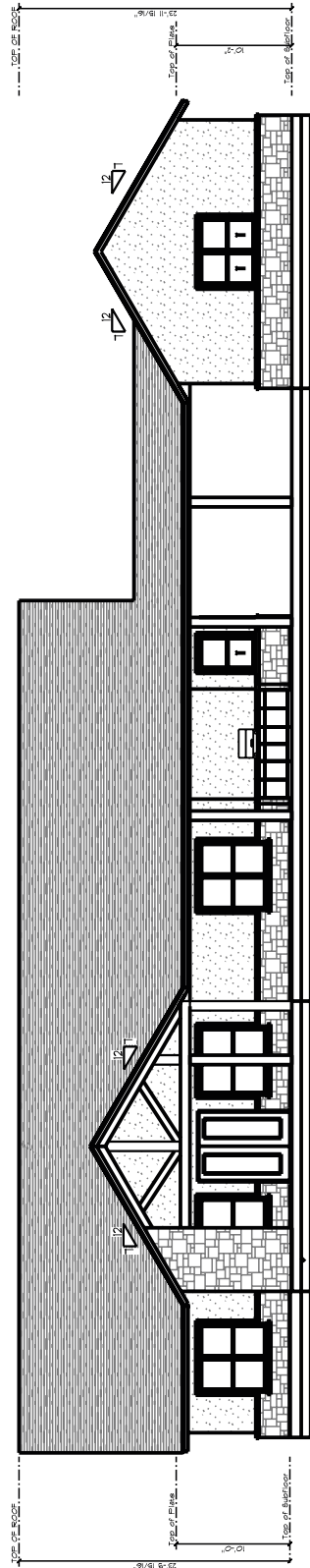
ROOF VIEW



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

EXHIBIT 3 - LARGE LOT PRODUCT EXAMPLES

NOTE: Brick walls measured to outside of brick,
Siding walls measured to outside of stud, NOT siding.

[illegible]

Accepted _____ Date _____

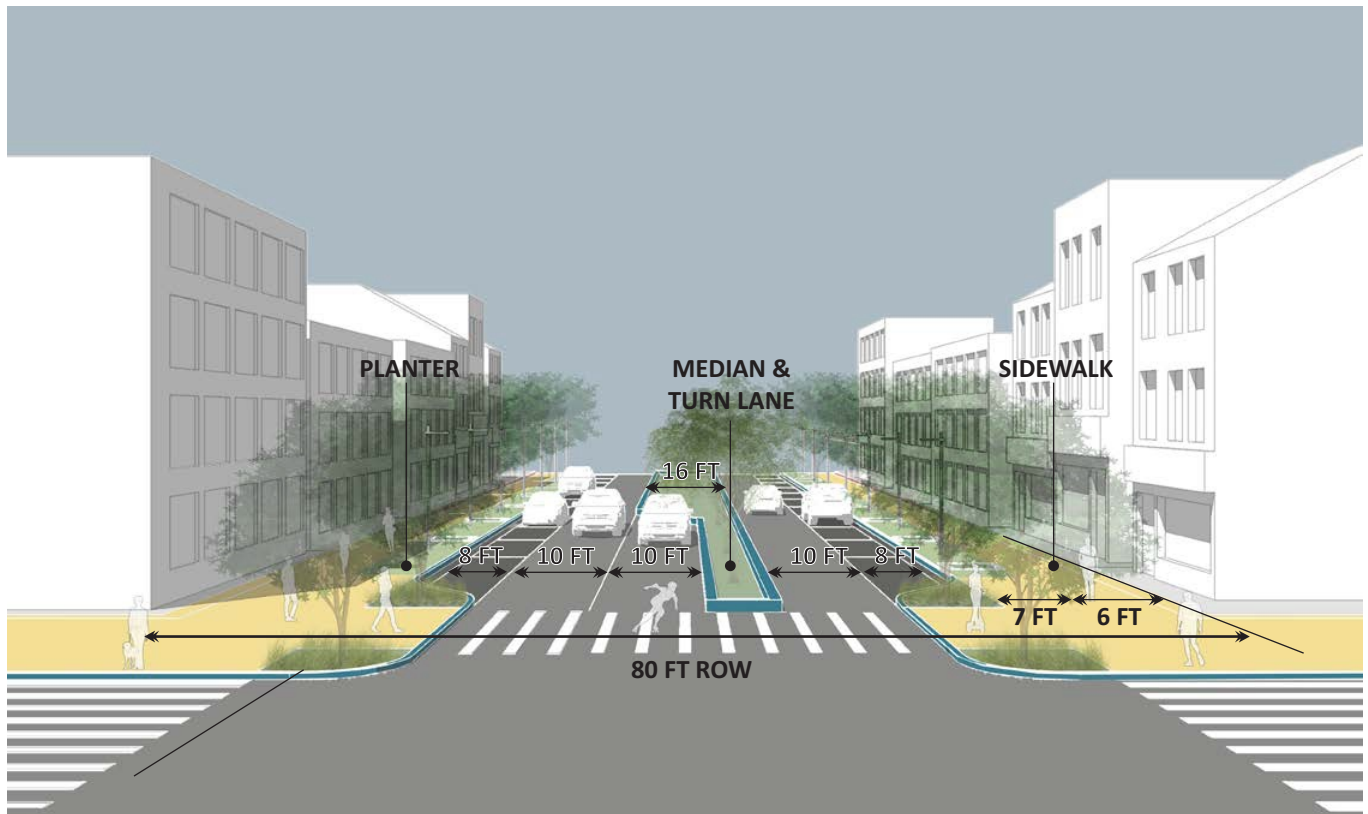
NOTE: These drawings and other related documents are instruments of Linda Boyd Designs, for use solely with respect to this project and unless otherwise provided, Linda Boyd Designs shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the Copyright.

EXHIBIT 4

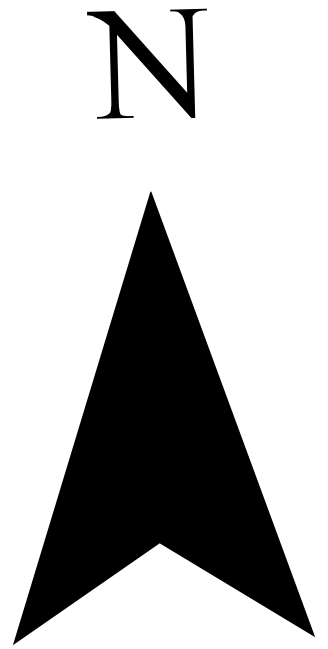
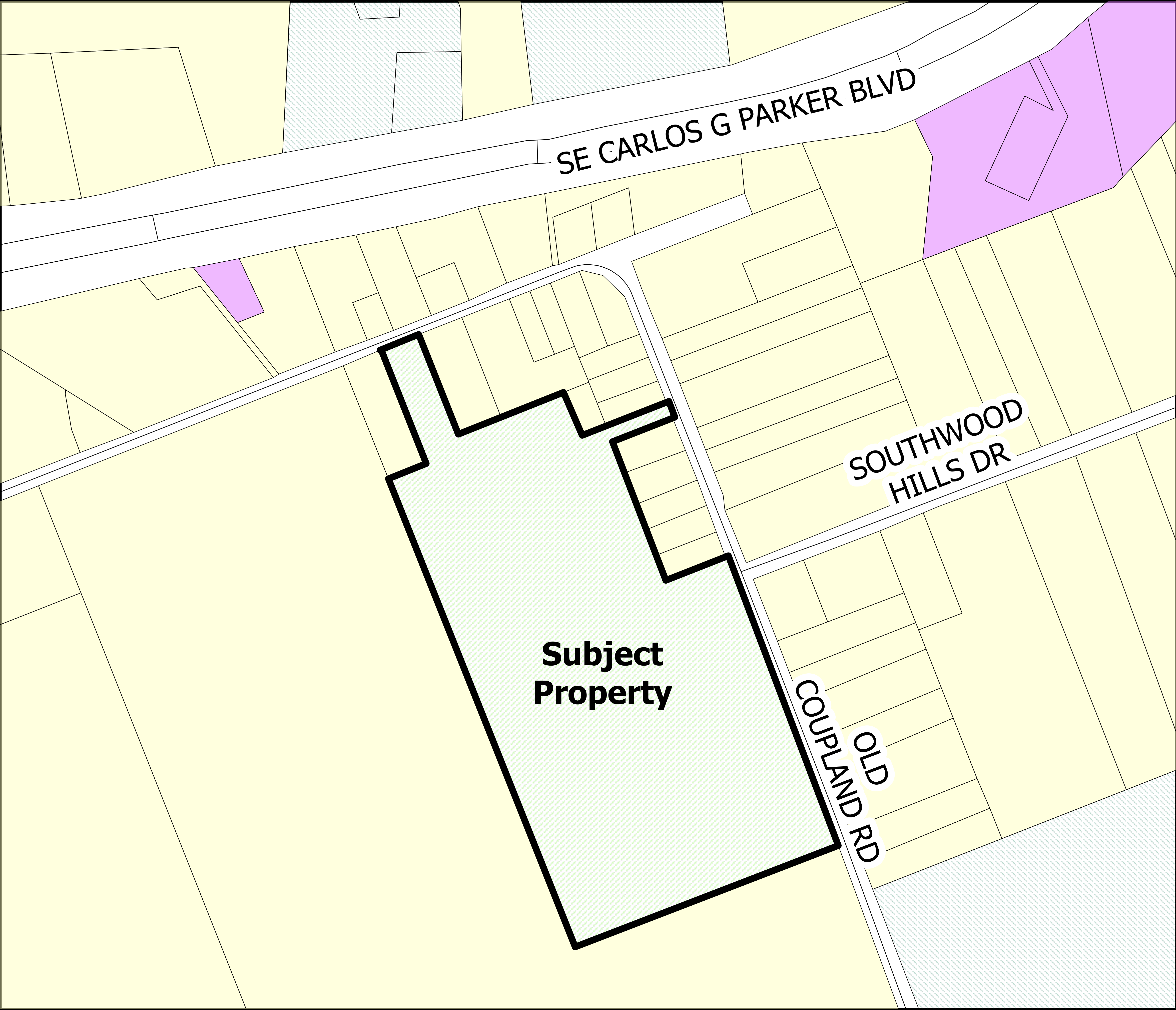
STREET SECTIONS



TYPICAL SECTION (Modified YIELD STREET - Envision Taylor Comprehensive Plan)
(BUZAN COURT/ NORTH CUTT WAY/ LORETTA LANE)



TYPICAL SECTION (NEIGHBORHOOD AVENUE - Envision Taylor Comprehensive Plan)
(STELLA AVENUE)



PZ-2022-1413

**Hilltop Estates PD/Re-Zoning
Proposed Zoning Map
1910 CR 452
Approximately 27.89 Acres**

Legend

- Proposed R-1/RPD Zoning
- Parcels
- Streets
- ZONING**
- B-1
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture

EXHIBIT "B"

