AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

July 11, 2023, 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 11, 2023.

The agenda packet is on the website at:
https://www.ci.taylor.tx.us/Calendar.aspx?EID=4544&month=7&year=2023&day=11&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 held on June 13, 2023.

2. **PZ-2022-1573** – Consider Conditional Approval of RCR Taylor Logistics Rail Park Subdivision Improvement Plans, 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, R631981, R634263, R637411, R637527, and R637774, 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-2023-1644** – Consider Conditional Approval of Aaron Barta Subdivision Minor Plat, consisting of approximately 0.997 acres of land generally located at 1303 Old Thorndale Road, more particularly described by the Williamson Central Appraisal District Parcel R019891, part of and out of the Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

4. **PZ-2023-1686** Consider Disapproval of Castlewood Subdivision Phase 1 Replat, Block 17, Lots 1-16, Block 18, Lots 1-16, consisting of approximately 2.06 acres of land generally located near the intersection of Gatehouse Way and Streamwood Trail, more particularly described by the Williamson Central Appraisal District Parcels R618618, R618619, R618620, R618621, R618622, R618623, R618624, R618625, R618626, R618627, R618628, R618629, R618630, R618631, R618632, R618633, R618634, R618635, R618636, R618637, R618638, R618639, R618640, R618641, R618642, R618643,

R618644, R618645, R618646, R618647, R618647, R618648, R618649, part of the Castlewood Subdivision Phase 1 Final Plat, Taylor, Williamson County, Texas.

5. **PZ-2023-1687** Consider Disapproval of Castlewood Subdivision Phases 2 & 3 Replat, Block 1, Lot 1, Block 11, Lots 1-16, and Block 12, Lots 1-16, consisting of approximately 6.70 acres of land generally located at near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane, more particularly described by the Williamson Central Appraisal District Parcels R630380, R630381, R630382, R630383, R630384, R630385, R630386, R630387, R630388, R630389, R630390, R630391, R630392, R630393, R630394, R630395, R630396, R630397, R630398, R630399, R630400, R630401, R630402, R630403, R630404, R630405, R630406, R630408, R630409, R630410, R630411, part of the Castlewood Subdivision Phases 2 & 3 Final Plat, Taylor, Williamson County, Texas.

REGULAR AGENDA

COMPREHENSIVE PLAN AMENDMENT

6. **PZ-2023-1677** – Hold a public hearing regarding a request to amend the Comprehensive Plan Growth Sector and Future Land Use designations on approximately 70.2 acres of land generally located near the intersection of Old Thorndale Road and Gravel Pit Road, more particularly described by Williamson Central Appraisal District Parcel R018924, part of and out of the P. Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

7. **PZ-2023-1677** – Consider making a recommendation regarding a request to amend the Comprehensive Plan Growth Sector and Future Land Use designations on approximately 70.2 acres of land generally located near the intersection of Old Thorndale Road and Gravel Pit Road, more particularly described by Williamson Central Appraisal District Parcel R018924, part of and out of the P. Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

REZONING

8. **PZ-2022-1466** – Hold a public hearing regarding a request to amend the zoning of approximately 37.32 acres of land, addressed as 505 S.W. Carlos G. Parker Boulevard, from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Planned Development (PD) zoning with residential and commercial base zoning districts, more particularly described by Williamson Central Appraisal District Parcel R019657, R020063, and R331030, part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

9. **PZ-2022-1466** – Consider making a recommendation regarding a request to amend the zoning of approximately 37.32 acres of land, addressed as 505 S.W. Carlos G. Parker Boulevard, from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Planned Development (PD) zoning with residential and commercial base zoning districts, more particularly described by Williamson Central Appraisal District Parcel R019657, R020063, and R331030, part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

10. **PZ-2022-1520** – Hold a public hearing regarding a request to amend the zoning of approximately 15.05 acres of land generally located at 851 Sloan Street and 904 Debus Drive from the existing zoning of R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD), more particularly described by Williamson Central Appraisal District Parcel R018081, R019761, R019758, and R019770, part of and out of the W.R. Williams Survey, Abstract No. 665, and the Sunset Addition, Block Two (2), Lot Five (5), Taylor, Williamson County, Texas.

11. **PZ-2022-1520** – Consider making a recommendation regarding a request to amend the zoning of approximately 15.05 acres of land generally located at 851 Sloan Street and 904 Debus Drive from the existing zoning of R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD), more particularly described by Williamson Central Appraisal District Parcel R018081, R019761, R019758, and R019770, part of and out of the W.R. Williams Survey, Abstract No. 665, and the Sunset Addition, Block Two (2), Lot Five (5), Taylor, Williamson County, Texas.

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: August 8, 2023

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 11, 2023.** I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 7.7.23

Carrie Orts, Administrative Assistant

MINUTES

CITY OF TAYLOR, TEXAS
400 Porter Street
Taylor, Texas 76574

PLANNING AND ZONING COMMISSION MEETING

June 13, 2023, 6:00 P.M.

PRESENT	ABSENT	STAFF PRESENT
Amy Everhart	Mike Eaton	Courtney Peres, Planning Manager
Steve Darden	Donna Frazier	Brenda Joyas, Senior Planner
Annette Maruska		Carrie Orts, Admin. Assistant
Jim Newman		
Alex Allrich		
Kellie Billings-Ray		
Nora Roy		

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 P.M.

CITIZENS COMMUNICATION

N/A

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 April 11, 2023, and May 9, 2023.

2. **PZ-2022-1558** – Consider Conditional Approval of Spring Creek Phase Two Subdivision Improvement Plans, consisting of approximately 20.40 acres of land, generally 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.

3. **PZ-2022-1564** – Consider Approval of The Retreat at Mallard Subdivision Improvement Plans, consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, generally located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of NW 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.

4. **PZ-2022-1573** – Consider Disapproval of RCR Taylor Logistics Rail Park Subdivision Improvement Plans, 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, R631981, R634263, R637411, R637527, and R637774, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

5. **PZ-2022-1598 –** Consider Conditional Approval of North Village Subdivision Preliminary Plat (Northside Preliminary Plat)**,** consisting of approximately 40.18 acres to create 206 lots, including right-of-way dedication, generally located at the northeast corner of the intersection of NW Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

6. **PZ-2023-1626** – Consider Conditional Approval of Castlewood South Phase 1 Final Plat, consisting of approximately 42.937 acres generally 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 the M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Co. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

7. **PZ-2023-1633 –** Consider Disapproval of 3811 N. Main St. Subdivision Improvement Plans, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

8. **PZ-2023-1644** – Consider Disapproval of Aaron Barta Subdivision Minor Plat, consisting of approximately 0.997 acres of land generally located at 1303 Old Thorndale Road, more particularly described by the Williamson Central Appraisal District Parcel R019891, part of and out of the Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

9. **PZ-2023-1682** – Consider Conditional Approval of Taylor Southpark Section 1 Lots 6 and 7 Amending Plat, consisting of approximately 3.709 acres of land generally located along Industrial Drive, more particularly described by the Williamson Central Appraisal District Parcels R102831 and R102833, Taylor Southpark Section One, Taylor, Williamson County, Texas.

Action: Mr. Newman made a motion to approve the consent agenda as written. The vote was seconded by Mr. Darden. All present voted in favor (7-0). Motion carried.

REGULAR AGENDA

COMPREHENSIVE PLAN AMENDMENT

10. **PZ-2023-1639 –** Hold a public hearing regarding a request for a Comprehensive Plan Amendment to amend the Growth Sector and Future Land Use designations on approximately 55.90 acres of land generally located south of Taylor High School and east of the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019109, R019114, and R019732, part of and out of the M. Dentler Survey, Abstract No. 211, and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.

    Ms. Everhart opened the Public Hearing at 6:03 P.M.

    Ms. Peres made a presentation including staff recommendation for approval of the proposed Comprehensive Plan Amendment to the Growth Sectors designations from Future Growth Sector and Infill Neighborhood Sector to Controlled Growth Sector Tier II, and an Amendment to the Future Land Use designations from Neighborhood Infill and Area of Minimal Change to Neighborhood Greenfield.

    Mr. Bancroft (property owner) was present to answer questions. There was a discussion between the commission and staff.

    The public hearing was closed at 6:14 P.M.

11. **PZ-2023-1639 –** Consider making a recommendation regarding a request for a Comprehensive Plan Amendment to amend the Growth Sector and Future Land Use designations on approximately 55.90 acres of land generally located south of Taylor High School and east of the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019109, R019114, and R019732, part of and out of the M. Dentler Survey, Abstract No. 211, and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.

    Action: Mrs. Kellie Billings-Ray made a motion to make a recommendation of approval regarding a request for a Comprehensive Plan Amendment to amend the Growth Sector and Future Land Use designations. Second by Mr. Allrich.

    All present voted in favor (7-0). Motion carried.

ZONING

12. **PZ-2023-1663 –** Hold a public hearing regarding a request to change the zoning designation on approximately 0.14 acres of land, generally located at 607 East Pecan Street, from Local Business (B-1) to Manufactured Housing (M-H) zoning district, more particularly described

by the Williamson Central Appraisal District Parcel R015515, being Lot 4, Block 87, Map of the Town of Taylor, Taylor, Williamson County, Texas.

Ms. Everhart opened the Public Hearing at 6:16 P.M.

Ms. Joyas made a presentation including staff recommendation for approval of a zoning amendment at 607 E. Pecan Street from Local Business (B-1) to Manufactured Housing (M-H).

A discussion occurred between the commission and staff.

The public hearing closed at 6:21 P.M.

13. **PZ-2023-1663 –** Consider making a recommendation regarding a request to change the zoning designation on approximately 0.14 acres of land, generally located at 607 East Pecan Street, from Local Business (B-1) to Manufactured Housing (M-H) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R015515, being Lot 4, Block 87, Map of the Town of Taylor, Taylor, Williamson County, Texas.

Action: Mrs. Roy made a motion to make a recommendation regarding a request to change the zoning designation on approximately 0.14 acres of land, generally located at 607 East Pecan Street, from Local Business (B-1) to Manufactured Housing (M-H). Second by Mr. Darden.

All present voted in favor (7-0). Motion carried.

SPECIFIC USE PERMIT

14. **PZ-2023-1675 –** Hold a public hearing regarding a request for a Specific Use Permit to allow a liquor store on approximately 8.51 acres of land, generally located at 3100 North Main Street Suite #127, within Taylor Plaza, more particularly described by the Williamson Central Appraisal District Parcel R363579, Replat of Lot 1 of Taylor Plaza Subdivision, Taylor, Williamson County, Texas.

Ms. Everhart opened Public Hearing at 6:23 P.M.

Mrs. Joyas made a presentation including staff recommendation for approval for a Specific Use Permit to allow a liquor store generally located at 3100 North Main Street Suite 127.

A discussion occurred between the commission and staff.

The public hearing closed at 6:25 P.M.

15. **PZ-2023-1675 –** Consider making a recommendation regarding a request for a Specific Use Permit to allow a liquor store on approximately 8.51 acres of land, generally located at 3100 North Main Street Suite #127, within Taylor Plaza, more particularly described by the Williamson Central Appraisal District Parcel R363579, Replat of Lot 1 of Taylor Plaza Subdivision, Taylor, Williamson County, Texas.

Action: Ms. Everhart made a motion to make a recommendation for approval regarding a request for a Specific Use Permit to allow a liquor store on approximately 8.51 acres of land, generally located at 3100 North Main Street Suite #127 contingent upon approval by the school district. Second by Mr. Allrich.

Five (5) in favor (Everhart, Allrich, Darden, Newman, Roy) and,
Two (2) opposed (Maruska & Billings-Ray)
Majority for Approval - Motion carried.

DISCUSSION ITEMS

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

Ms. Peres stated that on June 8, 2023

- Council voted to approve ordinance 2023-23 at 205. S. Doak. (5-0).
- Council voted to approve ordinance 2023-24 located at 2225 N. Main St. (5-0)
- Council voted to approve ordinance 2023-20, an update to the Roadway Impact Fees (5-0). All Impact fees are now up to date and in effect immediately.

ADJOURN – Meeting adjourned 6:28 P.M.

Carrie Orts	Amy Everhart
Administrative Assistant II, Development Services	Planning & Zoning Commission Chair

City of Taylor
PZ-2022-1573
RCR-Taylor Logistics Park
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider Conditional Approval of the RCR-Taylor Logistics Park Subdivision Improvement Plans
Address/Location:	201 FM 3349
Legal Description:	Approximately 756.00 acres of the Watkins Nobles Survey, Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213
Current Zoning:	B-2/CPD
Current Use:	The existing site of RCR-Taylor Logistics Park
Applicant:	Richard Heiges, P.E./RITD
Case History:	This is the fifth submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans partially meet the minimum requirements of the Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed subdivision improvement plans pending compliance with the outstanding staff comments.

Attachments

1. Staff Comments
2. Location Map

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

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

Date: Thursday, July 6, 2023

Address: 201 FM 3349, Taylor 76574

Permit Number PZ-2022-1573

Dear Richard Heiges,

Staff has completed its review of plans for the RCR-Taylor Logistics Park SIP that is to be generally located at 201 FM 3349, Taylor, TX 76574. There are some corrections that need to be made prior to recordation of the plat. At this time staff has issued **Conditional Approval of the plan set pending the outstanding comments from this review**. Comments are as follows:

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 by email at javier.vasquez@hdrinc.com.

Traffic Impact Analysis

Traffic Impact Analysis Report dated 6/13/2023 has been reviewed and approved. A memo will be provided noting coordination and resolution of comments along with requirements for pro-rata share of improvements noted in the TIA report.

Drainage Impact Analysis Report

Drainage Impact Analysis Report (DIA) has been reviewed and approved with condition that drainage information shown within the subdivision improvement planset be revised accordingly to meet the the DIA report.

Geotechnical Report (FULL REPORT)

Previous comment below regarding information found in the Geotechnical Report uploaded on 5/19/2023 has been reviewed and cleared. Per comment response from Raba Kistner (geotechnical engineer) in the Comment Response Letter dated 6/16/23, the comments noted below are clarified and shall be taken into consideration during construction:

1. Sheet 15 of 129 - If seepage encountered during construction, contractor needs to stop for design of a drainage system or redesign for higher pressures, is this correct. Not all the granular backfill types provided are free draining. Further over time do you expect these higher permeable granular soils to collect water and fill up with water.

The following subdivision improvement planset submittal has bee reviewed and conditionally approved as noted:

Subdivision Improvement Plans (Partial Approval Set) – Water and Sewer Utilities (Sheets 0.0 to C1.2, C4.0 to C4.2, C5.1 to C5.5, C6.1 to C6.15, C7.0 to C7.27, C8.1 to C8.3 and C9.1 to C9.20 (95 Sheets Total)

1. Partial approval is being provided only for water and sewer (including lift station and force main) utilities along with appurtenances.

2. Plan and Profile Sheets and Construction Details Sheets C8.1 to C9.20 are still subject to review of the overall plan set. **Sheet C9.5 and C9.6 are not being approved within this plans et**.
3. Any changes required from other plan sets that apply to sheets being approved, shall be reflected in revised plansheets resubmitted for review and subsequent approval.

*Refer to the Associated Files section of the permit page for a PDF of the planset containing the following engineering comments noted.

The following subdivision improvement plan set submittal has been reviewed and conditionally approved pending correction to the plan sheets noted below. Please provide resolution to the items noted below and provide an updated plan set to resolve all comments.

Subdivision Improvement Plans (Partial Approval Set) – Grading and Drainage Sheets (Cover C0.0, Sheets C2.0 to C2.16 and C3.1 to C3.31 (49 Sheets Total)

1. Sheet - 01 of 49 - Cover Sheet -Please denote which sheets are submitted in the set on the Drawing Index.
2. Sheet - 11 of 49 - Clean up grading / give plan callouts 4:1 max slope
3. Sheet - 11 of 49 - Extend/ join ditches limit runoff that goes directly down pond sideslopes. Typical for all ponds.
4. Sheet - 11 of 49 - Put a cleanout or junction box here
5. Sheet - 13 of 49 - Clean up grading
6. Sheet - 13 of 49 - Extend ditches
7. Sheet - 15 of 49 - Extend ditches along all sides that runoff into pond
8. Sheet - 15 of 49 - Clean up grading
9. Sheet - 15 of 49 - Verify area shaded/hatched (riprap?)
10. Sheet - 17 of 49 - Extend ditches shown
11. Sheet - 17 of 49 - Show spillway.
12. Sheet - 29 of 49 - Label these if important on this sheet. Unable to see them here need easements for all stormwater facilities.
13. Sheet - 35 of 49 - These c values are super low compared to proposed imperviousness in the DIA.
14. Sheet - 35 of 49 - Update table
15. Sheet - 35 of 49 - Provide “Q” values in the Roadway Drainage Culverts table.
16. Sheet - 38 of 49 - Not a culvert - show HGL profile or the segment of pipe noted.
17. Sheet - 38 of 49 – BCT1_F1 profile - "Q" mismatches table
18. Sheet - 39 of 49 - Height of 36" varies. Please verify.
19. Sheet - 42 of 49 - Label element name.
20. Sheet - 43 of 49 - HGL missing where noted.
21. Sheet - 48 of 49 - Where noted, size these, 70, 130 cfs seems way too much for a single inlet. Culvert?
22. Sheet - 48 of 49 - Need drainage areas, hydraulic computations for all these pond inlets as well.

*Refer to the Associated Files section of the permit page for a PDF of the planset containing the following engineering comments noted.

The following subdivision improvement planset submittal has been reviewed and conditionally approved pending correction to the plansheets noted below. Please provide resolution to the items noted below and provide an updated planset to resolve all comments.

Subdivision Improvement Plans – (Submitted as Resubmittal Review 04)

1. Sheet - 1 of 142 - Main subdivision improvement planset shall include all plansheets.
2. Sheet - 11 of 142 - Shift left turn bay striping to the east to maintain length now that the NBFR is shown graphically and is under construction. If the warehouse and 2 driveways are already through City's review process as a site development permit, those driveways should be shown here and coordinated with the left turn bay. I believe that driveway closest to FM 3349 is a RI-RO
3. Sheet - 28 of 142 - Verify and add armoring
4. Sheet - 28 of 142 - callout proposed elements
5. Sheet - 28 of 142 - Verify manhole / junction box?
6. Sheet - 28 of 142 - Update / clarify grading where noted
7. Sheet - 29 of 142 - Update / clarify grading where noted
8. Sheet - 29 of 142 - Update / clarify grading where noted
9. Sheet - 29 of 142 - Update / clarify grading where noted
10. Sheet - 29 of 142 - Verify and add armoring

11. Sheet - 29 of 142 - Clarify how runoff arrives at inlets
12. Sheet - 30 of 142 - Add inlet to pond where noted
13. Sheet - 30 of 142 - Verify graphic near rip rap and remove if not necessary
14. Sheet - 30 of 142 - Show existing contours here, show proposed ditch taper to existing
15. Sheet - 30 of 142 - This area noted is kind of large to runoff directly into the pond. If it can't be concentrated / collected outside the pond, consider armoring pond toe / top this side
16. Sheet - 31 of 142 - Show how runoff arrives at pr inlets, typ all pond inlets
17. Sheet - 31 of 142 - Show notch spillway
18. Sheet - 128 of 142 - Previous comment wasn't addressed properly. Prime Coat (not primer) is placed on top of flex base before HMAC. Tack coat is shown correctly on top of TY B between HMAC layers.
19. Sheet - 128 of 142 - For constructability and long-term maintenance the grading should include a berm/buffer over the top of the flex base. Reference City of Taylor Standards for roadways with curb and gutter (PV004).

Fire Department Comments
The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

1. The noted fire hydrants may not be all inclusive. Depending on the future development and site lay out, each building may require additional fire hydrants for each future project.

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,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

Hutto
ETJ

FM 3349

Subject
Property

CR
404

PZ-2022-1573

RCR-Taylor Logistics Park
Subdivision Improvement Plans
Location Map
Approximately 756.00 Acres

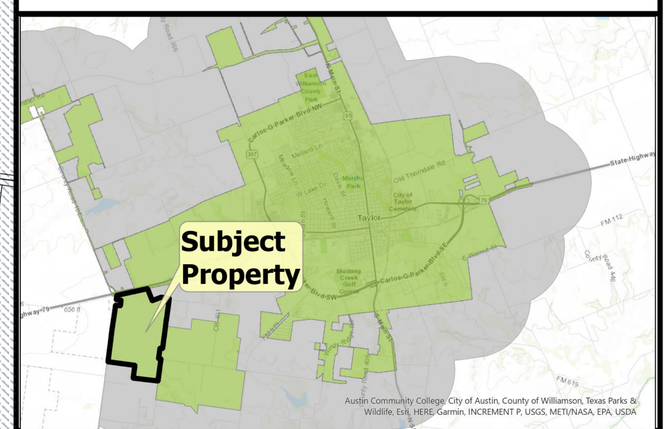
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Legend

- ETJ
- Subject Property
- Parcels
- Streets

ZONING

- B-2/CPD
- R-1 Single Family
- M-2/CPD



0 0.3 0.6 Miles

City of Taylor
PZ-2023-1644
Aaron Barta Subdivision Minor Plat
Staff Report

Item Details

Requested Action:	Consider Conditional Approval of the Aaron Barta Subdivision Minor Plat.
Address/Location:	Generally located at 1303 Old Thorndale Road.
Legal Description:	Approximately 0.997 acres of land part of and out of the Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.
Current Zoning:	R-1
Current Use:	Single Family Residence & Vacant Land
Applicant:	Bruce Bryan/Bryan Technical Services
Case History:	This is the second submission of the plat.
Staff Recommendation:	The submitted plat partially meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Conditional Approval of the proposed subdivision improvement plans pending compliance with the outstanding staff comments.

Attachments

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

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

BRUCE BRYAN
BTS
911 N MAIN
TAYLOR TX 76574
BRUCE@BRYANTECHNICALSERVICES.COM

Date: Thursday, July 6, 2023

Address: 1303 OLD THORNDALE RD, TAYLOR 76574

Permit Number PZ-2023-1644

Dear BRUCE BRYAN,

Staff has completed its review of plans for the Aaron Barta Subdivision that is to be generally located at 1303 OLD THORNDALE RD, TAYLOR, TX 76574. At this time staff has issued Conditional Approval as there are some corrections that need to be made prior to recordation of the plat. Please address the comments from this review:

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.

1. Title of the Plat at the top (and elsewhere) should read as follows,
    - Aaron Barta Subdivision
    - a Minor Plat in Taylor, Williamson County, Texas
2. Please confirm that the 10’ P.U.E along the frontage of Old Thorndale Road will not displace any existing utilities. The intent is to keep the P.U.E. where the utilities are presently located and not shift them to accommodate additional ROW along Old Thorndale Road.
3. The right-of-way widening should be captured as a “Right-of-Way Reservation”.
4. Contours can be removed for Minor Plats.
5. Please remove Mr. Barta’s phone number and e-mail address from the Owner information.
6. Remove, “Submittal Date: 06-16-23”
7. Plat Notes: Note #5 revise to “…Approved on 09-06-2022”.
8. Plat Notes: Note #7 revise to “…Approved on 09-13-2022”.
9. Revise Lot and Block Table. The square foot and acreage on the plat depiction do not match what is stated in the table.
10. Metes & Bounds – Does the IR Set to establish the flagpole portion of Lot 2 need to be captured to allude to the 12.50’ access?
11. Metes & Bounds – should there be symbology for the 3/8” IRF? I see that it states, “not honored”. Just checking.
12. Metes & Bounds – 1” IRF for 0.20 acres – confirm spelling of “Tally”; should it be “Talley”?
13. Metes & Bounds – “Thence North 21 degrees 42’ 19”…” should there be a break in the identification of all IRs set (IR set between 233.59’ and 184.18’)? Secondly, text alludes to an “iron rod found” but symbology alludes to iron rod set.

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 by email at javier.vasquez@hdrinc.com.

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

Plat Sheet 1 of 3

1. Revise the callout for the 25-ft easement to make the dimensioning legible.
2. Revise or remove callout for 14-ft if not needed on the plat.
3. Verify iron rod symbology with metes and bounds paragraph 5 for northwest corner.

Plat Sheet 2 of 3

1. Metes and Bounds Paragraph 5 - Description should mention passing a set iron rod as shown on the drawing for a southwest corner of proposed Lot 2

Fire Department Comments
The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov
.

1. A plat note shall be included that states the following:
    a. It is recommended that access roads or driveways be constructed with sufficient width and all weather material to support emergency service vehicles.

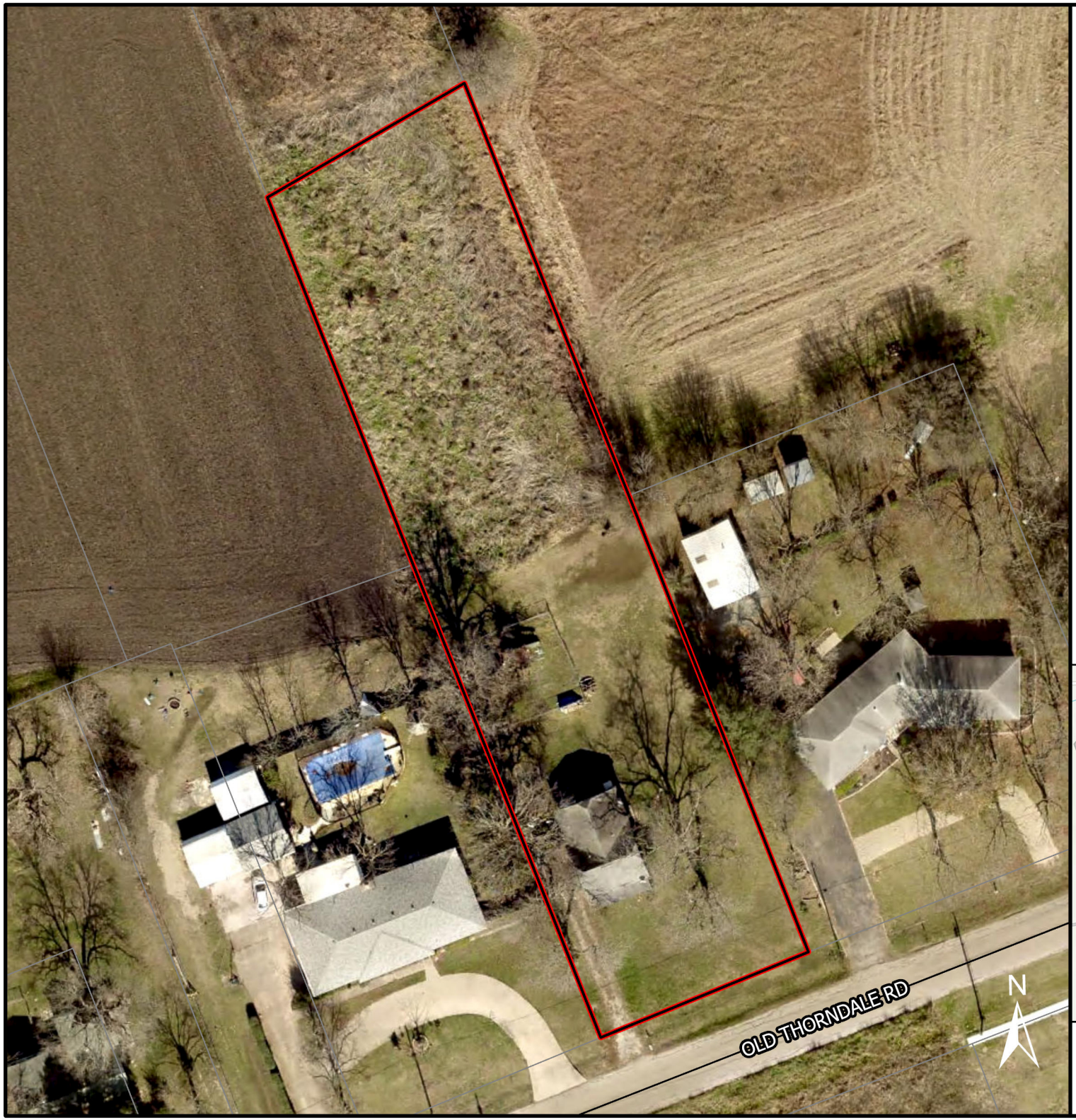
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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,

CPeres

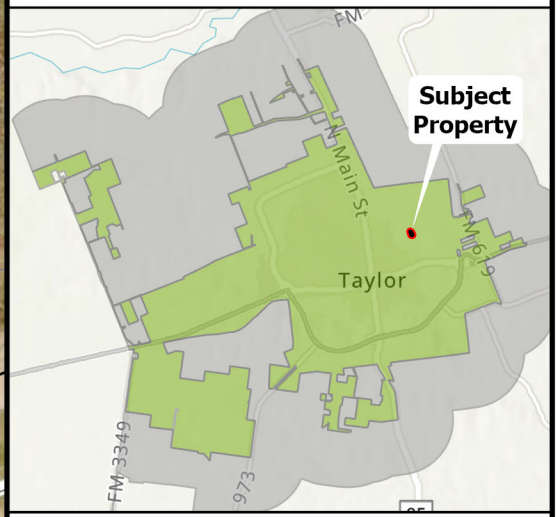
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1644

1303 Old Thorndale Rd.
Minor Plat
Location Map

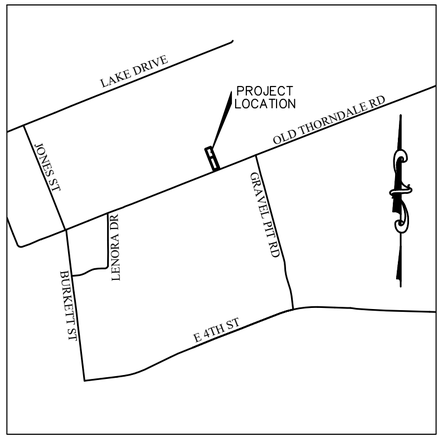
- 1303 Old Thorndale Rd.
- Parcels
- Streets
- City Limits
- ETJ Boundary



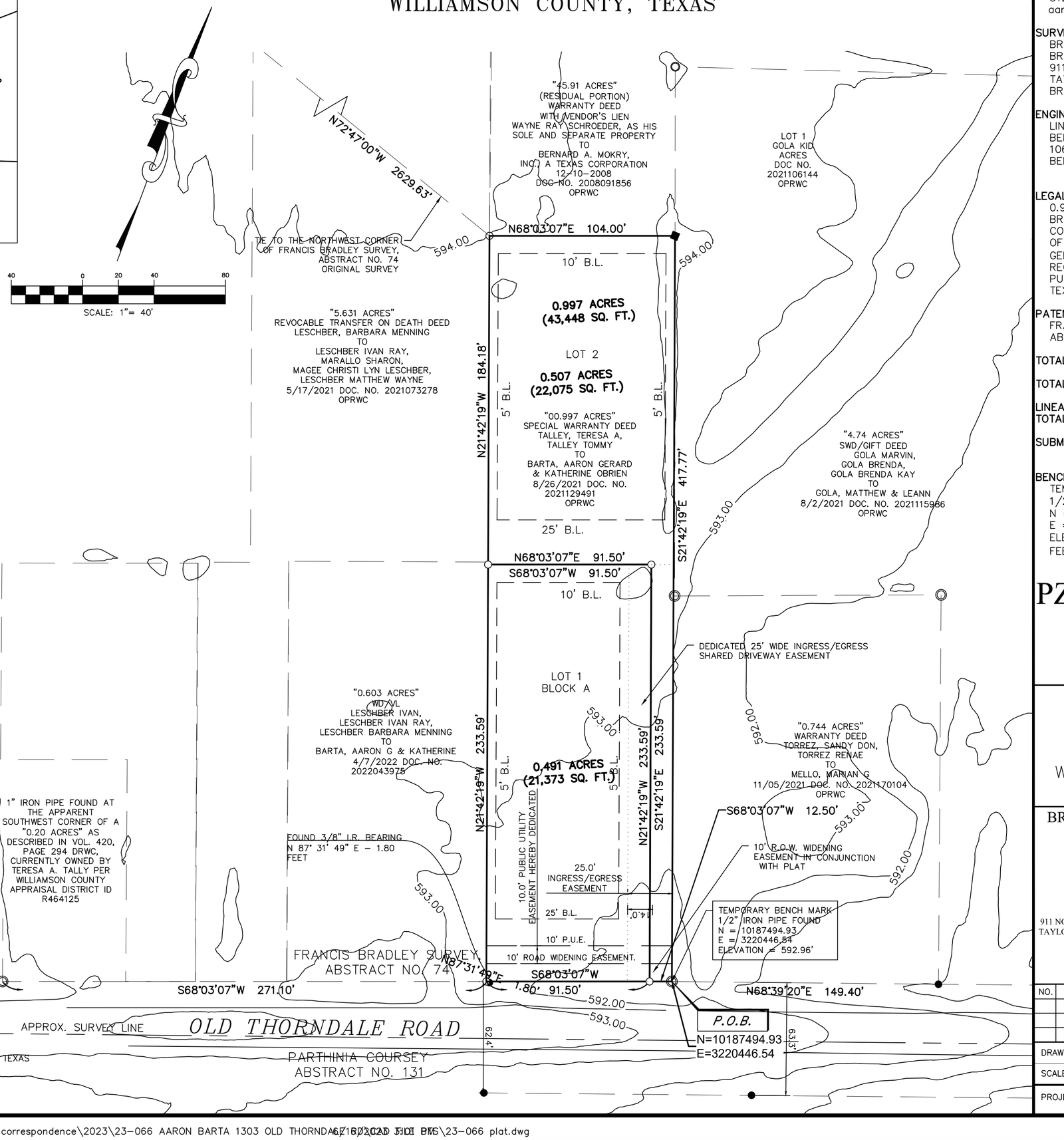
0 25 50 100 US Feet

MINOR PLAT
AARON BARTA SUBDIVISION
WILLIAMSON COUNTY, TEXAS

VICINITY MAP



SCALE: 1" = 2000'



SCALE: 1"= 40'

LEGEND:

- ○ 1/2" IRON ROD SET
- ● IRON ROD FOUND
- ◎ IRON PIPE FOUND
- ■ SQUARE BOLT FOUND

PLAT NOTES:

1. UTILITY PROVIDERS –WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER **48491C0534F**, EFFECTIVE DATE OF **12/20/2019**
4. A 10–FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
5. THIS PROPERTY WAS THE SUBJECT OF A VARIANCE REQUEST TO ALLOW A LOT WIDTH OF LESS THAN 70 FEET (PZ–2022–1534) WHICH WAS APPROVED ON 09–13–23.
6. MINIMUM OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
7. THIS PROPERTY WAS THE SUBJECT OF A VARIANCE REQUEST TO FACILITATE THE CONFIGURATION OF THE REAR LOT AS A FLAG LOT (PZ–2022–1539) WHICH WAS APPROVED ON 09–13–23.
8. MAXIMUM DENSITY IS ONE DWELLING UNIT PER 1,000 SQUARE FEET.
9. SETBACKS AND STRUCTURES WILL CONFORM TO CITY OF TAYLOR ZONING ORDINANCE,AS AMENDED, GUIDELINES FOR R–1.
10. CONTOURS ARE DERIVED FROM WILLIAMSON COUNTY LIDAR DATA.

LOT AND BLOCK TABLE			
PARCEL #	AREA	ACRES	TYPE
LOT 1	21668	0.497	RESIDENTIAL
LOT 2	21780	0.500	RESIDENTIAL
TOTAL	43448	00.997	RESIDENTIAL

ABBREVIATIONS
FND. – FOUND
I.R. – IRON ROD
I.P. – IRON PIPE
P.O.B. – POINT OF BEGINNING
R.O.W. – RIGHT–OF–WAY
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC – OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD – WARRANTY DEED
GWD – GENERAL WARRANTY DEED
SWD – SPECIAL WARRANTY DEED
W/VL – DEED WITH VENDOR'S LIEN
WCR – WILLIAMSON COUNTY ROAD

OWNER:
AARON BARTA
1301 OLD THORNDALE ROAD
TAYLOR TEXAS 76574
512–296–5575
aaronbarta316@gmail.com

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

ENGINEER:
LINA CHTAY PE NO. 107211
BELTON ENGINEERING
106 EAST STREET
BELTON TX 76513

LEGAL DESCRIPTION:
0.997 ACRE TRACT OF LAND IN THE FRANCIS BRADLEY SURVEY, ABSTRACT 74, INWILLIAMSON COUNTY, TEXAS, BEING A 0.997 ACRE TRACT OF LAND DESCRIBED IN DEED TO AARON GERARD BATA AND KATHERINE O'BRIEN BARTA, RECORDED IN DOC. #2021129491 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:
FRANCIS BRADLEY SURVEY
ABSTRACT NO. 74

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2

LINEAR FEET OF NEW STREETS: NONE
TOTAL ACREAGE: 0.997 ACRES

SUBMITTAL DATE: 06–16–23

BENCHMARK DESCRIPTION:
TEMPORARY BENCH MARK
1/2" IRON PIPE FOUND
N = 10187494.93
E = 3220446.54
ELEVATION = 592.96'
FEET (NAVD 88, GEOID MODEL 2012B)

PZ-2023-1644

AARON BARTA
SUBDIVISION
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JC	CHECKED BY: BLB
SCALE: 1" = 40'	APPROVED BY: BLB
PROJECT NO. 23–066	DATE: June 16, 2023

MINOR PLAT
AARON BARTA SUBDIVISION
WILLIAMSON COUNTY, TEXAS

These notes describe that certain tract of land located in the FRANCIS BRADLEY SURVEY, ABSTRACT NO. 74, located in the City of Taylor, situated in Williamson County, Texas; subject tract being all of a called "00.997 Acres" conveyed in a Special Warranty Deed from Teresa A. Talley, and Tommy Talley to Aaron Gerard Barta AND Katherine O'Brien Barta dated 08–06–2021 and recorded in Document No. 2021129491 of the Official Public Records of Williamson County, Texas (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the Month of July 2021, and being more fully described as follows:

BEGINNING at a 1/2" Iron pipe found in the North line of Old Thorndale Road, being the Southwest corner of a called "0.744 Acres" conveyed in a Warranty Deed with Vendor's Lien from Gary D. Pepper, as Independent Executor of the Estate of Louise M. Pepper, deceased to Sandy Don Torrez, a single woman, dated 9–24–2019 and recorded in Document No. 2019090788 OPRWC, being the Southeast corner of subject tract;

THENCE South 68° 03' 07" West with the North line of Old Thorndale Road and the South line of said "00.997 Acres", a distance of 104.00 feet to a 1/2" Iron rod set (capped BTS), being the Southeast corner of a called "0.603 Acres" conveyed in a Warranty Deed from Ivan Leschber, ET AL to Aaron G. Barta, ET UX. Katherine Barta dated 04–07–2022 and recorded in Document No. 2022043975 OPRWC), same being the Southwest corner of subject tract, from which a 3/8" Iron rod found (not honored) bears North 87° 31' 49" East a distance of 1.80 feet, also from which a 1" Iron pipe found in the North line of Old Thorndale Road at the apparent Southwest corner of a called "0.20 Acres" as described in Volume 420, Page 294 DRWC, currently owned by Teresa A. Tally per Williamson County Appraisal District ID number R464125 bears North 68° 03' 07" West a distance of 271.10 feet;

THENCE North 21° 42' 19" West with the West line of said "00.997 Acres" and the East line of said "0.603 Acres" and also the upper East line of a called "5.631 Acres" as conveyed in a Revocable Transfer on Death Deed from Barbara Menning Leschber to Ivan Ray Leschber, et al, dated 05–17–2021 of record in Document No. 2021073278, OPRWC, a distance of 417.77 feet to a 1/2" Iron rod found (capped BTS), being an exterior corner of a called "45.91 Acres" (residual portion) conveyed in a Warranty Deed with Vendor's Lien from Wayne Ray Schroeder, as his sole and separate property to Bernard A. Mokry, Inc., a Texas Corporation, dated 12–10–2008 and recorded in Document No. 2008091856 OPRWC, same being the Northwest corner of subject tract;

THENCE North 68° 03' 07" East with the North line of said "00.997 Acres", with an exterior line of said "45.91 Acres" (residual portion), a distance of 104.00 feet to a Iron Square Bolt found, being an occupied exterior corner of said "45.91 Acres" (residual portion), being in the West line of Lot 1, Block 1, of Gola Kid Acres, a subdivision in Williamson County according to the plat recorded in Document No. 2021106144 OPRWC, same being the Northeast corner of subject tract;

THENCE South 21° 42' 19" East with the East line of said "00.997 Acres", with the West line of said "Lot 1, Block 1", passing a 1/2" Iron pipe found (standing 2 feet tall) at 201.79 feet and 0.58 feet to the left, being an exterior corner of said "Lot 1, Block 1", and also being the Northwest corner of said "0.744 Acres", continuing for a total distance of 417.77 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 00.997 Acres.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83 adjustment and are expressed as grid values.

COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT 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
_____, 2023.

_____
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

I, **LINA CHTAY**, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER **48491C0534F**, EFFECTIVE DATE **12–20–2019**, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS–OF–WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
_____ COUNTY, TEXAS, THIS _____ DAY OF
_____, 2023.

_____
LICENSED PROFESSIONAL ENGINEER
NO. **107211** STATE OF TEXAS

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, **AARON GERARD BARTA**, CO–OWNER OF THE CERTAIN 0.997 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021129491 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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, 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 AARON BARTA SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____,
2023.

_____
AARON GERARD BARTA
CO–OWNER
1301 OLD THORNDALE ROAD
TAYLOR TEXAS 76574

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, **KATHERINE O'BRIEN BARTA**, CO–OWNER OF THE CERTAIN 0.997 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021129491 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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, 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 AARON BARTA SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____,
2023.

_____
KATHERINE O'BRIEN BARTA
CO–OWNER
1301 OLD THORNDALE ROAD
TAYLOR TEXAS 76574

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **KATHERINE O'BRIEN BARTA**, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

MINOR PLAT
AARON BARTA SUBDIVISION
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, TERESA A. TALLEY, LIEN HOLDER OF THAT CERTAIN 0.997 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021129491 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR 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 AARON BARTA SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2023.

_____

TERESA A. TALLEY
P.O. BOX 1287
TAYLOR, WILLIAMSON COUNTY, TEXAS 76574
TAYLOR TEXAS 76574

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TERESA A. TALLEY, 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 _____, 2023.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, TOMMY TALLEY, LIEN HOLDER OF THAT CERTAIN 0.997 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021129491 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY,, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR 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 AARON BARTA SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2023.

_____

TOMMY TALLEY
P.O. BOX 1287
TAYLOR, WILLIAMSON COUNTY, TEXAS 76574
TAYLOR TEXAS 76574

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TOMMY TALLEY, 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 _____, 2023.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

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

_____ _____

_____ _____, DIRECTOR DATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___ A.D., AT _____O'CLOCK, ___.M., AND DULY RECORDED THIS THE DAY OF _____, 2023 A.D., AT ___O'CLOCK, ___.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY:

_____
DEPUTY

PLOTSTAMP

City of Taylor
PZ-2023-1686
Castlewood Subdivision Phase 1 Replat
Staff Report

Item Details

Requested Action:	Consider Disapproval of Castlewood Subdivision Phase 1 Replat
Address/Location:	Generally located near the intersection of Gatehouse Way and Streamwood Trail
Legal Description:	Approximately 2.06 acres of land generally located near the intersection of Gatehouse Way and Streamwood Trail, more particularly described by the Williamson Central Appraisal District Parcels R618618, R618619, R618620, R618621, R618622, R618623, R618624, R618625, R618626, R618627, R618628, R618629, R618630, R618631, R618632, R618633, R618634, R618635, R618636, R618637, R618638, R618639, R618640, R618641, R618642, R618643, R618644, R618645, R618646, R618647, R618647, R618648, R618649, part of the Castlewood Subdivision Phase 1 Final Plat
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Kimley-Horn
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Disapproval of the proposed Replat.

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

Aaron Levy
Townbridge Homes
5511 Reynolds Road
Austin TX 78749

Date: Wednesday, July 5, 2023

Address: 106 W Wesley Miller Lane, Taylor 76574

Permit Number PZ-2023-1686

Dear Aaron Levy,

Staff has completed their review of plans for the “Castlewood Re-Plat Phase 1” that is to be generally located at 106 W Wesley Miller Lane, 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 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.

1. Please add case number PZ-2023-1686
2. Revise the title and statement (legal description) beneath the title. Should reflect the block and lots being replat and the originating plat (Castlewood Final Plat).
3. Ensure the correct Blocks are being called out. One title block states “Block 19”.
4. Vicinity Map does not depict the correct location and should be at 1:1,000 or 1:2,000 scale.
5. Ensure the North Arrow for the Vicinity Map and Plat are to True North.
6. Legend has information within it that does not relate back to any symbology or call outs within the Plat (ex: IRFC, IRF). Please remove or correct the plat to include text callouts.
7. Block and Lot table need a total for each in square feet.
8. Provide total acreage of the area within the Replat.
9. Confirm if Block Length listed as “400” is accurately depicted.
10. Remove the phone number of the property owner.
11. Opt to revise Contact information beneath Engineer.
12. Current field notes missing.
13. Plat Notes – there are many individual notes that tie back to the Planned Development Ordinance 2019-27. These can be captured under one note.
14. Plat Notes – Remove any unnecessary information that is not specific to what is being replatted. Notes 5, 13, and 14 pertain to the entire subdivision and could likely be captured in a singular plat note that ties back to the original final plat.
15. I feel that it would be further indicative to hatch the lots that are spearheading this replat (I understand that to be Block 18, Lots 1 & 16, and Block 17, Lots 1 and 16 – please confirm). Add the hatch symbology to the Legend and identify it as something along the lines of “Lots Subject to Change”, then lightly hatch the insert and maybe throw a bubble around it or make it slightly larger.
16. Inset – Where it says “alley” add “Alley/Public Right-of-way”. I understand this replat to revise the corner lots of Block 17 & 18.
17. Page 2 – Same as Engineer’s Comment #4. Add the Director of Development Services Signature Block.
18. Page 2 – Ensure there is enough room for notary stamps and County Clerk (bounding box may limit this).

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 by email at javier.vasquez@hdrinc.com.

*See Associated Files portion of the permit page to download a copy of the PDF containing comments.

The proposed re-plat has been reviewed with the following comments:

1. Verify replat content to be same as original plat with changes made to applicable information.
2. Language in plat heading to be revised. This should not indicated that 32 lots are being created since they exist in original plat.
3. The corner clips for easement shown on the block 17/18 inset does not match the layout typical detail for blocks 17/18.
4. Verify all appropriate signature blocks are provided/removed on sheet 2 of 2.
5. Form provided by Charter Spectrum is not signed. Only name provided on a Word document. Have the appropriate authorized representative provide required signature.

Fire Department Comments
The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

1. Reviewed with no comments.

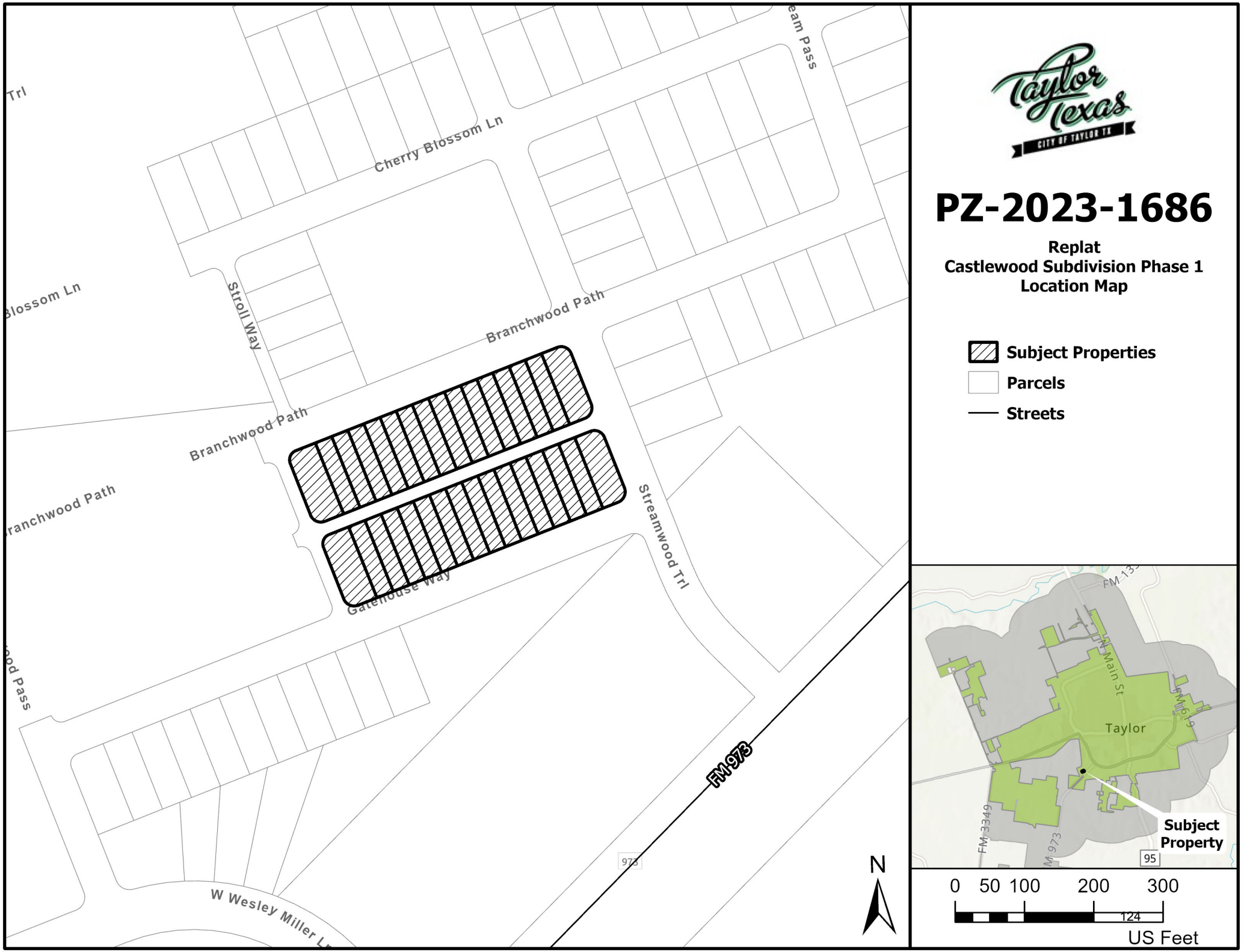
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,

CPeres

Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1686

Replat
Castlewood Subdivision Phase 1
Location Map

- Subject Properties
- Parcels
- Streets

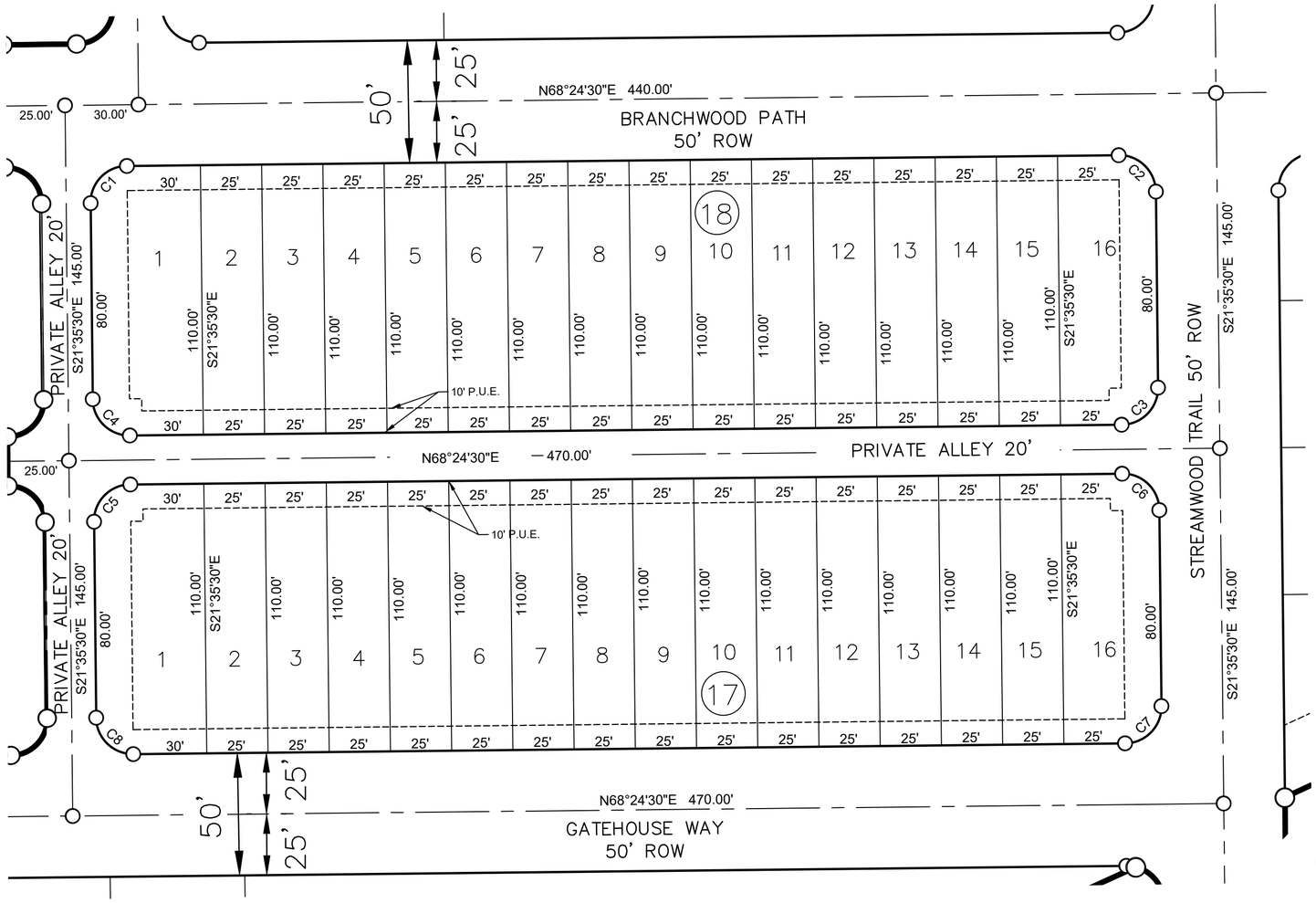
CASTLEWOOD SUBDIVISION PHASE 1
RE-PLAT

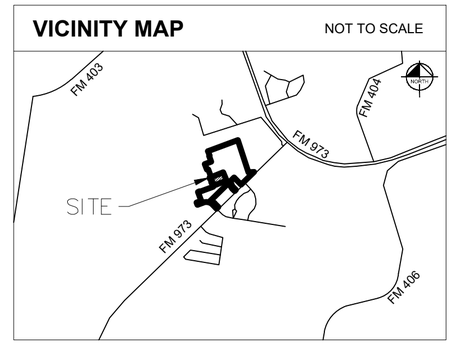
BEING A RE-PLAT TO CREATE 32 LOTS AND 2 BLOCKS, OUT OF THE
G.M. REESE SURVEY, ABSTRACT NO.533

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	S23°24'30"W	21.21'
C2	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C3	90°00'00"	15.00'	23.56'	N23°24'30"E	21.21'
C4	90°00'00"	15.00'	23.56'	S66°35'30"E	21.21'
C5	90°00'00"	15.00'	23.56'	S23°24'30"W	21.21'
C6	90°00'00"	15.00'	23.56'	N66°35'30"W	21.21'
C7	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C8	89°59'59"	15.00'	23.57'	S66°35'30"E	21.22'

BLOCK "17"		BLOCK "18"	
ACRES	1.10	ACRES	1.10
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
1	4853	1	4853
2	2750	2	2750
3	2750	3	2750
4	2750	4	2750
5	2750	5	2750
6	2750	6	2750
7	2750	7	2750
8	2750	8	2750
9	2750	9	2750
10	2750	10	2750
11	2750	11	2750
12	2750	12	2750
13	2750	13	2750
14	2750	14	2750
15	2750	15	2750
16	4303	16	4303

BLOCK LENGTH	
BLOCK "17"	400.00
BLOCK "18"	400.00







SCALE 1" = 40'

GRAPHIC SCALE IN FEET

40 0 20 40 80

1" = 40' @ 18X24

LEGEND

IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
MNF	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
(#)	BLOCK DESIGNATION

LINE TYPE LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- CENTER LINE
- RIGHT OF WAY LINE

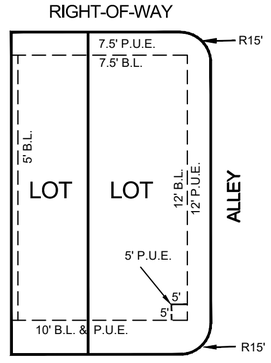
RE-PLAT
CASTLEWOOD SUBDIVISION PHASE 1

BLOCK 18, LOTS 1-16; BLOCK 19, LOTS 1-5

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

NOTES:

1. UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0545E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
5. PARKLAND DEDICATION REQUIREMENTS ARE MET BY THE DEDICATION OF BLOCK '19', RESERVE 3 AND BLOCK '10', RESERVE 1.
6. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
7. MAX. IMPERVIOUS COVER PER LOT: PER APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
8. ALL RESERVE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
9. TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
10. THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27
11. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
12. SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.
13. 1.60-ACRE PARK TO INCLUDE 6-FT CONCRETE SIDEWALKS AROUND THE PERIMETER OF THE SITE.
14. 1.18-ACRE PARK TO INCLUDE A 4-FT WIDE CONCRETE SIDEWALK ALONG THE NORTH SECTION ADJACENT TO THE STREET AND A MEANDERING 6-FT WIDE CRUSHED GRANITE PATH FROM THE INTERIOR RESIDENTIAL STREET TO SOUTH 70-FT WIDE ENTRY ROAD TO THE SUBDIVISION.



TOWNHOME BUILDING SETBACKS (B.L.) & PUBLIC UTLITY EASEMENTS (P.U.E.)
-TOWNHOME BLOCKS 17 & 18

PURPOSE STATEMENT: THIS RE-PLAT IS TO ADJUST THE 15 FOOT TOWNHOME BUILDING LINE AND PUBLIC UTILITY EASEMENT LINE ASSOCIATED WITH THE LAYOUT DETAIL OF TOWNHOME BLOCKS 17 & 18 TO 12 FEET, AND TO CORRECT THE CENTER LINE BEARING CALLS ALONG STREAMWOOD TRAIL.

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SPA	KHA	05/05/2023	063226900	1 OF 2

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

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

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

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Kimley-Horn and Associates, Inc.
All rights reserved

DWG NAME: K:\CEL_SURVEY\063278800-CASTLEWOOD\DWG\FINAL PLAT\CASTLEWOOD PHASE 1 REPLAT.DWG PLOTTED BY ALLEN, STEPHEN 5/5/2023 8:46 AM LAST SAVED 4/4/2023 3:31 PM

CASTLEWOOD SUBDIVISION PHASE 1 RE-PLAT

BEING A RE-PLAT TO CREATE 32 LOTS AND 2 BLOCKS OUT OF THE G.M. REESE SURVEY, ABSTRACT NO.533

LIEN HOLDER

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

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

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2023.

_____
(LIEN HOLDER SIGNATURE)
LIMA ONE CAPITAL, LLC
201 EAST MCBEE AVENUE, SUITE 300
GREENVILLE, SC 29601

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_____, 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 _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

SURVEYORS CERTIFICATION:

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

I, DANIEL ARTHUR, 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 _____, 2023.

_____
Daniel Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
Firm License # 10194503
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Ph. 469-501-2200
daniel.arthur@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SUBDIVISION PHASE 1" HAS BEEN ACCEPTED AN 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 OF THE _____ DAY OF _____, 202__.

_____ _____ _____
DATE
_____, CHAIRMAN

_____ _____ _____
DATE
_____, SECRETARY

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

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

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2023.

_____
AARON LEVY, PRESIDENT
CASTLEWOOD DEVELOPERS, LLC
5511 REYNOLDS RD.
AUSTON, TEXAS 78749

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 AARON LEVY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEERS CERTIFICATION:

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

I, WILLIAM BUZZELLI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

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

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer WILLIAM J. BUZZELLI
P.E. No. 133535 Date 06/16/17

WILLIAMSON COUNTY CLERK

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023 A.D., AT _____ O'CLOCK _____.M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2023 A.D., AT _____ O'CLOCK _____.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY

PURPOSE STATEMENT: THIS RE-PLAT IS TO ADJUST THE 15 FOOT TOWNHOME BUILDING LINE AND PUBLIC UTILITY EASEMENT LINE ASSOCIATED WITH THE LAYOUT DETAIL OF TOWNHOME BLOCKS 17 & 18 TO 12 FEET, AND TO CORRECT THE CENTER LINE BEARING CALLS ALONG STREAMWOOD TRAIL.

RE-PLAT
CASTLEWOOD SUBDIVISION PHASE 1

BLOCK 17, LOTS 1-16; BLOCK 18, LOTS 1-16

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

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	KHA	05/05/2023	063226900	2 OF 2

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

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

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

DWG NAME: K:\CEL_SURVEY\069278800-CASTLEWOOD\DWG\FINAL PLAT\CASTLEWOOD PHASE 1 REPLAT.DWG PLOTTED BY ALLEN, STEPHEN 5/5/2023 11:04 AM LAST SAVED 5/5/2023 8:50 AM

City of Taylor
PZ-2023-1687
Castlewood Subdivision Phases 2 & 3 Replat
Staff Report

Item Details

Requested Action:	Consider Disapproval of Castlewood Subdivision Phases 2 & 3 Replat (Block 1, Lot 1, Block 11, Lots 1-16, and Block 12, Lots 1-16)
Address/Location:	Generally located at near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane
Legal Description:	Approximately 6.70 acres of land generally located at near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane, more particularly described by the Williamson Central Appraisal District Parcels R630380, R630381, R630382, R630383, R630384, R630385, R630386, R630387, R630388, R630389, R630390, R630391, R630392, R630393, R630394, R630395, R630396, R630397, R630398, R630399, R630400, R630401, R630402, R630403, R630404, R630405, R630406, R630408, R630409, R630410, R630411, part of the Castlewood Subdivision Phases 2 & 3 Final Plat
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Kimley-Horn
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Disapproval of the proposed Replat.

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

Aaron Levy
Townbridge Homes
5511 Reynolds Rd
Austin TX 78749

Date: Wednesday, July 5, 2023

Address: 106 W Wesley Miller Lane, Taylor 76574

Permit Number PZ-2023-1687

Dear Aaron Levy,

Staff has completed its review of plans for the Castlewood Replat Phase 2 & 3 that is to be generally located at 106 W Wesley Miller Lane, 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 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.

1. Please add case number PZ-2023-1687
2. Revise the title and statement (legal description) beneath the title. Should reflect the block and lots being replat and the originating plat (Castlewood Final Plat).
3. Vicinity Map does not depict the correct location and should be at 1:1,000 or 1:2,000 scale.
4. Legend has information within it that does not relate back to any symbology or call outs within the Plat (ex: IRFC, IRF). Please remove or correct the plat to include text callouts.
5. Block and Lot table need a total for each in square feet.
6. Provide total acreage of the area within the Replat.
7. Remove the phone number of the property owner.
8. Opt to revise Contact information beneath Engineer.
9. Current field notes missing.
10. Plat Notes – there are many individual notes that tie back to the Planned Development Ordinance 2019-27. These can be captured under one note.
11. Plat Notes – Remove any unnecessary information that is not specific to what is being replatted (note #5, 10?).
12. I feel that it would be further indicative to hatch the lots that are associated with the inset detail (I understand that to be Block 11 Lots 1 & 16, and Block 12, Lots 1 and 16 – please confirm). Add the hatch symbology to the Legend and identify it as something along the lines of “Lots Subject to Change”, then lightly hatch the insert and maybe throw a bubble around it or make it slightly larger.
13. Inset – Where it says “alley” add “Alley/Public Right-of-way”. I understand this replat to revise the corner lots of Block 11 & 12.
14. Page 2 – Same as Engineer’s Comment #4. Add the Director of Development Services Signature Block.
15. Page 2 – Ensure there is enough room for notary stamps and County Clerk (bounding box may limit this).

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 by email at javier.vasquez@hdrinc.com.

*See Associated Files portion of the permit page to download a copy of the PDF containing comments.

The proposed re-plat has been reviewed with the following comments:

1. Verify replat content to be same as original plat with changes made to applicable information.
2. Language in plat heading to be revised. This should not indicated that 33 lots are being created since they exist in original plat.
3. The corner clips for easement shown on the block 11/12 inset does not match the layout typical detail for blocks 11/12.
4. Verify all appropriate signature blocks are provided/removed on sheet 2 of 2.
5. Form provided by Charter Spectrum is not signed. Only name provided on a Word document. Have the appropriate authorized representative provide required signature.

Fire Department Comments
The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

1. Reviewed with no comments.

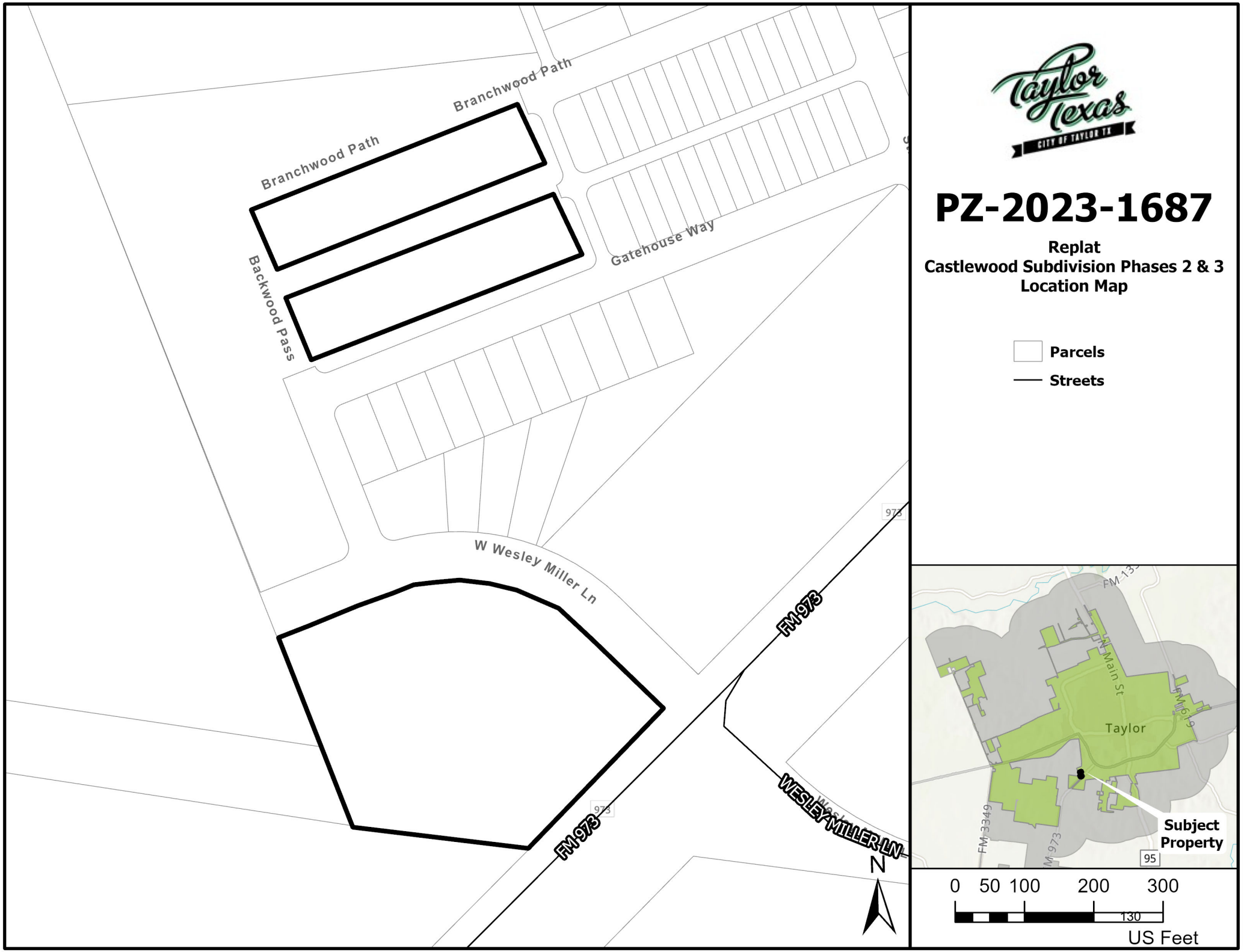
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,

CPeres

Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1687

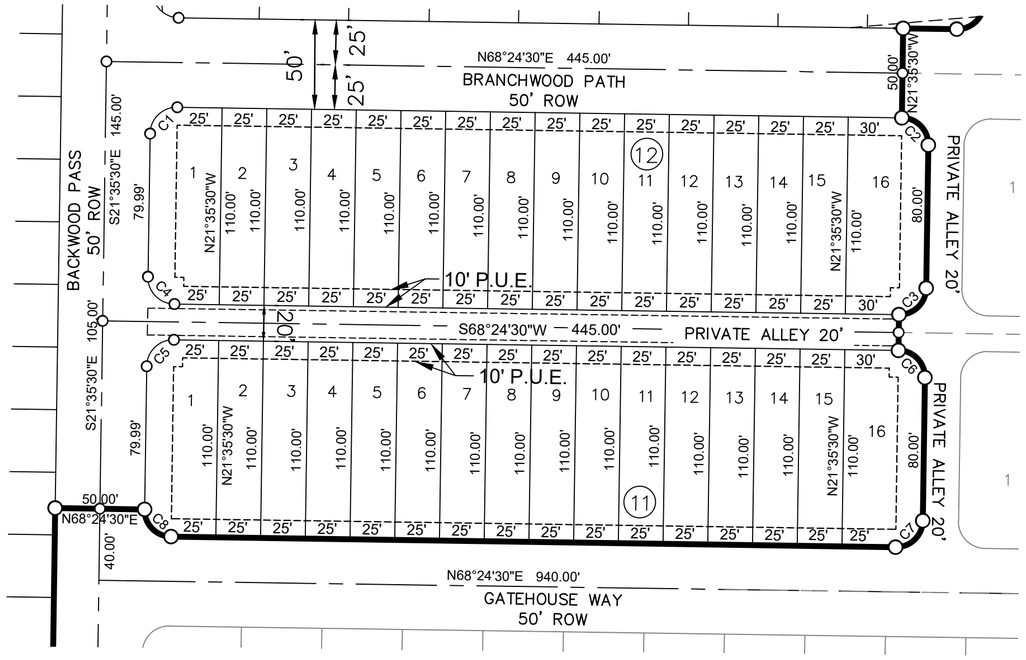
Replat
Castlewood Subdivision Phases 2 & 3
Location Map

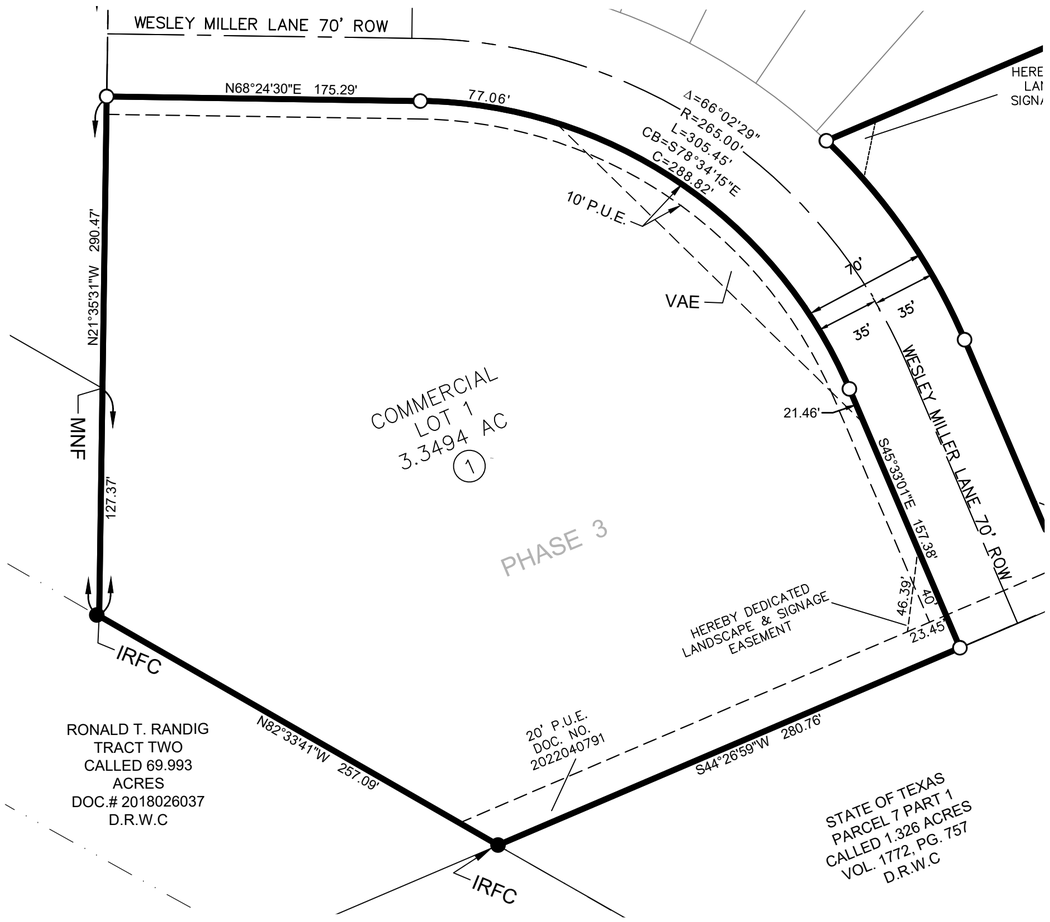
Parcels

Streets

CASTLEWOOD SUBDIVISION PHASES 2 & 3 RE-PLAT

BEING A RE-PLAT TO CREATE 33 LOTS AND 3 BLOCKS,
OUT OF THE G.M. REESE SURVEY, ABSTRACT NO.533





PURPOSE STATEMENT: THIS RE-PLAT IS TO ADJUST THE 15 FOOT TOWNHOME BUILDING LINE AND PUBLIC UTILITY EASEMENT LINE AND CORNER CLIP ASSOCIATED WITH THE LAYOUT DETAIL OF TOWNHOME BLOCKS 11 &12 TO 12 FEET; TO ADJUST THE DIMENSIONS OF THE DEDICATED LANDSCAPE AND SIGNAGE EASEMENT WEST OF WESLEY MILLER LANE; TO REMOVE THE V.A.E. WITHIN BLOCKS 11&12; TO ADD A 10' P.U.E. IN BLOCK 1, LOT 1.

NORTH

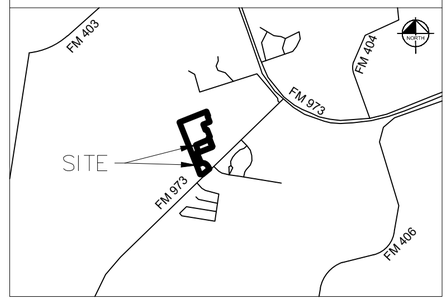
GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 18X24

NOTES:

1. UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0541F, EFFECTIVE DATE OF DECEMBER 20, 2019.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
5. PARKLAND DEDICATION REQUIREMENTS ARE MET BY CASTLEWOOD SUBDIVISION, PHASE 1, FINAL PLAT.
6. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
7. ALL RESERVES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
8. TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
9. THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27
10. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
11. SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.

VICINITY MAP

NOT TO SCALE



LINE TYPE LEGEND

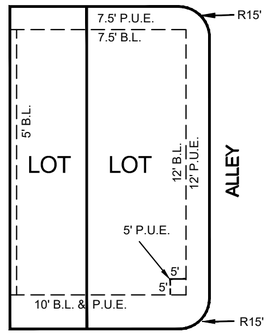
———	BOUNDARY LINE
— — — —	EASEMENT LINE
———	LOT LINE
———	ALIGNMENT LINE

LEGEND

IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
MNF	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
VAE	VISIBILITY ACCESS EASEMENT
(#)	BLOCK DESIGNATION

BLOCK "11"		BLOCK "12"	
ACRES	1.09	ACRES	1.09
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
1	4304	1	4304
2	2750	2	2750
3	2750	3	2750
4	2750	4	2750
5	2750	5	2750
6	2750	6	2750
7	2750	7	2750
8	2750	8	2750
9	2750	9	2750
10	2750	10	2750
11	2750	11	2750
12	2750	12	2750
13	2750	13	2750
14	2750	14	2750
15	2750	15	2750
16	4853	16	4853
BLOCK "1"		BLOCK LENGTH	
ACRES	3.35	BLOCK "11"	405.00
LOT NO.	AREA (SQ. FT.)	BLOCK "12"	405.00
1	145898		

RIGHT-OF-WAY



TOWNHOME BUILDING SETBACKS (B.L.) & PUBLIC UTLITY EASEMENTS (P.U.E.)
-TOWNHOME BLOCKS 11 & 12

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C2	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C3	89°58'53"	15.00'	23.56'	N23°25'10"E	21.21'
C4	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C5	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C6	89°43'23"	15.04'	23.55'	N66°35'28"W	21.22'
C7	90°00'00"	15.00'	23.56'	N23°24'30"E	21.21'
C8	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'

RE-PLAT
CASTLEWOOD PHASES 2 & 3

BLOCK 1, LOT 1; BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;

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

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SPA	DRA	05/04/2023	063226900	1 OF 2

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

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

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

131

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DWG NAME: K:\CEL_SURVEY\069278800-CASTLEWOOD\DWG\FINAL PLAT\CASTLEWOOD PHASE 2&3 REPLAT.DWG PLOTTED BY ALLEN, STEPHEN 5/5/2023 8:29 AM LAST SAVED 5/4/2023 9:36 AM

CASTLEWOOD SUBDIVISION PHASES 2 & 3
RE-PLAT

BEING A RE-PLAT TO CREATE 33 LOTS AND 3 BLOCKS,
OUT OF THE G.M. REESE SURVEY, ABSTRACT NO.533

SURVEYORS CERTIFICATION:

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

I, DANIEL ARTHUR, 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 CELINA, COLLIN COUNTY, TEXAS, THIS ____ DAY OF FEBRUARY, 2023.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Daniel arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
Firm License # 10194503
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Ph. 469-501-2200
daniel.arthur@kimley-horn.com

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

That AARON LEVY, PRESIDENT OF CASTLEWOOD DEVELOPERS, LLC SOLE OWNER OF THAT CERTAIN 58.29 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2019071348 AND DOCUMENT NO. 2019071361, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2023.

_____
AARON LEVY, PRESIDENT
CASTLEWOOD DEVELOPERS, LLC
5511 REYNOLDS RD.
AUSTIN, TEXAS 78749

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 AARON LEVY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SUBDIVISION PHASE 2 & 3 FINAL PLAT" HAS BEEN ACCEPTED AN 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 OF THE _____ DAY OF _____, 202___

_____ _____ _____
DATE
_____, CHAIRMAN

_____ _____ _____
DATE
_____, SECRETARY

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LIEN HOLDER

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

I, _____ OF RED FOX CAPITAL MORTGAGE FUND, LP, LIENHOLDER OF THAT CERTAIN 41.3651 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2019071349 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SUBDIVISION PHASE 2 & 3 FINAL PLAT".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2023.

_____
(LIEN HOLDER SIGNATURE)
RED FOX CAPITAL MORTGAGE FUND, LP
P.O. BOX 11065
CHARLOTTE, NC 28220

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_____, 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 _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEERS CERTIFICATION:

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

I, WILLIAM BUZZELLI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

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

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer WILLIAM J. BUZZELLI
P.E. No. 133535 Date 06/16/17

WILLIAMSON COUNTY CLERK

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
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 _____, 202__ A.D., AT _____ O'CLOCK _____.M., AND DULY RECORDED THIS THE _____ DAY OF _____, 202__ A.D., AT _____ O'CLOCK _____.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY

PURPOSE STATEMENT: THIS RE-PLAT IS TO ADJUST THE 15 FOOT TOWNHOME BUILDING LINE AND PUBLIC UTILITY EASEMENT LINE AND CORNER CLIP ASSOCIATED WITH THE LAYOUT DETAIL OF TOWNHOME BLOCKS 11 &12 TO 12 FEET; TO ADJUST THE DIMENSIONS OF THE DEDICATED LANDSCAPE AND SIGNAGE EASEMENT WEST OF WESLEY MILLER LANE; TO REMOVE THE V.A.E. WITHIN BLOCKS 11&12; TO ADD A 10' P.U.E. IN BLOCK 1, LOT 1.

RE- PLAT
CASTLEWOOD PHASES 2 & 3

BLOCK 1, LOT 1; BLOCK 11, LOTS 1-16;
BLOCK 12, LOTS 1-16;

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

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	DRA	05/04/2023	063226900	2 OF 2

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

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

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

City of Taylor
PZ-2023-1677
Comprehensive Plan Amendment –
Future Land Use and Growth Sector Designation
Staff Report

Item Details

Subject Property:	Generally located near the southeast intersection of Old Thorndale Road and Gravel Pit Road.
Total Acreage:	Approximately 70.20 acres
Legal Description:	Approximately 70.20-acre tract of land out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.
Property Owner(s):	Yupell LLC & Jona Enterprises LLC
Representative:	Mike Herzog
Request:	A request to amend the Growth Sector designation of approximately 70.2 acres from Future Growth Sector (G-1) to Controlled Growth Sector Tier II (G2.2), and to amend the Future Land Use Map designation from Area of Minimal Change to Neighborhood Greenfield.
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 with a future residential project.

The first steps would be to request amendment to the Growth Sector and Future Land Use to facilitate development on the property.

The applicant is requesting to amend the Growth Sector designation of approximately **70.2** acres from Future Growth Sector (G-1) to **Controlled Growth Sector Tier II (G2.2)**, and to amend the Future Land Use Map designation from Area of Minimal Change to **Neighborhood Greenfield**.

Location:
Generally located near the southeast intersection of Old Thorndale Road and Gravel Pit Rd.

Physical and Natural Features:
The subject property is generally vacant land devoid of any large structures and historically used as agricultural lands.

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 growth is not intended during the timeframe of the Envision Taylor Comprehensive Plan because infrastructure systems are not available or planned for. The subject property is currently located within the Future Growth Sector (G-1). The applicant has requested to amend the designations on the subject property to the **Controlled Growth Sector Tier II (G2.2)**. The Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion.

Future Land Use and Zoning Designations:
The Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor.

The subject property is currently assigned the land uses designations of Area of Minimal Change.

The applicant has requested to amend the designations on the property to **Neighborhood Greenfield.**

Greenfield Neighborhoods are 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.

- Greenfield Neighborhoods should include a mix of residential building types (i.e., cottage courts, duplexes, mixed use buildings, townhomes, human scaled apartment buildings etc.), and neighborhoods serving retail and services.

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	R-1 (Single Family District)	Future Growth Sector	Area of Minimal Change	Agriculture/Single Family
South	R-1	Intended Growth Sector	Employment Regional	Agriculture/Single Family
East	R-1	Future Growth Sector	Area of Minimal Change	Agricultural
West	R-1	Intended Growth Sector	Neighborhood Greenfield	Agricultural

Utilities

The subject property is located within the City's service area for water and wastewater. Currently an 8-inch water line that runs along Old Thorndale Rd and spans the width of the north side of the subject property. Another 8-inch water line extends along the length of the west side of the property. A 6-inch wastewater line that runs along Old Thorndale Rd and spans the width of the north side of the subject property. Another 6-inch water line extends along the length of the west side of the property.
A utility scoping meeting will be required later to determine the specifics of capacity and off-site improvements. It is presumed that due to City improvements proposed in the area that capacity will be available but will be dependent on anticipated developments in and around the area. Presumably the applicant will require off-site improvements prior to development.

Transportation

The subject property gains access from either Old Thorndale Road which is identified within the Master Transportation Plan as an Enhanced Community Boulevard. It can also gain access from Gravel Pit Road which is identified within the Master Transportation Plan as an Enhanced Community Boulevard. There is a Proposed Community Boulevard that bisects the subject property north/south from Gravel Pit Road, north across Old Thorndale Road.

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 (34 notices) of the subject property were notified of the Comprehensive Plan Amendment. A legal notice advertising the public hearing was placed in the Taylor Press on Sunday, June 25, 2023.

Staff Analysis

Growth Sector

The subject property is currently identified as Future Growth Sector. It is also at the cusp of the city's limit with Future Growth extending out to ETJ but, it is surrounded by Intended Growth Sector on the west and south side of the property. Having water and wastewater lines along the north and west side of the property, residential development will likely have minimal connectivity concerns.

Future Land Use

The subject property is currently identified as an Area of Minimal Change. The property is adjacent to an area designated as Neighborhood Greenfield across Gravel Pit Road. On the south side of the property, there are existing single-family residences within a Neighborhood Infill designation and an Employment Center: Regional designation with access off E. 4th Street, that would likely benefit having residential close by. The east side of the property closer to city limits is still within the Area of Minimal Change designation.

Staff recommends approval of the Comprehensive Plan amendment.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for Comprehensive Plan Amendment – Growth Sector and 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 – Growth Sector and 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 much 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 density and urban design of the proposed project will ultimately determine if the project will generate sufficient revenue to cover future service costs and infrastructure liabilities. Staff has

encouraged a Planned Development process moving forward to capture adequate density in the subdivision.

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 Controlled Growth Sector Tier II would provide a tiered approach to expansion of the growth sector map. 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.

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. 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 or outlined in the transportation plan. Ultimately, the city will be responsible for the maintenance of public infrastructure in perpetuity.

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) Location Map
c) Growth Sector Map
d) Future Land Use Map
e) Zoning Map
f) Notice Area Map
g) Draft Ordinance
    1. Survey – Exhibit A

Yupel, LLC
Jona Enterprises, LLC
1387 County Road 464
Thorndale, Texas 76577

4/10/2023 (revised 7/5/23)

City of Taylor
400 Porter Street
Taylor, Texas 76574

Re: Letter of Intent for PZ-APP9612

Dear City of Taylor,

I am requesting an amendment to the comprehensive plan to support future development on the 70 acre tract at the corner of Old Thorndale Rd. and Gravel Pit Rd. (Tax ID R018924). Specifically, we are asking that the Growth Sectors Map be changed from Future Growth Sector (G-1) to Controlled Growth Sector Tier 2 and the Future Land Use Map be changed from Area of Minimal Change to Neighborhood Greenfield.

This amendment is the first step towards defining a future residential project. This change is consistent with the current adopted Comprehensive Plan and supports many of the big ideas listed in the plan including fiscal sustainability and infrastructure as well as diverse housing. New development in this area would accommodate additional growth in a compact urban fabric. This area would be a great fit for a mix of housing to support people with varying income levels.

The adjacent properties to the west and south are both already classified as Intended Growth. Due to proximity to downtown (1.3 miles from corner of 4th and Main), the subject tract is desirable for development inside the city limits.

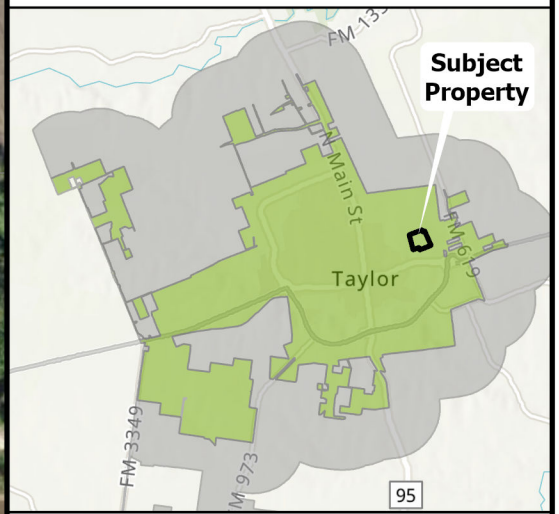
Sincerely,
Mike Herzog
President Yupel, LLC
512-626-7499
Mike@Indylake.Com



PZ-2023-1677

SE Intersection of Old Thorndale Rd. & Gravel Pit Rd.
Comprehensive Plan Amendment
Location Map
Approximately 70.2 acres

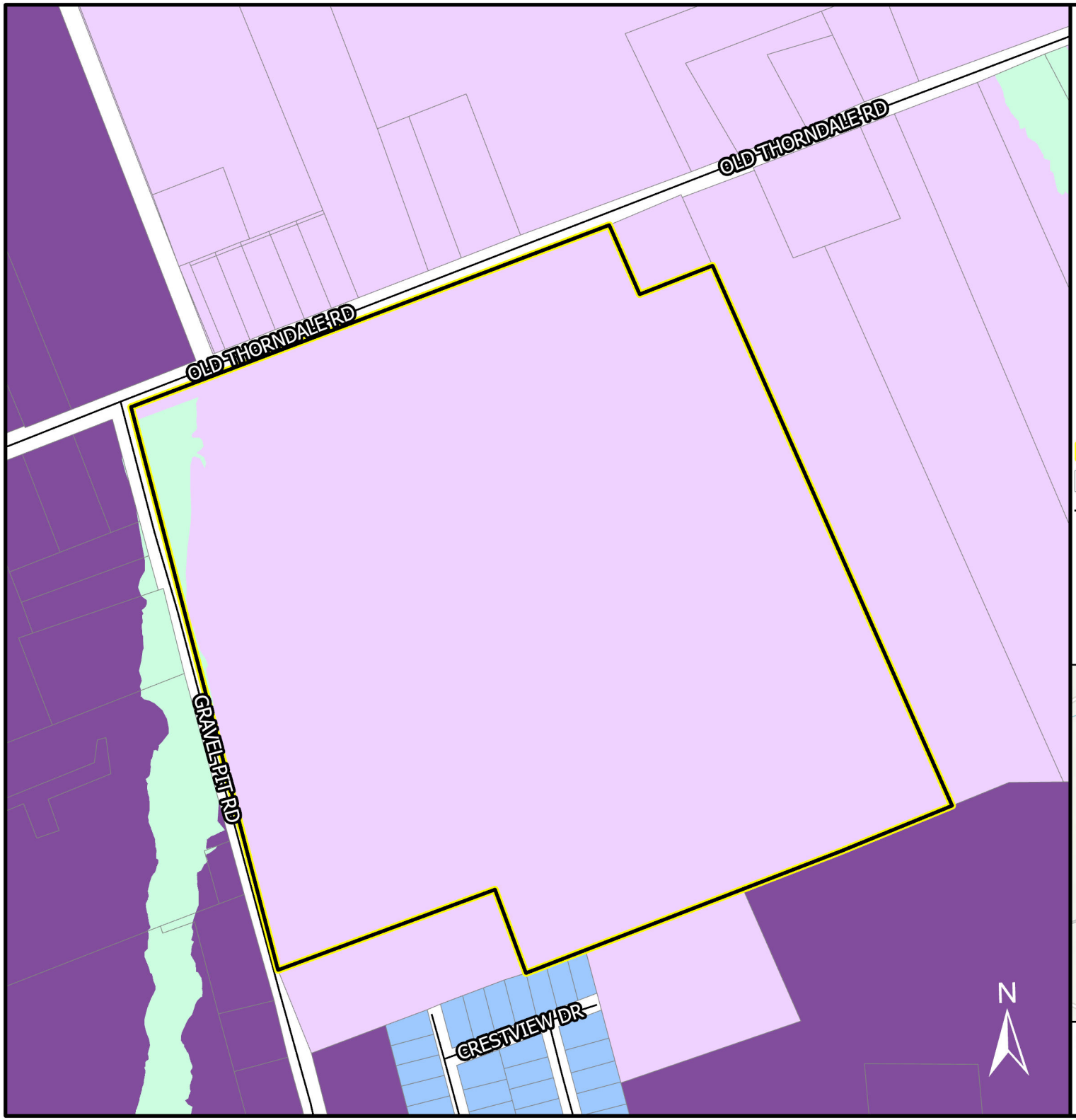
- Subject Property
- Parcels
- Streets



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138

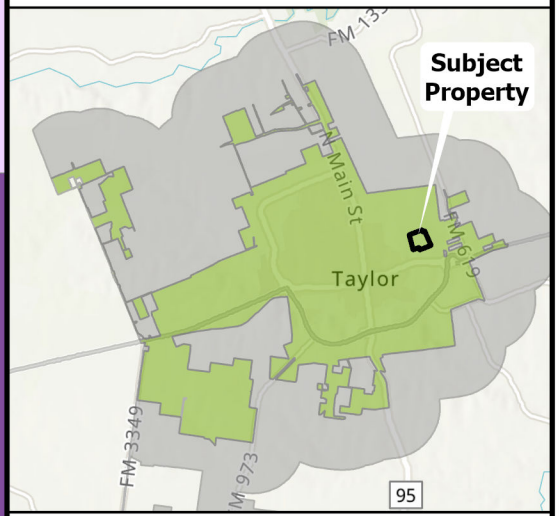
US Feet



PZ-2023-1677

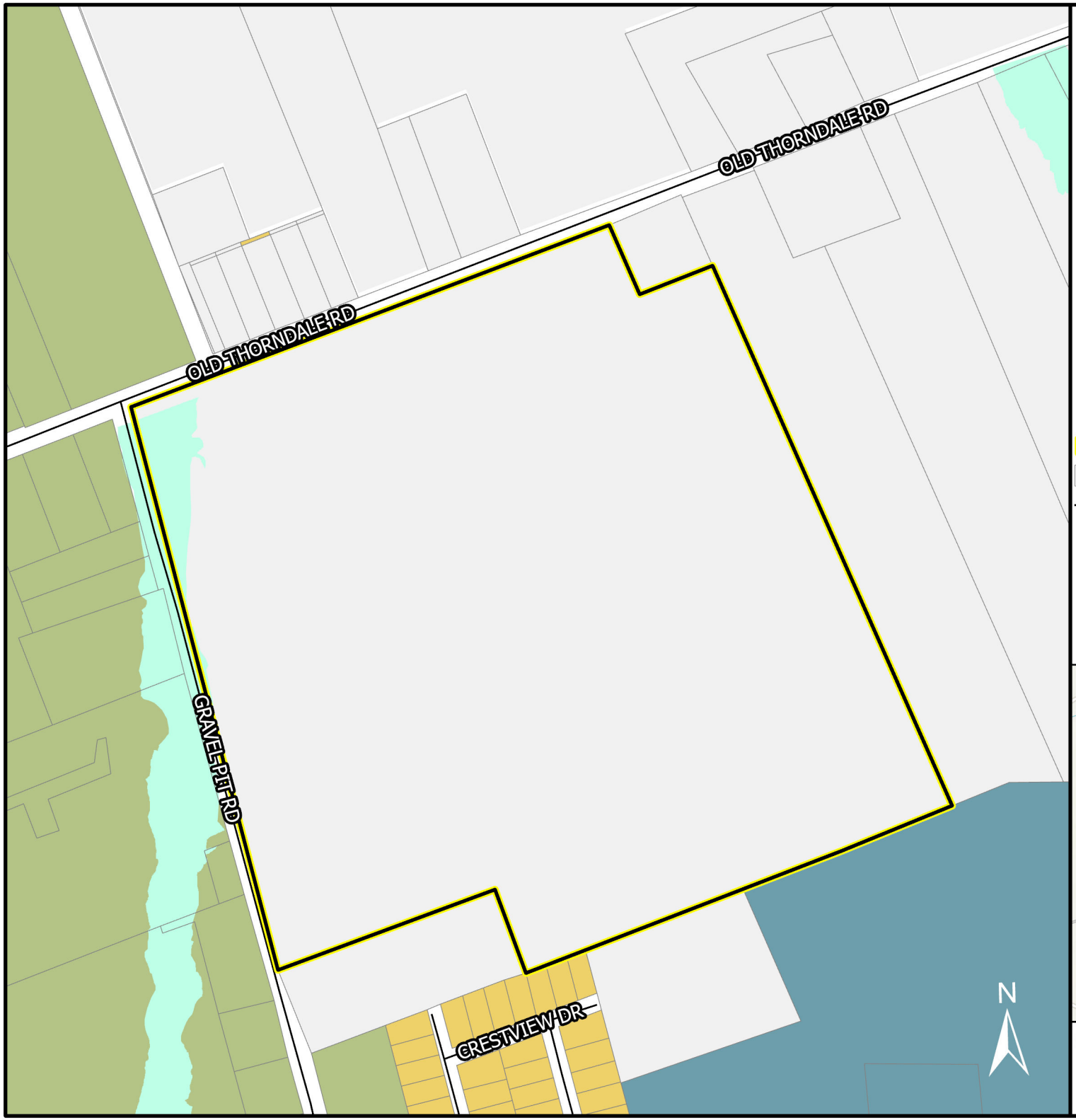
SE Intersection of Old Thorndale Rd. & Gravel Pit Rd.
Comprehensive Plan Amendment
Growth Sector Map
Approximately 70.2 acres

- Subject Property
- Parcels
- Streets
- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)



0 150 300 600 900

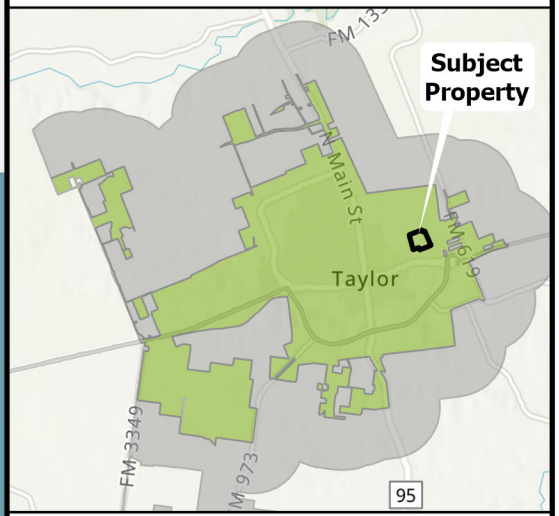
US Feet



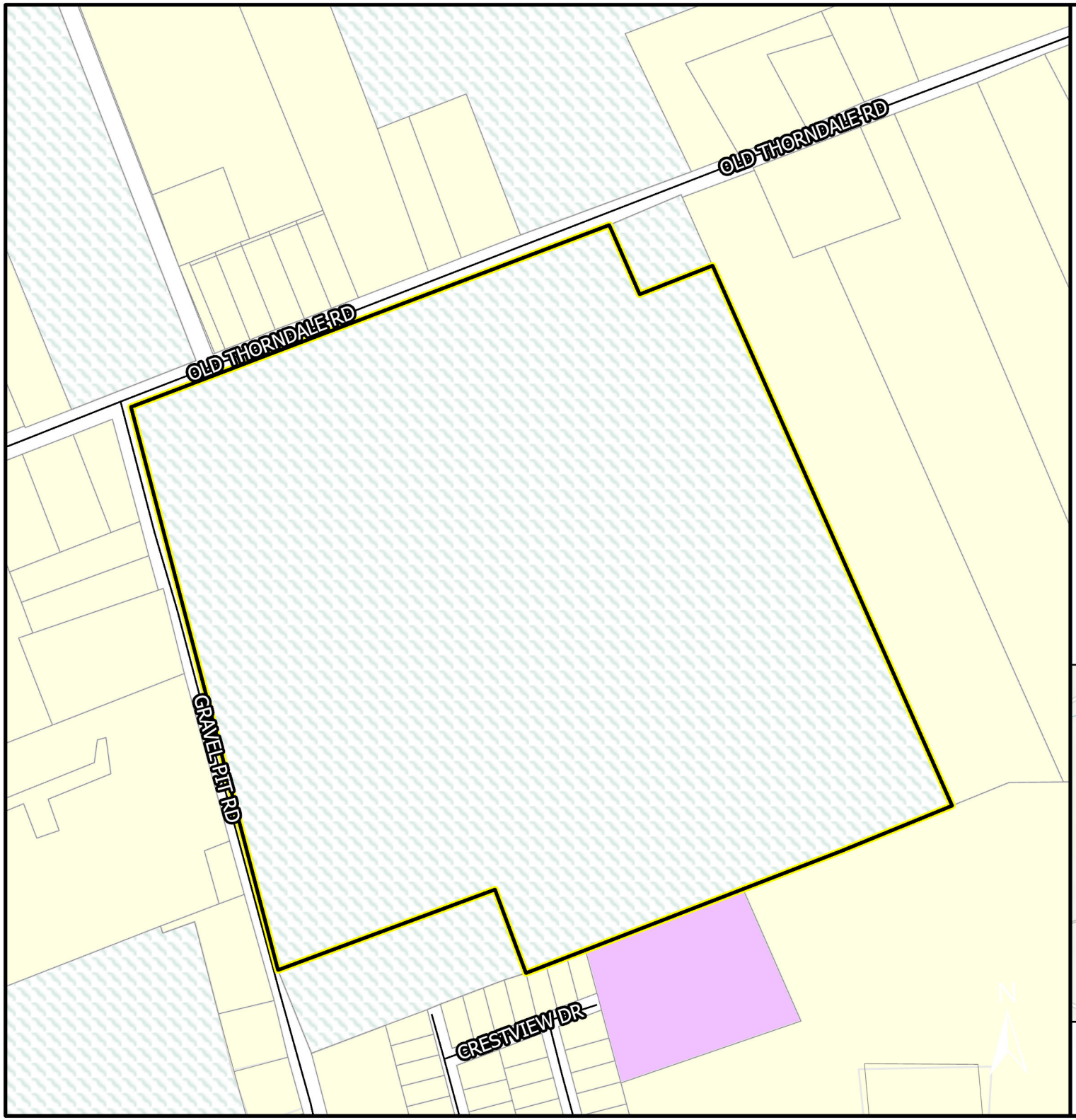
PZ-2023-1677

SE Intersection of Old Thorndale Rd. & Gravel Pit Rd.
Comprehensive Plan Amendment
Future Land Use Map
Approximately 70.2 acres

- Subject Property
- Parcels
- Streets
- Area of Minimal Change
- Neighborhood Greenfield
- Neighborhood Infill
- Employment: Regional
- Open Space



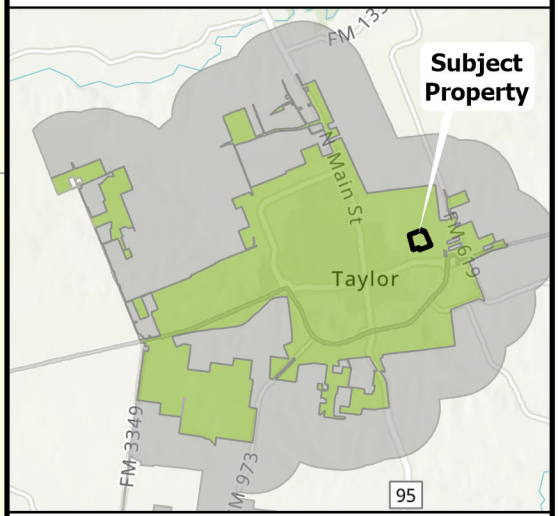
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140
US Feet



PZ-2023-1677

SE Intersection of Old Thorndale Rd. & Gravel Pit Rd.
Comprehensive Plan Amendment
Zoning Map
Approximately 70.2 acres

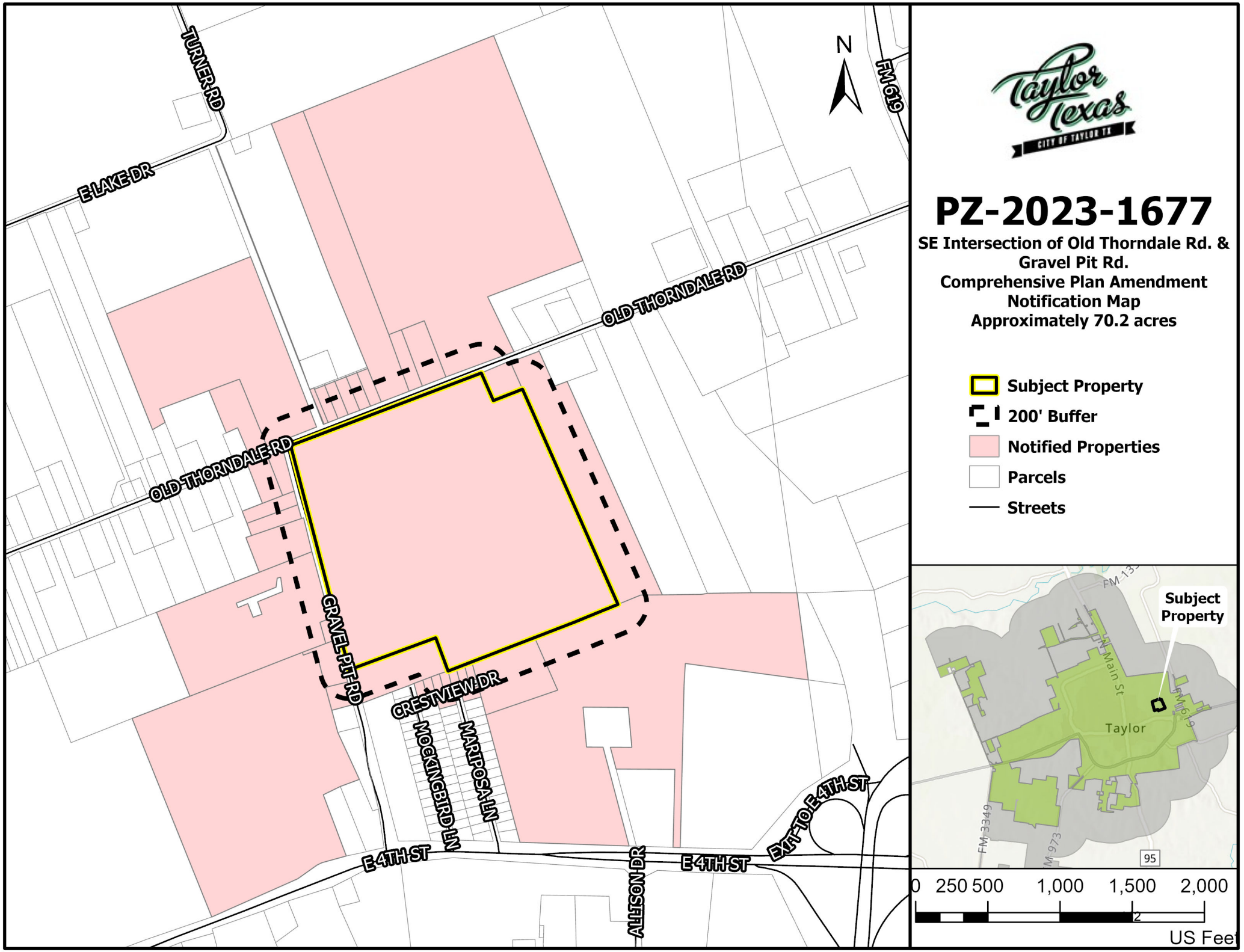
- Subject Property
- Parcels
- Streets
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture



0 150 300 600 900

141

US Feet


TURNER RD
E LAKE DR
FM 619
N
OLD THORNDALE RD
OLD THORNDALE RD
GRAVEL PIT RD
CRESTVIEW DR
MOCKINGBIRD LN
MARIPOSA LN
E 4TH ST
ALLISON DR
E 4TH ST
EXIT TO E 4TH ST
PZ-2023-1677
SE Intersection of Old Thorndale Rd. & Gravel Pit Rd.
Comprehensive Plan Amendment
Notification Map
Approximately 70.2 acres
Subject Property
200' Buffer
Notified Properties
Parcels
Streets
Subject Property
Taylor
FM 3349
95
0 250 500 1,000 1,500 2,000
US Feet

ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN BY CHANGING THE GROWTH SECTOR AND FUTURE LAND USE DESIGNATIONS FOR PROPERTY R018924; FROM FUTURE GROWTH SECTOR (G-1) TO CONTROLLED GROWTH SECTOR TIER II (G2.2), AND TO AMEND THE FUTURE LAND USE MAP DESIGNATION FROM AREA OF MINIMAL CHANGE TO NEIGHBORHOOD GREENFIELD, ON APPROXIMATELY 70.20 ACRES OF LAND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, 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 and213 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 11, 2023, 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 27, 2023, 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 CITYOF 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 Growth Sector and Future Land Use redesignation, which is generally located at the southeast intersection of Old Thorndale Road and Gravel Pit Road, legally described as approximately 70.2 acres of land part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor,

DRAFT

Williamson County, Texas.

Section 3. Growth Sector Map. The property's growth sector designation of "Future Growth Sector" shall be changed to "Controlled Growth Sector Tier II (G-2.2)" for approximately 70.2 acres, keeping the existing Reserved Open Sector (O-2) unaltered as land that is encumbered by a FEMA Flood Hazard Zone. The changes are reflected in **Exhibit B**, Proposed Growth Sector attached hereto and incorporated by reference for all purposes.

Section 4. Future Land Use Map. The property's Future Land Use designation of "Area of Minimal Change" shall be changed to "Neighborhood Greenfield" for approximately 70.2 acres, keeping the existing Open Space unaltered as land that is encumbered by a FEMA Flood Hazard Zone. The changes are reflected in **Exhibit B**, Proposed Future Land Use attached hereto and incorporated by reference 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 meetingat 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, *Chap. 551, Tex. Gov't. Code*.

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2023.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder, City Attorney

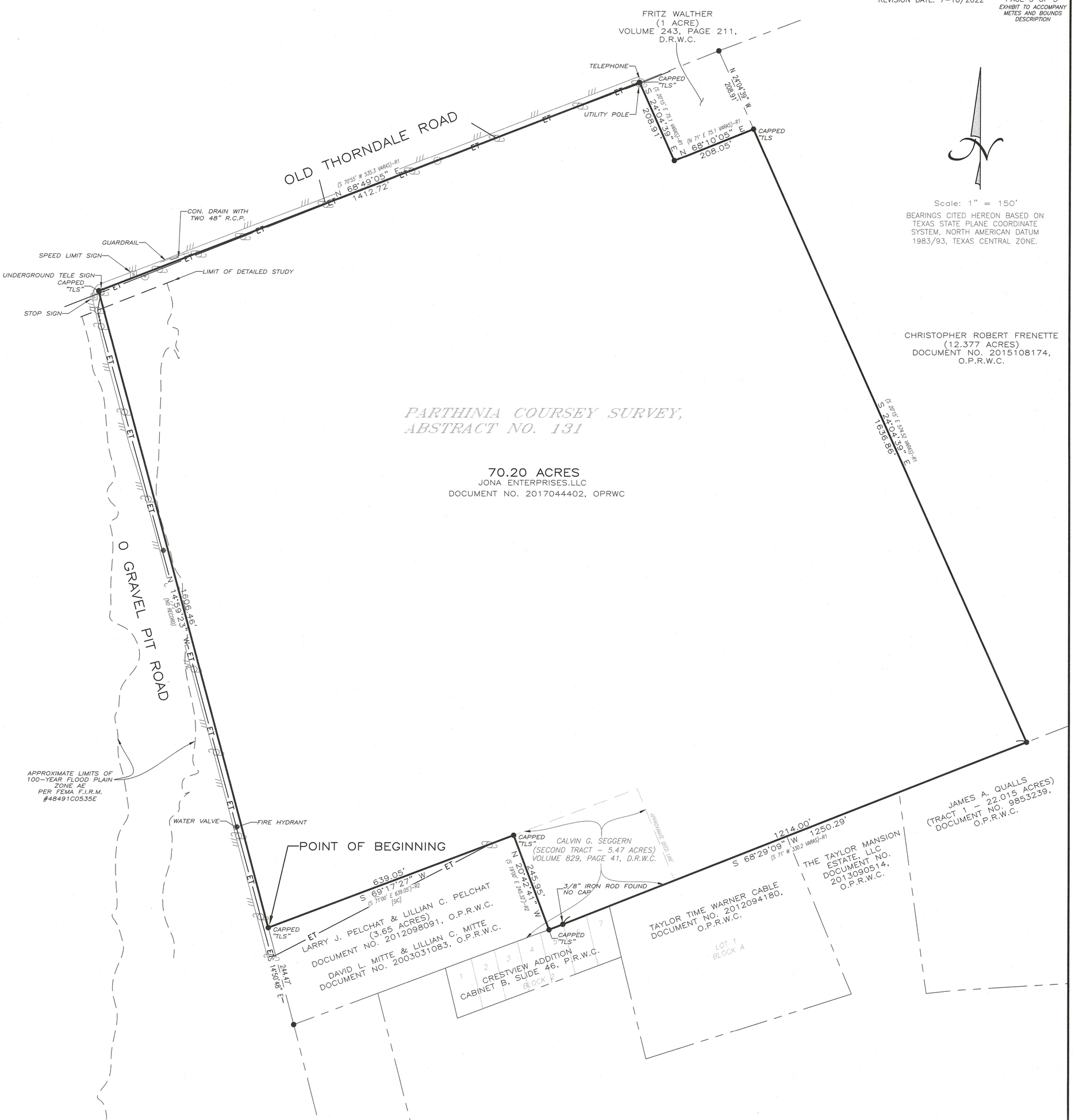
DRAFT

70.20 ACRES OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, IN WILLIAMSON COUNTY, TEXAS, BEING THAT PROPERTY DESCRIBED IN A DEED TO JONA ENTERPRISES, LLC RECORDED IN DOCUMENT NO. 2017044402, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

JOB NO: 17242	
DRAWN: RDG/JRB	
F.C.: JG	

REVISION DATE: 7-10/2022

EXHIBIT TO ACCOMPANY METES AND BOUNDS DESCRIPTION



Scale: 1" = 150'

BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/93, TEXAS CENTRAL ZONE.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
	UTILITY POLE
«	GUY ANCHOR
—ET—	ELECTRIC & TELEPHONE LINES
///	PAVEMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION
●	FIRE HYDRANT
S	SIGN
⊙	TELEPHONE
⊙	WELL
⊕	WATER VALVE
R.C.P.	REINFORCED CONCRETE PIPE
CONC.	CONCRETE

NOTE:

RECORD CALLS:
(X XX°XX'XX" X XXX.XX' CALL)-RX
BEARING/DISTANCE/DEED-REFERENCE

DEED REFERENCE:
VOLUME 829, PAGE 41, D.R.W.C. (R1)
DOCUMENT NO. 2003031083, O.P.R.W.C. (R2)

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON MAY AFFECT.

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

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

A PORTION OF THIS AREA DOES APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0535E, DATED SEPT. 26, 2008. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

Texas Land Surveying, Inc.
-A Land Surveying and Geoscience Firm-
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

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.

STATE OF TEXAS
KENNETH LOUIS CRIDER
5824
PROFESSIONAL LAND SURVEYOR

Witness my hand and seal this the 7th Day of OCTOBER, 2022 A.D.

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City of Taylor
PZ-2022-1466
Zoning Map Amendment – Planned Development
Staff Report

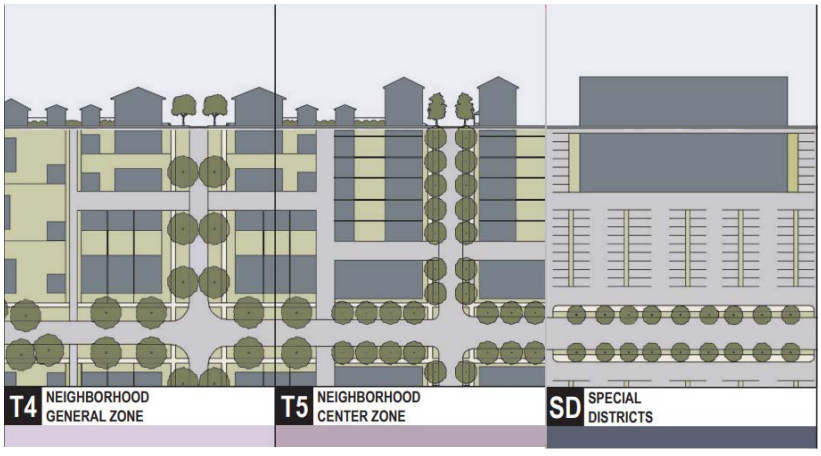
Item Details

Subject Property:	Generally located at 505 SW Carlos G. Parker Blvd. A Planned Development referred to as Gateway.
Total Acreage:	Approximately 37.74 acres
Legal Description:	Approximately 37.74 acres of land situated in the George M. Reese Survey, Abstract No. 533.
Property Owner(s):	Santosh Enukonda, Gateway Oz Real Estate LP
Applicant/Representative:	Peter Verdicchio, SEC Planning, LLC
Request:	A request to amend the zoning designation from Rural Agricultural (R/A) and Single Family (R-1) to Commercial Planned Development (CPD) zoning with residential and commercial base zoning districts. Specifically Transects T4 and T5, the base zoning district shall be B-1; for SD, the base zoning district shall be B-2.
Case History:	This is the first public hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested to rezone the subject properties to a Planned Development (PD) designed as a mixed-use, walkable community with a range of uses which may include residential, lodging, office, retail, restaurant, and civic uses. The applicant chose to work with the city's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an alternative master plan and planned development standards to address neighborhood structure and scale, civic spaces, and frontage types. The planned development contains a regulating plan to allow flexibility. The neighborhood is intended to be built out incrementally over time and is designed to be flexible to respond to the market at the city grows.

The regulating plan is based on transects which act to create new walkable mixed-use environments. The natural to urban transects create a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. This plan for Gateway PD will



blend and transition between elements from three Transect Zones include Neighborhood General Zone (T4), Neighborhood Center Zone (T5), and Special Districts (SD).

The week of April 25, 2022, the applicant, city staff, and Michael Watkins and his team of urban designers met to collaboratively conduct a design charette. During that week staff observed the subject property in person and later a draft layout was identified. Since that time standards for development have been reviewed and finalized by staff. The proposed community closely aligns with the city's long-term goals and will help the city meet the growing demand for walkable communities. Throughout this time staff and the applicant have sorted through a variety of site constraints to produce the most well-suited civic spaces, transportation routes, transect locations and their corresponding use types.

Location:
The subject properties are generally located at 505 SW Carlos G. Parker Blvd, near the intersection of Carlos G. Parker Blvd (U.S. 79) and F.M. 973.

Physical and Natural Features:
The northern portion of the property near the intersection of Carlos G. Parker Blvd. and F.M. 973 is vacant with minimal foliage on site. There is an existing home on the southern portion of the property with a few trees and a private driveway extending from Carlos G. Parker Blvd. A small pond is located on the property as well. There is an existing waterline easement bisecting most of the property from east to west. Generally, the elevation decreases toward the east side of the property.

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 Intended Growth Sector. The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of 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,

Future Land Use and Zoning Designations:
The Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designations of Market Center: Community. 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 regulating plan for Gateway PD proposes a development pattern with a majority of the mixed use focused within the northern half (T5 and SD) of the property, with the southern half having a higher amount of residential development (T4).

The majority of the property is currently zoned Rural Agriculture (R/A), with a small portion zoned as Single Family (R-1). The proposed Planned Development (PD) will aim to incorporate a range of housing types to accommodate a diversity of household types and market demand. Proposed

commercial uses will be located along the internal roadways and along the perimeter of Carlos G. Parker Blvd. and F.M. 973. The Planned Development will have multiple open spaces including parks, green space, square, and plazas.

Surrounding Properties:
The current Zoning, Future Land Use designation, and Existing Uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Land Use
North	Rural Agriculture (R/A)	Market Center: Community	Vacant Agricultural Land
South	Institutional (I)	Civic Center: Community	Taylor High School
East	Single Family (R-1)	Neighborhood Greenfield	Vacant Land
West	General Business (B-2)	Market Center: Community	Vacant Land

Utilities

There is a 20-inch water main on the west side of the property along F.M. 973, and a 12-inch water main on the northern side of Carlos G. Parker Blvd. There is an 18-inch wastewater line along F.M. 973 that bisects the property and connects to a 12-inch wastewater line on the east side of the property. The 18-inch wastewater line that cuts through the property will be required to be partially relocated due to the layout of the Planned Development.

Transportation

The subject property is located along Carlos G. Parker Blvd (Regional Roadway) and F.M. 973 (Community Boulevard), which are existing roadways under the maintenance of TXDoT. There are no existing internal roadways within the subject property except for an existing private driveway from Carlos G. Parker Blvd to the house. A new internal circulation plan not associated with the Thoroughfare Plan has been devised as part of this Planned Development. The proposed streets will vary in design from one-way and bi-directional to also include parking on one or both sides of the street. The plan also identifies pedestrian passages and alleys are part of the internal network circulation.
Proposed Thoroughfares:

Public Notification

As required by the Texas Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request. A total of four (4) property owners were provided with notice of the request. A legal notice advertising the public hearing was placed in the Taylor Press on Sunday, June 25, 2023.

Staff Analysis

Upon analyzing the request, the proposed uses as residential, office, and commercial are considered consistent with the Comprehensive Plan. The uses are consistent with the following policies in the Comprehensive Plan:

- **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 PD will provide for mixed-use, live-work developments creating a walkable area and easily accessible public spaces.
- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
    - The proximity of the subject properties to the existing high school, and Samsung facility provides needed housing and retail within a close distance to potential employers.
- **LU9** – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
    - The redevelopment of the subject properties is in areas where the city intends to development and would service a part of the community where additional development is expected.
- **LU10** - New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.
    - The mixed-use design of the property will lend it to be a good investment for resources in this part of the city.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
    - Developing in an area that is expected to grow and develop with the construction of nearby properties and where there is existing infrastructure, taking advantage of a Planned Development allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.
- **T1** – New streets should connect to Taylor's existing street grid and should be consistent with traditional block sizes in Taylor.
    - The Planned Development connects with two existing facilities and creates an internal transportation network that is in line with the city's desire for multimodal facilities.
- **T3** – The transportation network should encourage all modes of travel including support for a further transit network.
    - The Planned Development standards demonstrate a priority for the pedestrian realm through sidewalks and pedestrian passages.
- **H1** - Neighborhoods should have a mix of housing affordable to all income levels and age groups.
    - The Planned development includes a mix of townhomes, apartments, and live-work units.
- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
    - The applicant has proposed a form of missing middle housing by proposing a variety of unit types outlined in the Planned Development with varying lot sizes.

In summary, the applicant's request to change the zoning district designation from Rural Agricultural (R/A) and Single Family 1 (R-1) to Commercial Planned Development (CPD) is consistent with the Comprehensive Plan in this location.

Staff Recommendation

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

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

- **Is the rezoning consistent with the Comprehensive Plan?**
  The rezoning request is consistent with the Comprehensive Plan. As mentioned previously in the report, the proposed rezoning combines existing multi-family residential districts with commercial uses.

- **Is the rezoning compatible with the surrounding area?**
  The rezoning is compatible with the surrounding area as most of the immediate area is developing to provide additional housing to meet the needs of the community. The adjacent high school can also benefit from access to commercial and retail uses.

- **Does the rezoning promote the public health, safety, or general welfare?**
  Staff analysis determined that the rezoning of the subject property will promote public health, safety, and general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

- **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
  Existing roadways and adequate water and wastewater facilities are directly available. Any upgrades to these systems will be the responsibility of the developer.

- **Do current conditions indicate that a rezoning is necessary?**
  The current zoning applied to this property do not maximize the city's overarching goals and policies within the Comprehensive Plan. Curating a planned development allows the applicant the ability to create a denser development that will meet the intent of the Comprehensive Plan. The Planned Development would allow the subject property to consist of a walkable community of mixed which may include lodging, office, retail, restaurant, and civic uses.

Attachments:

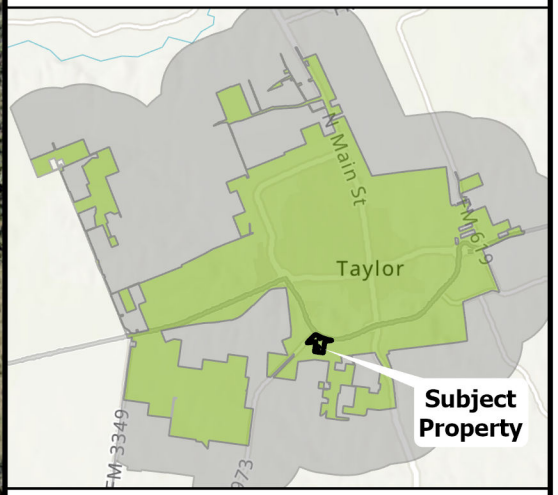
a. Location Map
b. Growth Sectors Map
c. Future Land Use Map
d. Zoning Map
e. Notification Map
f. Draft Ordinance
    1. Exhibit “A” Survey
    2. Exhibit “B” Proposed PD Master Plan & Standards
    3. Exhibit “C” Proposed Zoning Map



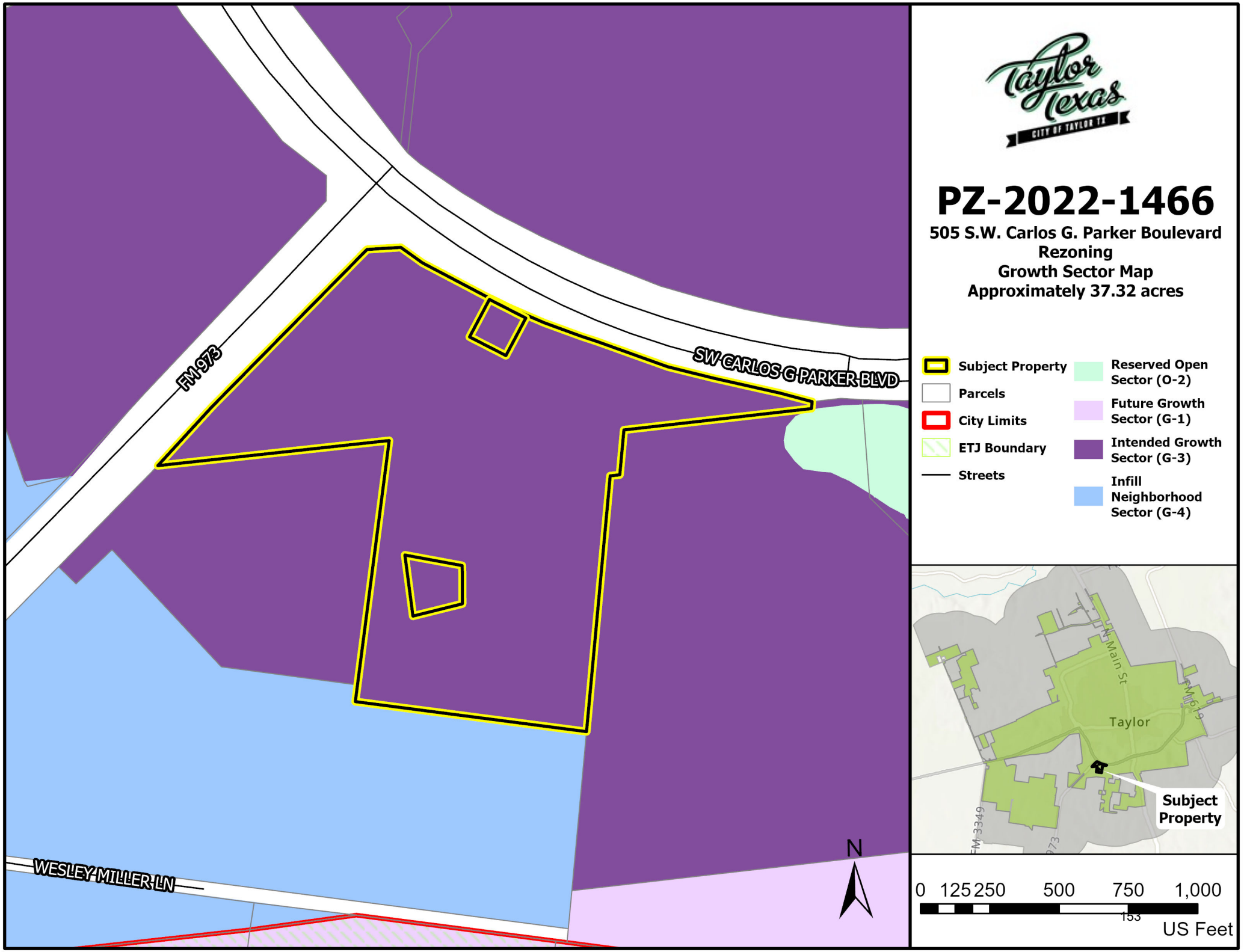
PZ-2022-1466

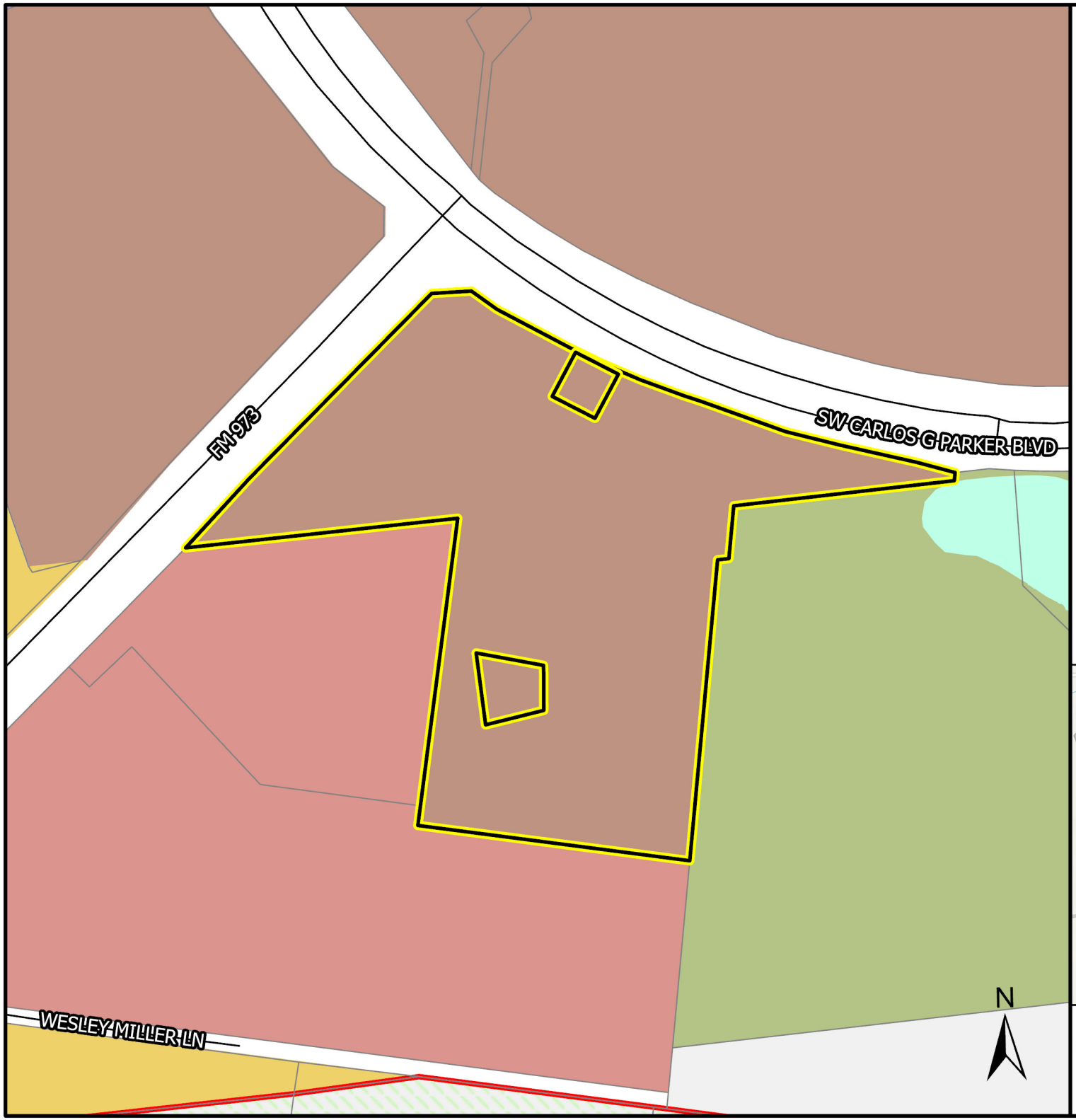
505 S.W. Carlos G. Parker Boulevard
Rezoning
Location Map
Approximately 37.32 acres

- Subject Property
- Parcels
- City Limits
- ETJ Boundary
- Streets



0 125 250 500 750 1,000
US Feet

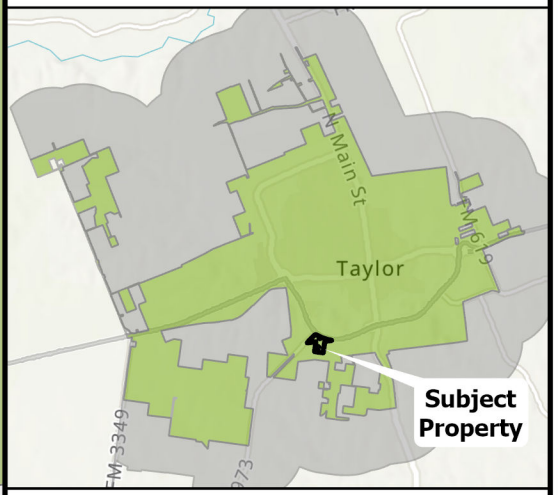

FM 973
SW CARLOS G PARKER BLVD
WESLEY MILLER LN
N
PZ-2022-1466
505 S.W. Carlos G. Parker Boulevard
Rezoning
Growth Sector Map
Approximately 37.32 acres
Subject Property
Parcels
City Limits
ETJ Boundary
Streets
Reserved Open Sector (O-2)
Future Growth Sector (G-1)
Intended Growth Sector (G-3)
Infill Neighborhood Sector (G-4)
Taylor
Subject Property
0 125 250 500 750 1,000
US Feet



PZ-2022-1466

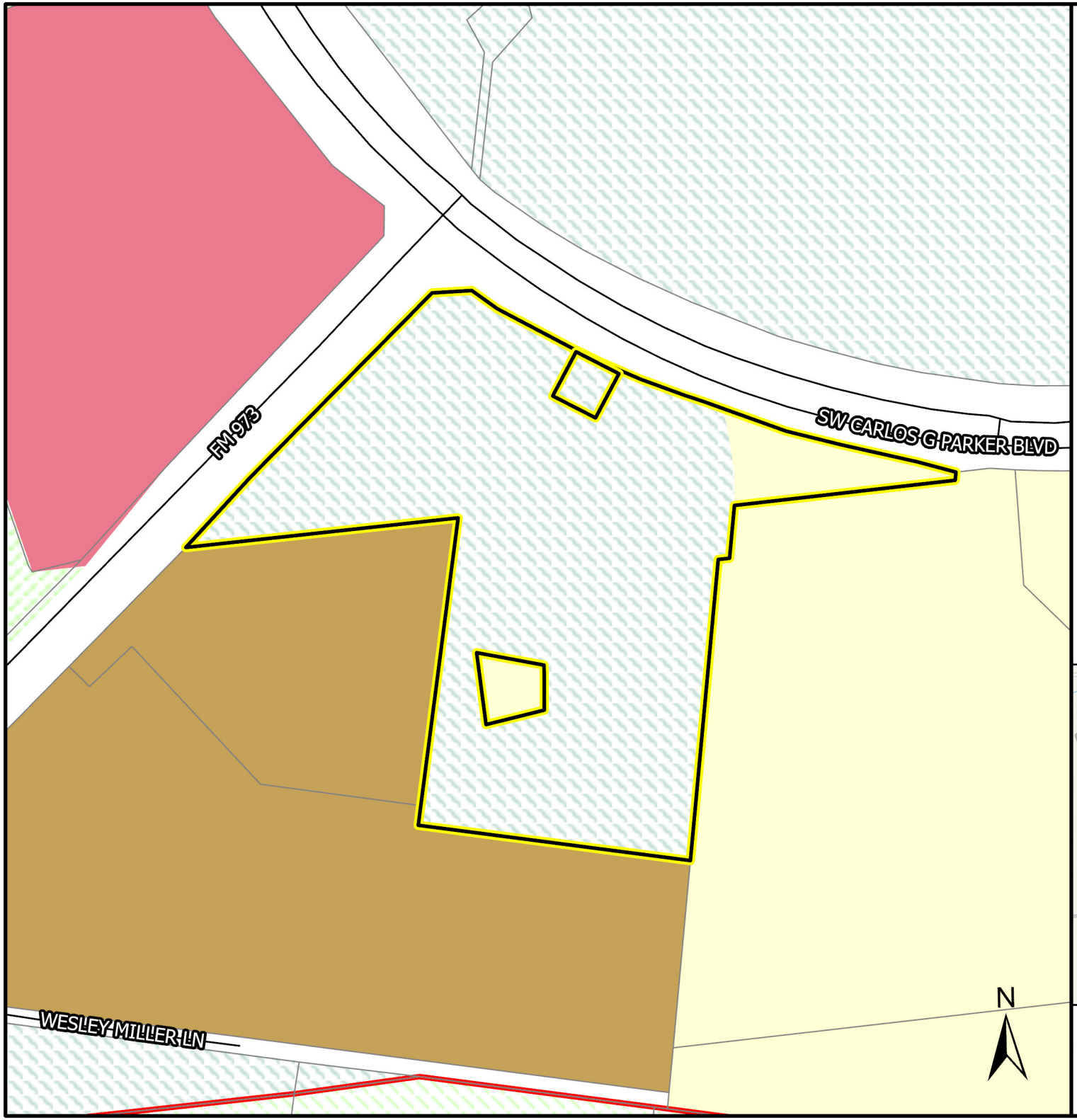
505 S.W. Carlos G. Parker Boulevard
Rezoning
Future Land Use Map
Approximately 37.32 acres

- Subject Property
- Parcels
- City Limits
- ETJ Boundary
- Streets
- Area of Minimal Change
- Neighborhood Greenfield
- Neighborhood Infill
- Civic: Community
- Employment: Special Zone
- Market: Community
- Open Space



0 125 250 500 750 1,000

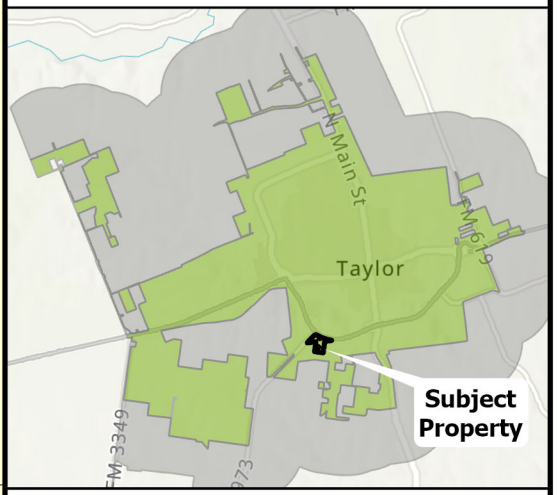
US Feet



PZ-2022-1466

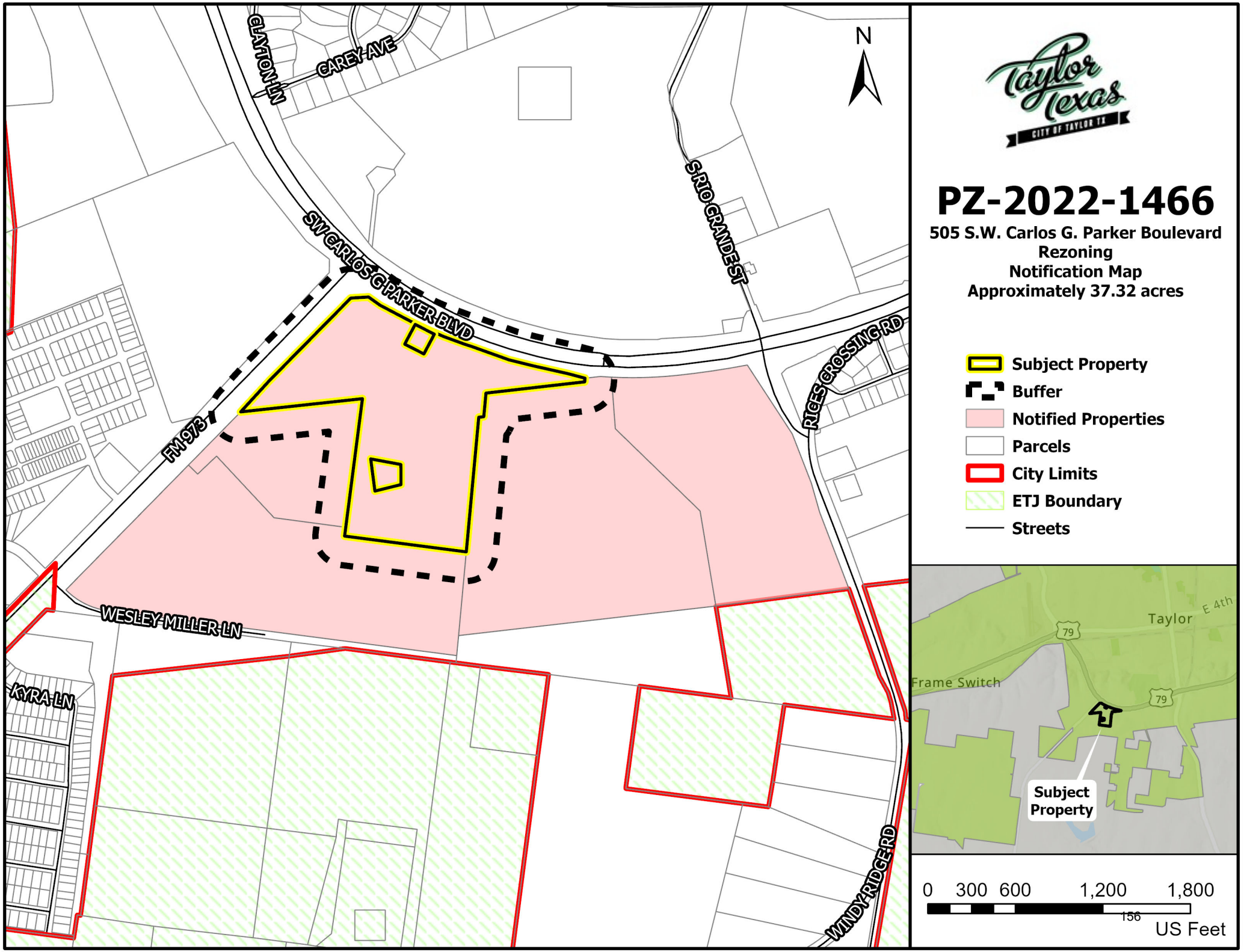
505 S.W. Carlos G. Parker Boulevard
Rezoning
Zoning Map
Approximately 37.32 acres

- Subject Property
- Parcels
- City Limits
- ETJ Boundary
- Streets
- B-2
- I Institutional
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



0 125 250 500 750 1,000

US Feet



PZ-2022-1466

505 S.W. Carlos G. Parker Boulevard
Rezoning
Notification Map
Approximately 37.32 acres

- Subject Property
- Buffer
- Notified Properties
- Parcels
- City Limits
- ETJ Boundary
- Streets

0 300 600 1,200 1,800
US Feet

ORDINANCE NO. 2023-XX

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 37.74 ACRES OF LAND GENERALLY LOCATED AT 505 SW CARLOS G. PARKER BOULEVARD, FROM RURAL AGRICULTURAL (R/A) AND SINGLE FAMILY (R-1) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING, PART OF AND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on July 27, 2023, to consider the request made by Santosh Enukonda, Gateway Oz Real Estate LP, 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 Rural Agricultural (R/A) and Single Family (R-1) to Commercial Planned Development (CPD) zoning; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 11, 2023, to consider the zoning request, and recommended the change to the City Council; and

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

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

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

SECTION 2. The Property described in Exhibit "A" is changed from Rural Agricultural (R/A) and Single Family (R-1) to Commercial Planned Development (CPD) zoning;

SECTION 3. The Planned Development overlay hereby referred to as "Gateway" 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 Master Plan and Standards in Exhibit "B".

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Rural Agricultural (R/A) and Single Family (R-1) to Commercial Planned Development (CPD); on approximately 37.74 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.

DRAFT

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 2023-XX was introduced before the Taylor City Council on the 27th day of July 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2023.

_____
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. 2023-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, 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 _____ 2023.

_____
Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)



LOCATION MAP
NOT TO SCALE

N

GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 inch = 100 ft.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 85°58'48" E	111.89'
L2	S 05°22'30" W	211.28'
L3	S 83°46'14" W	34.79'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	1,579.99'	2,984.93	30°19'41"	S 68°32'22" E	1,561.61'

SUBJECT TRACT DESCRIPTION:

Being a 37.322 acres (1,625,754 square feet) of land situated in the George M. Reese Survey, A–533 of Williamson County, Texas being all of a called 15.93 acre tract of land as described in an instrument to John Wesley Miller et ux, recorded under Clerk's File Number (C.F.N.) 1990034766 of the Official Public Records of Williamson County, Texas (O.P.R. W.C.T.), being all of a called 0.353 acre tract of land as described in an instrument to John Wesley Miller et ux, recorded under C.F.N. 1984031936 of the O.P.R. W.C.T., being all of a called 1.84 acre tract of land as described in an instrument to John Wesley Miller et ux, recorded under C.F.N. 1984004537 of the O.P.R. W.C.T., and being the remainder of a called 60.32 acre tract of land (Second Tract) as described in an instrument to Wesley Millet et ux, recorded under C.F.N. 19819132 of the O.P.R. W.C.T., SAVE AND EXCEPT a called 0.777 acre tract of land as described in an instrument to James Klotz, recorded under C.F.N. 1992002941 of the O.P.R. W.C.T., said 37.322 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a TX. D.O.T Disk found for the westerly cutback corner lying at the south intersection of F.M. 973 (public right–of–way varies) and Carlos Parker Boulevard (public right–of–way varies), and the northerly corner of the herein described tract;

THENCE North 85°58'48" East, a distance of 111.89 feet to a TX. D.O.T. Disk found for said easterly cutback corner of the herein described tract and being the beginning of a curve to the left;

THENCE along and with said curve to the left, having an arc distance of 1,579.99 feet, a radius of 2,984.93 feet, a central angle of 30°19'41", and whose long chord bears South 68°32'22" East, 1,561.61 feet to a 5/8 inch iron rod with cap stamped "Core 6657" set for the most easterly corner of the herein described tract, and the northeast corner of the remainder of a called 1.35 acre tract as described in an instrument to C.W. Lindquist, recorded under C.F.N. 191301594 of the O.P.R. W.C.T.;

THENCE South 83°42'51" West, along the north line of said 1.35 acre tract, a distance of 680.54 feet to a 5/8 inch iron rod with cap stamped "Core 6657" set for an internal corner of the herein described tract, and northwest corner of said 1.35 acre tract;

THENCE South 05°22'30" West, along the west line of said 1.35 acre tract and a called 68.36 acre tract (Exhibit A) as described in an instrument to Temple College at Taylor Foundation, recorded under C.F.N. 2008029591 of the O.P.R. W.C.T., a distance of 211.28 feet to a 5/8 inch iron rod with cap stamped "Core 6657" set for an exterior point for corner of the herein described tract;

THENCE South 83°46'14" West, continuing along west line of said 68.36 acre tract, a distance of 34.79 feet to a 5/8 inch iron rod found for an interior point for corner of the herein described tract;

THENCE South 05°22'04" West, continuing along west line of said 68.36 acre tract, a distance of 926.69 feet to a 1/2 inch iron with cap found for the southeast corner of the herein described tract and most easterly northeast corner of a called 15.000 acre tract as described in an instrument to Taylor ISD, recorded under C.F.N. 2008012898 of the O.P.R. W.C.T.;

THENCE North 82°35'50" West, along the north line of said 15.000 acre tract, a distance of 842.37 feet to a 1/2 inch iron rod with cap found for the most southerly southwest corner of the herein described tract;

THENCE North 07°24'02" East, along said 15.000 acre tract, a distance of 950.03 feet to a 5/8 inch iron rod with cap stamped "Core 6657" set for an interior point for corner of the herein described tract;

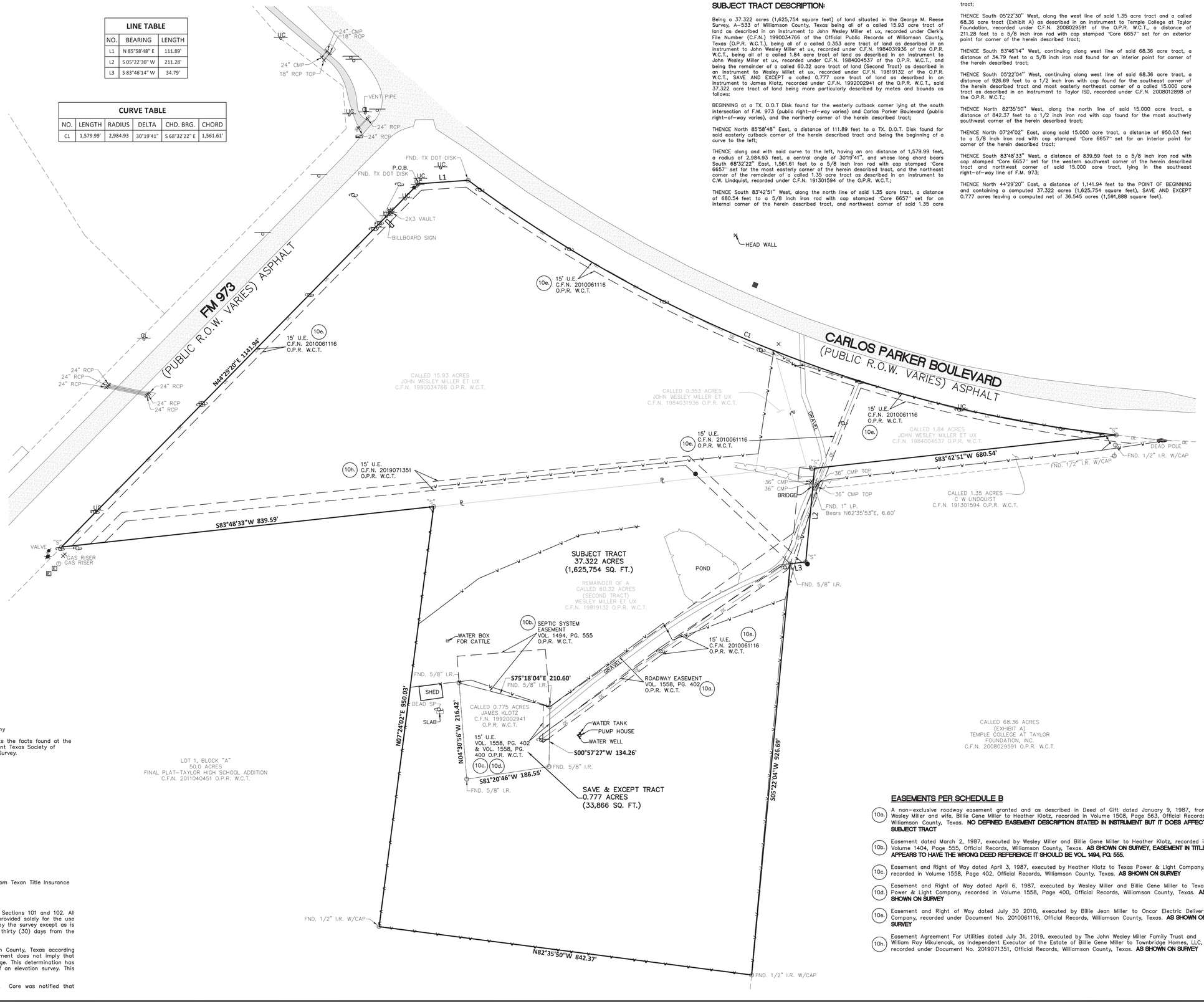
THENCE South 83°48'33" West, a distance of 839.59 feet to a 5/8 inch iron rod with cap stamped "Core 6657" set for the western southwest corner of the herein described tract and northwest corner of said 15.000 acre tract, lying in the southeast right–of–way line of F.M. 973;

THENCE North 44°29'20" East, a distance of 1,141.94 feet to the POINT OF BEGINNING and containing a computed 37.322 acres (1,625,754 square feet), SAVE AND EXCEPT 0.777 acres leaving a computed net of 36.545 acres (1,591,888 square feet).

LEGEND / ABBREVIATIONS

A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
CMP	CORRUGATED METAL PIPE
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
W.C.T.	WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
SP	SERVICE POLE
TX DOT	TEXAS DEPARTMENT OF TRANSPORTATION
"S"	SET 5/8 INCH IRON ROD WITH CAP "CORE 6657"

BARBED WIRE	—— X ——
POWER POLE	
ELECTRIC BOX	
OVERHEAD LINE	——OE——
GRATE INLET	
SANITARY MANHOLE	
WATER VALVE	
FIREHYDRANT	
SIGN	
MAILBOX	
GAS PIPELINE MARKER	
PROPERTY MARKER	
UNDERGROUND CABLE	UC
TELEPHONE MANHOLE	



EASEMENTS PER SCHEDULE B

10a. A non–exclusive roadway easement granted and as described in Deed of Gift dated January 9, 1987, from Wesley Miller and wife, Billie Gene Miller to Heather Klotz, recorded in Volume 1508, Page 563, Official Records, Williamson County, Texas. **NO DEFINED EASEMENT DESCRIPTION STATED IN INSTRUMENT BUT IT DOES AFFECT SUBJECT TRACT**

10b. Easement dated March 2, 1987, executed by Wesley Miller and Billie Gene Miller to Heather Klotz, recorded in Volume 1404, Page 555, Official Records, Williamson County, Texas. **AS SHOWN ON SURVEY, EASEMENT IN TITLE APPEARS TO HAVE THE WRONG DEED REFERENCE IT SHOULD BE VOL. 1494, PG. 555.**

10c. Easement and Right of Way dated April 3, 1987, executed by Heather Klotz to Texas Power & Light Company, recorded in Volume 1558, Page 402, Official Records, Williamson County, Texas. **AS SHOWN ON SURVEY**

10d. Easement and Right of Way dated April 6, 1987, executed by Wesley Miller and Billie Gene Miller to Texas Power & Light Company, recorded in Volume 1558, Page 400, Official Records, Williamson County, Texas. **AS SHOWN ON SURVEY**

10e. Easement and Right of Way dated July 30 2010, executed by Billie Jean Miller to Oncor Electric Delivery Company, recorded under Document No. 2010061116, Official Records, Williamson County, Texas. **AS SHOWN ON SURVEY**

10h. Easement Agreement For Utilities dated July 31, 2019, executed by The John Wesley Miller Family Trust and William Ray Mikulencak, as Independent Executor of the Estate of Billie Gene Miller to Townbridge Homes, LLC, recorded under Document No. 2019071351, Official Records, Williamson County, Texas. **AS SHOWN ON SURVEY**

To: Evolve Real Estate, Shenandoah Interstate, LLC, and Texan Title Insurance Company

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey.

Clemente Turrubiartes Jr.
Registered Professional Land Surveyor
Texas Registration No. 6657
Date: July 29, 2021

STATE OF TEXAS · REGISTERED · CLEMENTE TURRUBIARTES JR. · 6657 · PROFESSIONAL · LAND SURVEYOR

GENERAL NOTES

1. The surveyor has not abstracted the site. This survey relies on the title search from Texan Title Insurance Company, GF No. 21061538, effective date: June 17, 2021, issue date: July 8, 2021.

2. Bearing based on Texas State Plane Coordinates, Central Zone (4203), NAD83.

3. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

4. Flood Statement: This site (proposed area) is situated in Zone "X" in Williamson County, Texas according to FEMA map number 48491C0541F dated December 12, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

5. Part of the site was under construction for a sanitary line of first field date. Core was notified that construction has been completed.

CORE
LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

EVOLVE
REAL ESTATE
18732A CENTRO MAIN
SHENANDOAH, TEXAS 77385

BOUNDARY SURVEY
37.322 ACRES (1,625,754 SQ. FT.)
SAVE & EXCEPT 0.777 ACRES (33,866 SQ. FT.)
IN THE GEORGE M. REESE SURVEY, A-533
WILLIAMSON COUNTY, TEXAS

DRAWING

FIELD BK	17-19/19
FIELD WRK	HF
DATE	07/14/21
DRAFTING	JS
DATE	07/27/21
CHECKED	CT
DATE	07/30/21

ISSUE

TO	DATE
CLIENT	07/30/21
ADD TITLE	09/17/21

CHECK:CT
DRAWN:JS
JOB: U21-00237

SUR-1
SHEET 1 OF 1

X:\2021\U21-00237\DWG\U21-00237 Carlos Parker Blvd v3.dwg



A Master Plan For

GATEWAY

Taylor, Texas

A BACKGROUND

Regional Context Map A.1
Existing Conditions in Context A.2
Elevation Analysis A.3
Existing Conditions Map A.4

B URBAN DESIGN

Master Plan B.1
Master Plan with Annotations B.2
Character Images B.3-B.4
Program B.5
Detailed Program & Parking B.6-B.7

C PLANNED DEVELOPMENT STANDARDS

See separate PD Standards document.

X APPENDIX

See separate PD Standards document.

For

The City of Taylor, Texas

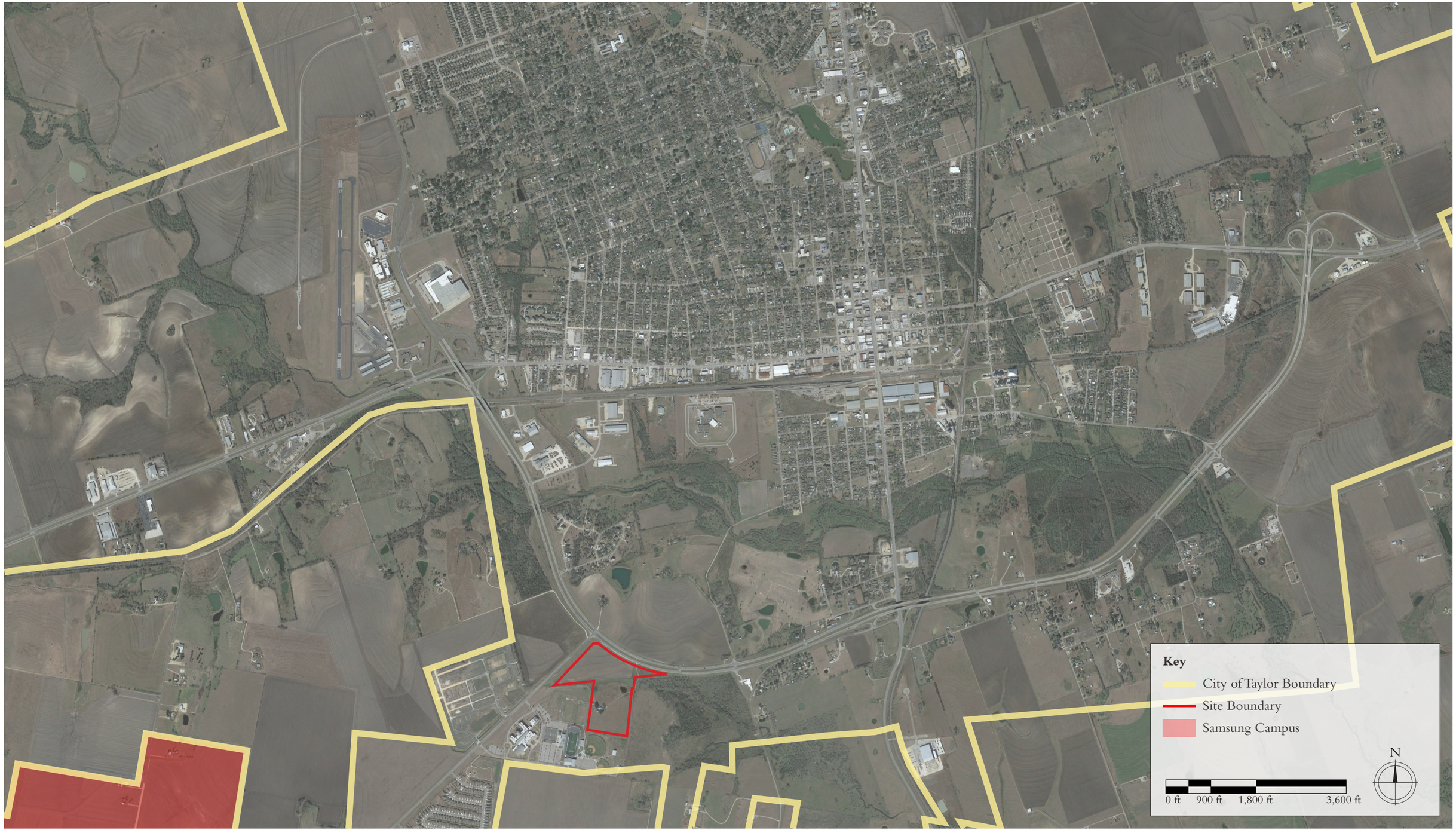
PZ-2022-1466

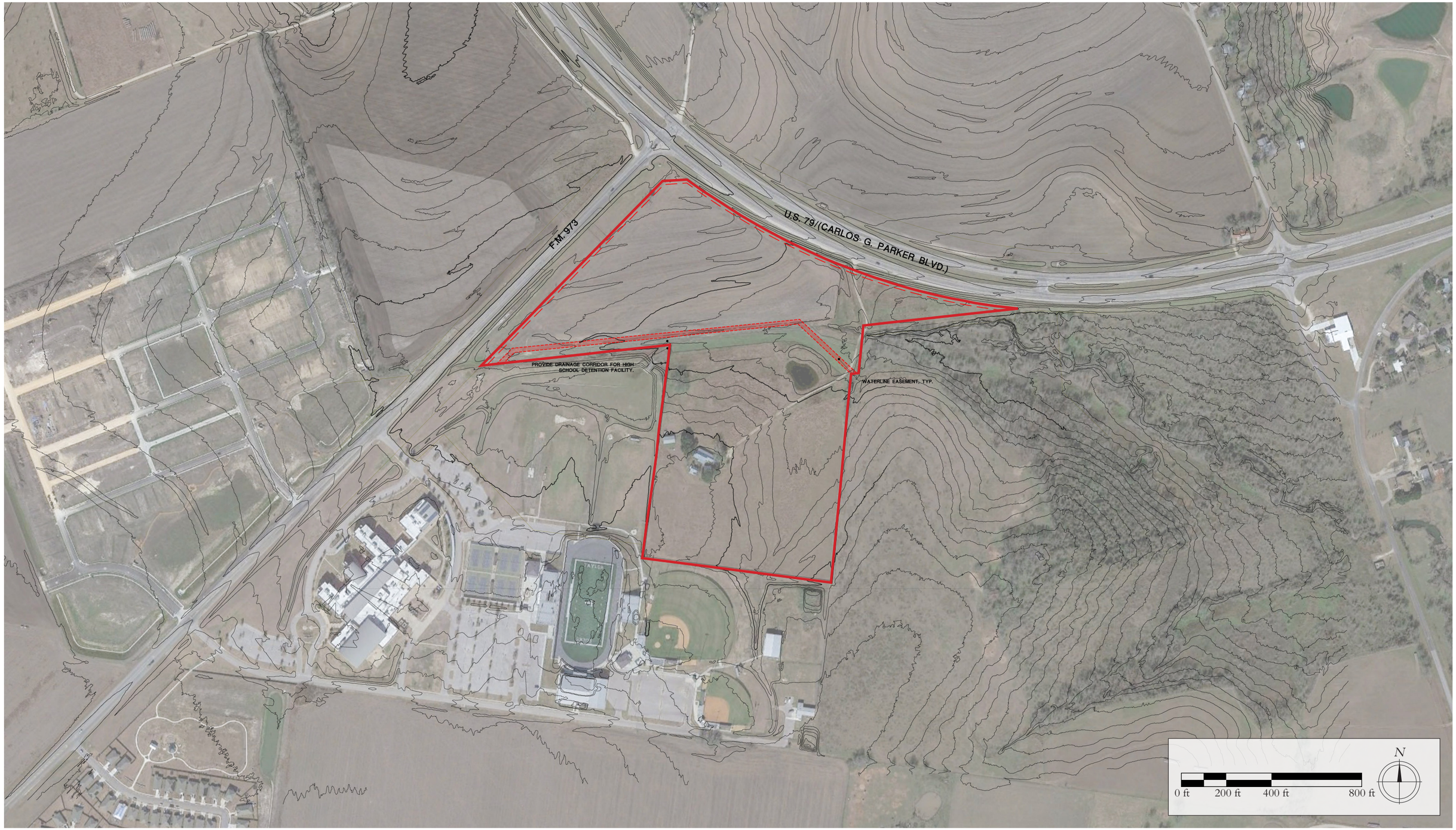
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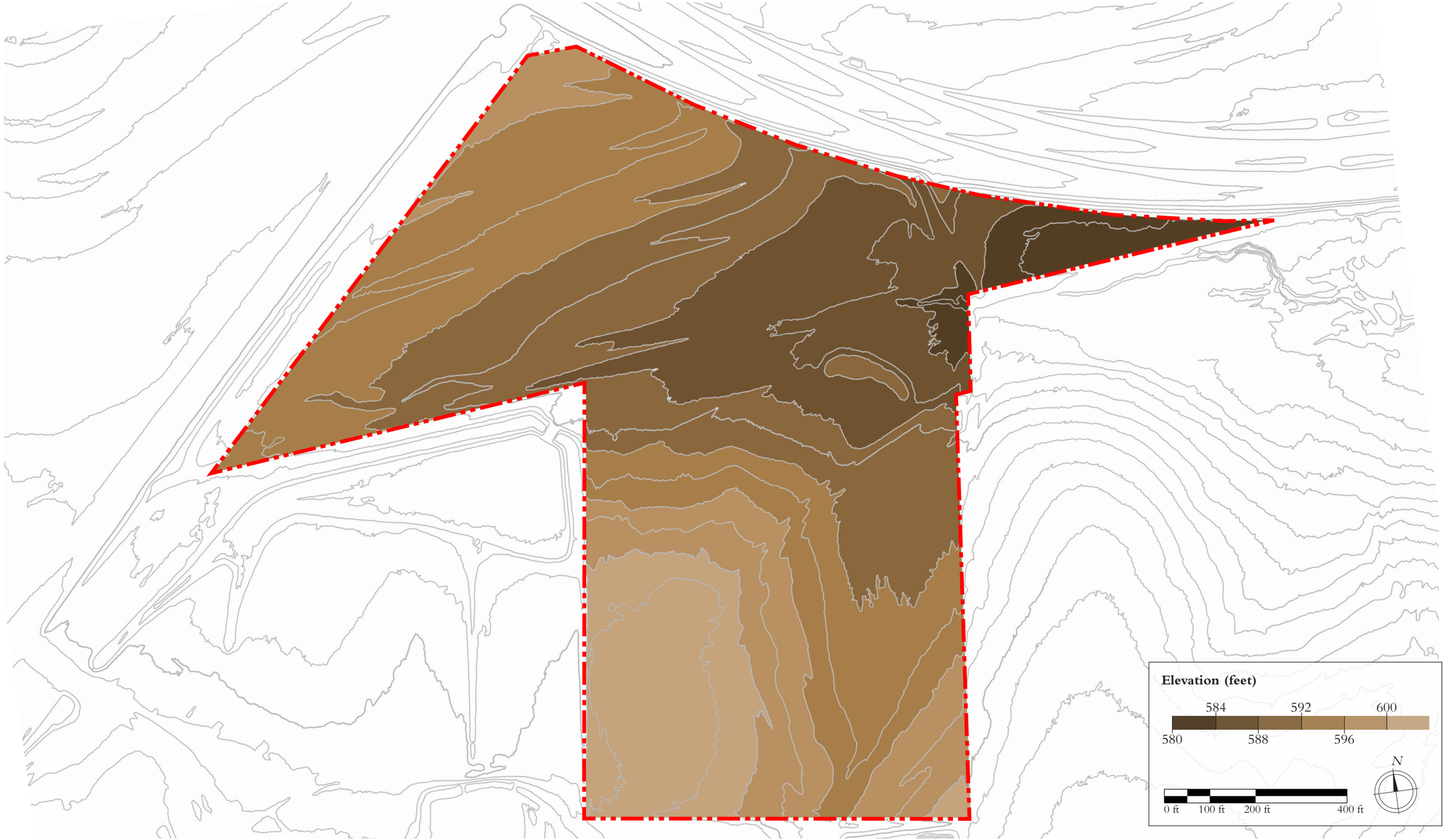
Gateway Oz Real Estate, LP

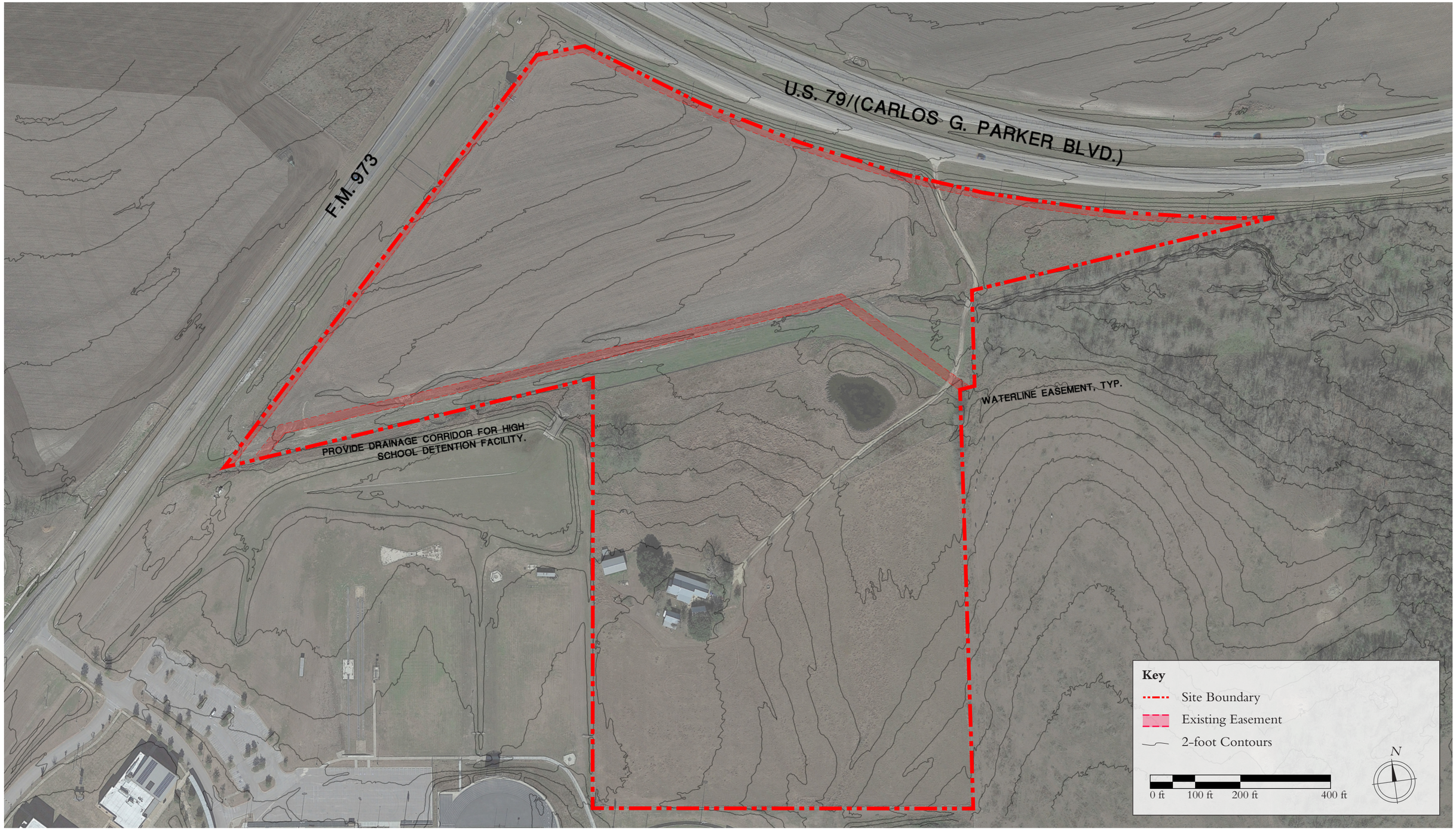
by

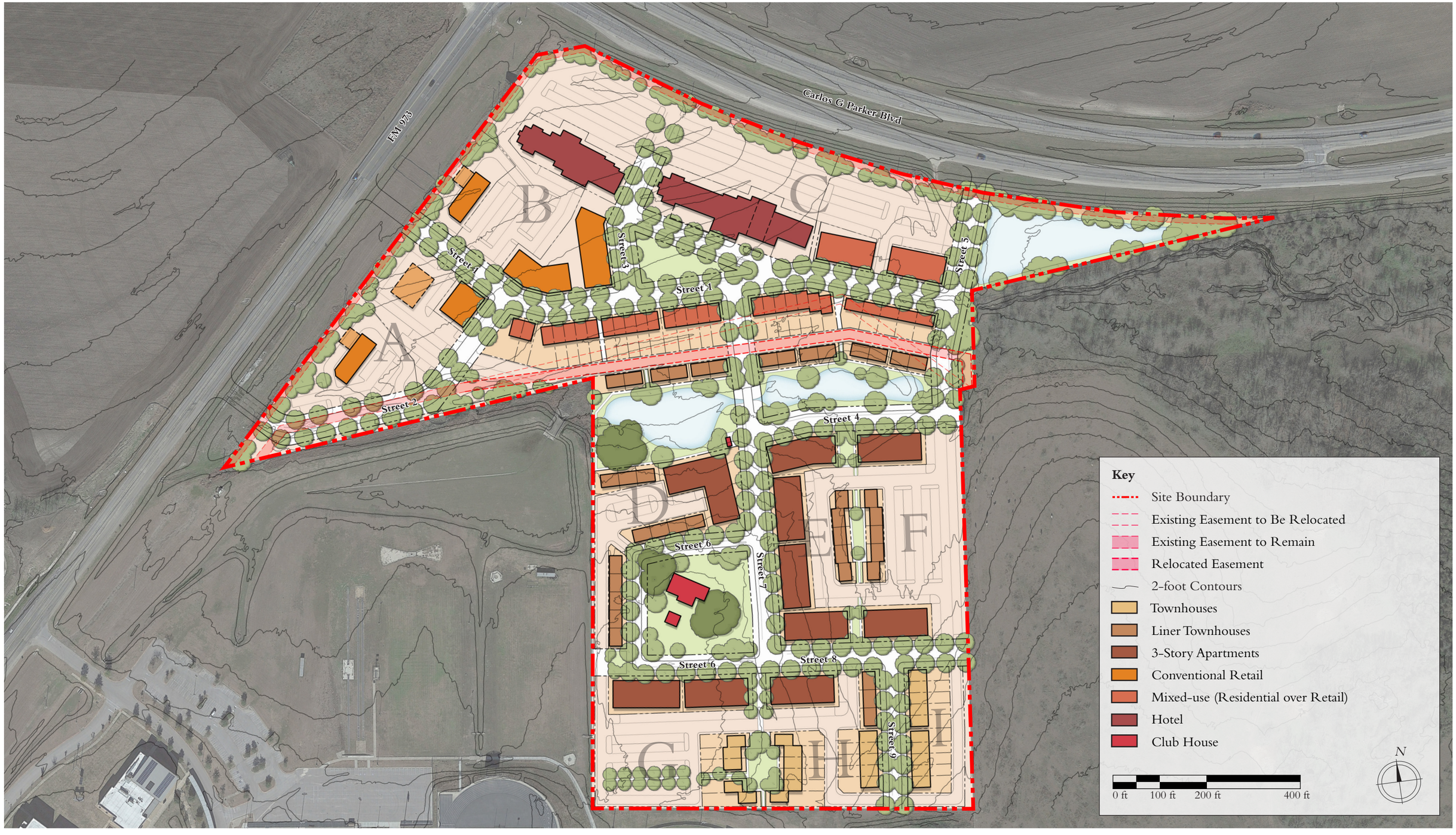
Michael Watkins Architect, llc


Key
City of Taylor Boundary
Site Boundary
Samsung Campus
N
0 ft
900 ft
1,800 ft
3,600 ft


F.M. 973
U.S. 79/(CARLOS G. PARKER BLVD.)
PROVIDE DRAINAGE CORRIDOR FOR HIGH SCHOOL DETENTION FACILITY.
WATERLINE EASEMENT, TYP.
0 ft
200 ft
400 ft
800 ft
N


Elevation (feet)
584
592
600
580
588
596
N
0 ft
100 ft
200 ft
400 ft


U.S. 79/(CARLOS G. PARKER BLVD.)
F.M. 973
WATERLINE EASEMENT, TYP.
PROVIDE DRAINAGE CORRIDOR FOR HIGH SCHOOL DETENTION FACILITY.
Key
Site Boundary
Existing Easement
2-foot Contours
N
0 ft
100 ft
200 ft
400 ft


Carlos G Parker Blvd
FM 973
A
B
C
D
E
F
G
H
I
Street 1
Street 2
Street 3
Street 4
Street 5
Street 6
Street 7
Street 8
Street 9
Key
Site Boundary
Existing Easement to Be Relocated
Existing Easement to Remain
Relocated Easement
2-foot Contours
Townhouses
Liner Townhouses
3-Story Apartments
Conventional Retail
Mixed-use (Residential over Retail)
Hotel
Club House
0 ft
100 ft
200 ft
400 ft
N



Annotations

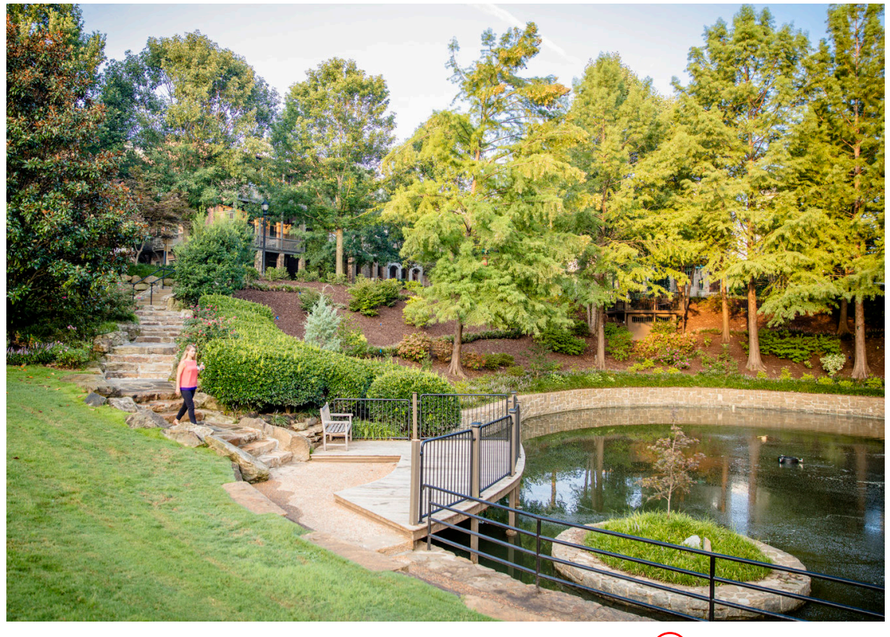
1. Pedestrian paseo with outdoor seating.
2. Hotel and retail fronting a main square.
3. Liner buildings to screen alleys.
4. Stormwater pond as part of civic space.
5. Pedestrian courts with liner buildings and townhouses.
6. Green around existing building and trees.



2 *Main Square, Domain Northside, Austin, Tex.*



3 *Liner Buildings, East Beach, Norfolk, Va .*





4 *Stormwater Pond, Glenwood Park, Altanta, Ga.*



5 *Cottage Court, The Cavalier, Virginia Beach, Va.*



5 *Pedestrian Mews, Daybreak, South Jordan, Ut.*



6 *Mansion Green, Kentlands, Gaithersburg, Md.*



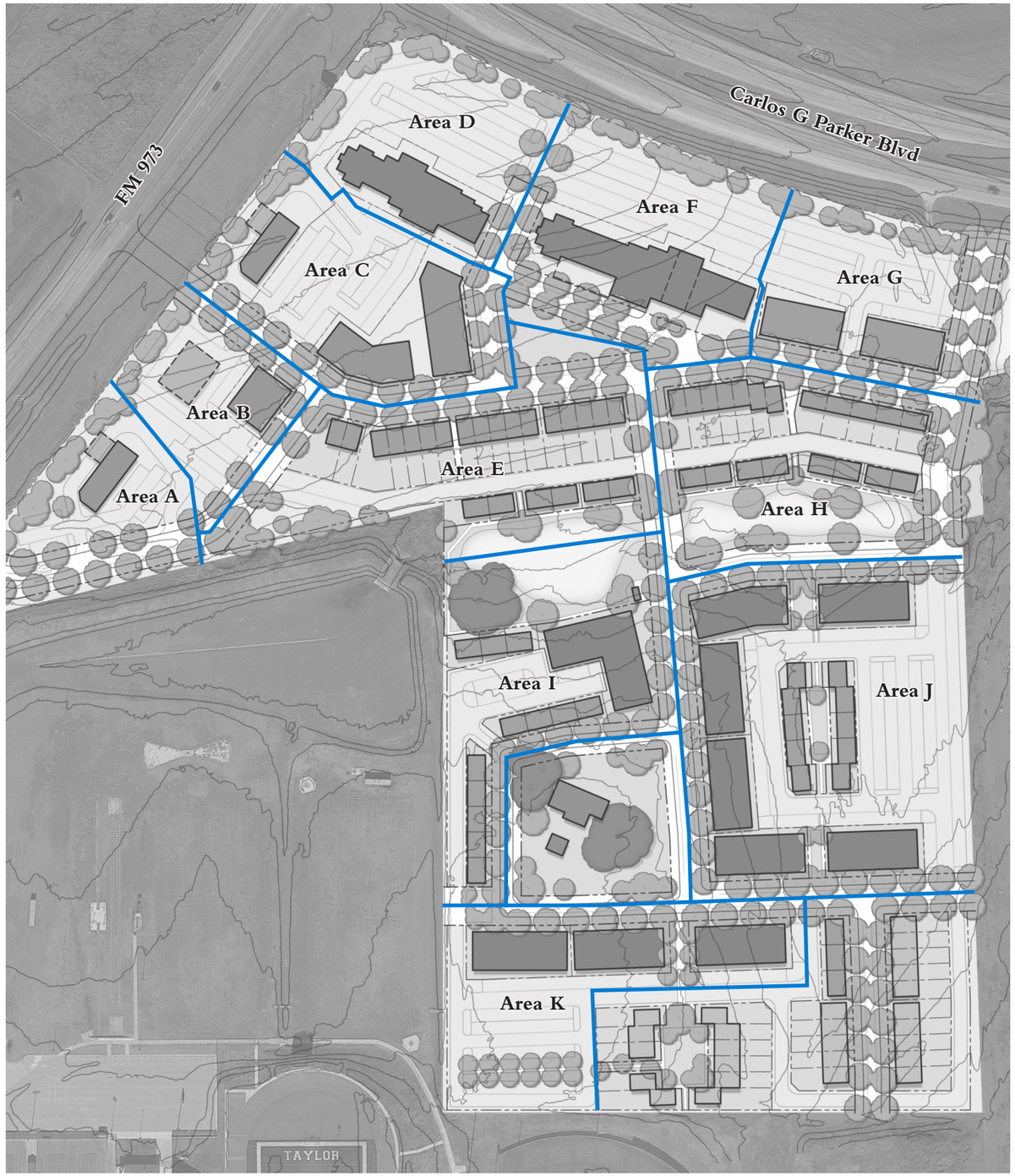
Residential

Townhouses	26 units
Liner Townhouses	36 units
3-Story Apartments	240 units
Live-Work Residential	29 units
Multi-Family over Retail/Restaurant	16 units
Residential Total	**347 units**

Non-Residential Program

Retail/Restaurant	18,300 SF
Gas Station/Convenience Store	5,200 SF
Drive-Thru	8,800 SF
Live-Work Retail (1000 SF/ea)	29,000 SF
Multi-Family over Retail/Restaurant	15,000 SF
Retail Total	**76,300 SF**
Hotel 1	150 rooms
Hotel 2	150 rooms
Lodging Total	**300 Rooms**
Club House (Existing House & Shed)	4,500 SF

Michael Watkins Architect, LLC © 2022
The design is subject to change. Not for construction.



Assumed Parking Ratios		Spaces
Townhouses	per unit	2
Multi-Family Residential	per unit	1.7
Live-Work Residential	per unit	2
Live-Work Commercial	per 1,000 SF	3
Retail/Restaurant	per 1,000 SF	5
Grocery	per 1,000 SF	5
Gas Station/Convenience Store	per 1,000 SF	10
Hotel	per room	0.89

The number of parking spaces provided is approximate and assumes 10' x 20' spaces with 20' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster locations, etc.

Area A	Program	Spaces
Retail/Restaurant	4,400 SF	22
	Total Required	**22**
	Provided on Street	9
	Provided in Parking Lots	32
	Provided on Private Lots	-
	Total Provided	**41**
	Difference	**+19**

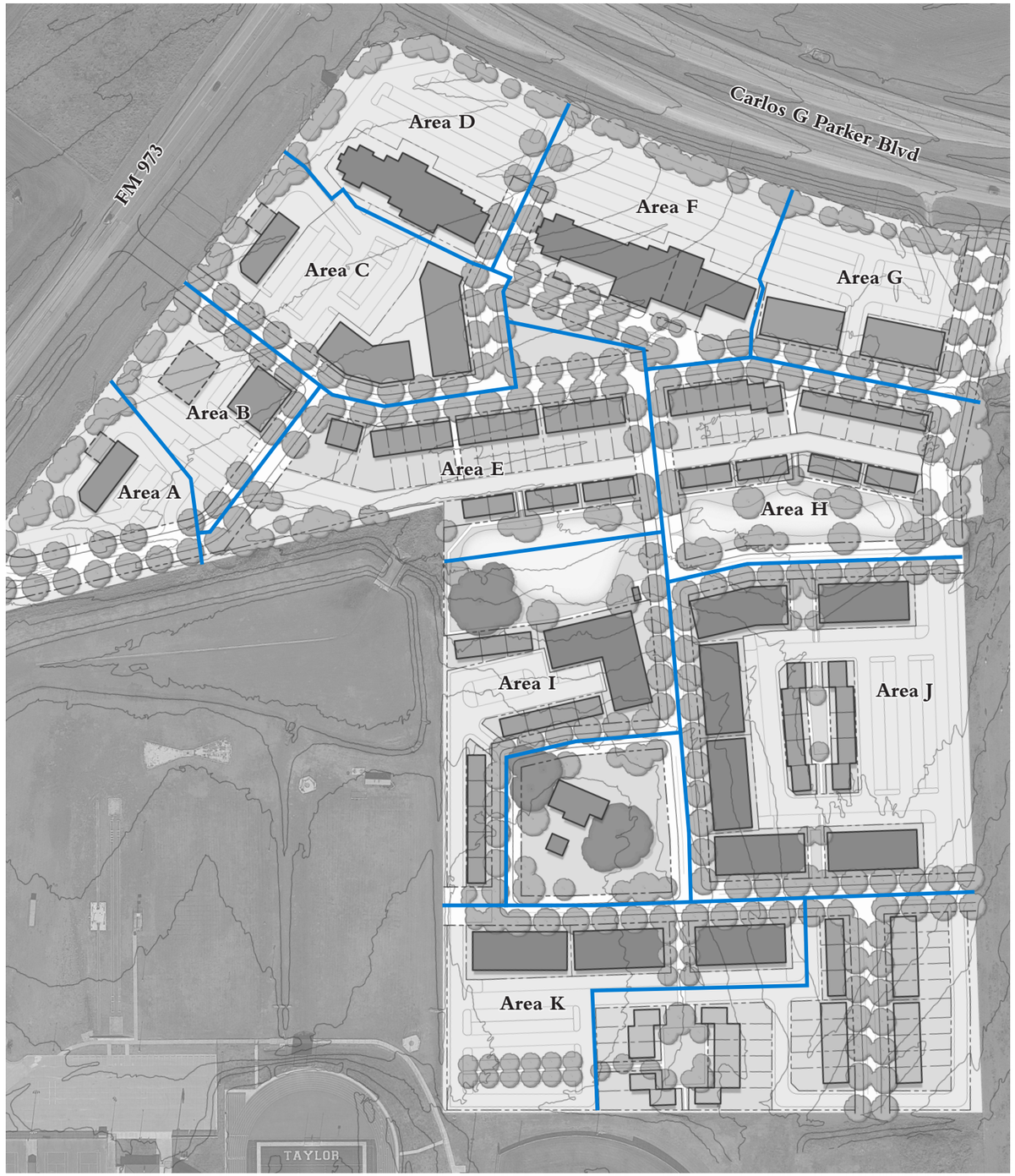
Area B	Program	Spaces
Gas Station/Convenience Store	5,200 SF	52
	Total Required	**52**
	Provided on Street	13
	Provided in Parking Lots	56
	Provided on Private Lots	-
	Total Provided	**69**
	Difference	**+17**

Area C	Program	Spaces
Retail/Restaurant	22,700 SF	114
	Total Required	**114**
	Provided on Street	27
	Provided in Parking Lots	85
	Provided on Private Lots	-
	Total Provided	**112**
	Difference	**-2**

Area D	Program	Spaces
Hotel	150 rooms	134
	Total Required	**134**
	Provided on Street	8
	Provided in Parking Lots	126
	Provided on Private Lots	-
	Total Provided	**134**
	Difference	**+0**

Area E	Program	Spaces
Live-Work Residential	17 units	34
Live-Work Commercial	17,000 SF	51
	Total Required	**85**
	Provided on Street	39
	Provided in Parking Lots	14
	Provided on Private Lots	38
	Total Provided	**91**
	Difference	**+6**

Area F	Program	Spaces
Hotel	150 rooms	134
	Total Required	**134**
	Provided on Street	25
	Provided in Parking Lots	135
	Provided on Private Lots	-
	Total Provided	**160**
	Difference	**+27**



Assumed Parking Ratios		Spaces
Townhouses	per unit	2
Multi-Family Residential	per unit	1.7
Live-Work Residential	per unit	2
Live-Work Commercial	per 1,000 SF	3
Retail/Restaurant	per 1,000 SF	5
Grocery	per 1,000 SF	5
Gas Station/Convenience Store	per 1,000 SF	10
Hotel	per room	0.89

The number of parking spaces provided is approximate and assumes 10' x 20' spaces with 20' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster locations, etc.

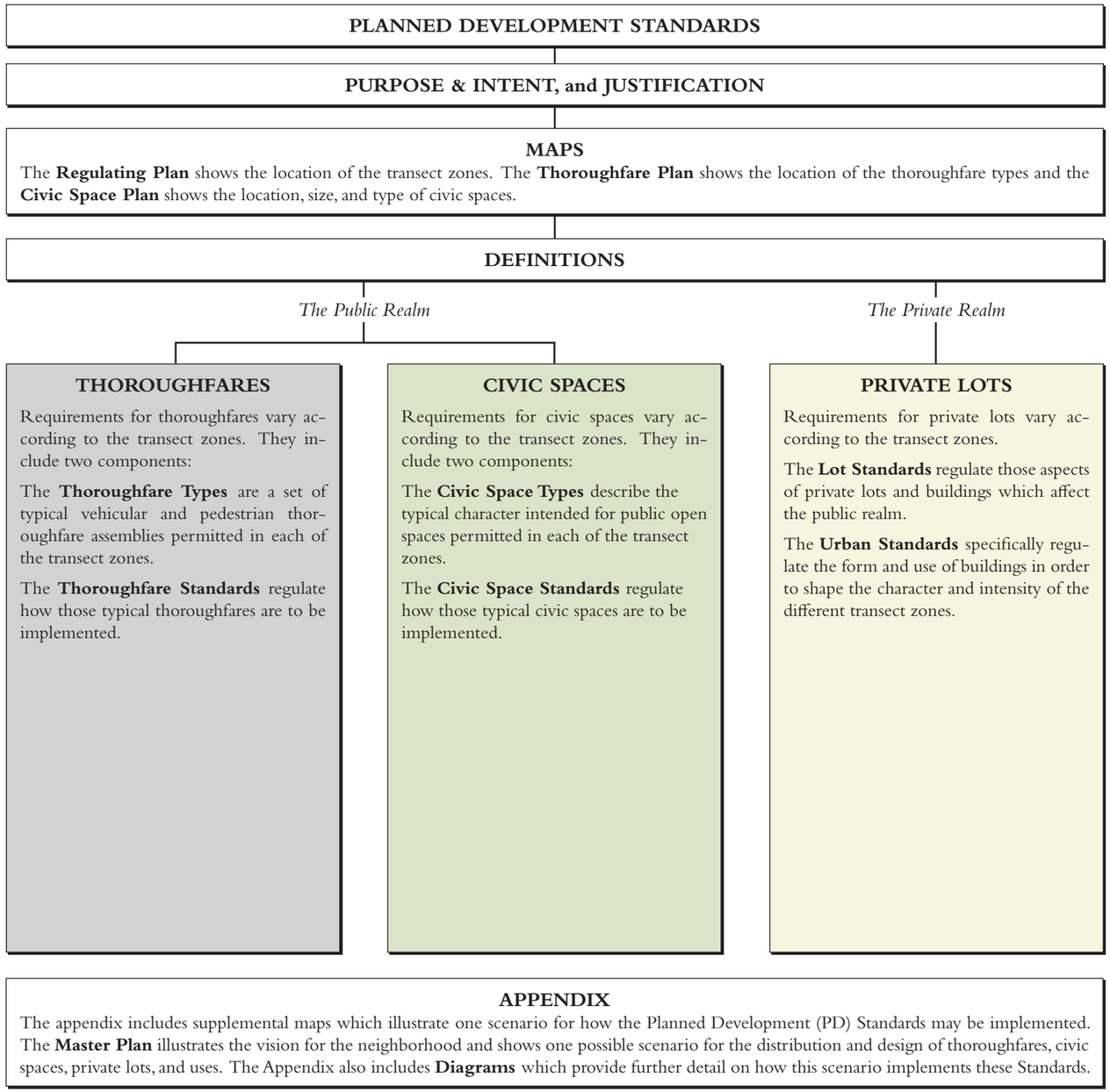
Area G	Program	Spaces
Retail/Restaurants	15,000 SF	75
Multi-Family Residential	16 units	27
	Total Required	**102**
	Provided on Street	25
	Provided in Parking Lots	95
	Provided on Private Lots	-
	Total Provided	**120**
	Difference	**+18**

Area H	Program	Spaces
Live-Work Residential	12 units	24
Live-Work Commercial	12,000 SF	36
	Total Required	**60**
	Provided on Street	39
	Provided in Parking Lots	-
	Provided on Private Lots	33
	Total Provided	**72**
	Difference	**+12**

Area I	Program	Spaces
Multi-Family	24 units	41
	Total Required	**41**
	Provided on Street	31
	Provided in Parking Lots	21
	Provided on Private Lots	-
	Total Provided	**52**
	Difference	**+11**

Area J	Program	Spaces
Multi-Family	144 units	245
	Total Required	**245**
	Provided on Street	32
	Provided in Parking Lots	211
	Provided on Private Lots	-
	Total Provided	**243**
	Difference	**-2**

Area K	Program	Spaces
Multi-Family	72 units	122
	Total Required	**122**
	Provided on Street	16
	Provided in Parking Lots	112
	Provided on Private Lots	-
	Total Provided	**128**
	Difference	**+6**



A Master Plan For

GATEWAY

Taylor, Texas

C PLANNED DEVELOPMENT STANDARDS

Overview C.1
Purpose & Intent, Justification C.2
Regulating Plan & General Standards C.3
Thoroughfares
- Thoroughfare Plan C.4
- Thoroughfare Types C.5-C.7
- Thoroughfare Standards C.7

Civic Spaces
- Civic Space Plan C.8
- Civic Space Types C.9
- Civic Space Standards C.9

Private Lots
- Lot Standards C.10-C.11
- Urban Standards C.12-C.15

Definitions C.16-C.18

X APPENDIX

Master Plan X.1
Fire Apparatus Access Diagram X.2
Addressing Diagram X.3

Purpose & Intent

The intent of these PD Standards is to enable pedestrian-friendly design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 37.3 acres designed as a mixed-use, walkable community with a range of uses which may include residential and civic uses. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

At the Scale of the Neighborhood:

- An interconnected network of thoroughfares, which also connects to the city's existing network at every opportunity, is designed to disperse traffic and encourage walking and cycling.
- A range of civic spaces is distributed throughout the neighborhood.
- A range of housing types is provided to accommodate a diversity of household types and market demand.

At the Scale of the Block and the Building:

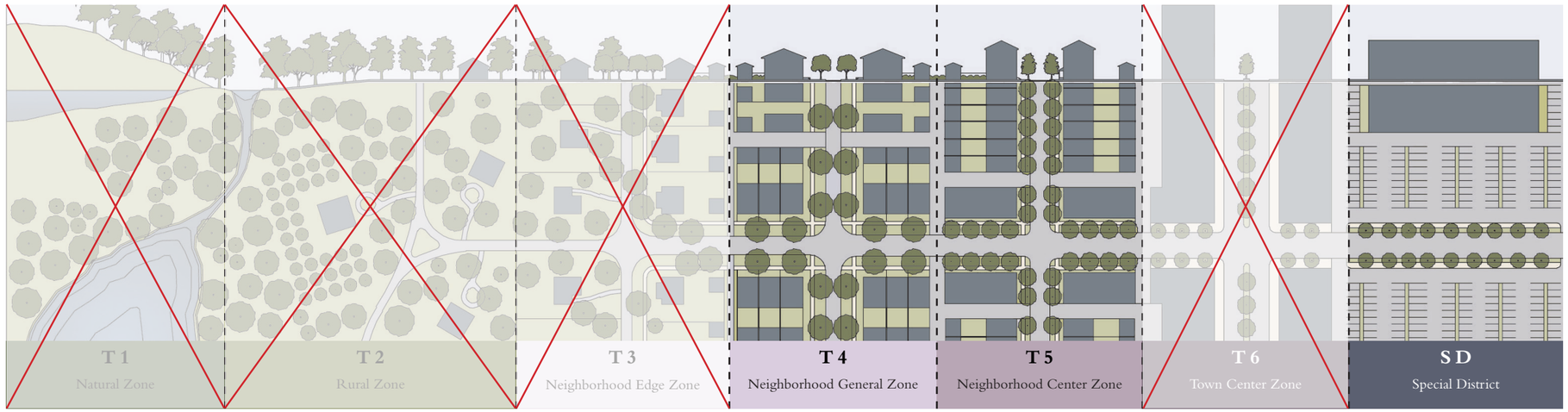
- The design of thoroughfares and buildings should reinforce pedestrian-friendly environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the spatial definition of thoroughfares and civic spaces.
- Architecture and landscape design reflect local and regional climate, topography, history, and building practices.

Justification

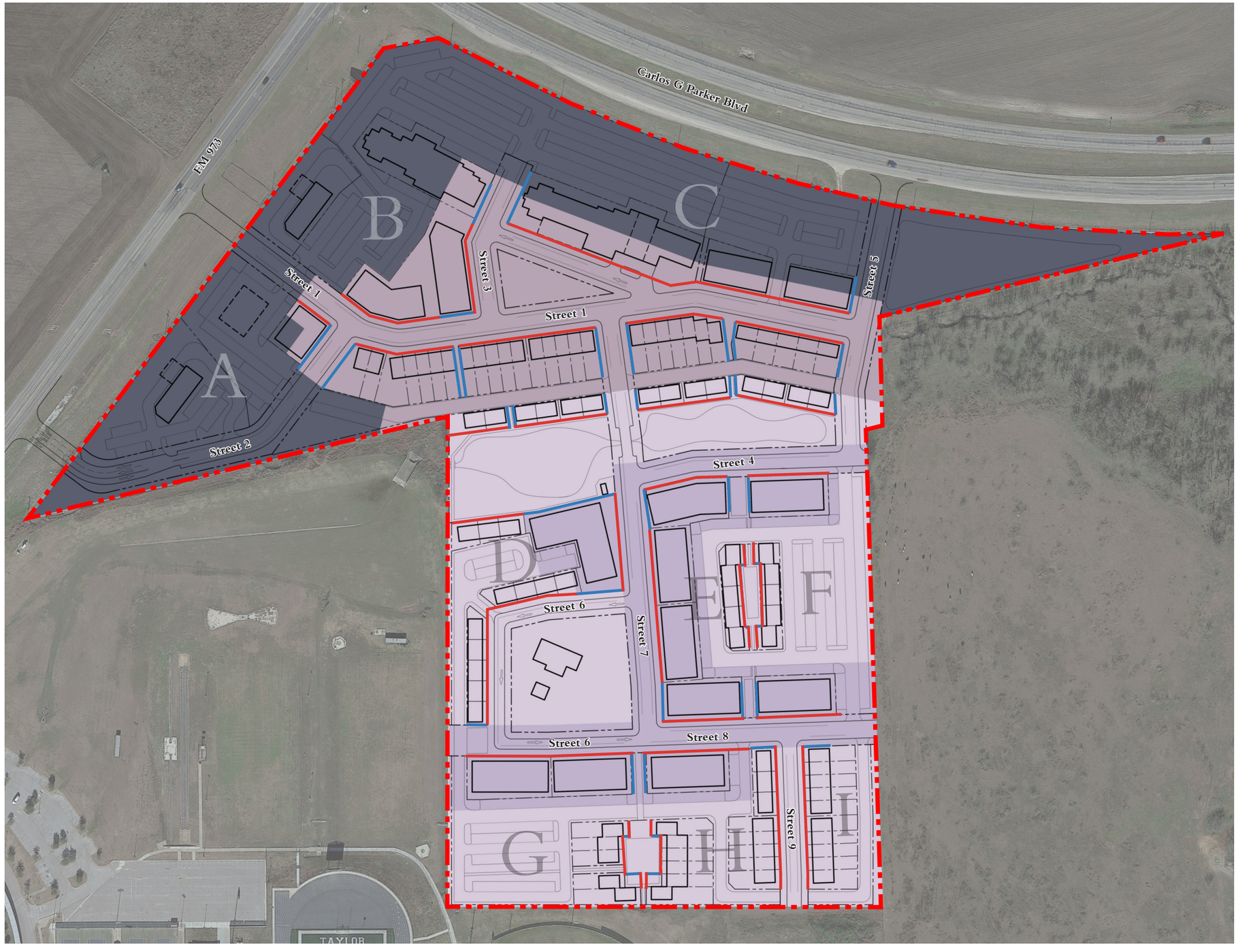
The primary reason for requesting the zoning change from Rural Agricultural (R/A) and Single Family 1 (R-1) to Commercial Planned Development (CPD) is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management, and the like. The design of this new community closely aligns with the City's long-term vision/goals and will help the City meet the ever growing demand for walkable communities.

Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of these PD Standards. In the event of a conflict between these PD Standards and any applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the City immediately for resolution.
2. It is the design Purpose and Intent not the "letter" of these PD Standards to which improvements should conform.
3. Minor adjustments may be made to the Master Plan as consistent with these Planned Development (PD) Standards.
4. These PD Standards are typologically-based and thus represent the typical condition. It is expected that the actual conditions will vary from the typical conditions shown. The standards for the typical conditions shall be modified or refined in a reasonable manner that achieve the intent of these PD standards.
5. There are two types of deviations from these PD Standards: Warrants and Variances. Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of scrivener's errors within this document shall be handled by Warrant.
6. Sources for various texts, definitions, and illustrations include the Lexicon of the New Urbanism and SmartCode v9.2 by Andres Duany, et. al.



A Typical Rural to Urban Transect, with Transect Zones. Only T4, T5, and SD are applicable in Gateway



General Standards

1. Minor adjustments to the Master Plan, may include modifications or refinements to the boundaries between transect zones. However, each transect zone, with the exception of the Special District, may increase or decrease by a maximum of 10% of the total area of the site. The area of the Special District may only be decreased, and may do so by any amount.
2. The base zoning districts, as described in the Taylor Code of Ordinances, vary by transect as follows:
   - For T4 and T5, the base zoning district shall be B-1.
   - For SD, the base zoning district shall be B-2.
3. Components of these PD Standards which are applicable to T4 shall be applicable to both T4-S and T4-L unless explicitly stated to apply only to T4-S or T4-L.
4. Streets 4, 8, and 9 are intended to connect to the adjacent properties when reasonably possible. The exact location of the connection shall be coordinated with the owner of those properties.
5. Streets 5 is intended to connect to Carlos G Parker Boulevard, with the exact location of the connection to be coordinated with the Texas Department of Transportation (TxDOT).
6. Streets 1 and 2 are intended to connect to FM 973, with the exact location of the connection to be coordinated with TxDOT. These connections may need to be right-in, right-out only.
7. All crossings of utility easement are subject to the easement restrictions.

Regulating Plan Key

- T4-S: Neighborhood General Zone Small-Footprint
- T4-L: Neighborhood General Zone Large-Footprint
- T5: Neighborhood Center Zone
- SD: Special District
- Right of Way (ROW)
- Lot Line
- Primary Frontage
- Secondary Frontage

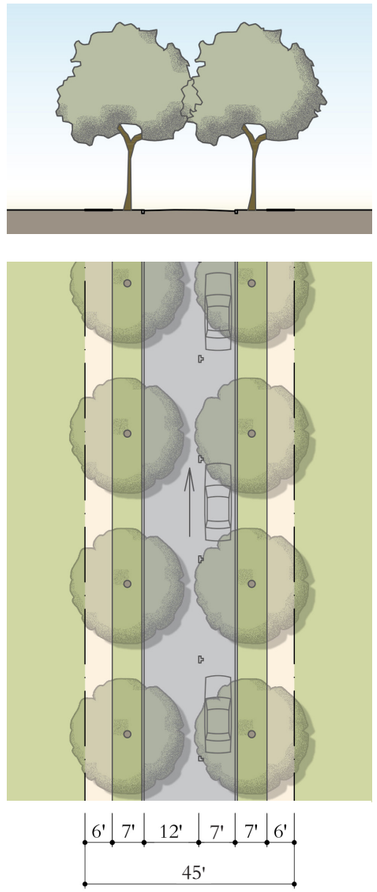
N

0 ft 100 ft 200 ft 400 ft



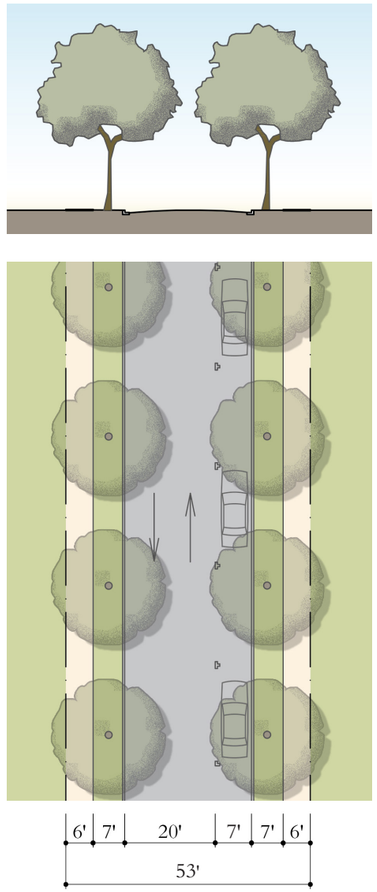
Thoroughfares Key

- ST-45-19
- ST-53-27
- ST-60-34
- CS-52-28
- CS-60-36
- PT-V-5
- Sidewalk in Civic Space (*See Civic Space Standards*)
- TBD RA-30-12
- FA-30-20



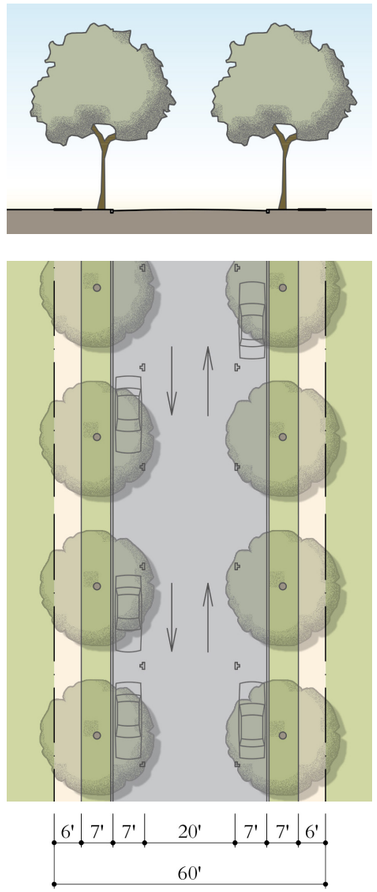
ST-45-19

Street
T4, T5, SD
45 ft. ROW
19 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee, 25 ft. o.c.
6 ft. Sidewalk
Not provided on this thoroughfare.



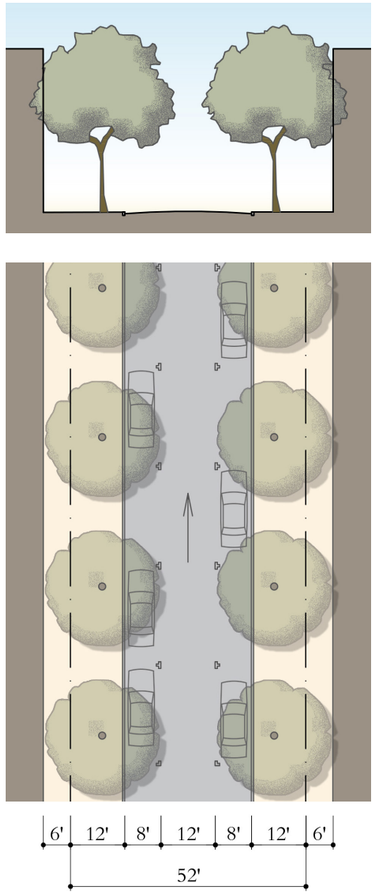
ST-53-27

Street
T4, T5, SD
53 ft. ROW
27 ft. Pavement
Slow Movement
Two-Way Traffic
Parking on One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee, 25 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. in height.



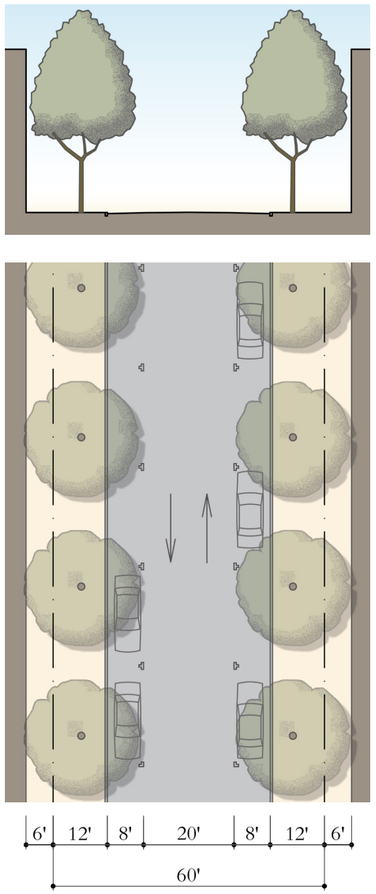
ST-60-34

Street
T4, T5, SD
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee, 25 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. in height.



CS-52-28

Commercial Street
T5, SD
52 ft. ROW
28 ft. Pavement
Slow Movement
One-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25 ft. o.c.
12 ft. Sidewalk
Not provided on this thoroughfare.
Street trees may be omitted to allow for a colonnade or arcade.



CS-60-36

Commercial Street
T5, SD
60 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25 ft. o.c.
12 ft. Sidewalk
For buildings up to 30 ft in height.
Street trees may be omitted to allow for a colonnade or arcade.

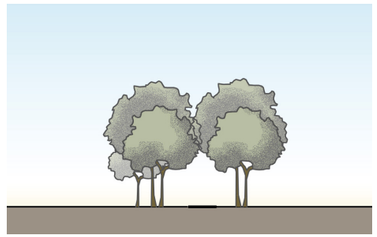
Thoroughfare Type
- ST Street
- CS Commercial Street
- RA Rear Alley
- PT Path
- PS Passage

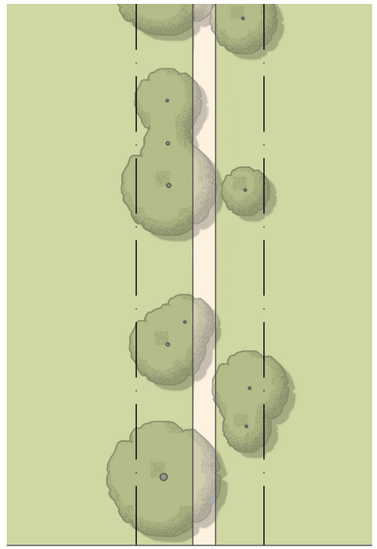
Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes





PT-V-5

Path
T4, T5, SD
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Varies
Trees, ground cover, shrubs, lawn
5 ft. Sidewalk
Not provided on this thoroughfare.
This thoroughfare type will be privately owned and maintained.

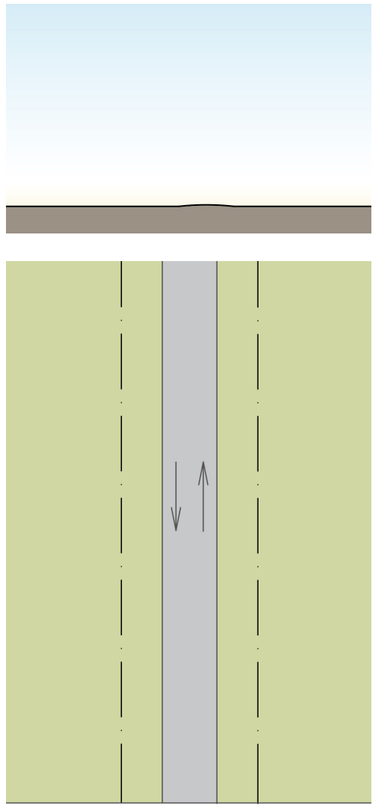
Thoroughfare Type
- ST Street
- CS Commercial Street
- RA Rear Alley
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

XX-##-##

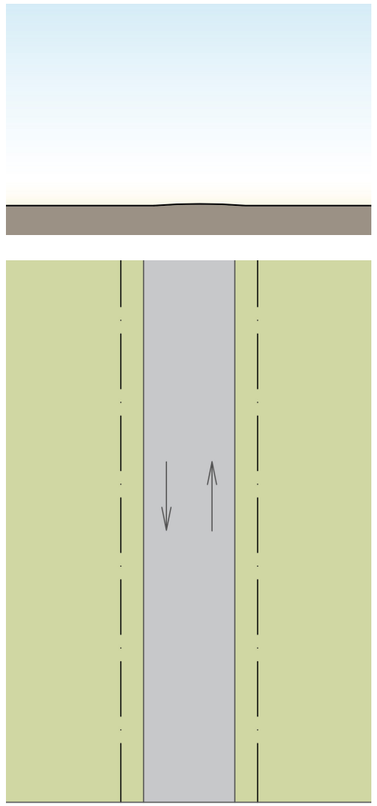
Thoroughfare Type
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes



RA-30-12

Rear Alley
T4, T5
30 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk
Not provided on this thoroughfare.

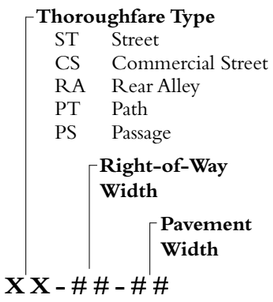
This thoroughfare type will be privately owned and maintained.



- - - FA-30-20 - - -

Fire Alley
T4, T5, SD
30 ft. ROW
20 ft. Pavement (*See Thoroughfare Standards*)
Slow Movement
Two-Way Traffic
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk
Yes.

This thoroughfare type will be privately owned and maintained.



XX-##-##

Thoroughfare Type
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

Thoroughfare Standards

The following apply to all thoroughfares and supersede the provisions of appendix C, Chapter 6, Table 5.2.1 and section 5.5 of the Taylor Code of Ordinances:

1. **Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by an entity other than the City of Taylor unless noted otherwise
2. **Street Trees.** The following apply to street trees:
   - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by warrant.
   - At retail frontages, the spacing of the trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
   - The public frontage in T4 and T5 shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one story.
   - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances.
   - Trees shall be maintained by an entity other than the city of Taylor unless noted otherwise to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) for moving vans, buses, emergency vehicles, and the like.
3. **Utility Easements.** Typically, water and sewer shall be provided in primary thoroughfares or civic spaces and other utilities shall be provided in secondary thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
4. **Encroachments over Rights-of-Way.** Portions of buildings may be permitted to encroach over RsOW as consistent with the Lot Standards.
5. **Proposed Fire Apparatus Access.** This access, which may be provided by thoroughfares or civic spaces, shall be paved or otherwise structurally stabilized with a clear width of 20 feet for buildings up to 30 feet tall or otherwise where permitted by the City of Taylor, and 26 feet for buildings over 30 feet tall and a 15-foot inside turning radius (*see Fire Apparatus Access Diagram*). Where a clear width greater than 20 feet is required, the FA-30-20 thoroughfare type may be modified to include wider paved or otherwise structurally stabilized area.
6. **Thoroughfare Alignments.** Thoroughfares may have offset intersections or intersections at angles other than 90 degrees as a means of calming traffic.
7. **Other Thoroughfare Standards.** Maximum cul-de-sac length does not apply to alleys. Turn lanes may be required at intersections per traffic impact analysis.



Civic Space Key

- Park
- Green
- Square
- Pocket Park

Civic Space Area: **3.79 acres**

Site Area: **37.3 acres**

Civic Space Ratio: **10.2%**

T4 Neighborhood General Zone



Park

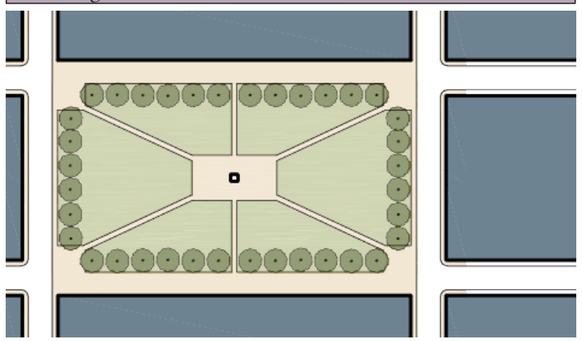
A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, and open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a greenway.



Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.

T5 Neighborhood Center Zone

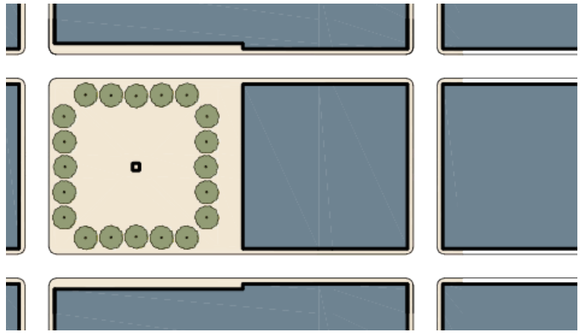


Square

A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.

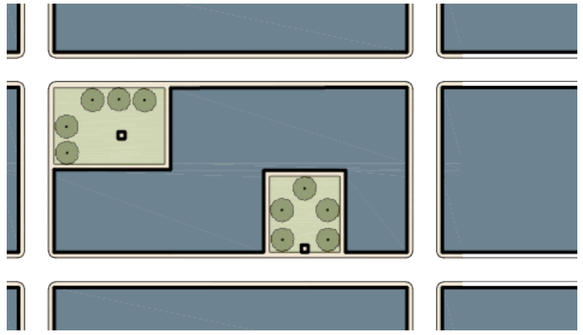
T4 Neighborhood General Zone

T5 Neighborhood Center Zone



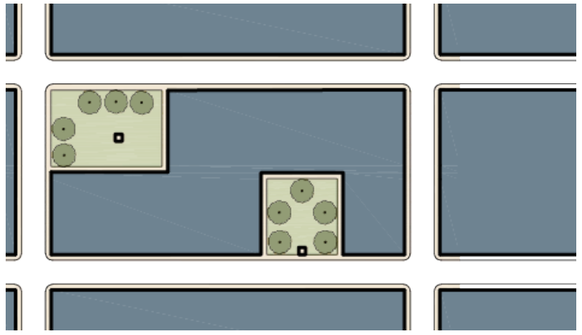
Plaza

A public space at the intersection of important streets set aside for civic purposes and commercial activities. A plaza is circumscribed by frontages, although not necessarily thoroughfares; its landscape consists of durable pavement for parking and trees requiring little maintenance.



Pocket Park

A small civic space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere.



Playground

A civic space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size.

Civic Space Standards

The following apply to all civic spaces:

1. **Maintenance and Ownership.** All civic spaces shall be owned and maintained by an entity other than the City of Taylor unless noted otherwise.
2. **Allocation of Civic Spaces.** A minimum of 5% of the gross area of the property shall be dedicated as civic spaces (see Civic Space Diagram). This area shall include stormwater management features that are designed as part of a civic space and shall not include stormwater management features not designed as part of a civic space
3. **Sidewalks.** Civic spaces shall have sidewalks sufficient to provide access to all enfronting lots, connect to adjacent primary thoroughfares and civic spaces, and to otherwise maintain the intent of the Master Plan.
4. **Landscaping.** Landscaping for civic spaces, open spaces, and storm water management ponds shall follow the standards of the base zoning district.
5. **Recreation Areas.** Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic spaces.

Lot Standards for All Transect Zones

The following apply to T4, T5, and SD:

1. **Block Length.** Blocks shall be a maximum of 600 feet long. Lots may front on publicly or privately owned thoroughfares or civic spaces.
2. **Dwelling Size.** There is no minimum dwelling size.
3. **Number of Buildings and Units.** Lots may have more than one building. Corner lots may have two accessory units provided that one faces the secondary frontage.
4. **Accessory Dwelling Unit Square Footage.** The conditioned space of an accessory dwelling unit within a primary building or an outbuilding shall not exceed the net square footage of the primary unit.
5. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 feet to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line. Fences within the first lot layer shall be painted.
6. **Parking Standards.** There shall be no minimum or maximum parking standards.
7. **Fire Apparatus Access.** Proposed fire apparatus vehicle access is as shown on the Fire Apparatus Access Diagram, typically within 150 feet of all buildable area on a lot. Buildings on portions of lost greater than 150 feet. from the Fire Apparatus Vehicle Access Route may require a fire suppression system to meet building and fire code requirements.
8. **Other Subdivision Standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys.
9. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the following Table. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, and ornamental features may encroach into any setback. All encroachments into utility easements are subject to the permission of the affected easement owner. (*see Permitted Encroachments table*)

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) [1]
Patios [i]		•	
Decks [i]		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps [i]	•	•	
Porches and Steps [ii]	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
At Commercial Uses Only			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Arcades [iii]	•	•	•
Colonnades [iii]	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Marquees	•	•	•
Signs	•	•	•
Lights	•	•	•
Buildings [iv]	•		•

Notes:

i. May encroach into setbacks up to 6 feet.

ii. May encroach into setbacks up to 12 feet.

iii. To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.

iv. Conditioned habitable space may encroach into the ROW above an Arcade or Colonnade, with a license agreement and if a 12'-6" height clearance is maintained below.

10. **Signs.** The following sign standards apply to commercial uses:
    - One blade sign for each business entrance may be installed perpendicular to the facade. Such a sign shall not exceed 6 square feet and shall clear the sidewalk by 8 feet.
    - One band sign may be applied to the facade of each storefront. Such a sign shall not exceed 3 feet in height by any length.
    - Signage shall be externally illuminated or neon.



Example of a blade sign.



Example of a band sign.

11. **Prohibited Uses.** The uses listed below, regardless of whether the proposal will be a primary or accessory use, shall be prohibited in this PD:
    - Adult Entertainment
    - Central Processing Facility for solid waste transfer, materials resource recovery and/or recycling
    - Class I, II, III, and IV Composting Facility
    - Commercial Amusement, Outdoor
    - Commercial Kennels and Animal Husbandry
    - Concrete or Asphalt Batching Plant
    - Construction and Demolition Debris Disposal Facility
    - Container/POD Storage Facility
    - Distribution Facilities
    - Junk & Wrecked Vehicle Salvage Yard Facility
    - Methane Recovery Facility associated with soil removal
    - Mineral Extraction & Surface Mining
    - Motor Vehicle Impound Lots
    - Mover Storage Facility
    - Moving Truck & Trailer Rental
    - Petroleum (or related products) refining or distributor
    - Race Tracks
    - Recycling & Salvage Center (except architectural salvage)
    - Salvage Motor Vehicle Suction or Pool Facility
    - Sanitary Landfill
    - Self-Storage Facility
    - Shooting Range, Outdoor
    - Solid Waste Disposal Facility
    - Solid Waste Incinerators
    - Truck Stop
    - Truck Terminals
    - Wind Energy conversion system, large wind farms
    - Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, etc.).

For a proposed use not listed herein, a warrant may be issued as described elsewhere in these PD Standards.

Lot Standards for T4 and T5

The following requirements apply to T4 and T5 only:

1. **Building Entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory buildings may face any thoroughfare type.
2. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise and required plantings shall comply with City requirements.
   - **Front Yard Trees.** Front yards of a depth greater than 12 feet require one deciduous tree of a minimum height of 30 feet at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a terrace, stoop, or porch.
   - **Lawn.** Lawn is prohibited at frontages in T5 and SD and in all zones where the lawn area is 6 feet or less in either dimension.
   - **Planting.** Plant material, including ground cover, shall be planted no farther apart than 12 inches.
   - **Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
   - **Erosion Control.** Erosion control is required where there is no landscape or hardscape.
   - **Site Perimeter Landscaping Requirement.** There is no site perimeter landscaping requirement.
3. **Parking Lots.** Given the intention of building a compact, walkable, urban community, parking lots shall be located to the interior of blocks and shielded from frontages with buildings and walls. The following requirements also apply:
   - **Connections.** Parking lots on adjacent private lots shall connect to one another.
   - **Surfacing.** Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, all of which shall be graded and drained to dispose of surface water into appropriate structures.
   - **Light Spillover.** Given the intention of making parking lots as compact as possible and creating shared access from one owner's parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
   - **Landscaping.** Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 square feet minimum with one 2 inch minimum caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces and parkways of two drive aisles or less in width are exempt from landscaping requirements.
4. **Facades.** Facades shall be built parallel to a rectilinear primary frontage line or to the chord of a curved primary frontage line.
5. **Ground Floor Grading.** At the ground floor, residential and private rooms in lodging uses shall be raised a minimum of 2 feet from the average sidewalk grade at the primary frontage for the purpose of establishing privacy.
6. **Facade Glazing.** Facades shall be glazed with a clear glass in the percentages described below. For buildings with multiple facades, the percentage of glazing shall be calculated separately for each facade.
   - **First-Story Glazing.** A minimum of 30% of the wall area shall be glazed
   - **Upper-Story Glazing.** A maximum of 50% of the wall area above the first story shall be glazed.
   - **Storefront Glazing.** A minimum of 70% of the wall area shall be glazed and shaded by an awning or canopy that extends over the sidewalk.
7. **Pitched Roofs.** Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
8. **Flat Roofs.** Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.
9. **Prohibited Uses.** The uses listed below, regardless of whether in T4 or T5.
   - Automobile Fueling Station
   - Automobile General Repair
   - Automobile and/or Truck Washing Facility
   - Automobile Body Repair Shop
   - Automobile Oil Change, Lube, Light Service
   - Billboards
   - Commercial Stable
   - Drive-through Commercial
   - Nursery
   - Paint Mixing & Spraying Facility
   - Pawn Shop
   - Plastic & Rubber Products Manufacture

T4-S: Neighborhood General Zone Small Footprint



a.	**Lot Dimensions**	
	Lot Width	120 ft. max.
	Lot Coverage	80% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	6 ft. min., 18 ft. max.
(b.2)	Front Setback (Secondary)	6 ft. min., 18 ft. max.
(b.3)	Side Setback	6 ft. min.
(b.4)	Rear Setback	0 ft. min.
	Primary Frontage Buildout	80% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	min. of 20 ft. + (b.1) min.
(c.2)	Front Setback (Secondary)	0 ft. min., 18 ft. max.
(c.3)	Side Setback	0 ft.
(c.4)	Rear Setback	4 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	3 stories max.
(d.2)	Outbuilding	2½ stories max.
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	permitted
	Terrace and Light Court	permitted
	Forecourt	permitted
	Stoop	permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	not permitted

f. Building Uses

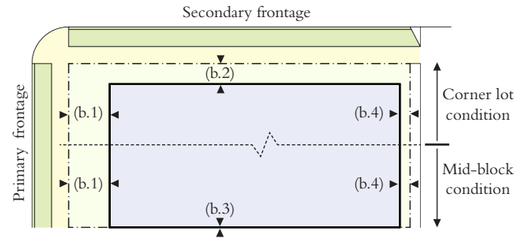
Additional uses may be approved by warrant.

Residential	**Limited Residential:** Up to 6 dwelling units and additionally 2 accessory dwelling units are permitted on each lot.
Lodging	**Limited Lodging:** The number of bedrooms available for lodging shall be limited to 16. Breakfast may be provided to overnight guests before noon each day.
Office	**Limited Office:** The area available for office use shall be limited to the first story of the principal building or to an outbuilding. Home occupation is permitted.
Retail	**Limited Retail:** The area available for retail use shall be limited to the first story on corner lots The specific use shall be further limited to neighborhood store or food service seating no more than 30.
Manufacturing	**Limited Manufacturing:** Manufacturing uses shall be limited to the first story on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic	**Open Civic:** Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

The following requirements apply to all lots in T4-S.

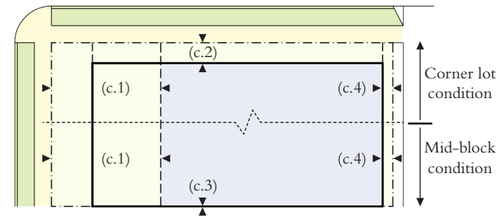
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



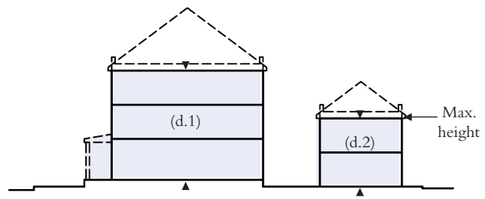
c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



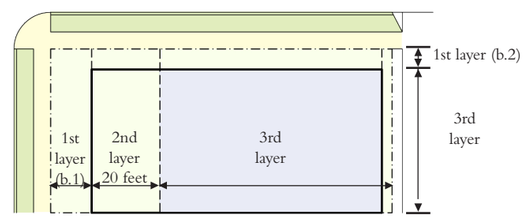
d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.
- Exemptions from height limits include: civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within liner buildings in the second layer, and may be permitted elsewhere in the first or second layer by warrant.
- Parking shall be accessed by a rear lane when such are provided..



T4-L: Neighborhood General Zone Large Footprint



a.	Lot Dimensions	
	Lot Width	1 block max.
	Lot Coverage	100% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	6 ft. min., 18 ft. max.
(b.2)	Front Setback (Secondary)	6 ft. min., 18 ft. max.
(b.3)	Side Setback	6 ft. min.
(b.4)	Rear Setback	0 ft. min.
	Primary Frontage Buildout	80% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	min. of 20 ft. + (b.1) min.
(c.2)	Front Setback (Secondary)	0 ft. min., 18 ft. max.
(c.3)	Side Setback	0 ft.
(c.4)	Rear Setback	4 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	3 stories max.
(d.2)	Outbuilding	2½ stories max.
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	permitted
	Terrace and Light Court	permitted
	Forecourt	permitted
	Stoop	permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	not permitted

f. Building Uses

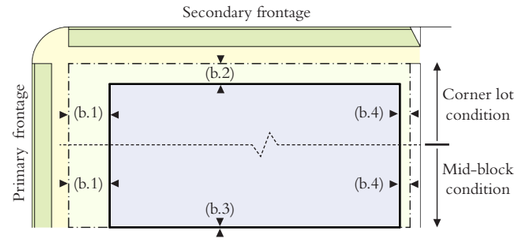
Additional uses may be approved by warrant.

Residential	**Open Residential:** There shall be no maximum number of dwelling units for a lot.
Lodging	**Open Lodging:** There shall be no maximum number of rooms for a lot. Food service may be provided at all times. The maximum length of a stay shall not exceed 90 days.
Office	**Open Office:** Office uses are permitted.
Retail	**Limited Retail:** The area available for retail use shall be limited to the first story on corner lots The specific use shall be further limited to neighborhood store or food service seating no more than 30.
Manufacturing	**Limited Manufacturing:** Manufacturing uses shall be limited to the first story on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic	**Open Civic:** Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

The following requirements apply to all lots in T4-L.

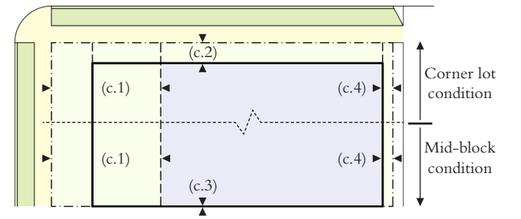
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



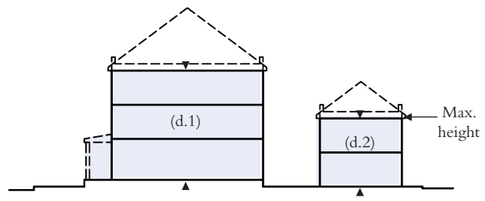
c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



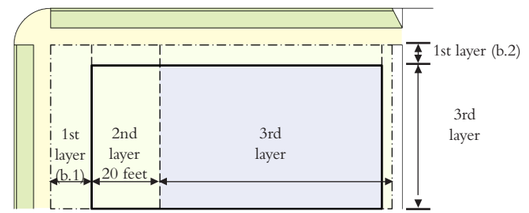
d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.
- Exemptions from height limits include: civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.

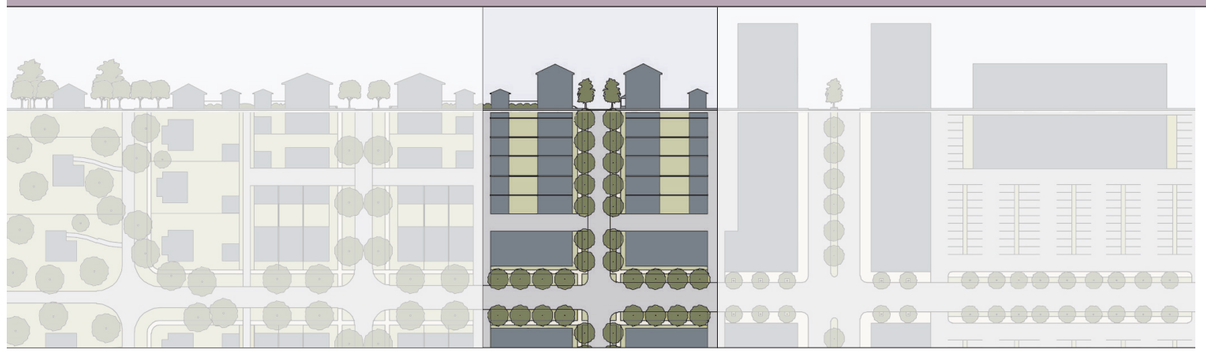


Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within liner buildings in the second layer, and may be permitted elsewhere in the first or second layer by warrant.
- Parking shall be accessed by a rear lane when such are provided..



T5: Neighborhood Center Zone



a.	**Lot Dimensions**	
	Lot Width	180 ft. max.
	Lot Coverage	95% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	0 ft. min., 12 ft. max.
(b.2)	Front Setback (Secondary)	0 ft. min., 12 ft. max.
(b.3)	Side Setback	0 ft. min.
(b.4)	Rear Setback	4 ft. min.
	Primary Frontage Buildout	90% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	40 ft. max. from rear prop.
(c.2)	Front Setback (Secondary)	0 ft. min., 12 ft. max.
(c.3)	Side Setback	0 ft.
(c.4)	Rear Setback	0 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	5 Stories max.
(d.2)	Outbuilding	2 ½ Stories max.
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	not permitted
	Terrace and Light Court	not permitted
	Forecourt	not permitted
	Stoop	permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	permitted

f. Building Uses

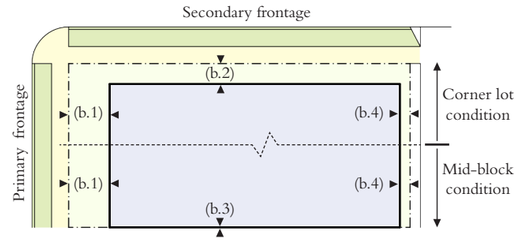
Additional uses may be approved by warrant.

Residential	**Open Residential:** There shall be no maximum number of dwelling units for a lot.
Lodging	**Open Lodging:** There shall be no maximum number of rooms for a lot. Food service may be provided at all times. The maximum length of a stay shall not exceed 90 days.
Office	**Open Office:** Office uses are permitted.
Retail	**Open Retail:** Retail uses are permitted.
Manufacturing	**Open Manufacturing:** Manufacturing uses are permitted (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair). Artifacts shall not be stored where visible from frontages.
Civic	**Open Civic:** Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

The following requirements apply to all lots in T5.

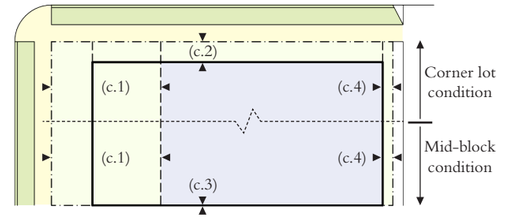
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



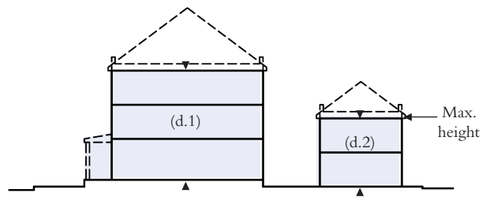
c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



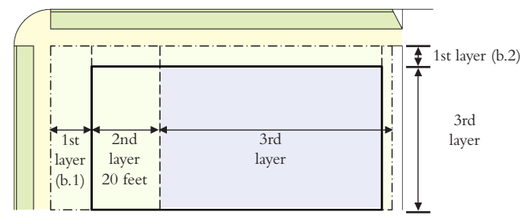
d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.

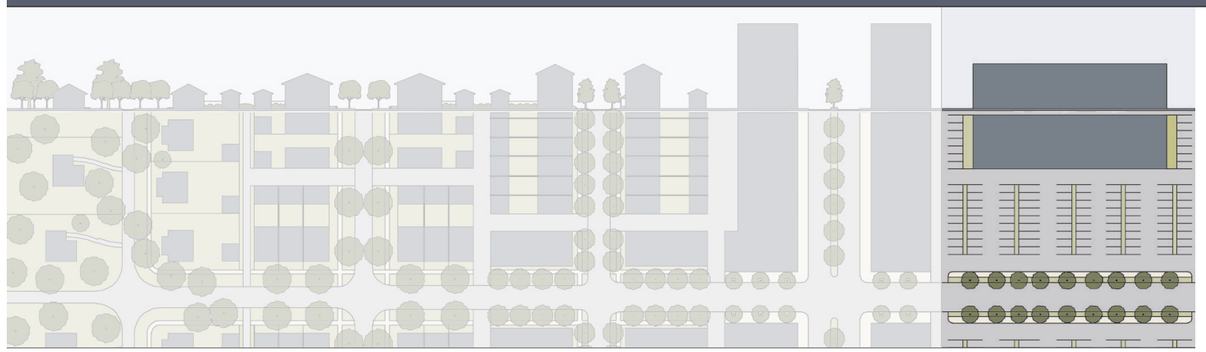


Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within liner buildings in the second layer, and may be permitted elsewhere in the first or second layer by warrant.
- Parking shall be accessed by a rear lane when such are provided.



SD: Special District



The following standards apply to all lots within a Special District (SD) Zone:

1. **Intent.** The intent of the Special District is to provide an expanded range of commercial uses in a form that may prioritize automobiles, while remaining integrated with the pedestrian-oriented neighborhood. Buildings within the Special District shall be easily accessible to pedestrians, bicyclists, and automobiles from the adjoining neighborhood. At the same time, the Special District is intended to allow commercial uses that draw on the patronage of those from the greater region through vehicular access from Carlos G Parker Boulevard and FM 973.
2. **Uses Permitted.** All allowable land uses within T5 are permitted, with the exception of all residential uses.
   - Nursery
   - Automobile Fueling Station
   - Automobile and/or Truck Washing Facility
   - Convenience Store
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Rezoning.** Any property zoned as Special District may be rezoned to T5 by warrant.
4. **Access.** Pedestrian access from within the neighborhood shall be provided to the primary entrance of all buildings in the Special District through a combination of sidewalks, crosswalks, and pathways, all with a minimum clear width of 5 feet.
5. **Building Entrance.** For a lot fully or partially within the Special District for which a primary frontage is noted on the Regulating Plan, the primary entrance to a building on that lot shall face the primary frontage. This entrance shall remain unlocked whenever the business is open.
6. **Utilities.** Utilities shall be located within thoroughfares as consistent with the Thoroughfare Plan, including only those parking lot drive aisles labeled as alleys.
7. **Signage.** In addition to the sign types permitted in these PD Standards, signs permitted for the base zoning district shall also be permitted and shall not be counted towards the limits on the quantity of signs in these PD Standards.
8. **Site Perimeter Landscaping.** Landscaping shall comply with the requirements of the base zoning district where the Special District meets an edge of the site.

Accessory Dwelling Unit: A dwelling unit sharing ownership and utility connections with a Primary Building.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure, open or enclosed, connecting a Primary Building to an Outbuilding.

Band Sign: a band of lettering across the entire width of a building or storefront.

Blade Sign: a two-sided sign board hung from a projecting element at 90 degrees to the building facade.

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings.

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See Definitions: Illustrated.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system.

Dwelling Unit: one or more rooms used, or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See Definitions: Illustrated.*

Elevation: *See Definitions: Illustrated.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Facade: *See Definitions: Illustrated.*

Frontage: *See Definitions: Illustrated.*

Frontage Line: *See Definitions: Illustrated.*

Frontage Buildout: That portion of a setback line which shall have a building facade on it.

Gallery: *See Definitions: Illustrated.*

Green: *See Civic Space Types.*

Home Occupation: non-retail commercial operation and/or remote work which takes place in a residence.

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. (Syn. flexhouse.)

Lodging: Premises available for short-term human habitation, including daily and weekly rental.

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Coverage: the maximum area of a lot that may be occupied by a structure. Lot coverage is expressed as a ratio. Arcades, open porches, decks, terraces, and stoops are excluded from the calculation

Lot Layer: a range of depth of a Lot within which certain elements are permitted. *See Definitions: Illustrated.*

Lot Line: *See 17.*

Lot Width: the length of the Primary Frontage Line of a Lot.

Manufacturing: Premises available for the creation, assemblage, and/or repair of artifacts including their retail sale except when such activity creates adverse impacts.

Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See Definitions: Illustrated.*

Park: *See Civic Space Types.*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pavement Radius: *See Definitions: Illustrated.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See Civic Space Types.*

Primary Building: the main building on a Lot, usually located toward the Frontage. *See Definitions: Illustrated.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See Definitions: Illustrated. See* **Frontage.**

Private Frontage: *See Definitions: Illustrated. See* **Frontage.**

Public Frontage: *See Definitions: Illustrated. See* **Frontage.**

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode.

Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.

Retail: Premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.

Right-of-Way (ROW): *See Definitions: Illustrated.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3).

Scrivener's Error: an unintentional mistake in the drafting of these PD Standards.

Secondary Frontage: *See Definitions: Illustrated. See* **Frontage.**

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on the Lot Standards. *See Definitions: Illustrated.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Square: S*ee Civic Space Types.*

Stoop: *See Definitions: Illustrated.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low speed and capacity.

T-zone: *See* **Transect Zone.**

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. S*ee Definitions: Illustrated.*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. (syn. T-zone)

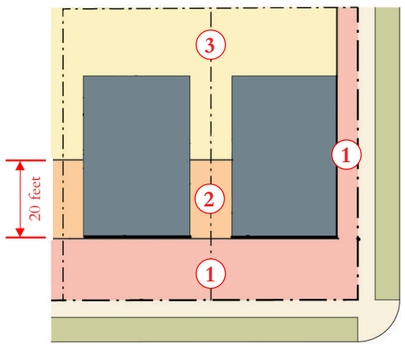
Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Definitions: Illustrated.*

Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing.

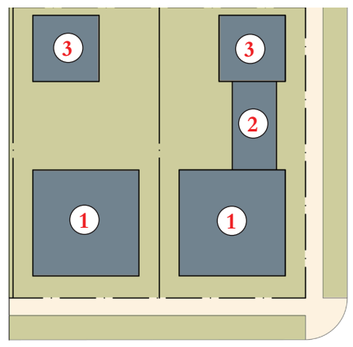
Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively. .

Lot Layers



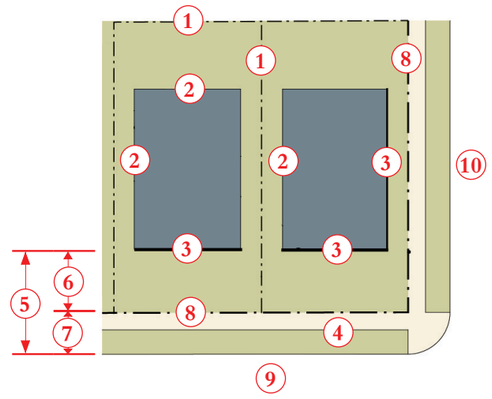
1. **1st Layer**
2. **2nd Layer**
3. **3rd Layer**

Principle Building & Outbuilding



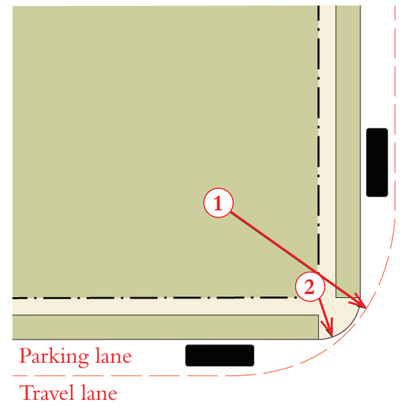
1. **Primary Building**
2. **Backbuilding**
3. **Outbuilding**

Frontage & Lot Lines



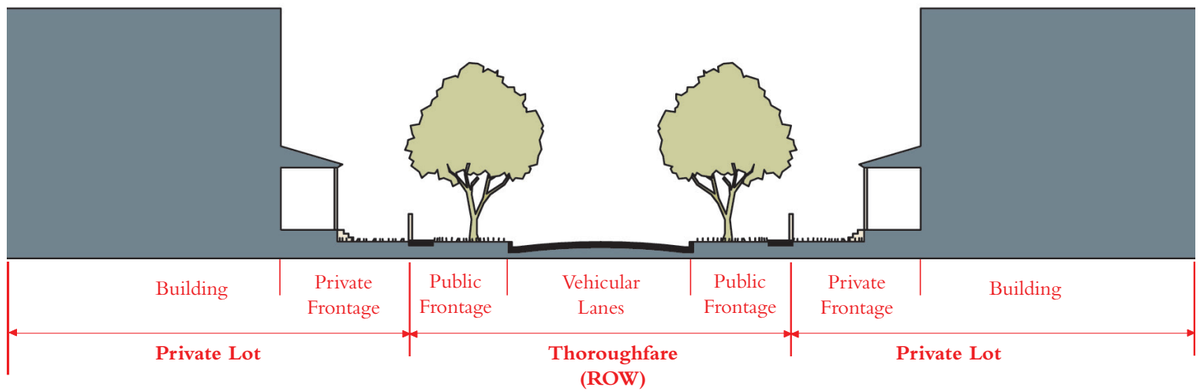
1. **Lot Line**: the boundary that legally and geometrically demarcates a lot.
2. **Elevation**: an exterior wall of a building not facing a frontage line.
3. **Facade**: the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
4. **Right-of-Way (ROW):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.
5. **Frontage:** the area between a building facade and a thoroughfare or civic space, inclusive of its various built and planted components. Frontage is divided into private frontage and public frontage.
6. **Private Frontage:** the privately held Layer between the Frontage Line and the Primary Building Facade.
7. **Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line.
8. **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is coincident with the property line(s), at frontages.
9. **Primary Frontage:** on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.
10. **Secondary Frontage:** on lots with multiple frontages, the frontage(s) that are not the primary frontage.

Turning Radius



1. **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
2. **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

Thoroughfare & Frontages

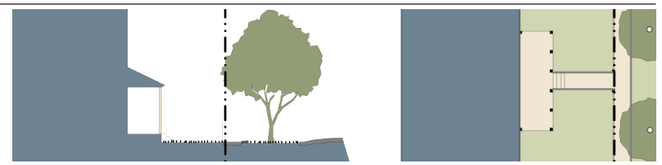


Private Frontages

Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.



Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 6 ft deep.



Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.



Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.



Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.



Storefront and Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.



Gallery: a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.



Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.



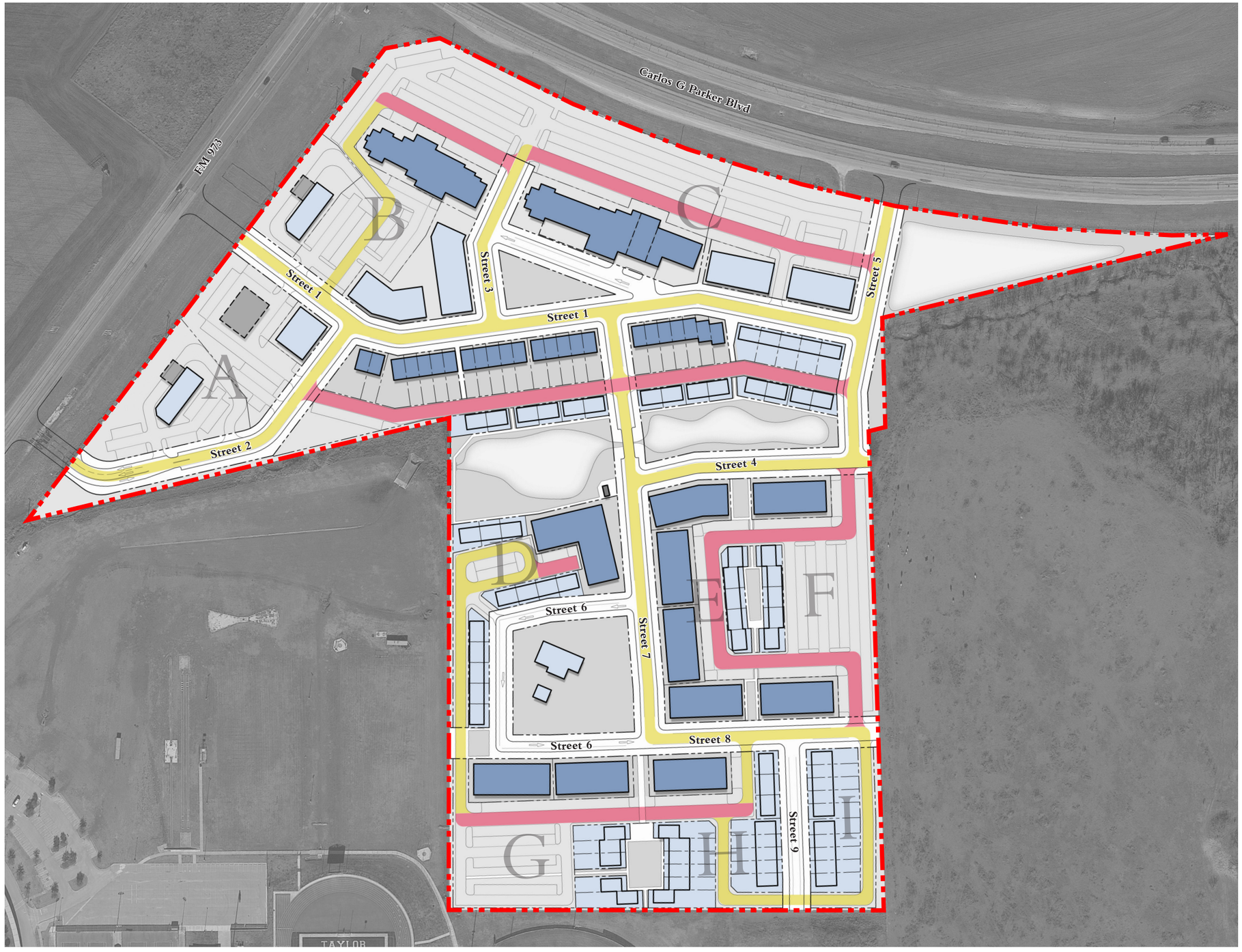


Key

- Site Boundary
- Existing Easement to Be Relocated
- Existing Easement to Remain
- Relocated Easement
- 2-foot Contours
- Townhouses
- Liner Townhouses
- 3-Story Apartments
- Conventional Retail
- Mixed-use (Residential over Retail)
- Hotel
- Club House

0 ft 100 ft 200 ft 400 ft

N



Fire Apparatus Access Notes

1. Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. For buildings 30+ feet tall:
   - Fire Apparatus Access Roads shall be 26 feet clear minimum.
   - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
   - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. Fire Apparatus Access Roads shall be 20 feet clear minimum for buildings less than 30 feet tall:
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).



MINIMUM CLEARANCE AROUND A FIRE HYDRANT

Fire Access Key

- 26-foot Fire Apparatus Access Road
- 20-foot Fire Apparatus Access Road
- Buildings over 30 feet
- Lots with buildings under 30 feet



Thoroughfare Names and Addressing Key

1. _____ Street
2. _____ Street
3. _____ Way
4. _____ Street
5. _____ Way
6. _____ Street
7. _____ Street
8. _____ Street
9. _____ Way
10. _____ Street
11. _____ Street

Sign with unit numbers

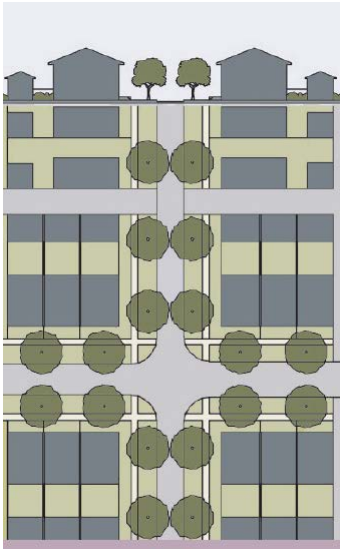
City of Taylor
PZ-2022-1520
Zoning Map Amendment – Planned Development
Staff Report

Item Details

Subject Property:	Generally located near 851 Sloan Street and 904 Debus Drive.
Total Acreage:	Approximately 15.05 acres of land
Legal Description:	Approximately 15.05 acres of land part of and out of the W.R. Williams Survey, Abstract No. 665, and the Sunset Addition, Block Two (2), Lot Five (5), Taylor, Williamson County, Texas
Property Owner:	Plutus Austin, LLC, c/o Upendra Bandi
Applicant/Representative:	Axiom Engineers, Nicole Findeisen
Request:	Zoning Map Amendment to rezone this property from R-1 (Single Family Residential) to Planned Development Residential Overlay with Multi-Family (MF-1/RPD) base zoning.
Case History:	This is the first public hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested to rezone the subject properties to a Planned Development (PD) that incorporates attached and detached single-family and multi-family residential alongside civic spaces consisting of parks, plazas, and greens. The applicant worked with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an alternative master plan and planned development standards to address neighborhood structure and scale, civic spaces, and frontage types. The planned development contains a regulating plan to allow flexibility. The regulating plan is based on transects which act to create new walkable mixed-use environments. The natural to urban transects create a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. The plan for Legacy Crossing will blend existing adjacent residential into the Neighborhood General Zone (T4).



Location:
The subject property is generally located between Debus Drive and Sloan Street. The subject property has access to each existing roadway at 904 Debus Drive, previously a single-family home, and 851 Sloan Street.

Physical and Natural Features:
The subject property is primarily vacant with several abandoned accessory structures. The land consists of a dense wooded area along a natural creek depression that bisects the property, north/south. The area adjacent to where the creek meanders through the subject property is identified as a FEMA Flood Hazard Area.

Growth Sector Designations:
The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended and areas where there should be control. The subject property is located within the Infill Neighborhood Growth Sector (G-4). The Infill Neighborhood Growth Sector consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density. The Reserved Open Sector (O-2) is also present on the subject property due to the presence of the floodplain. The Reserved Open Sector consists of land that is not yet protected but is valuable as open space. This includes floodplains and floodways (Envision Taylor Comprehensive Plan pg. 50).

Future Land Use and Zoning Designations:
The Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designations of Neighborhood Infill and Open Space. Infill Neighborhoods represent existing developed areas in Taylor that have access to existing streets and utility infrastructure.

Currently the subject property is zoned Single Family Residential (R-1). The proposed Multi-Family Residential Planned Development (MF-1/RPD) will aim to incorporate a range of housing types to accommodate diversity of household types and market demands. Property development standards under MF-1 are far more restrictive and place minimums to the lot area (6,000 square feet) and setbacks. The utilization of the Planned Development permits flexibility in lot area with a 120-foot lot width maximum and varying decreased setbacks, thus maximizing the density of the subject property, and keeping with the City's long-term vision/goals to create walkable communities.

Surrounding Properties:
The general area around the subject property consists of single-family and multi-family residential. The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Land Use
North	R-1 (Single Family Residential)	Neighborhood Infill	Large Lot Residential
South	R-1 & Multi-Family 2 Residential Planned Development (MF-2/RPD)	Neighborhood Infill	Large Lot Residential
East	R-1	Neighborhood Infill	Single Family Subdivision
West	R-1	Neighborhood Infill	Single Family Subdivision

Utilities

The subject property is located within the City's service area for water and wastewater. An active 8-inch water line along Sloan Street and a 6-inch water line along Debus Drive provide connection to water services. A 12-inch wastewater line runs along Sloan Street and a 6-inch wastewater line runs along Debus Drive. It is anticipated that there is adequate capacity to serve the subject property currently.

Transportation

The Planned Development documents outline an extension of Cecelia Street from the east, westward through the property amongst several other public rights-of-way established. Additionally, there will be access to residences and civic spaces via alley ways and paths/trails. The Transportation Master Plan identifies an extension of the trail network within all floodplain areas to maximize the open space and provide a community amenity.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Zoning Map Amendment request (42 notices), a legal notice advertising the public hearing was placed in the Taylor Press on June 25, 2023.

Staff Analysis

The request for a zoning map amendment to a Residential Planned Development with a base zoning of MF-1 aims to infill a mixture of housing types (single family and multi-family) into an existing part of the core of Taylor. The proposed uses are consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
    - The development provides internal street connectivity and follows the traditional small block pattern of Taylor.
- **LU9** – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
    - The redevelopment of the subject property is located within the existing developed fabric of Taylor and would appropriately infill a part of the community that currently serves a variety of housing around the subject property.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
    - Developing in an area with existing infrastructure and taking advantage of a Planned Development allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan for walkable communities that maximize their build out potential.
- **T3** – The transportation network should encourage all modes of travel including support for a further transit network.
    - The Planned Development standards demonstrated connectivity via vehicular and pedestrian travel.

- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
    - The applicant has proposed a form of missing middle housing by proposing a variety of unit types outline in the Planned Development with varying lot sizes and capability of accessory structures or dwelling units.

In summary, the applicant's request to change the zoning district designation from Single-Family Residential (R-1) to Multi-Family Residential with a Planned Development Overlay (MF-1/RPD) is consistent with the Comprehensive Plan in this location.

Staff Recommendation

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

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

- **Is the rezoning consistent with the Comprehensive Plan?**

The rezoning request is consistent with the Comprehensive Plan. As mentioned previously in the report, the proposed re-zoning is appropriate for the Neighborhood Infill Future Land Use designation and the Neighborhood Infill (G-4) Growth Sector.

- **Is the rezoning compatible with the surrounding area?**

The rezoning is compatible with the surrounding area as most of the area is comprised of single family and multi-family residential.

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

Staff analysis determined that the rezoning of the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

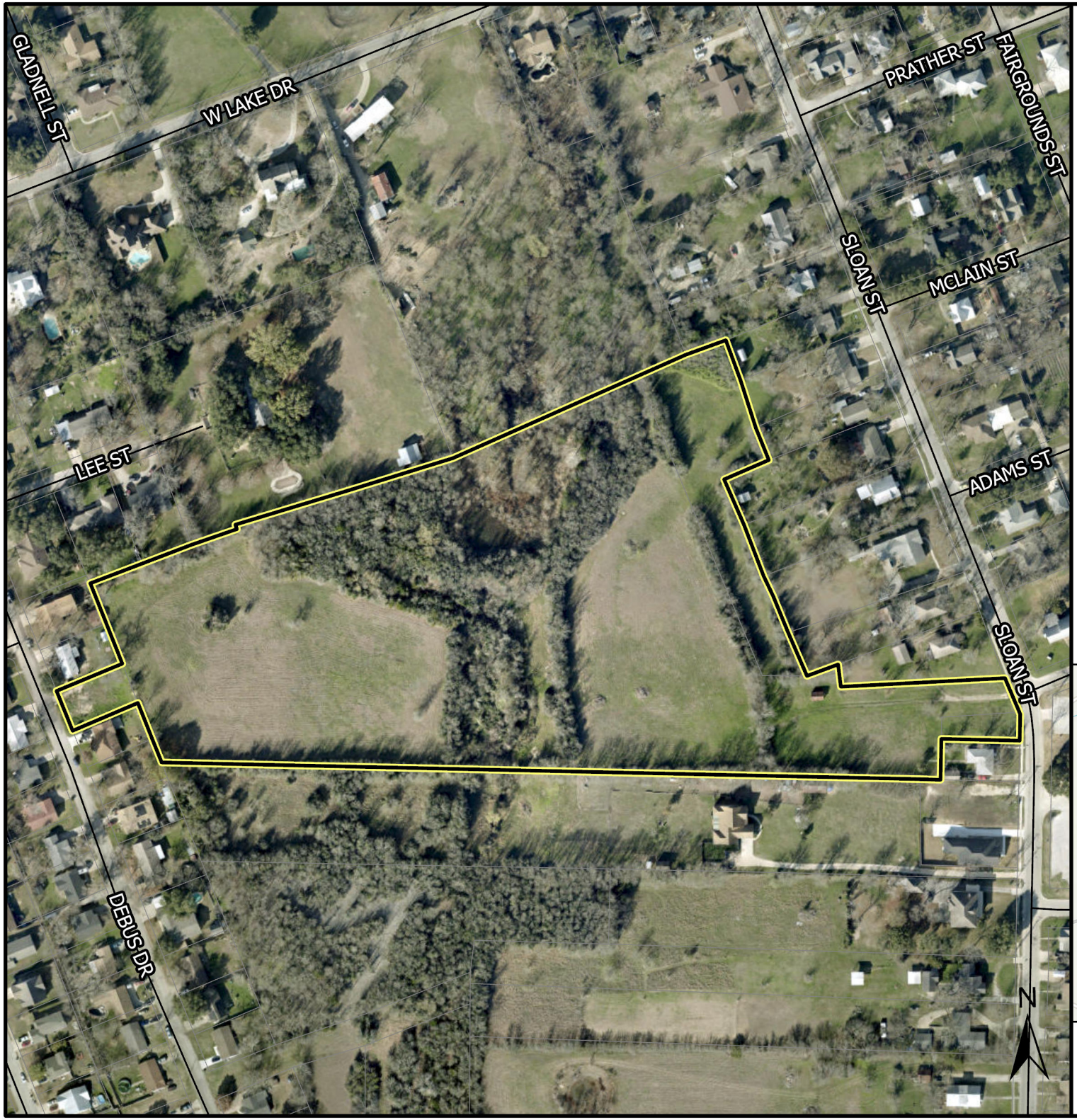
Adequate public facilities are directly available. Public infrastructure extensions for roadway, water, and wastewater will be required to accommodate the internal transportation routes, and extension of utility lines within said right-of-ways.

- **Do current conditions indicate that a rezoning is necessary?**

Currently, the city's existing zoning regulations do not comply with the overarching goals and policies within the Comprehensive Plan. Curating a planned development allows the applicant the ability to create a denser development that will meet the intent of the Comprehensive Plan. The Planned Development would allow the subject property to consist of a walkable community of mixed uses ranging from single family, multi-family, and civic spaces.

Attachments:

1. Location Map
2. Growth Sectors Map
3. Future Land Use Map
4. Current Zoning Map
5. Notification Map
6. Draft Ordinance
    a. Survey – Exhibit A
    b. Planned Development Master Plan & Standards – Exhibit B

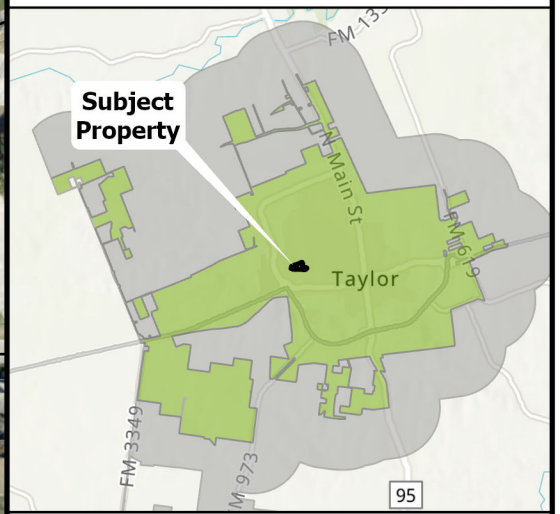


Taylor Texas
CITY OF TAYLOR TX

PZ-2022-1520

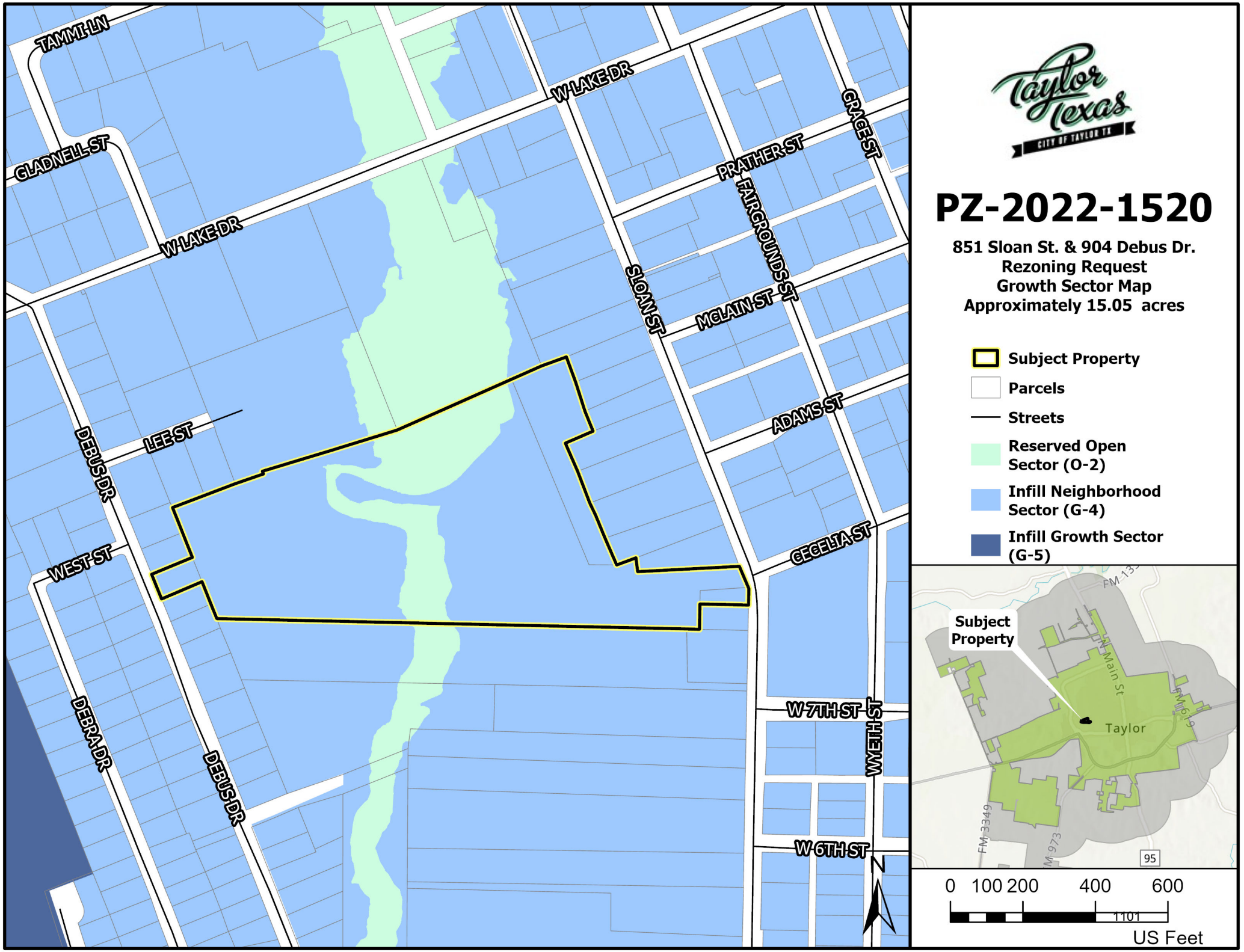
851 Sloan St. & 904 Debus Dr.
Rezoning Request
Location Map
Approximately 15.05 acres

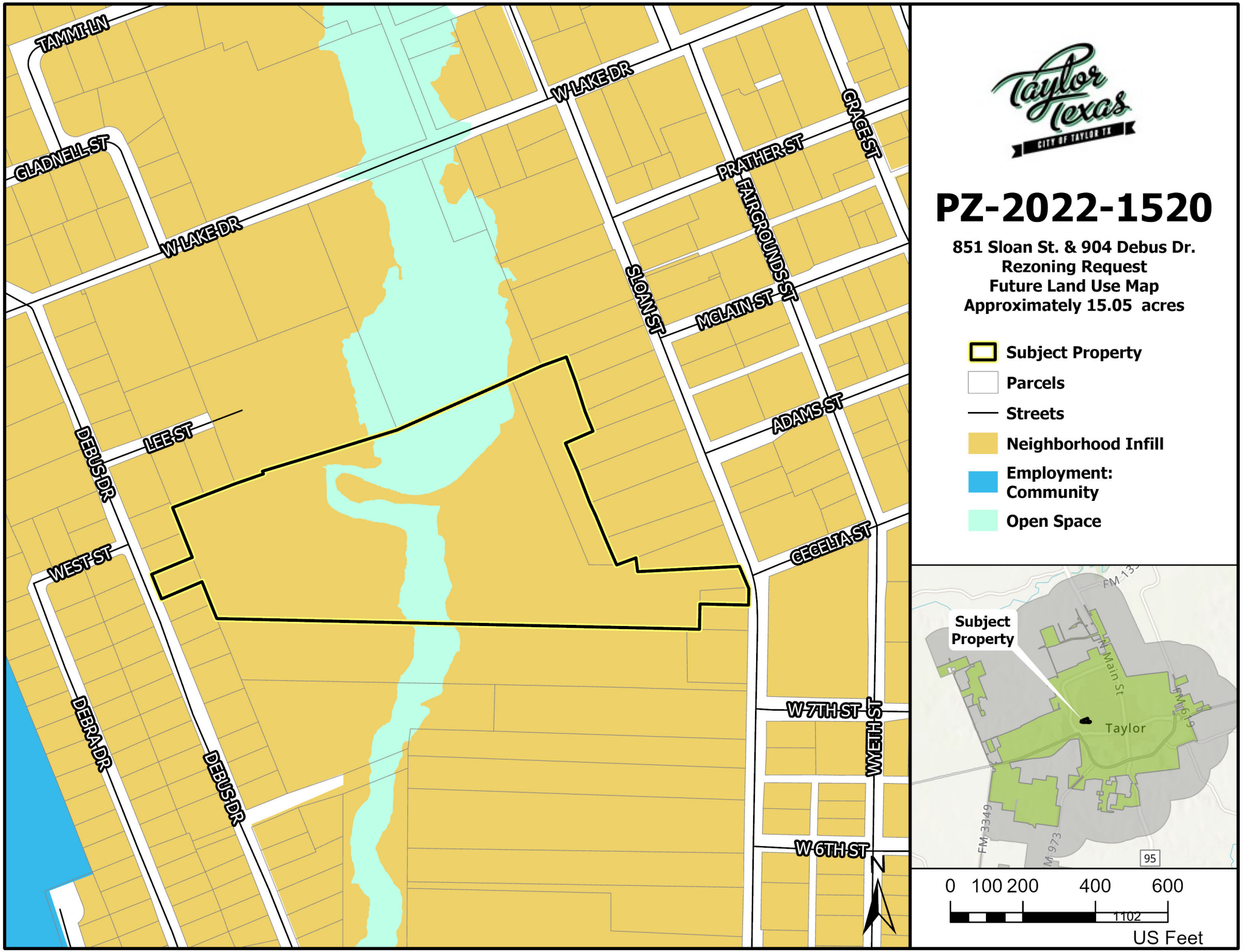
- Subject Property
- Parcels
- Streets

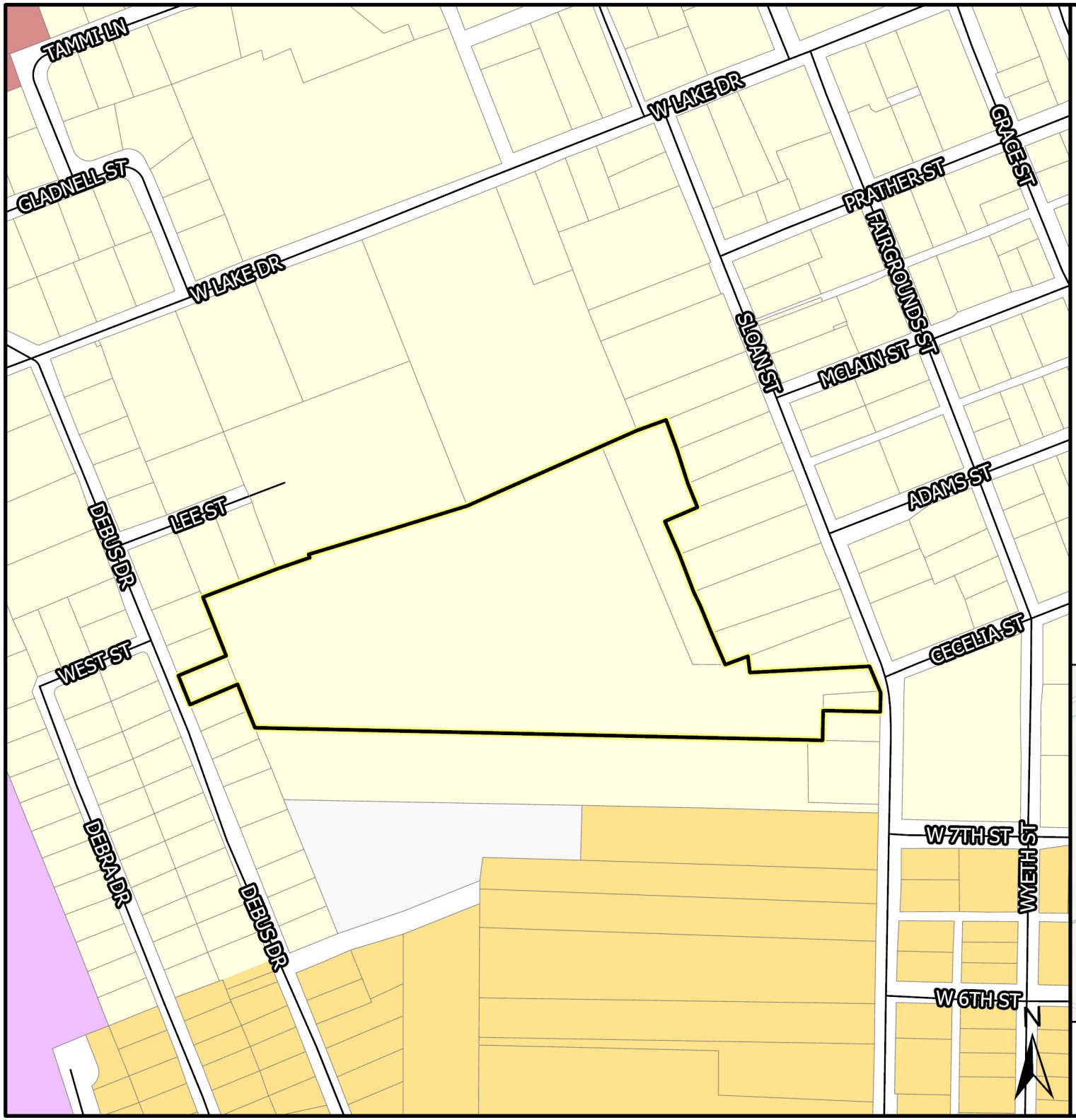


0 50100 200 300 400

US Feet


TAMMI LN
GLADNELL ST
W LAKE DR
W LAKE DR
GRACE ST
PRATHER ST
FAIRGROUNDS ST
SLOAN ST
McLAIN ST
ADAMS ST
LEE ST
DEBUS DR
WEST ST
CECELIA ST
DEBRA DR
DEBUS DR
W 7TH ST
WYETH ST
W 6TH ST
Taylor Texas
CITY OF TAYLOR TX
PZ-2022-1520
851 Sloan St. & 904 Debus Dr.
Rezoning Request
Growth Sector Map
Approximately 15.05 acres
Subject Property
Parcels
Streets
Reserved Open Sector (O-2)
Infill Neighborhood Sector (G-4)
Infill Growth Sector (G-5)
Subject Property
FM 13
N Main St
FM 619
Taylor
FM 3349
FM 973
95
0 100 200 400 600
1101
US Feet

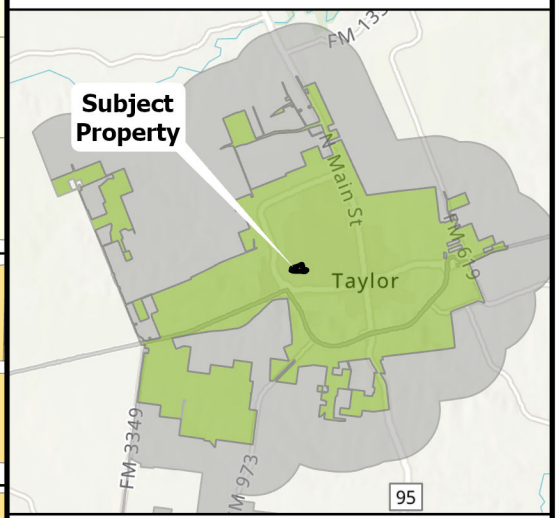

TAMMI LN
GLADNELL ST
W LAKE DR
W LAKE DR
PRATHER ST
GRACE ST
FAIRGROUNDS ST
SLOAN ST
MCLAIN ST
ADAMS ST
LEE ST
DEBUS DR
WEST ST
CECELIA ST
DEBRA DR
DEBUS DR
W 7TH ST
WYETH ST
W 6TH ST
PZ-2022-1520
851 Sloan St. & 904 Debus Dr.
Rezoning Request
Future Land Use Map
Approximately 15.05 acres
Subject Property
Parcels
Streets
Neighborhood Infill
Employment: Community
Open Space
Subject Property
FM 133
N Main St
FM 619
Taylor
FM 3349
FM 973
95
0 100 200 400 600
1102
US Feet



PZ-2022-1520

851 Sloan St. & 904 Debus Dr.
Rezoning Request
Zoning Map
Approximately 15.05 acres

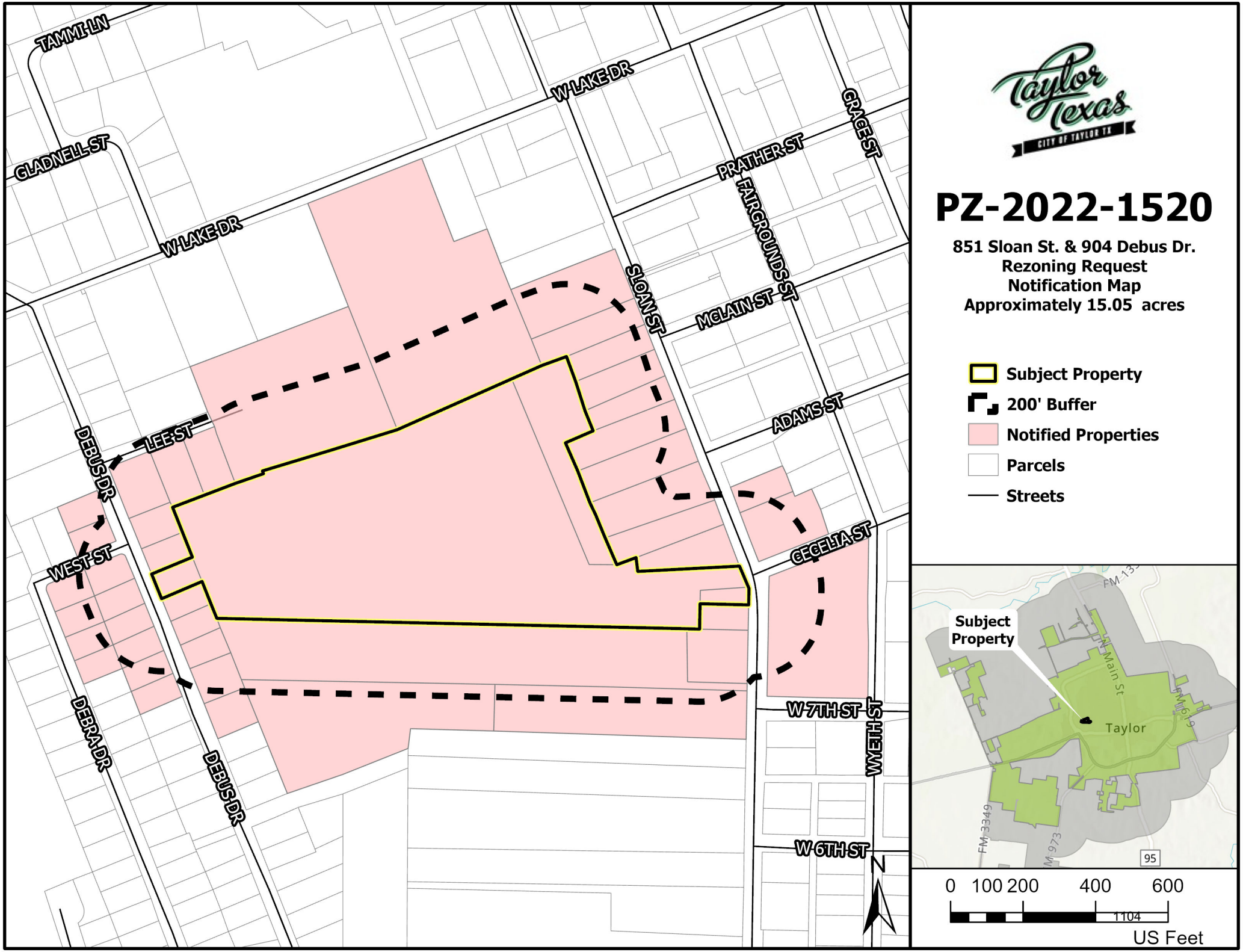
- Subject Property
- Parcels
- Streets
- B-1
- M-1 Light Industrial
- MF-1/RPD
- MF-2 Multi-Family
- R-1 Single Family



0 100 200 400 600

1103

US Feet


TAMMI LN
W LAKE DR
GLADNELL ST
W LAKE DR
GRACE ST
PRATHER ST
FAIRGROUNDS ST
SLOAN ST
MCLAIN ST
ADAMS ST
LEE ST
DEBUS DR
WEST ST
CECELIA ST
DEBRA DR
DEBUS DR
W 7TH ST
WYETH ST
W 6TH ST
N
PZ-2022-1520
851 Sloan St. & 904 Debus Dr.
Rezoning Request
Notification Map
Approximately 15.05 acres
Subject Property
200' Buffer
Notified Properties
Parcels
Streets
Subject Property
FM 133
N Main St
Taylor
FM 3349
95
0 100 200 400 600
1104
US Feet

ORDINANCE NO. 2023-XX

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 15.05 ACRES OF LAND GENERALLY LOCATED AT 851 SLOAN STREET AND 904 DEBUS DRIVE, FROM LOCAL R-1 (SINGLE FAMILY RESIDENTIAL) TO PLANNED DEVELOPMENT RESIDENTIAL OVERLAY WITH MULTI-FAMILY (MF-1/RPD) BASE ZONING, PART OF AND OUT OF THE W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, AND THE SUNSET ADDITION, BLOCK TWO (2), LOT FIVE (5), TAYLOR, WILLIAMSON COUNTY, TEXAS

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on July 27, 2023, to consider the request made by Upendra Bandi, Plutus Austin, LLC, 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 R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 11, 2023, 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 R-1 (Single Family Residential) to a Planned Development Residential Overlay with Multi-Family (MF-1/RPD) base zoning;

SECTION 3. The Planned Development overlay hereby referred to as "Legacy Crossing" 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 Master Pland and 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 R-1 (Single Family Residential) to a Planned Development Residential Overlay with Multi-Family (MF-1/RPD) base zoning; on approximately 15.05 acres as shown in Exhibit "C" attached hereto and incorporated herein for all purposes.

DRAFT

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 2023-XX was introduced before the Taylor City Council on the 27th day of July 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2023.

_____
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. 2023-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, 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 _____ 2023.

_____
Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)

ELECTRONICALLY RECORDED 2021046778
Williamson County, Texas Total Pages: 12

GF#21060806

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: **March** 30th**, 2021**

Grantor: **Janet Laverne Klotz and Harvey Klotz,** married to each other

11100 Terrace Bluff
Austin TX 78754
Travis County

and,

Lois Katherine Johnson and Lester Johnson, married to each other

11403 June Dr.
Austin TX 78753
Travis County

and,

James Ray Werchan and Ruby Werchan, married to each other

4019 Texak Tr.
Austin TX 78739
Travis. County

and,

Alan Werchan, a single person

4002 Gainer Court
Austin TX 78634
Williamson County

Grantee: **Plutus Austin, LLC**

Grantee's Mailing Address (including county):

7404 Carissa Cv.
Austin TX 78759
Travis County

Unofficial Document

Consideration:

For the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All that certain 14.84 acre tract of land out of the WILLIAM R. WILLIAMS Survey, Abstract No. 665, Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc. taxes for current year, the payment of which Grantee assumes.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

Unofficial Document

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 30th day of March, 2021.

Janet Laverne Klotz

Harvey Klotz

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 30th day of March, 2021, by **Janet Laverne Klotz and Harvey Klotz.**

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

Unofficial Document

EXECUTED this 30th day of March, 2021.

Lois Katherine Johnson

Lester Johnson

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 30th day of March, 2021, by **Lois Katherine Johnson and Lester Johnson**.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

Unofficial Document

EXECUTED this 30th day of March, 2021.

James Ray Werchan

Ruby Werchan

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 30th day of March, 2021, by **James Ray Werchan and Ruby Werchan**.

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

EXECUTED this 30th day of March, 2021.

Alan Werchan

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 30th day of March, 2021, by **Alan Werchan**.

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

Unofficial Document

EXECUTED this 31st day of March, 2021.

AGREED AND ACCEPTED TO BY GRANTEE:

Plutus Austin, LLC

By: _____
Name: Upendra Bandi
Title: President

STATE OF TX
COUNTY OF Williamson

This instrument was acknowledged before me on the 31st day of March, 2021, by Upendra Bandi, President of **Plutus Austin, LLC**, a Limited Liability Co. LLC, on behalf of said _____.

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

_____
Notary Public, State of TX
Notary's Name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

LONGHORN TITLE COMPANY
309 North Main Street
Taylor, TX 76574

Unofficial Document

14.84 Acres
William R. Williams Sur. No. 7, A-665 Exhibit "A" page 1 of 5
Williamson County, Texas

FIELD NOTES DESCRIPTION

DESCRIPTION OF 14.84 ACRES OF LAND IN THE WILLIAM R. WILLIAMS SURVEY NO. 7, A-665, WILLIAMSON COUNTY, TEXAS, CONSISTING OF THE FOLLOWING SIX (6) TRACTS:

- APPROXIMATELY 12.45 ACRES OF LAND BEING THE REMAINDER OF THAT CERTAIN CALLED 13.15 ACRE TRACT DESCRIBED IN THE DEED TO HENRY WERCHAN, DATED APRIL 7, 1945, OF RECORD IN VOLUME 327, PAGE 313, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, **LESS** THE 0.70 ACRE TRACT DESCRIBED IN THE DEED TO VICTOR C. FRASE, ET AL, TRUSTEES OF TRINITY LUTHERAN CHURCH OF TAYLOR OF RECORD IN VOLUME 360, PAGE 294, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;
- 0.133 ACRES OF LAND BEING ALL OF THAT CERTAIN CALLED 0.348 ACRE TRACT DESCRIBED IN THE DEED TO JANET KLOTZ AND JAMES WERCHAN AND LOIS JOHNSON, DATED NOVEMBER 2, 2018, OF RECORD IN DOCUMENT NO. 2018098105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN THE GENERAL WARRANTY DEED CORRECTION AFFIDAVIT DATED MARCH 4, 2019, OF RECORD IN DOCUMENT NO. 2019017480, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, **LESS** THE CALLED 0.215 ACRE TRACT DESCRIBED IN THE DEED TO CINDY CANTWELL DATED JULY 3, 2019, OF RECORD IN DOCUMENT NO. 2019060228, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
- ALL OF THAT CERTAIN CALLED 1.35 ACRE TRACT DESCRIBED IN THE DEED TO LOIS JOHNSON, AND HUSBAND LESTER JOHNSON, JANET KLOTZ AND HUSBAND, HARVEY KLOTZ, DATED OCTOBER 18, 1994, OF RECORD IN VOLUME 2629, PAGE 418, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;
- ALL OF THAT CERTAIN CALLED 0.38 ACRE TRACT DESCRIBED IN THE DEED TO HILDA WERCHAN, ET AL, DATED AUGUST 24, 1980, OF RECORD IN VOLUME 815, PAGE 110, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE WEST PART OF THE SAID 0.70 ACRE TRINITY LUTHERAN CHURCH TRACT;
- ALL OF THAT CERTAIN CALLED HALF ACRE TRACT DESCRIBED IN THE QUITCLAIM DEED TO HILDA S. WERCHAN, ET AL, DATED AUGUST 12, 1980, OF RECORD IN VOLUME 815, PAGE 107, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; **NOTE:** THE SAID HALF ACRE TRACT IS PART OF THE SAID 13.15 ACRE TRACT AND WAS DESCRIBED IN THE QUITCLAIM DEED APPARENTLY TO QUIET A POTENTIAL CLAIM OF OWNERSHIP BY THE GRANTOR TRINITY LUTHERAN CHURCH OF TAYLOR; THE HALF ACRE WAS NOT SEVERED NOR GRANTED FROM THE SAID 13.15 ACRE TRACT;
- ALL OF THAT CERTAIN 0.015 ACRE (655 SQUARE FEET) TRACT BEING THE REMAINDER OF A CALLED 495/1000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HENRY F. WERCHAN, DATED MAY 10, 1939, OF RECORD IN VOLUME 296, PAGE 583, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

1) **BEGINNING** at a ½-iron rod found in an east-west chain link fence line 4.4 feet east of a 3-way (east-west-south) chain link fence corner post for the northeast corner of said called 1.35 acre tract, same being the northwest corner of a called 0.391 acre tract described in the deed to Kimberly McKee of record in Document No. 2020015993, Official Public Records of Williamson County, Texas, and being in the south line of a called 0.55 acre tract described in the deed to Eva M. Buzan Trustee of record in Document No. 2016075133, Official Public Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein; N: 10,184,865.78, E: 3,210,010.21

14.84 Acres
William R. Williams Sur. No. 7, A-665
Williamson County, Texas

Exhibit "A" page 2 of 5

2) **THENCE** S 21° 04' 47" E, with the east line of said called 1.35 acre tract, same being the west line of said called 0.391 acre tract, at a distance of 71.82 feet pass a ½-inch iron rod found for the southwest corner of said called 0.191 acre tract, same being the northwest corner of a tract being part of Lots 8-12, Block 2, Doak's Second Addition to the City of Taylor, described by metes and bounds in the deed to Robert L. Grimm and wife, Marilyn Grimm, of record in Volume 529, page 795, Deed Records of Williamson County, Texas, said plat of said Addition of record in Volume 61, Page 245, Deed Records of Williamson County, at a distance of 162.59 feet pass a ½-inch iron rod found for the southwest corner of said Grimm tract, same being the northwest corner of a called 0.325 acre tract described in the deed to Dwight J. Nemcek and wife, Carmen Nemcek, of record in Document No. 2020160099, Official Public Records of Williamson County, Texas, continuing for a total distance of 222.95 feet to an unmarked position in a confined area full of rocks and debris 0.5 feet east of a fence corner post for the northern southeast corner of said called 1.35 acre tract, same being the southwest corner of said called 0.325 acre tract, being in the north line of a called 0.617 acre tract described in the deed to Greg Rogers and Maria Rogers, husband and wife, of record in Document No. 2000048852, Official Public Records of Williamson County, Texas, and being the northern southeast corner of the tract described herein from which a ½-inch iron rod with plastic cap stamped "TRIAD" found bears S 77° 42' 45" W a distance of 1.39 feet;

3) **THENCE** S 68° 10' 47" W, with the northern south line of said called 1.35 acre tract, same being the north line of said called 0.617 acre tract, a distance of 82.99 feet to a ½-inch iron rod found for a reentrant corner of said called 1.35 acre tract, same being the northwest corner of said called 0.617 acre tract, and being a reentrant corner of the tract described herein, from which a ½-inch iron rod with plastic cap stamped "TRIAD" found bears N 07° 27' 51" E a distance of 0.33 feet;

4) **THENCE** S 21° 11' 58" E, with the east line of said called 1.35 acre tract, at a distance of 83.81 feet pass a 1-inch iron bar found apparently marking the southwest corner of said called 0.617 acre tract and of the northwest corner of a called 0.699 acre tract described in the deed to Diana Lynn Goetting, of record in Document No. 2017007508, Official Public Records of Williamson County, Texas being 0.81 feet right of line, at a distance of 177.69 feet pass a 5/8-inch iron rod found 0.75 feet right of line apparently marking the southwest corner of said called 0.699 acre tract, same being the apparent northwest corner of that certain Tract Two described in the deed to Rodney Eulenfeld of record in Volume 1670, Page 199, Official Records of Williamson County, Texas, at a distance of 299.23 feet pass a 1-inch iron pipe found 1.92 feet left of line for the apparent southwest corner of that certain Tract One described in said deed to Rodney Eulenfeld same being the apparent northwest corner of that certain called 0.50 acre tract described in the deed to Ronald L. and wife, Lillie A. Lawler, of record in Volume 2185, Page 302, Deed Records of Williamson County, Texas, continuing for a total distance of 367.06 feet to a ½-inch iron rod found for the southeast corner of said called 1.35 acre tract, same being a point on the southern and eastern north line of said called 13.15 acre tract, the west corner of said 0.015 acre ~ 655 square feet remainder tract, the southwest corner of said called 0.50 acre tract and being a reentrant corner of the tract described herein, from which an old 60d nail found in an old north-south fence line for the southwest corner of said called 1.35 acre tract bears N 89° 38' 54" W a distance of 74.93 feet and a ½-inch iron rod with plastic cap stamped "TRIAD" found bears S 86° 29' 00" W a distance of 3.59 feet;

Unofficial Document

14.84 Acres
William R. Williams Sur. No. 7, A-665
Williamson County, Texas

Exhibit "A" page 3 of 5

5) **THENCE** N 69° 28' 09" E, with the north line of said 655 square feet remainder tract, same being the south line of said called 0.50 acre tract, a distance of 61.39 feet to a ½-inch iron rod found for the northwest corner of a called 0.49 acre tract described in the deed to Edward E. and wife, Lillie A. Vanek of record in Volume 521, Page 358, Deed Records of Williamson County, Texas, same being the northeast corner of said 0.015 acre ~ 655 square feet remainder tract, and being a reentrant corner of the tract described herein;

6) **THENCE** S 06° 04' 16" E, with the west line of said called 0.49 acre tract, same being the east line of said 0.015 acre ~ 655 square feet remainder tract, at a distance of 22 feet pass the south line of said 0.015 acre ~ 655 square feet remainder tract, continuing for a total distance of 38.10 feet to a ½-inch iron rod found for the southwest corner of said called 0.49 acre tract, same being the north corner of said half acre tract, and being a reentrant corner of the tract described herein;

7) **THENCE** N 85° 56' 42" E, with the south line of said called 0.49 acre tract, same being the north line of said half acre tract, a distance of 281.99 feet to a ½-inch iron rod found in the west right-of-way line of Sloan Street for the southeast corner of said called 0.49 acre tract, same being the northeast corner of said half acre tract and being the most eastern northeast corner of the tract described herein;

8) **THENCE** S 21° 39' 02" E, with the west right-of-way line Sloan Street, same being the east line of said called half acre tract, at approximately 65 feet pass the most eastern southeast corner of said half acre tract, same being the northeast corner of a called 0.348 acre tract described in the deed to Janet Klotz and James Werchan of record in Document No. 2018098105, Official Public Records of Williamson County, Texas, continuing for a total distance of 69.12 feet to a ½-inch iron rod with a red plastic cap (stamp on cap has been damaged and illegible on date of this survey) found for an angle point in the east line of said called 0.348 acre tract and of the tract described herein;

9) **THENCE** S 01° 06' 42" W, continuing with the west right-of-way line of said Sloan St., same being the east line of said called 0.348 acre tract, a distance of 44.85 feet to a ½-inch iron rod with plastic cap stamped "PREMIER SURVEYING" found for the northeast corner of said 0.215 acre Cantwell tract, and being the eastern southeast corner of the tract described herein;

10) **THENCE** N 88° 38' 42" W, through said called 0.348 acre tract with the north line of said called 0.215 acre tract, a distance of 134.07 feet to a ½-inch iron rod with plastic cap stamped "PREMIER SURVEYING" found for the northwest corner of said called 0.215 acre tract, same being in the west line of said called 0.348 acre tract, and being a reentrant corner of the tract described herein;

11) **THENCE** S 01° 15' 45" W, with the west line of said called 0.215 acre tract and of said called 0.348 acre tract, a distance of 69.90 feet to a ½-inch iron rod found for the southwest corner of said called 0.215 acre tract, same being the southeast corner of a called 0.38 acre tract described in the deed to Janet Klotz and James Werchan and Lois Johnson, of record in Volume 815, Page 110, Deed Records of Williamson County, Texas, being in the north line of a called 0.559 acre tract described in the deed to HJD Rehab LLC, of record in Document No. 2020166518, Official Public Records of Williamson County, Texas, same being the south line of said called 13.15 acre tract, and being a reentrant corner of the tract described herein;

Unofficial Document

14.84 Acres
William R. Williams Sur. No. 7, A-665 Exhibit "A" page 4 of 5
Williamson County, Texas

12) **THENCE** N 88° 45' 08" W, generally along a fence with the south line of said called 0.38 acre tract, same being the south line of said called 13.15 acre tract, and being the north line of said called 0.559 acre tract, at a distance of 33.72 feet pass a ¼-inch iron rod found 0.74 feet left of line for the northwest corner of said called 0.559 acre tract, same being the northeast corner of a called 4.907 acre tract described in the deed to Joseph R. and Gayla Lee Castleberry of record in Document No. 2013049709, Official Public Records of Williamson County, Texas, said called 4.907 acre tract being Lot 1, Block A, Hummingbird Fields, a subdivision according to the plat of record in Document No. 2009085909, Official Public Records of Williamson County, Texas and Cabinet GG, Slide 83, Official Plat Records of Williamson County, Texas, at a distance of 251.14 feet pass a ½-inch iron rod found for the southwest corner of said called half acre tract, continuing for a total distance of 1,324.87 feet to a ¼-inch iron rod found for the southwest corner of said called 13.15 acre tract, being the northwest corner of said Lot 1, Block A, Hummingbird Fields subdivision, and being the southwest corner of the tract described herein from which a ½-inch iron rod found for the northeast corner of Lot 8, Block 2, Sunset Addition to the City of Taylor, a subdivision according to the plat of record in Cabinet A, Slide 262, Plat Records of Williamson County, Texas bears S 14° 54' 49" E a distance of 31.63 feet;

13) **THENCE** N 21° 51' 05" W, with the west line of said called 13.15 acre tract, at a distance of 37.98 feet pass a ½-inch iron rod found 1.53 feet left of line for the northeast corner of Lot 7, Block 2, said Sunset Addition, at a distance of 107.17 feet pass a ½-inch iron rod with plastic cap stamped "BRYN TECH SERVICES" found 0.61 feet left of line for the northeast corner of Lot 6, Block 2, said Sunset Addition, at a distance of 182.00 feet pass a chainlink fence corner post at northeast corner of Lot 5, Block 2, said Sunset Addition, at a distance of 258.11 feet pass a ½-inch iron pipe with pinched top found 0.52 feet left of line for the northeast corner of Lot 4, Block 2, said Sunset Addition, and continuing for a total distance of 318.90 feet to a ¾-inch iron pipe found for the northwest corner of said called 13.15 acre tract, same being the southwest corner of a called 17,668 square feet tract described in the deed to Craig Uelenfeld and wife Tammy Eulenfeld of record in Document No. 2005102225, Official Public Records of Williamson County, Texas, and being the northwest corner of the tract described herein;

14) **THENCE** N 67° 50' 20" E, generally with a fence and with the north line of said called 13.15 acre tract, at a distance of 103.29 feet pass a chainlink fence corner post 0.35 feet right of line at the southeast corner of said called 17,668 square feet tract, same being the southwest corner of a called 15,268 square feet tract described in the deed to CCNB, Limited Partnership, of record in Document No. 2012097816, Official Public Records of Williamson County, Texas, at a distance of 193.37 feet pass a ½-inch iron rod found for the southeast corner of said called 15,268 square feet tract of land, same being the southwest corner of a called 3.73 acre tract described in the deed to Billy Mucha and Donna J. Miller, of record in Document No. 199875473, Official Records of Williamson County, Texas, at a distance of 274.35 feet pass a ½-inch iron rod found at a fence corner post 3.16 feet right of line for a reentrant corner of said called 3.73 acre tract, at a distance of 275.00 feet pass a ¾-inch iron rod found at a fence corner post 5.04 left of line for another reentrant corner of said called 3.73 acre tract, continuing on same bearing and crossing a fence for a total distance 442.95 feet to a ½-inch iron rod with 1.5-inch aluminum cap stamped "O'HARA RPLS 4878" set for a reentrant corner of said called 13.15 acre tract and of the tract described herein;

Unofficial Document

14.84 Acres
William R. Williams Sur. No. 7, A-665 Exhibit "A" page 5 of 5
Williamson County, Texas

15) **THENCE** S 22° 09' 48" E, with a line of said called 13.15 acre tract, at a distance of 9 feet cross a fence and the approximate south line of said called 3.73 acre tract, continuing for a total distance of 10.00 feet to a ½-inch iron rod with 1.5-inch aluminum cap stamped "O'HARA RPLS 4878" set for another reentrant corner of said called 13.15 acre tract and of the tract described herein from which a ½-inch iron rod with plastic cap stamped "TRIAD RPLS 5952" bears S 21° 59' 56" E a distance of 3.99 feet;

16) **THENCE** N 71° 58' 10" E, with a northern line of said called 13.15 acre tract, a distance of 219.64 feet to a ½-inch iron rod with plastic cap stamped "TRIAD" found for a reentrant corner of the said called 13.15 acre tract and of the tract described herein;

17) **THENCE** N 22° 46' 30" W, with a north line of said called 13.15 acre tract, at a distance of 4.7 feet pass an old buggy axle found at an old cedar fence corner post 0.59 feet left of line (NOTE: the buggy axel was found and located with survey measurements on December 7, 2020; on February 24, 2021, the undersigned found the buggy axle had been removed/destroyed) for the southeast corner of said called 3.73 acre tract, same being the southwest corner of a called 5.959 acre tract described in the deed to James Brent Humphreys of record in Document No. 2007104502, Official Public Records of Williamson County, Texas, continuing for a total distance of 19.89 feet to an old 1-inch iron pipe found for a northern reentrant corner of said called 13.15 acre tract and of the tract described herein;

18) **THENCE** N 68° 10' 47" E, with the north line of said called 13.15 acre tract, same being the south line of said called 5.959 acre tract, generally along an old and in places down wire fence, at a distance of 338.0 feet pass the northeast corner of said called 13.15 acre tract, same being the northwest corner of the said called 1.35 acre tract, continuing with the north line of said called 1.35 acre tract a total distance of 495.89 feet to the **POINT OF BEGINNING** and containing 14.84 acres of land, more or less.

BEARING BASIS: Bearings recited herein are referenced to the Texas Coordinate System, Central Zone, NAD83, grid using a Leica GNSS network RTK rover and the SmartNet network.

DISTANCES and COORDINATES herein are grid. Divide the grid distance by the combined scale factor or 0.99988 to convert to ground distance.

AREAS herein are ground.

********** THIS SPACE INTENTIONALLY LEFT BLANK **********

Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

Unofficial Document

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2021046778

Pages: 12 Fee: $61.75
04/01/2021 09:04 AM

Nancy E. Rister,County Clerk
Williamson County,Texas

Unofficial Document

ELECTRONICALLY RECORDED 2021047426
Williamson County, Texas Total Pages: 3

GF#21060983

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: **March** 31st, **2021**

Grantor: **KMCA, Ltd., a Texas Limited Partnership**

Grantor's Mailing Address (including county):

1912 N. Main St.
Taylor TX 76574
Williamson County

Grantee: **Plutus Austin, LLC**

Grantee's Mailing Address (including county):

7404 Carissa Cv.
Austin TX 78759
Travis County

Consideration:

For the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot Five (5), Block Two (2), SUNSET ADDITION TO THE CITY OF TAYLOR, in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet A, Slide 262-265, Plat Records, Williamson County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any

Unofficial Document

encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc. taxes for current year, the payment of which Grantee assumes.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 31st day of March, 2021.

KMCA, Ltd., a Texas Limited Partnership

By: _____
KEITH HAGLER, Secretary of HAGLER INVESTMENTS, INC., a Texas Corporation, as General Partner of KMCA, LTD., a Texas Limited Partnership

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 31st day of March, 2021, by KEITH HAGLER, Secretary of HAGLER INVESTMENTS, INC., a Texas Corporation, as General Partner of KMCA, LTD., a Texas Limited Partnership, in the capacity herein stated.

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

_____
Notary Public, State of TX
Notary's Name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

LONGHORN TITLE COMPANY
309 North Main Street
Taylor, TX 76574

Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

Unofficial Document

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2021047426

Pages: 3 Fee: $25.00
04/01/2021 12:00 PM



Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

BILL O'HARA
LAND SURVEYOR
376 Colorado Drive
Cedar Creek, Bastrop County, TX 78612
(512) 529-1689
bill@oharalandsurveyor.net
http://oharalandsurveyor.net/
TBPLS Firm No. 10194232

LAND TITLE SURVEY
14.84 ACRES IN THE WILLIAM R. WILLIAMS SURVEY NO. 7, A-665, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

SURVEY PLAT

FILE: JANET KLOTZ TRACT			
DATE: 03-19-21		DRAWN BY: O'HARA/TAYLOR	
SCALE: 1"=100'		FIELD CREW: O'HARA/TAYLOR	
JOB#: 20031-01	1124		
2	FEMA FLOOD ZONES	MT	3/24/21
1	TRACT 2; NOTES	MT	3/23/21
NO.	REVISION	BY	DATE

FIELD NOTES DESCRIPTION

DESCRIPTION OF 14.84 ACRES OF LAND IN THE WILLIAM R. WILLIAMS SURVEY NO. 7, A-665, WILLIAMSON COUNTY, TEXAS, CONSISTING OF THE FOLLOWING SIX (6) TRACTS;

- APPROXIMATELY 12.45 ACRES OF LAND BEING THE REMAINDER OF THAT CERTAIN CALLED 13.15 ACRE TRACT DESCRIBED IN THE DEED TO HENRY WERCHAN, DATED APRIL 7, 1945, OF RECORD IN VOLUME 327, PAGE 313, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, **LESS** THE 0.70 ACRE TRACT DESCRIBED IN THE DEED TO VICTOR C. FRASE, ET AL, TRUSTEES OF TRINITY LUTHERAN CHURCH OF TAYLOR OF RECORD IN VOLUME 360, PAGE 294, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;
- 0.133 ACRES OF LAND BEING ALL OF THAT CERTAIN CALLED 0.348 ACRE TRACT DESCRIBED IN THE DEED TO JANET KLOTZ AND JAMES WERCHAN AND LOIS JOHNSON, DATED NOVEMBER 2, 2018, OF RECORD IN DOCUMENT NO. 2018098105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN THE GENERAL WARRANTY DEED CORRECTION AFFIDAVIT DATED MARCH 4, 2019, OF RECORD IN DOCUMENT NO. 2019017480, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, **LESS** THE CALLED 0.215 ACRE TRACT DESCRIBED IN THE DEED TO CINDY CANTWELL DATED JULY 3, 2019, OF RECORD IN DOCUMENT NO. 2019060228, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
- ALL OF THAT CERTAIN CALLED 1.35 ACRE TRACT DESCRIBED IN THE DEED TO LOIS JOHNSON, AND HUSBAND LESTER JOHNSON, JANET KLOTZ AND HUSBAND, HARVEY KLOTZ, DATED OCTOBER 18, 1994, OF RECORD IN VOLUME 2629, PAGE 418, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;
- ALL OF THAT CERTAIN CALLED 0.38 ACRE TRACT DESCRIBED IN THE DEED TO HILDA WERCHAN, ET AL, DATED AUGUST 24, 1980, OF RECORD IN VOLUME 815, PAGE 110, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE WEST PART OF THE SAID 0.70 ACRE TRINITY LUTHERAN CHURCH TRACT;
- ALL OF THAT CERTAIN CALLED HALF ACRE TRACT DESCRIBED IN THE QUITCLAIM DEED TO HILDA S. WERCHAN, ET AL, DATED AUGUST 12, 1980, OF RECORD IN VOLUME 815, PAGE 107, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; **NOTE:** THE SAID HALF ACRE TRACT IS PART OF THE SAID 13.15 ACRE TRACT AND WAS DESCRIBED IN THE QUITCLAIM DEED APPARENTLY TO QUIET A POTENTIAL CLAIM OF OWNERSHIP BY THE GRANTOR TRINITY LUTHERAN CHURCH OF TAYLOR; THE HALF ACRE WAS NOT SEVERED NOR GRANTED FROM THE SAID 13.15 ACRE TRACT;
- ALL OF THAT CERTAIN 0.015 ACRE (655 SQUARE FEET) TRACT BEING THE REMAINDER OF A CALLED 495/1000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HENRY F. WERCHAN, DATED MAY 10, 1939, OF RECORD IN VOLUME 296, PAGE 583, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

1) **BEGINNING** at a ½-iron rod found in an east-west chain link fence line 4.4 feet east of a 3-way (east-west-south) chain link fence corner post for the northeast corner of said called 1.35 acre tract, same being the northwest corner of a called 0.391 acre tract described in the deed to Kimberly McKee of record in Document No. 2020015993, Official Public Records of Williamson County, Texas, and being in the south line of a called 0.55 acre tract described in the deed to Eva M. Buzan Trustee of record in Document No. 2016075133, Official Public Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein; N: 10,184,865.78, E: 3,210,010.21

2) **THENCE** S 21° 04' 47" E, with the east line of said called 1.35 acre tract, same being the west line of said called 0.391 acre tract, at a distance of 71.82 feet pass a ½-inch iron rod found for the southwest corner of said called 0.191 acre tract, same being the northwest corner of a tract being part of Lots 8-12, Block 2, Doak's Second Addition to the City of Taylor, described by metes and bounds in the deed to Robert L. Grimm and wife, Marilyn Grimm, of record in Volume 529, page 795, Deed Records of Williamson County, Texas, said plat of said Addition of record in Volume 61, Page 245, Deed Records of Williamson County, at a distance of 162.59 feet pass a ½-inch iron rod found for the southwest corner of said Grimm tract, same being the northwest corner of a called 0.325 acre tract described in the deed to Dwight J. Nemcek and wife, Carmen Nemcek, of record in Document No. 2020160099, Official Public Records of Williamson County, Texas, continuing for a total distance of 222.95 feet to an unmarked position in a confined area full of rocks and debris 0.5 feet east of a fence corner post for the northern southeast corner of said called 1.35 acre tract, same being the southwest corner of said called 0.325 acre tract, being in the north line of a called 0.617 acre tract described in the deed to Greg Rogers and Maria Rogers, husband and wife, of record in Document No. 2000048852, Official Public Records of Williamson County, Texas, and being the northern southeast corner of the tract described herein from which a ½-inch iron rod with plastic cap stamped "TRIAD" found bears S 77° 42' 45" W a distance of 1.39 feet;

3) **THENCE** S 68° 10' 47" W, with the northern south line of said called 1.35 acre tract, same being the north line of said called 0.617 acre tract, a distance of 82.99 feet to a ½-inch iron rod found for a reentrant corner of said called 1.35 acre tract, same being the northwest corner of said called 0.617 acre tract, and being a reentrant corner of the tract described herein, from which a ½-inch iron rod with plastic cap stamped "TRIAD" found bears N 07° 27' 51" E a distance of 0.33 feet;

4) **THENCE** S 21° 11' 58" E, with the east line of said called 1.35 acre tract, at a distance of 83.81 feet pass a 1-inch iron bar found apparently marking the southwest corner of said called 0.617 acre tract and of the northwest corner of a called 0.699 acre tract described in the deed to Diana Lynn Goetting, of record in Document No. 2017007508, Official Public Records of Williamson County, Texas being 0.81 feet right of line, at a distance of 177.69 feet pass a 5/8-inch iron rod found 0.75 feet right of line apparently marking the southwest corner of said called 0.699 acre tract, same being the apparent northwest corner of that certain Tract Two described in the deed to Rodney Eulenfeld of record in Volume 1670, Page 199, Official Records of Williamson County, Texas, at a distance of 299.23 feet pass a 1-inch iron pipe found 1.92 feet left of line for the apparent southwest corner of that certain Tract One described in said deed to Rodney Eulenfeld same being the apparent northwest corner of that certain called 0.50 acre tract described in the deed to Ronald L. and wife, Lillie A. Lawler, of record in Volume 2185, Page 302, Deed Records of Williamson County, Texas, continuing for a total distance of 367.06 feet to a ½-inch iron rod found for the southeast corner of said called 1.35 acre tract, same being a point on the southern and eastern north line of said called 13.15 acre tract, the west corner of said 0.015 acre ~ 655 square feet remainder tract, the southwest corner of said called 0.50 acre tract and being a reentrant corner of the tract described herein, from which an old 60d nail found in an old north-south fence line for the southwest corner of said called 1.35 acre tract bears N 89° 38' 54" W a distance of 74.93 feet and a ½-inch iron rod with plastic cap stamped "TRIAD" found bears S 86° 29' 00" W a distance of 3.59 feet;

5) **THENCE** N 69° 28' 09" E, with the north line of said 655 square feet remainder tract, same being the south line of said called 0.50 acre tract, a distance of 61.39 feet to a ½-inch iron rod found for the northwest corner of a called 0.49 acre tract described in the deed to Edward E. and wife, Lillie A. Vanek of record in Volume 521, Page 358, Deed Records of Williamson County, Texas, same being the northeast corner of said 0.015 acre ~ 655 square feet remainder tract, and being a reentrant corner of the tract described herein;

6) **THENCE** S 06° 04' 16" E, with the west line of said called 0.49 acre tract, same being the east line of said 0.015 acre ~ 655 square feet remainder tract, at a distance of 22 feet pass the south line of said 0.015 acre ~ 655 square feet remainder tract, continuing for a total distance of 38.10 feet to a ½-inch iron rod found for the southwest corner of said called 0.49 acre tract, same being the north corner of said half acre tract, and being a reentrant corner of the tract described herein;

7) **THENCE** N 85° 56' 42" E, with the south line of said called 0.49 acre tract, same being the north line of said half acre tract, a distance of 281.99 feet to a ½-inch iron rod found in the west right-of-way line of Sloan Street for the southeast corner of said called 0.49 acre tract, same being the northeast corner of said half acre tract and being the most eastern northeast corner of the tract described herein;

8) **THENCE** S 21° 39' 02" E, with the west right-of-way line Sloan Street, same being the east line of said called half acre tract, at approximately 65 feet pass the most eastern southeast corner of said half acre tract, same being the northeast corner of a called 0.348 acre tract described in the deed to Janet Klotz and James Werchan of record in Document No. 2018098105, Official Public Records of Williamson County, Texas, continuing for a total distance of 69.12 feet to a ½-inch iron rod with a red plastic cap (stamp on cap has been damaged and illegible on date of this survey) found for an angle point in the east line of said called 0.348 acre tract and of the tract described herein;

9) **THENCE** S 01° 06' 42" W, continuing with the west right-of-way line of said Sloan St., same being the east line of said called 0.348 acre tract, a distance of 44.85 feet to a ½-inch iron rod with plastic cap stamped "PREMIER SURVEYING" found for the northeast corner of said 0.215 acre Cantwell tract, and being the eastern southeast corner of the tract described herein;

10) **THENCE** N 88° 38' 42" W, through said called 0.348 acre tract with the north line of said called 0.215 acre tract, a distance of 134.07 feet to a ½-inch iron rod with plastic cap stamped "PREMIER SURVEYING" found for the northwest corner of said called 0.215 acre tract, same being in the west line of said called 0.348 acre tract, and being a reentrant corner of the tract described herein;

11) **THENCE** S 01° 15' 45" W, with the west line of said called 0.215 acre tract and of said called 0.348 acre tract, a distance of 69.90 feet to a ½-inch iron rod found for the southwest corner of said called 0.215 acre tract, same being the southeast corner of a called 0.38 acre tract described in the deed to Janet Klotz and James Werchan and Lois Johnson, of record in Volume 815, Page 110, Deed Records of Williamson County, Texas, being in the north line of a called 0.559 acre tract described in the deed to HJD Rehab LLC, of record in Document No. 2020166518, Official Public Records of Williamson County, Texas, same being the south line of said called 13.15 acre tract, and being a reentrant corner of the tract described herein;

12) **THENCE** N 88° 45' 08" W, generally along a fence with the south line of said called 0.38 acre tract, same being the south line of said called 13.15 acre tract, and being the north line of said called 0.559 acre tract, at a distance of 33.72 feet pass a ¼-inch iron rod found 0.74 feet left of line for the northwest corner of said called 0.559 acre tract, same being the northeast corner of a called 4.907 acre tract described in the deed to Joseph R. and Gayla Lee Castleberry of record in Document No. 2013049709, Official Public Records of Williamson County, Texas, said called 4.907 acre tract being Lot 1, Block A, Hummingbird Fields, a subdivision according to the plat of record in Document No. 2009085909, Official Public Records of Williamson County, Texas and Cabinet GG, Slide 83, Official Plat Records of Williamson County, Texas, at a distance of 251.14 feet pass a ½-inch iron rod found for the southwest corner of said called half acre tract, continuing for a total distance of 1,324.87 feet to a ¼-inch iron rod found for the southwest corner of said called 13.15 acre tract, being the northwest corner of said Lot 1, Block A, Hummingbird Fields subdivision, and being the southwest corner of the tract described herein from which a ½-inch iron rod found for the northeast corner of Lot 8, Block 2, Sunset Addition to the City of Taylor, a subdivision according to the plat of record in Cabinet A, Slide 262, Plat Records of Williamson County, Texas bears S 14° 54' 49" E a distance of 31.63 feet;

13) **THENCE** N 21° 51' 05" W, with the west line of said called 13.15 acre tract, at a distance of 37.98 feet pass a ½-inch iron rod found 1.53 feet left of line for the northeast corner of Lot 7, Block 2, said Sunset Addition, at a distance of 107.17 feet pass a ½-inch iron rod with plastic cap stamped "BRYN TECH SERVICES" found 0.61 feet left of line for the northeast corner of Lot 6, Block 2, said Sunset Addition, at a distance of 182.00 feet pass a chainlink fence corner post at northeast corner of Lot 5, Block 2, said Sunset Addition, at a distance of 258.11 feet pass a ½-inch iron pipe with pinched top found 0.52 feet left of line for the northeast corner of Lot 4, Block 2, said Sunset Addition, and continuing for a total distance of 318.90 feet to a ¾-inch iron pipe found for the northwest corner of said called 13.15 acre tract, same being the southwest corner of a called 17,668 square feet tract described in the deed to Craig Uelenfeld and wife Tammy Eulenfeld of record in Document No. 2005102225, Official Public Records of Williamson County, Texas, and being the northwest corner of the tract described herein;

14) **THENCE** N 67° 50' 20" E, generally with a fence and with the north line of said called 13.15 acre tract, at a distance of 103.29 feet pass a chainlink fence corner post 0.35 feet right of line at the southeast corner of said called 17,668 square feet tract, same being the southwest corner of a called 15,268 square feet tract described in the deed to CCNB, Limited Partnership, of record in Document No. 2012097816, Official Public Records of Williamson County, Texas, at a distance of 193.37 feet pass a ½-inch iron rod found for the southeast corner of said called 15,268 square feet tract of land, same being the southwest corner of a called 3.73 acre tract described in the deed to Billy Mucha and Donna J. Miller, of record in Document No. 199875473, Official Records of Williamson County, Texas, at a distance of 274.35 feet pass a ½-inch iron rod found at a fence corner post 3.16 feet right of line for a reentrant corner of said called 3.73 acre tract, at a distance of 275.00 feet pass a ¾-inch iron rod found at a fence corner post 5.04 left of line for another reentrant corner of said called 3.73 acre tract, continuing on same bearing and crossing a fence for a total distance 442.95 feet to a ½-inch iron rod with 1.5-inch aluminum cap stamped "O'HARA RPLS 4878" set for a reentrant corner of said called 13.15 acre tract and of the tract described herein;

15) **THENCE** S 22° 09' 48" E, with a line of said called 13.15 acre tract, at a distance of 9 feet cross a fence and the approximate south line of said called 3.73 acre tract, continuing for a total distance of 10.00 feet to a ½-inch iron rod with 1.5-inch aluminum cap stamped "O'HARA RPLS 4878" set for another reentrant corner of said called 13.15 acre tract and of the tract described herein from which a ½-inch iron rod with plastic cap stamped "TRIAD RPLS 5952" bears S 21° 59' 56" E a distance of 3.99 feet;

16) **THENCE** N 71° 58' 10" E, with a northern line of said called 13.15 acre tract, a distance of 219.64 feet to a ½-inch iron rod with plastic cap stamped "TRIAD" found for a reentrant corner of the said called 13.15 acre tract and of the tract described herein;

17) **THENCE** N 22° 46' 30" W, with a north line of said called 13.15 acre tract, at a distance of 4.7 feet pass an old buggy axle found at an old cedar fence corner post 0.59 feet left of line (NOTE: the buggy axel was found and located with survey measurements on December 7, 2020; on February 24, 2021, the undersigned found the buggy axle had been removed/destroyed) for the southeast corner of said called 3.73 acre tract, same being the southwest corner of a called 5.959 acre tract described in the deed to James Brent Humphreys of record in Document No. 2007104502, Official Public Records of Williamson County, Texas, continuing for a total distance of 19.89 feet to an old 1-inch iron pipe found for a northern reentrant corner of said called 13.15 acre tract and of the tract described herein;

18) **THENCE** N 68° 10' 47" E, with the north line of said called 13.15 acre tract, same being the south line of said called 5.959 acre tract, generally along an old and in places down wire fence, at a distance of 338.0 feet pass the northeast corner of said called 13.15 acre tract, same being the northwest corner of the said called 1.35 acre tract, continuing with the north line of said called 1.35 acre tract a total distance of 495.89 feet to the **POINT OF BEGINNING** and containing 14.84 acres of land, more or less.

BEARING BASIS: Bearings recited herein are referenced to the Texas Coordinate System, Central Zone, NAD83, grid using a Leica GNSS network RTK rover and the SmartNet network.

DISTANCES and COORDINATES herein are grid. Divide the grid distance by the combined scale factor or 0.99988 to convert to ground distance.

AREAS herein are ground.

********** THIS SPACE INTENTIONALLY LEFT BLANK **********



A Master Plan For

Legacy Crossing

Taylor, Texas

A: Background

Existing Conditions:

City Context Map A.1

Site Context Map..... A.2

Site Constraints Map A.3

Master Plan by Others A.4

Unit Types by Others..... A.5

B: Urban Design

Master Plan B.1

Master Plan with Annotations B.2

Master Plan with Program B.3

Precedent Images.....B.4

Proposed Units.....B.5

For

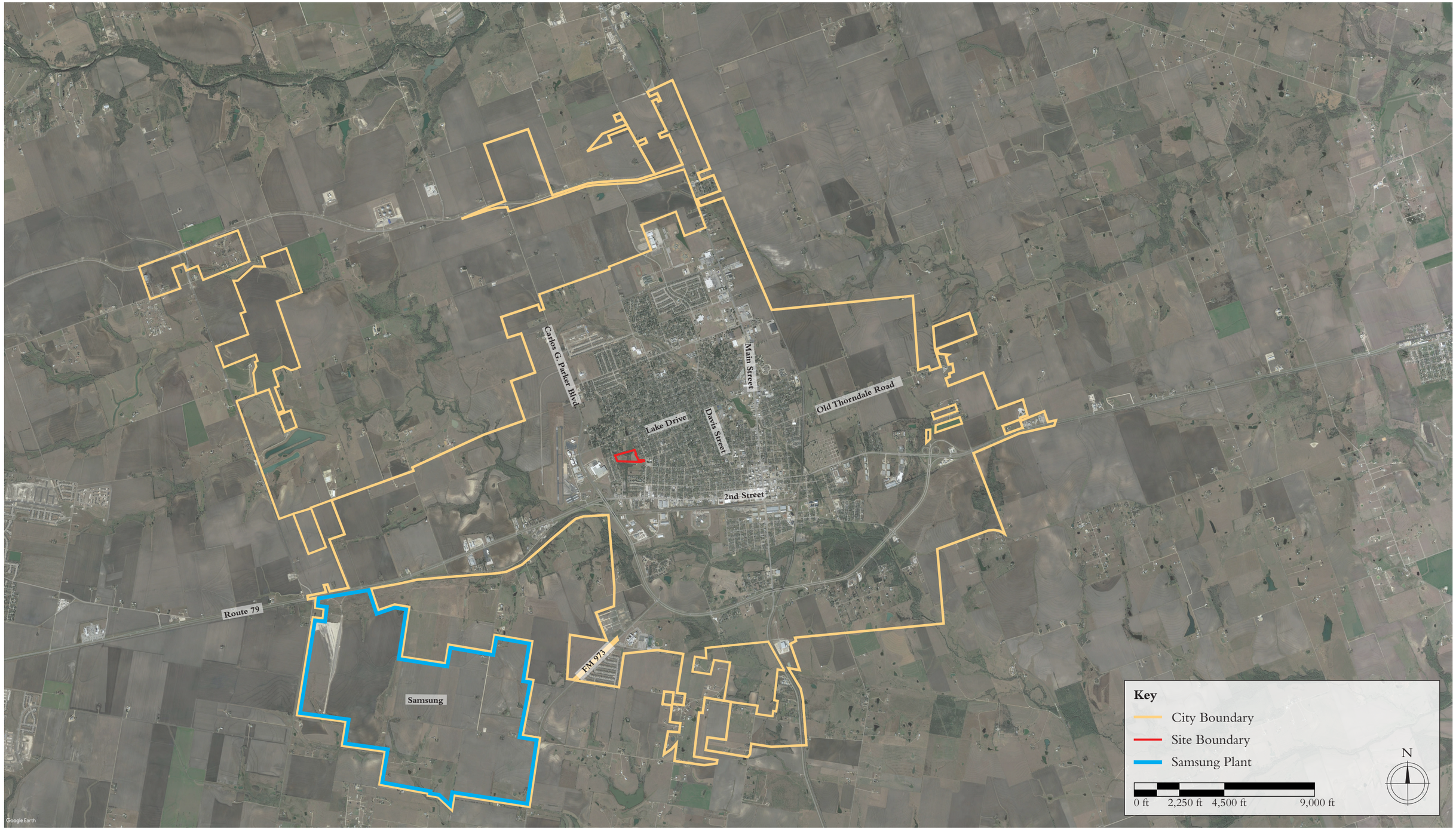
The City of Taylor, Texas

and

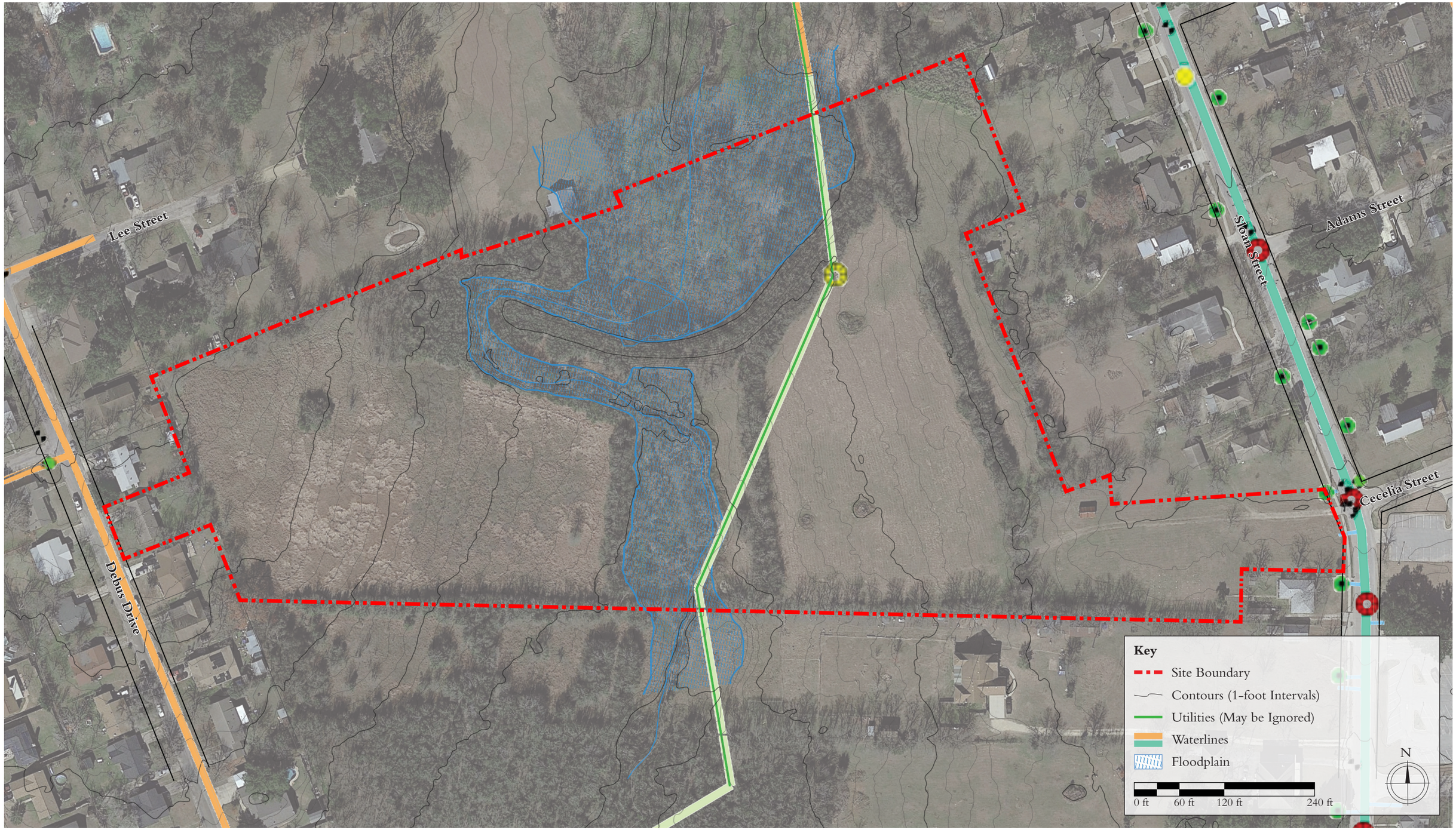
Plutus Austin, LLC

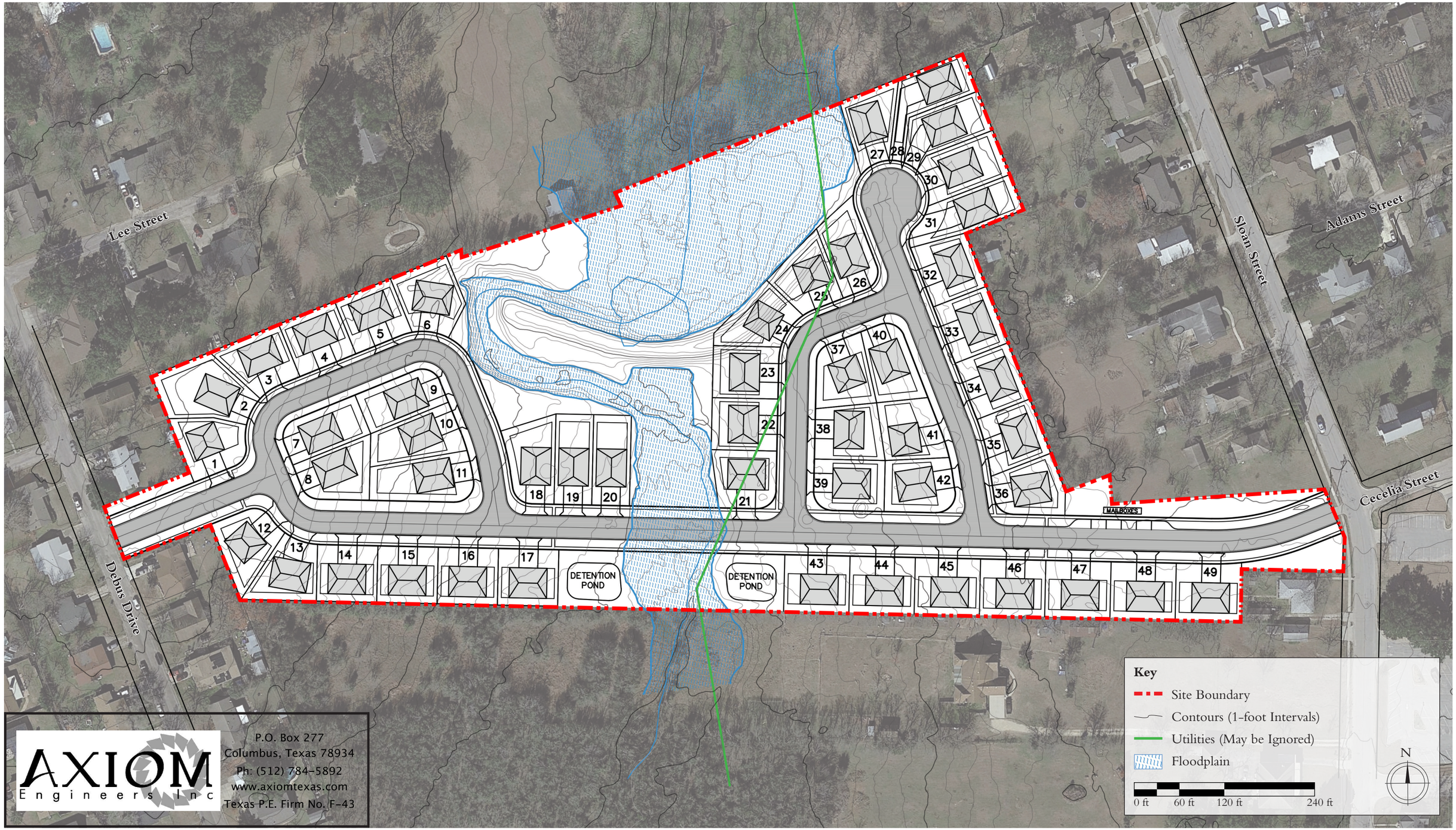
by

Michael Watkins Architect, llc


Carlos G. Parker Blvd.
Main Street
Lake Drive
Davis Street
Old Thorndale Road
2nd Street
Route 79
FM 973
Samsung
Google Earth
Key
City Boundary
Site Boundary
Samsung Plant
N
0 ft
2,250 ft
4,500 ft
9,000 ft


W Lake Drive
W Lake Drive
Prather Street
McLain Street
Fairground Street
Sloan Street
Adams Street
Cecelia Street
Debus Drive
Lee Street
West Street
Debra Drive
Debus Drive
Sloan Street
W 7th Street
Key
Site Boundary
N
0 ft
150 ft
300 ft
600 ft


Lee Street
Debus Drive
Sloan Street
Adams Street
Cecelia Street
Key
Site Boundary
Contours (1-foot Intervals)
Utilities (May be Ignored)
Waterlines
Floodplain
0 ft
60 ft
120 ft
240 ft
N



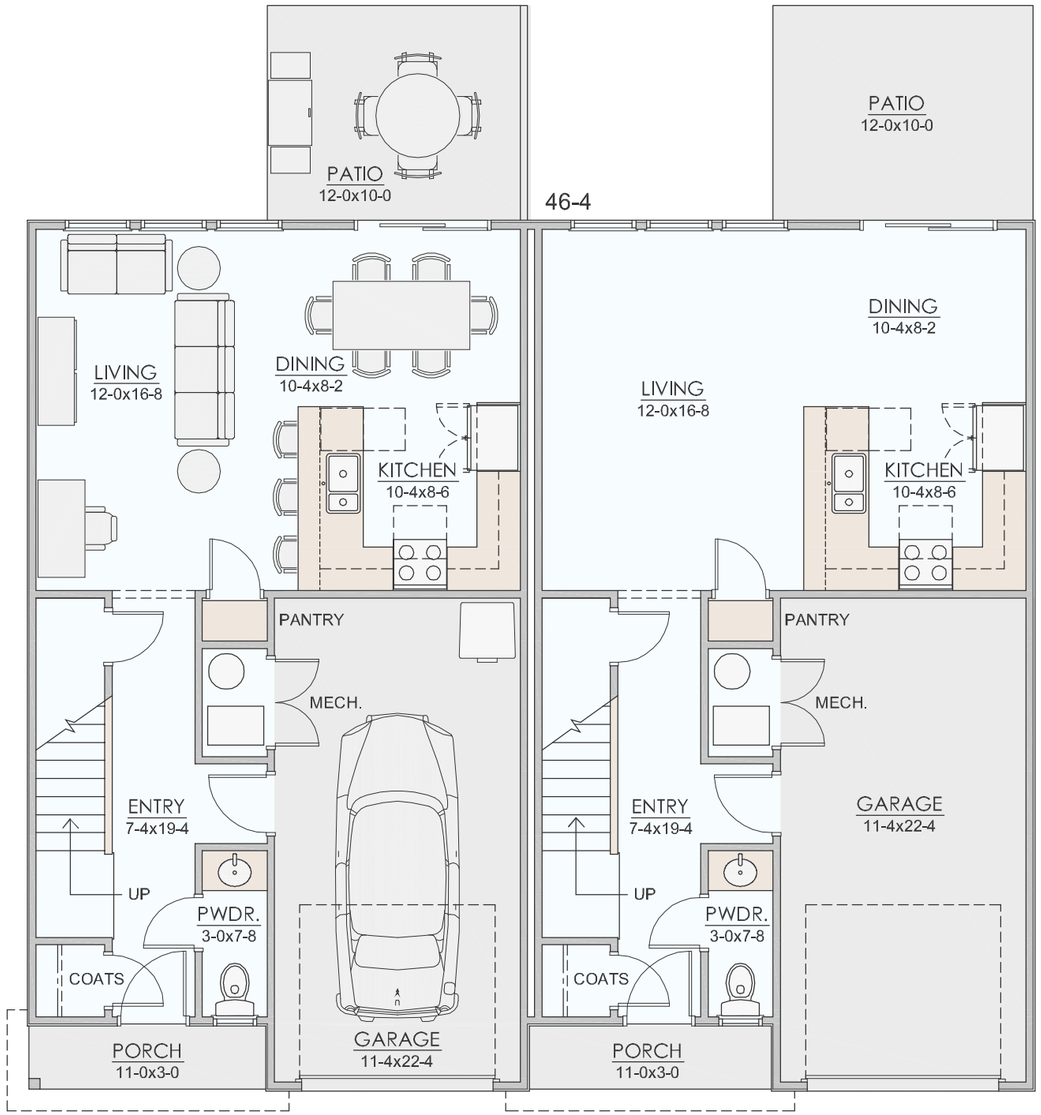
AXIOM Engineers Inc
P.O. Box 277
Columbus, Texas 78934
Ph: (512) 784-5892
www.axiomtexas.com
Texas P.E. Firm No. F-43

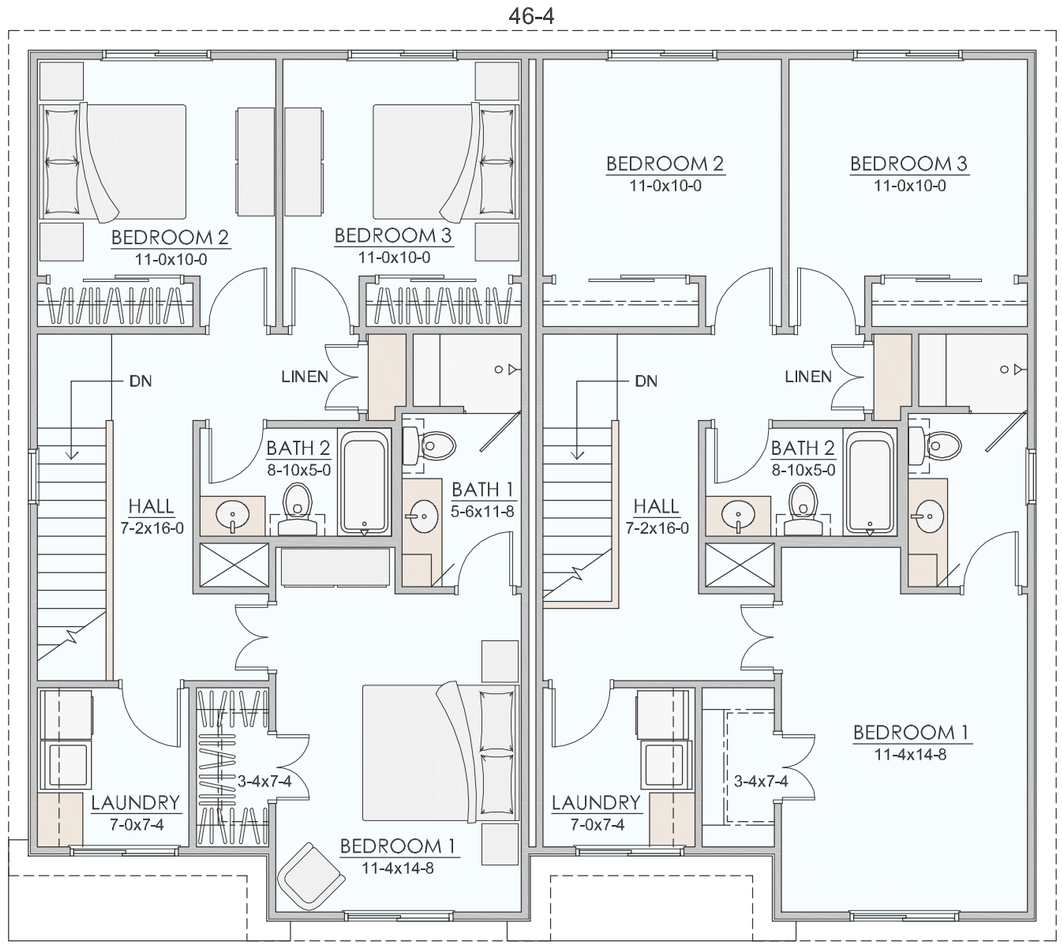
Michael Watkins Architect, llc © 2023
The design is subject to change. Not for construction.

MASTER PLAN BY OTHERS

Duplex Type 1

1,509 SF Each Unit





First Floor

HEATED: 622 SF

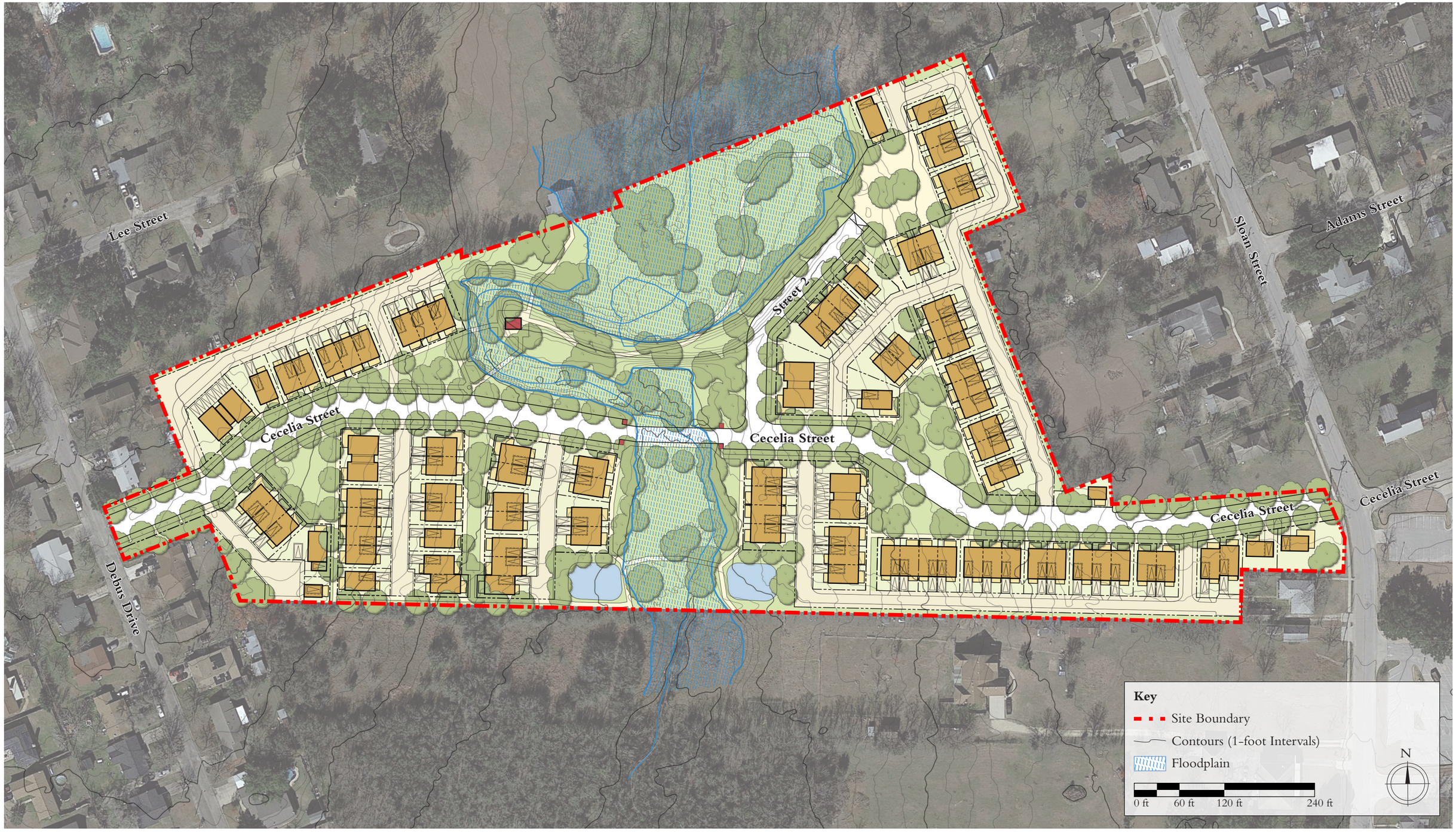
Floor Plans

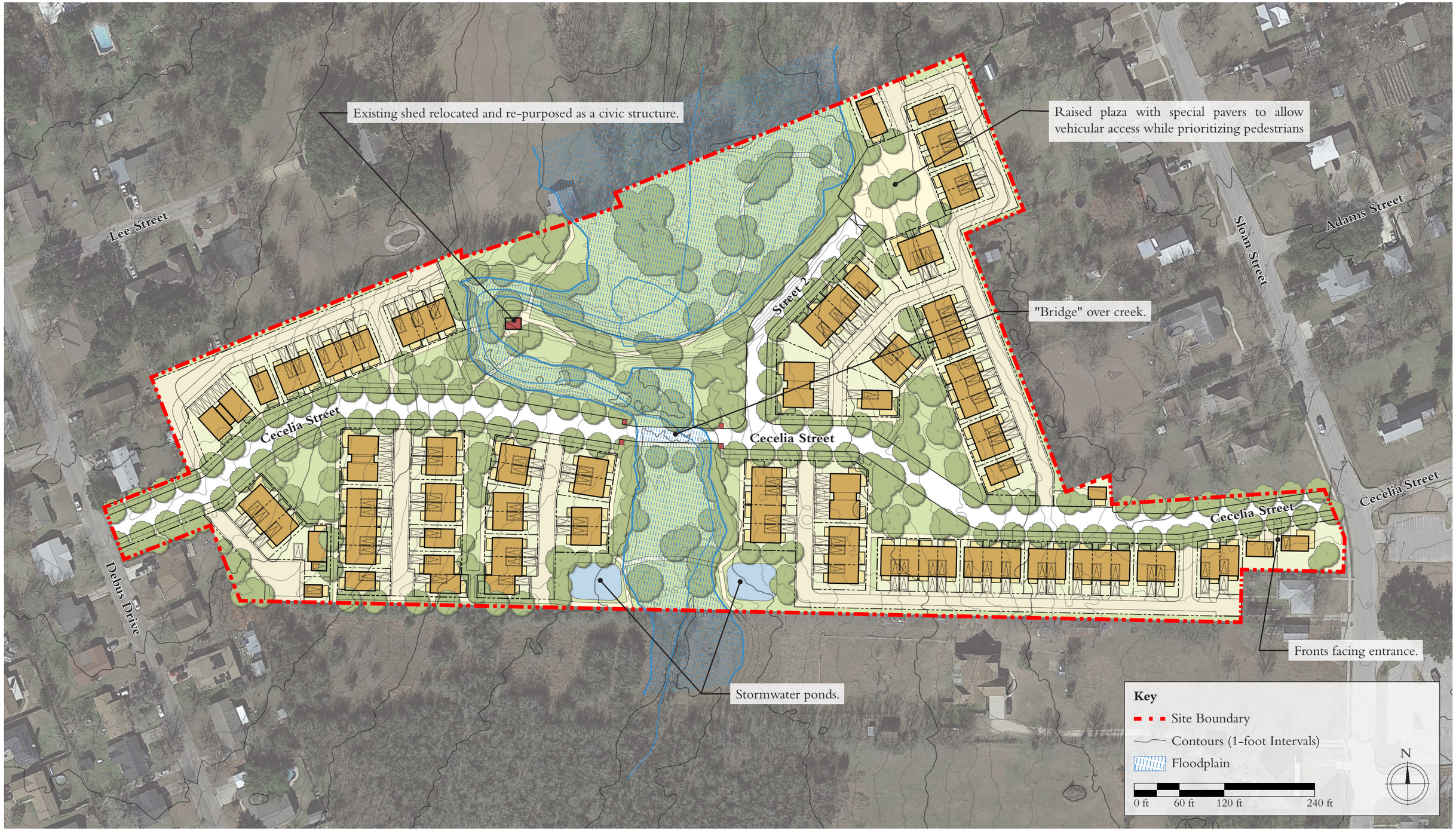
0' 3' 6' 12'

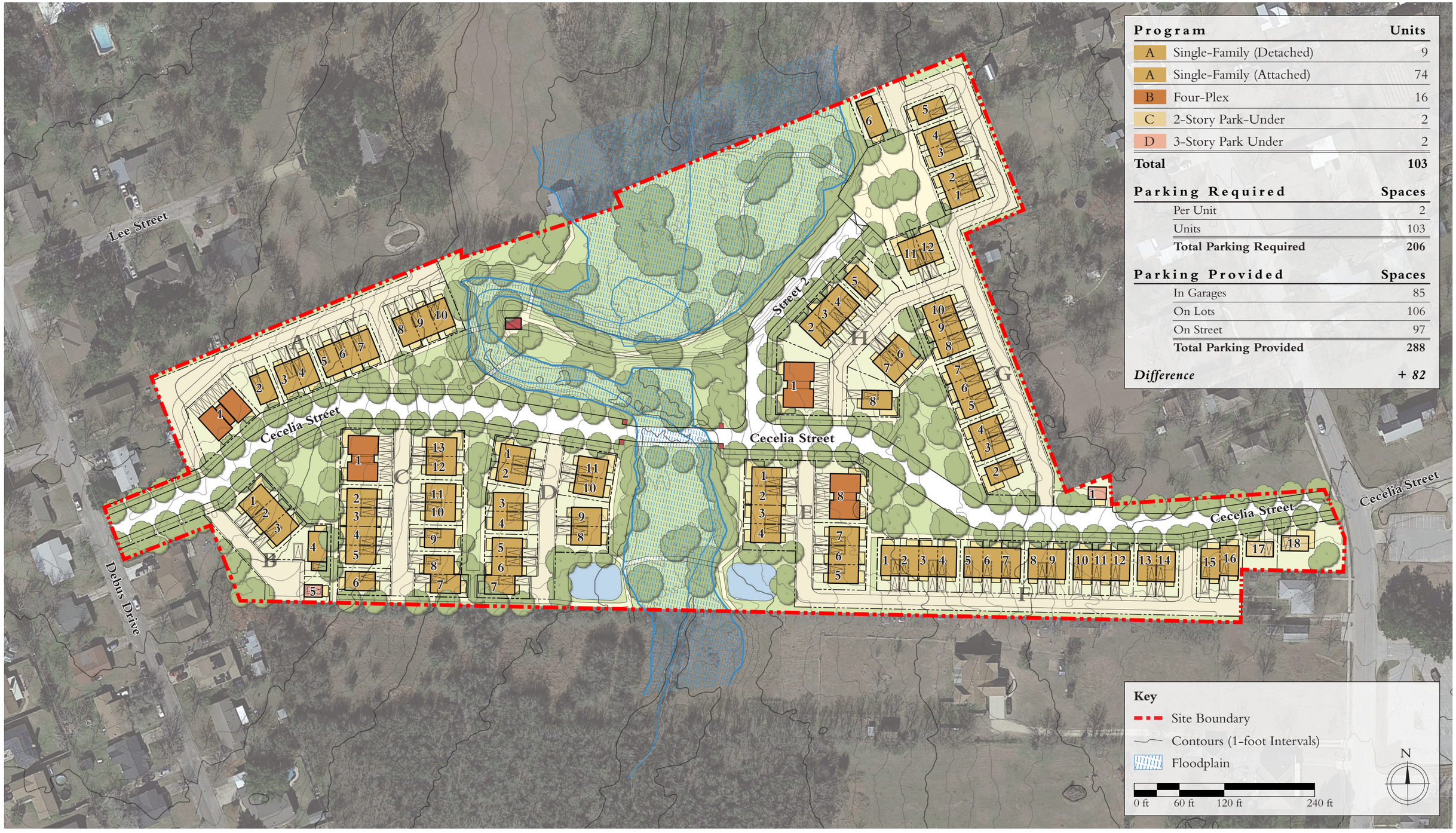
Second Floor

HEATED: 887 SF

Shawn Kirkpatrick Consulting
512.540.0004
www.shawnk.com
shk3


Lee Street
Cecelia Street
Cecelia Street
Street 2
Sloan Street
Adams Street
Cecelia Street
Cecelia Street
Debus Drive
Key
Site Boundary
Contours (1-foot Intervals)
Floodplain
0 ft
60 ft
120 ft
240 ft
N

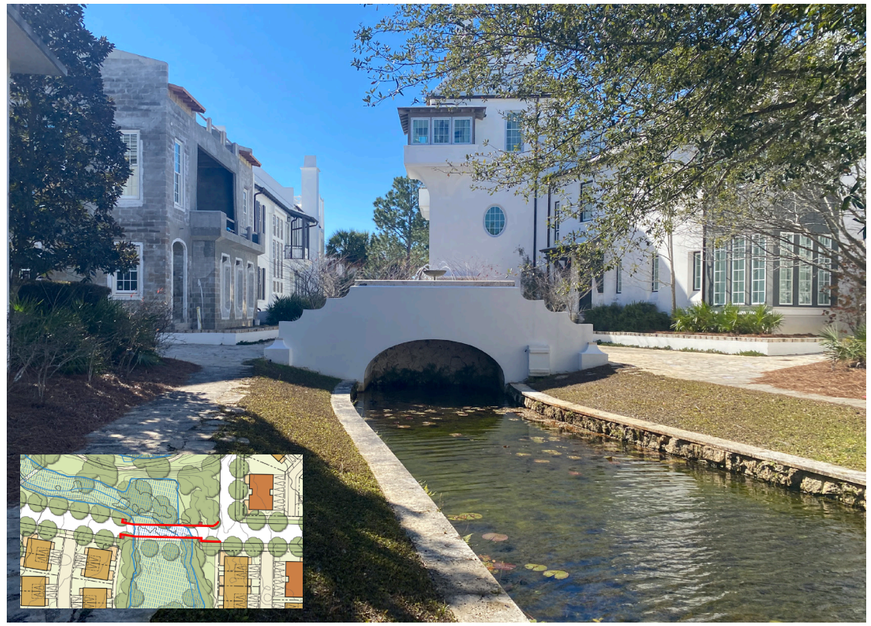

Existing shed relocated and re-purposed as a civic structure.
Raised plaza with special pavers to allow vehicular access while prioritizing pedestrians
"Bridge" over creek.
Fronts facing entrance.
Stormwater ponds.
Lee Street
Cecelia Street
Street 2
Cecelia Street
Sloan Street
Adams Street
Cecelia Street
Cecelia Street
Debus Drive
Key
Site Boundary
Contours (1-foot Intervals)
Floodplain
N
0 ft
60 ft
120 ft
240 ft



Program	Units
A Single-Family (Detached)	9
A Single-Family (Attached)	74
B Four-Plex	16
C 2-Story Park-Under	2
D 3-Story Park Under	2
Total	**103**

Parking Required	Spaces
Per Unit	2
Units	103
Total Parking Required	**206**

Parking Provided	Spaces
In Garages	85
On Lots	106
On Street	97
Total Parking Provided	**288**
Difference	***+ 82***



"Bridge": Alys Beach, Fla.



3-Story Park-Under



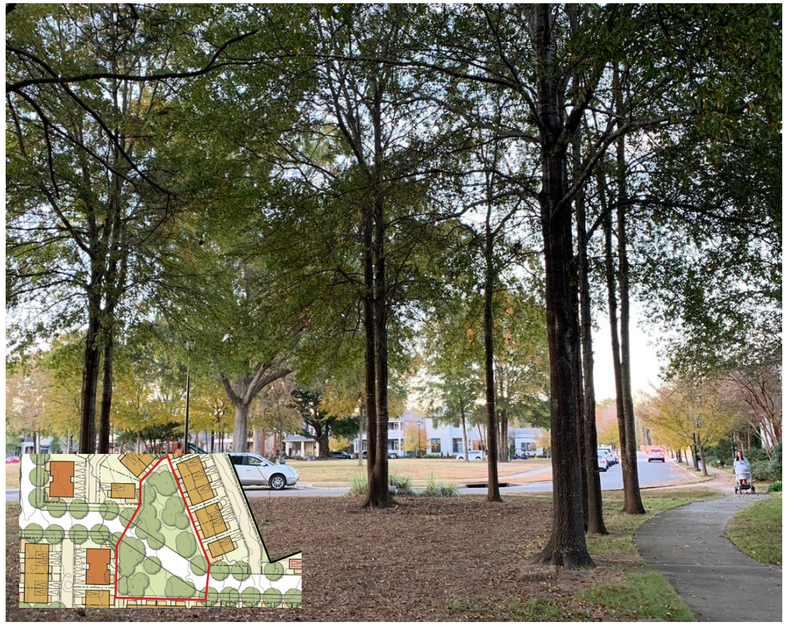
2-Story Park-Under



Green: Mueller, Austin, Tex.

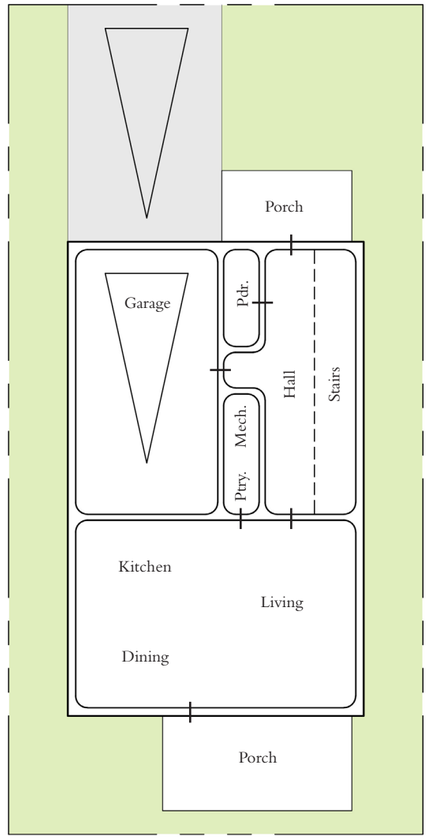


Pedestrian Path: Mueller, Austin, Tex.

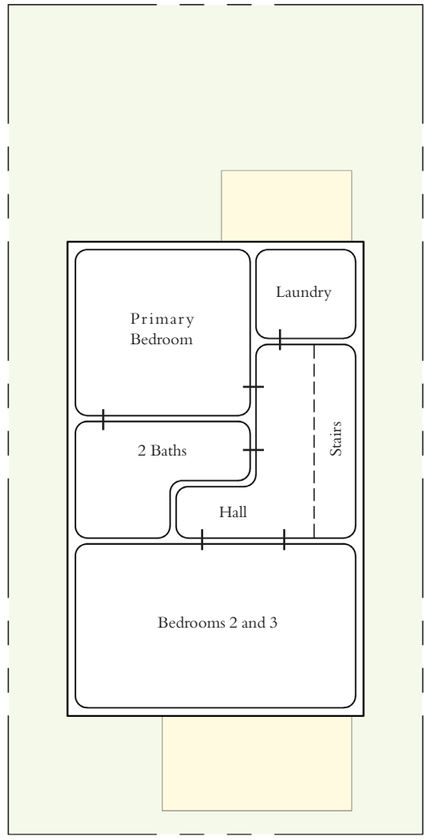


Park: Provenance, Shreveport, La.

A: Single-Family — 1800 SF



First Floor



Second Floor

B: Four-Plex — 900 SF



First and Second Floor Plan

A: Single-Family Specifications

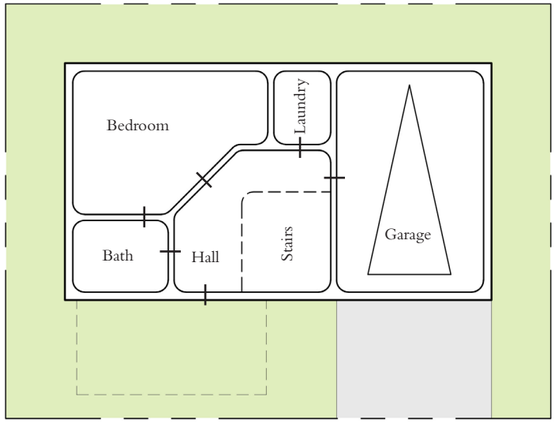
Bldg. Width:	25'	Bedrooms:	3
Bldg. Depth:	40'	Bathrooms:	2
Lot Width:	35' (+5' on corners)	Conditioned Square Feet	1800
Lot Depth:	70'	Parking Provided:	2

May be detached or attached in groups of 2 to 5

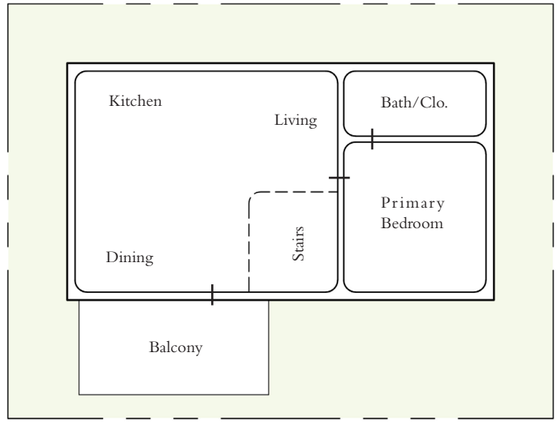
B: Four-Plex Specifications

Bldg. Width:	60'	Bedrooms:	2
Bldg. Depth:	40'	Bathrooms:	2
Lot Width:	70' (+5' on corners)	Conditioned Square Feet (per unit)	900
Lot Depth:	70'	Parking Provided:	6 (1.5 per unit)

C: 2-Story Park-Under — 1050 SF



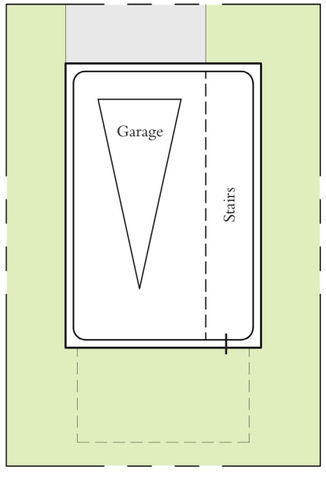
First Floor



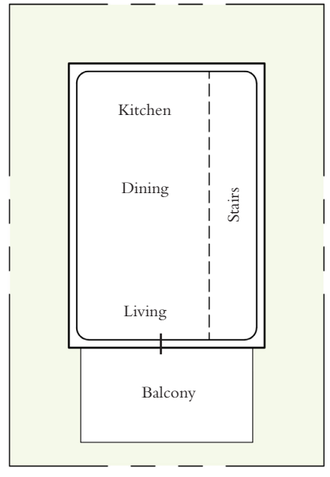
Second Floor

C: 2-Story Park-Under Specifications			
Bldg. Width:	36'	Bedrooms:	2
Bldg. Depth:	20'	Bathrooms:	2
Lot Width:	46'	Conditioned Square Feet	1050
Lot Depth:	35'	Parking Provided:	1

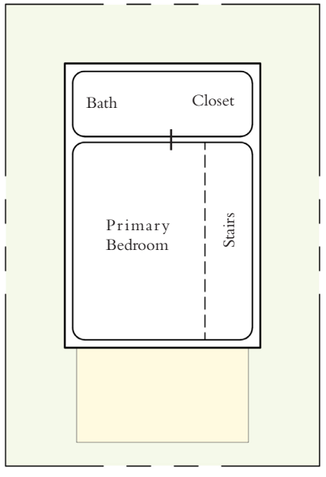
D: 3-Story Park-Under — 750 SF



First Floor



Second Floor



Third Floor

D: 3-Story Park-Under Specifications			
Bldg. Width:	16'-6"	Bedrooms:	1
Bldg. Depth:	24'	Bathrooms:	1
Lot Width:	26'-6"	Conditioned Square Feet	750
Lot Depth:	39'	Parking Provided:	1

PLANNED DEVELOPMENT (PD) STANDARDS

PURPOSE & INTENT, and JUSTIFICATION

MAPS

The **Regulating Plan** shows the location of the transect zones. The **Appendix** includes a map which illustrates one scenario for how these PD Standards may be implemented the **Master Plan** illustrates the vision for the neighborhood and shows one possible scenario for the distribution of thoroughfares, civic spaces, private lots, and uses. The Appendix also includes **Diagrams** which provide further detail on how this scenario implements these Standards.

DEFINITIONS

The Public Realm

The Private Realm

THOROUGHFARES

Requirements for thoroughfares include two components:

The **Thoroughfare Types** describe a set of typical vehicular and pedestrian thoroughfare assemblies.

The **Thoroughfare Standards** regulate how those thoroughfares are implemented in the plan.

CIVIC SPACES

Requirements for civic spaces include two components:

The **Civic Space Types** describe a set of characters for public open spaces permitted.

The **Civic Space Standards** regulate how those civic spaces are implemented in the plan.

PRIVATE LOTS

Requirements for private lots have one component:

The **Lot Standards** regulate those aspects of private lots and buildings which affect the public realm.

PLANNED DEVELOPMENT STANDARDS
FOR

LEGACY CROSSING

TAYLOR, TEXAS

C: PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards C.1
Purpose & Intent C.2
Regulating Plan & General Standards C.3
Thoroughfares C.4
Civic Spaces C.6
Private Lots C.7
Definitions C.10

X: APPENDIX

Master Plan X.1
Master Plan With Annotations X.2
Thoroughfare Types Diagram X.3
Fire Apparatus Access Diagram X.4
Civic Space Diagram X.5
Addressing Plan X.6

Purpose & Intent

The intent of these PD Standards is to enable pedestrian-friendly design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 15 acres designed as a mixed-use, walkable community with a range of uses which may include residential and civic uses. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

At the Scale of the Neighborhood:

- All dwelling units are within cycling distance of Downtown Taylor.
- An interconnected network of thoroughfares, which also connects to the city's existing network, is designed to disperse traffic and encourage walking and cycling.
- A range of civic spaces is distributed throughout the neighborhood.
- A range of housing types are provided to accommodate a diversity of household types and market demand.

At the Scale of the Block and the Building:

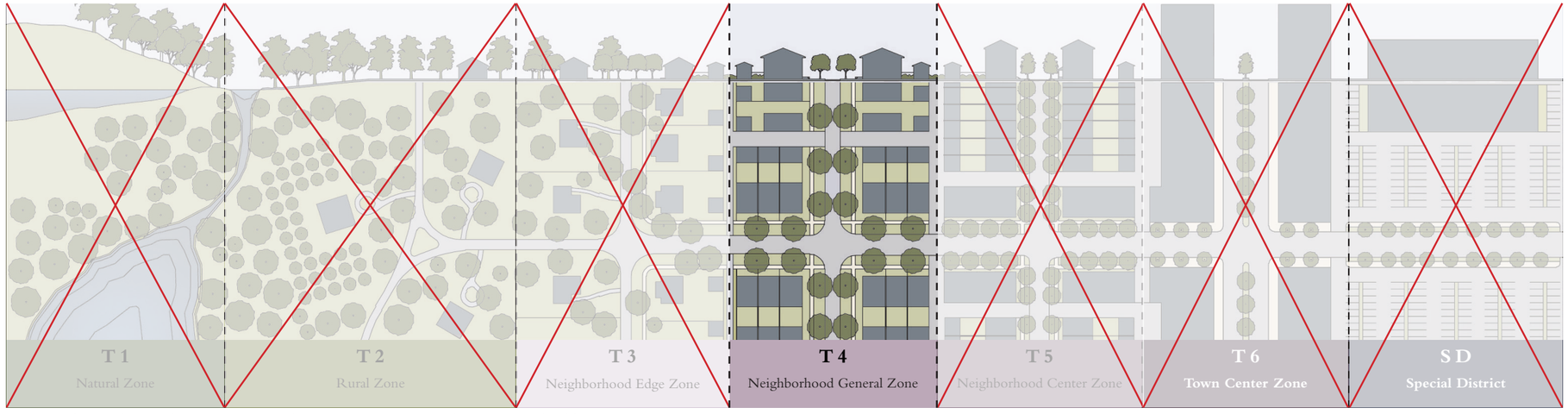
- The design of thoroughfares and buildings should reinforce pedestrian-friendly environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the spatial definition of thoroughfares and civic spaces.
- Civic buildings should be distinct from other buildings,reflecting their importance.
- Architecture and landscape design reflect local and regional climate, topography, history, and building practices.

Justification

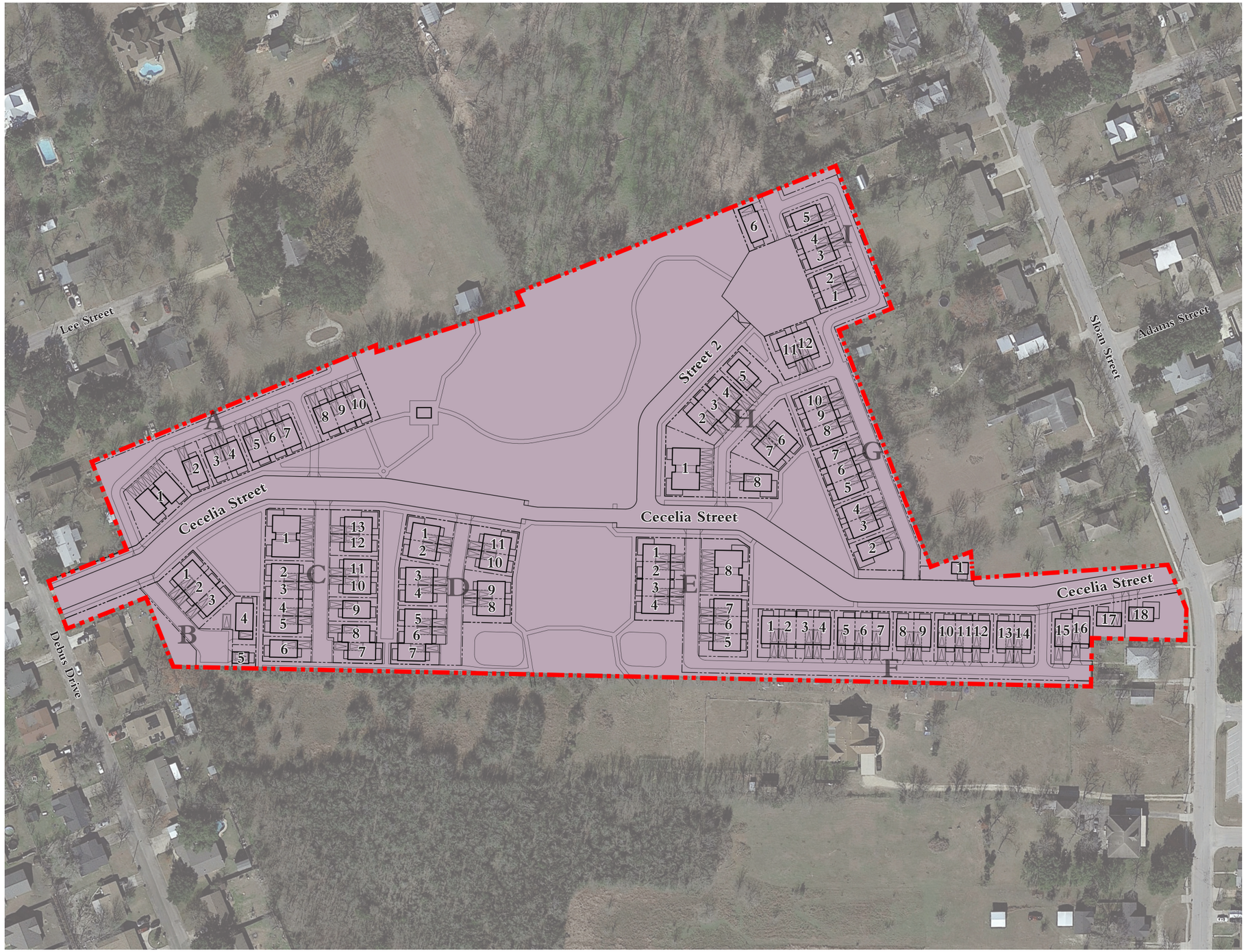
The primary reason for requesting the zoning change is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management, and the like. The design of this new community closely aligns with the City's long-term vision/goals and will help the City meet the ever growing demand for walkable communities.

Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of these PD Standards. In the event of a conflict between these PD Standards and any applicable codes, and other but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the City immediately for resolution.
2. It is the design Purpose and Intent not the "letter" of these PD Standards to which improvements should conform.
3. These PD Standards are typologically-based and thus represent the typical condition. It is expected that the standards for the typical condition will be applied to the actual condition, and modified or refined in a reasonable manner that achieves the intent of the PD. It is expected that actual conditions will vary from the typical conditions shown.
4. There are two types of deviations from these PD Standards: Warrants and Variances. Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of "scrivener's errors" within this document shall be handled by Warrant.
5. Deviations from the Master Plan shall be determined by warrant.
6. Sources for various texts, definitions and illustrations include the Lexicon of the New Urbanism and SmartCode v9.2 by Andres Duany, et. al.



A Typical Rural to Urban Transect, with Transect Zones. Only T4 is applicable in Legacy Crossing.



General Standards

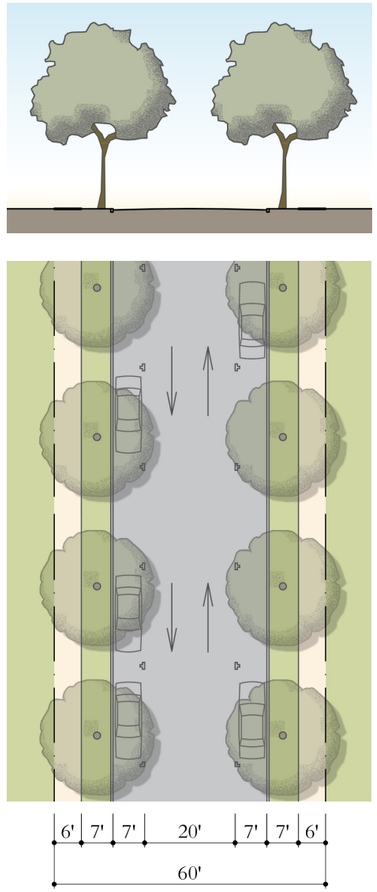
1. Minor adjustments may be made to the Master Plan (and by extension the Regulating Plan) as consistent with these Planned Development (PD) Standards..
2. The base zoning district for the entire area of the Master Plan is MF-1, as described in the Taylor Code of Ordinances.
3. Lots may front on publicly or privately owned thoroughfares or civic spaces.
4. Trails are intended to connect to the north and south of this site, as consistent with the City of Taylor Comprehensive Plan, with the exact location of some connections to be determined.
5. If the Master Plan is adjusted such that any area with more than 30 dwelling units has only one means of fire apparatus ingress and egress, then those units may each be required to include a fire suppression system.

Key

- Site Boundary
- T4: Neighborhood General Zone

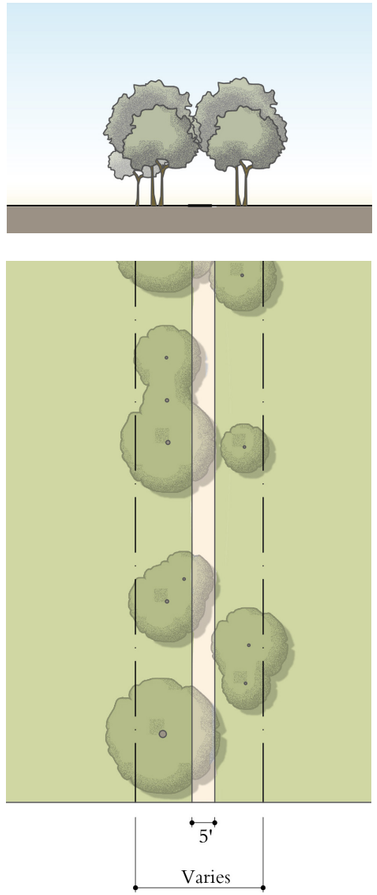
N

0 ft 75 ft 150 ft 300 ft



ST-60-34

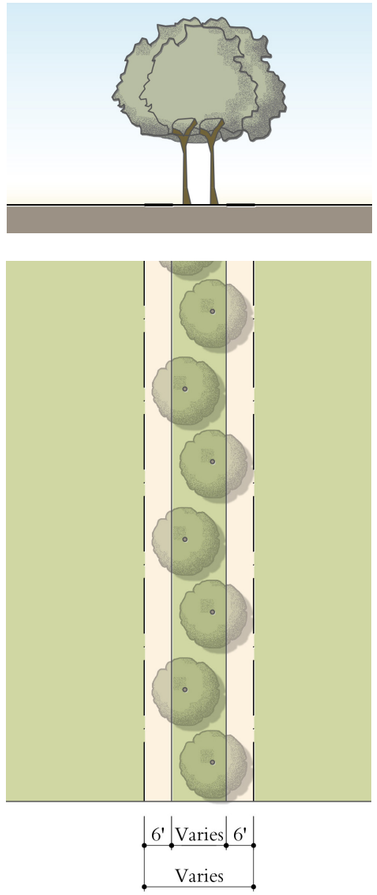
Street
T4
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee, 30 ft. o.c.
6 ft. Sidewalk
20-ft. Clear



PT-V-5

Path
T4
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Planting zone varies
Trees, ground cover, shrubs, lawn
5-12 ft. Sidewalk
Not provided on this thoroughfare.

This thoroughfare type will be privately owned and maintained.



PS-V-6-6

Passage
T4
24 ft. ROW
N/A
N/A
N/A
N/A
N/A
N/A
12 ft. Planting Zone
Clustered or Allee
6-12 ft. Sidewalk each side
Not provided on this thoroughfare

This thoroughfare type will be privately owned and maintained.

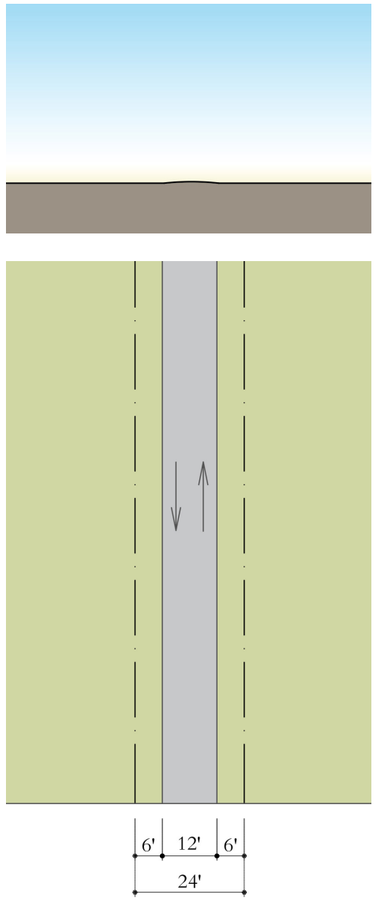
Thoroughfare Type
- ST Street
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

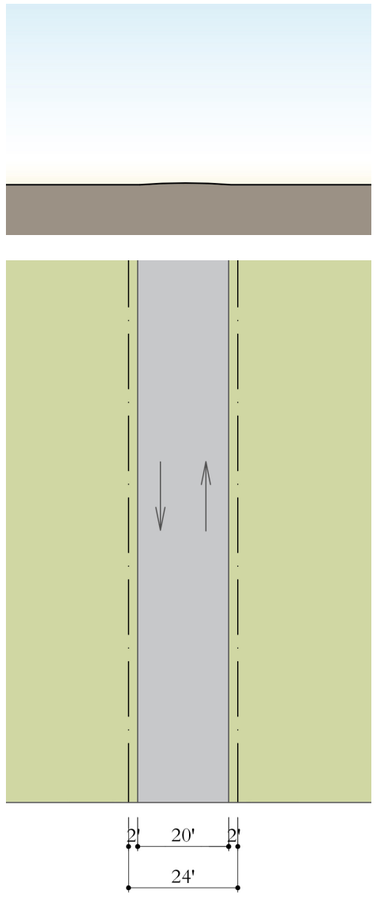
XX-##-##

Thoroughfare Type
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access



RA-24-12

Rear Alley
T4
24 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
6 ft. Lawn
Varies
No Sidewalk
Not provided on this thoroughfare.
This thoroughfare type will be privately owned and maintained.



FA-24-20

Fire Alley
T4
24 ft. ROW
20 ft. Pavement
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown
2 ft. Lawn
Varies
No Sidewalk
20-ft. Clear
This thoroughfare type will be privately owned and maintained.



Thoroughfare Type
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

Thoroughfare Standards

The following apply to all thoroughfares and supersede the provisions of appendix C, Chapter 6, Table 5.2.1 and section 5.5 of the Taylor Code of Ordinances:

1. **Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City, asphalt pavers, brick pavers, concrete pavers, and pervious pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be privately owned and maintained.
2. **Street Trees.** The following apply to street trees:
   - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by warrant.
   - Street trees shall be of a species which provides a shade canopy of a height that, at maturity, clears at least one story.
   - The public frontage shall include trees planted in a pattern consistent with the master plan, which are illustrated as either clustered or allee. Allees shall be of a single species. Clusters shall be of multiple species.
   - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances.
   - Trees shall be privately maintained to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) for moving vans, buses, emergency vehicles, and the like.
3. **Utility Easements.** Typically, water and sewer shall be provided in primary thoroughfares or civic spaces and other utilities shall be provided in secondary thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
4. **Encroachments over Rights-of-Way.** Portions of buildings may be permitted to encroach over rights-of-way as consistent with the Lot Standards.
5. **Proposed Fire Apparatus Access.** This access, which may be provided by thoroughfares or civic spaces, shall be paved or otherwise structurally stabilized with a clear width of 20 feet and a 15-foot inside turning radius (*see Fire Apparatus Access Diagram*). Paving materials on fire apparatus access routes shall be subject to approval by the City.
6. **Thoroughfare Alignments.** Intersection angles and offsets are permitted if consistent with the Master Plan or minor adjustments therein. Thoroughfares may have offset intersections or intersections at angles other than 90 degrees as a means of calming traffic.
7. **Other Thoroughfare Standards.** Maximum cul-de-sac length does not apply to alleys. Turn lanes may be required at intersections per traffic impact analysis.



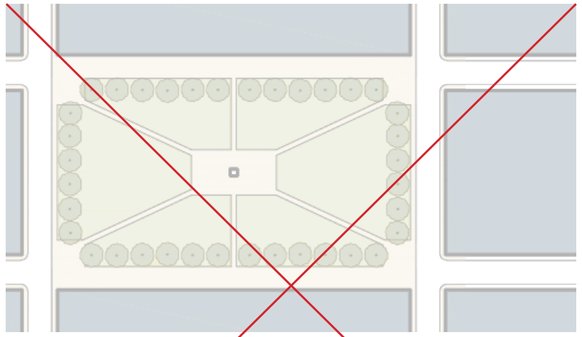
Park

A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, and open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a greenway.



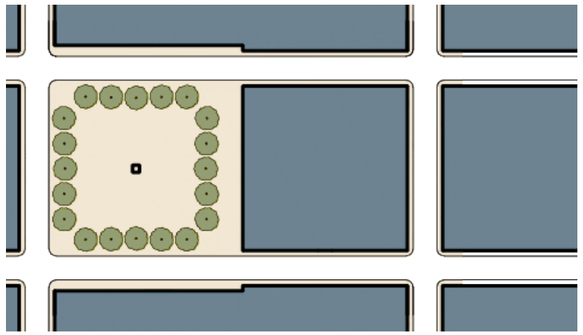
Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.



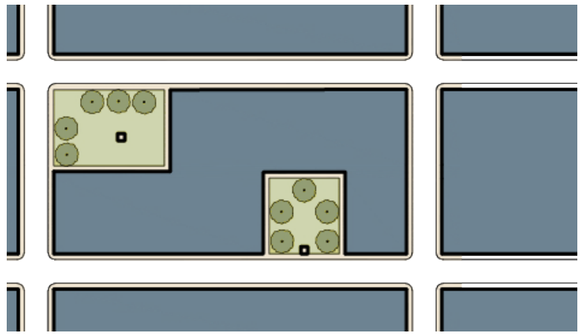
Square

A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.



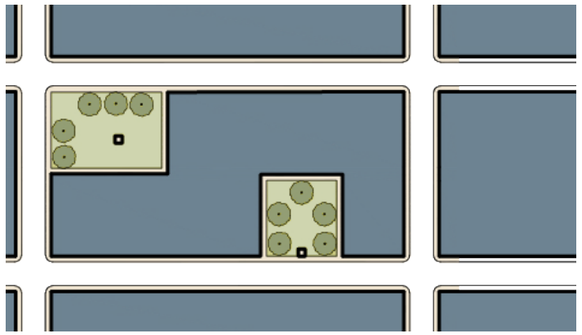
Plaza

A public space consisting of hardscape material.



Pocket Park

A small open space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere.



Playground

An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size.

Civic Space Standards

The following apply to all civic spaces:

1. **Maintenance and Ownership.** All civic spaces shall be privately owned and maintained and have public access easements.
2. **Allocation of Civic Spaces.** A minimum of 5% of the gross area of the property shall be dedicated as civic spaces (see Civic Space Diagram). This area shall include stormwater management features that are designed as part of a civic space and shall not include stormwater management features not designed as part of a civic space.
3. **Sidewalks.** Civic spaces shall have sidewalks sufficient to provide access to all enfronting lots and provide connectivity to adjacent primary thoroughfares and civic spaces.
4. **Trails.** Civic spaces may include trails to provide connectivity through the civic space and to adjacent properties as consistent with the city of Taylor Comprehensive Plan.
5. **Landscaping.** Landscaping for civic spaces, open spaces, and storm water management ponds shall follow the standards of the underlying zoning.
6. **Recreation Areas.** Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic space.
7. **Mailbox Location.** Centralized mailboxes shall typically within civic spaces or otherwise to encourage social interaction between residents.



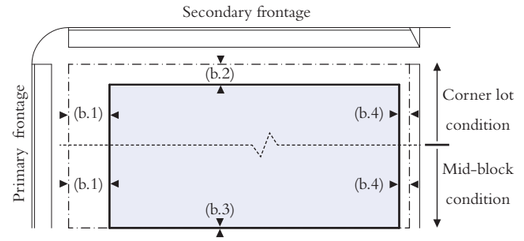
a.	Lot Dimensions	
	Lot Width	120 ft. max.
	Lot Coverage	85% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	5 ft. min., 18 ft. max.
(b.2)	Front Setback (Secondary)	5 ft. min., 12 ft. max.
(b.3)	Side Setback	0 ft. min.
(b.4)	Rear Setback	4 ft. min.
	Primary Frontage Buildout	50% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	20 ft. min. from facade
(c.2)	Front Setback (Secondary)	5 ft. min., 18 ft. max.
(c.3)	Side Setback	0 ft. min.
(c.4)	Rear Setback	4 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	3 stories max.
(d.2)	Outbuilding	2½ stories max.
e.	**Private Frontages**	
	Common Lawn	permitted
	Porch	permitted
	Terrace and Light Court	not permitted
	Forecourt	permitted
	Stoop	permitted
	Storefront and Awning	not permitted
	Gallery	not permitted
	Arcade or Colonnade	not permitted

f. Building Uses

Residential	**Limited Residential:** Up to 6 dwelling units are permitted on a lot, including primary and accessory dwelling units.
Lodging	**Limited Lodging:** The number of bedrooms available for lodging shall be limited to 16. Breakfast may be provided to overnight guests before noon each day.
Office	**Limited Office:** The area available for office use shall be limited to the first story or to an outbuilding.
Retail	**Limited Retail:** The area available for retail use shall be limited to corner lots and to the first story or to an outbuilding.
Manufacturing	**Limited Manufacturing:** Manufacturing uses are permitted in outbuildings only. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic	Civic uses are permitted, but shall be of a scale that limits the adverse impacts to neighbors at most times.

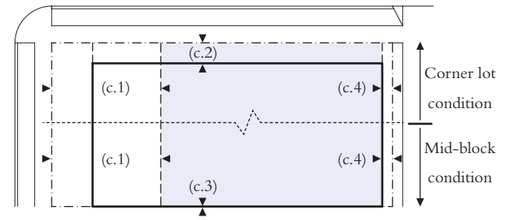
b. Setbacks: Principal Building

- The principal building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



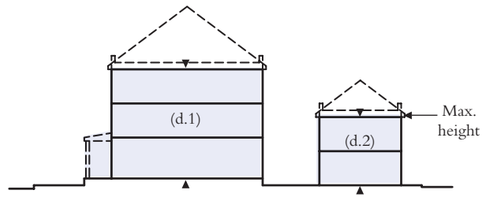
c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



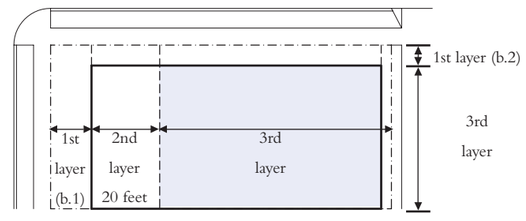
d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10 ft. min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9 ft. min. floor-to-ceiling
- Exemptions from height limits include: civic structures and monuments, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages may be permitted in the first or second layer by variance.
- Parking shall be accessed by a rear alley or lane when such are provided.
- Parking spaces on private lots (whether open, covered, or enclosed) shall be screened from frontages by a building or a minimum 8-foot tall masonry wall with piers every 8 ft.



Lot Standards

The following site standards are required for all private lots:

1. **Dwelling size.** There is no minimum dwelling size.
2. **Number of Buildings and Dwelling Units.** Lots may have more than one building. Corner lots may have up to two accessory dwelling units provided that one faces the secondary frontage.
3. **Accessory Dwelling Unit Square Footage.** The conditioned space of an accessory dwelling unit within a primary building or an outbuilding shall not exceed the net square footage of the primary unit.
4. **Building entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory dwelling units may face any thoroughfare type.
5. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise and required plantings shall comply with City requirements.
   - **Front Yard Trees.** Front yards of a depth greater than 12 ft. require one deciduous tree of a minimum height of 30 ft. at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a stoop or porch.
   - **Lawn.** Lawn is prohibited at frontages where the lawn area is 6 ft. or less in either dimension.
   - **Planting.** Plant material, including ground cover, shall be planted no farther apart than 12 in.
   - **Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
   - **Erosion Control.** Erosion control is required where there is no landscape or hardscape.
6. **Site Perimeter Landscaping.** There is no site perimeter landscaping requirement.
7. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 ft. to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line. Fences within the first lot layer shall be painted.
8. **Parking Standards.** There shall be no minimum or maximum parking standards.
9. **Fire Apparatus Access.** Proposed fire apparatus vehicle access is as shown on the Fire Apparatus Access Diagram, typically within 150 feet of all buildable area on a lot. Buildings on portions of lost greater than 150 ft. from the Fire Apparatus Access Route may require a fire suppression system to meet building and fire code requirements. See the Thoroughfare Standards for related requirements.
10. **Other subdivision standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. No maximum block length is required.
11. **Facades.** Facades shall be built parallel to a rectilinear primary frontage line or to the chord of a curved primary frontage line.
12. **Ground Floor Grading.** At the ground floor, residential and private rooms in lodging uses shall be raised a minimum of 2 feet from the average sidewalk grade at the primary frontage for the purpose of establishing privacy.
13. **First-Story Facade Glazing.** The first story of each facade shall be glazed with clear glass for a minimum of 30% of the wall area of the first story, with each facade being calculated independently.
14. **Upper-Story Facade Glazing.** Above the first story of each facade, openings shall be glazed with clear glass for a maximum of 50% of the wall area, with each facade being calculated independently.
15. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the chart that follows. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, and ornamental features may encroach into any setback. All encroachments into utility and other easements are subject to the permission of the affected easement owner.
16. **Porch Depth.** Porches facing frontages shall be a minimum of 6 feet deep.
17. **Pitched Roofs.** Pitched roofs shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
18. **Flat Roofs.** Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.
19. **Specific Warrants.** As part of these PD Standards, the following warrants are approved:
    - Block F Lots 17 and 18: Because there is no alley serving these lots, a single-bay garage is permitted in the second layer of the lot in order to accommodate one parking space.

Permitted Encroachments

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) [i]
Patios [i]		•	
Decks [i]		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps [i]	•	•	
Porches and Steps [ii]	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•

i. May encroach into setbacks up to 6 feet.
ii. May encroach into setbacks up to 10 feet.

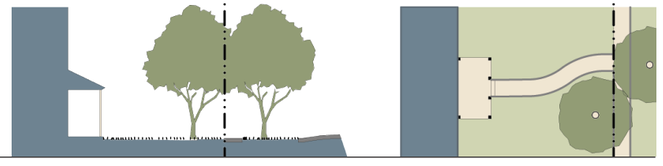
Prohibited Uses

The uses listed below, regardless of whether such would be a primary or accessory use, shall be prohibited in this PD:

- Adult Entertainment
- Automobile and/or Truck Washing Facility
- Automobile Body Repair Shop
- Automobile Fueling Station
- Cell Towers exposed to view
- Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling
- Commercial Amusement, Outdoor
- Commercial Kennels and Animal Husbandry
- Commercial Stable
- Concrete or Asphalt Batching Plant
- Construction and Demolition Debris Disposal Facility
- Distribution Facilities
- Solid Waste Incinerators
- Junk & Wrecked Vehicle Salvage Yard Facility
- Methane Recovery Facility associated with Soil Removal
- Mineral Extraction and Surface Mining
- Motor Vehicle Impound lots
- Mover Storage Facility
- Moving Truck and Trailer Rental
- Outdoor Vending Machines, except those for bikes, scooters, etc.
- Paint Mixing & Spraying Facility
- Petroleum or Related Products Refining or Distributor
- Plastic & Rubber Products Manufacture
- Race Tracks
- Recycling and Salvage Center (except architectural salvage)
- Salvage Motor Vehicle Auction or Pool Facility
- Sanitary Landfill
- Shooting Range, Outdoor
- Solid Waste Disposal Facility
- Truck Stop
- Truck Terminals
- Wind Energy Conversion System, Large Wind Farms
- Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, socio-economic disruption, etc.). Impacts confined to this community are not considered adverse.

Similar Uses: For a proposed use not listed herein, a warrant may be issued as described elsewhere in these PD Standards.

Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.



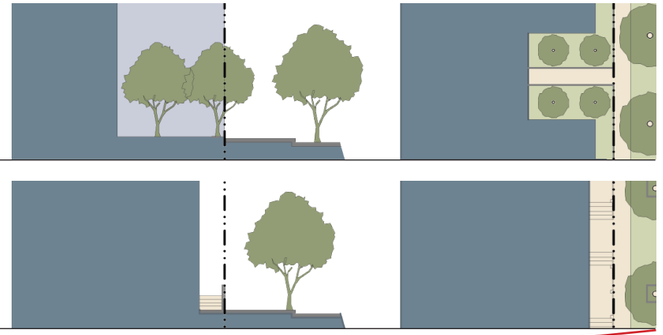
Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.



~~**Terrace and Light Court:** a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.~~



Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.

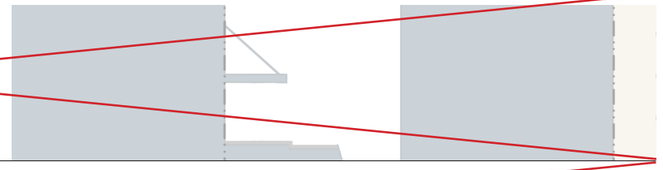


Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and multi-family buildings.

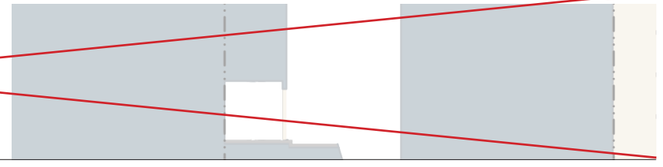
~~**Storefront and Awning:** a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.~~



~~**Gallery:** a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.~~



~~**Arcade or Colonnade:** An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.~~



Accessory Dwelling Unit: a dwelling unit sharing ownership and utility connections with a Primary Building.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-story structure connecting a Primary Building to an Outbuilding.

Block: the aggregate of Private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings.

Common Lawn: *See Frontage Types*.

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system.

Driveway: a vehicular lane within a Lot, often leading to a garage.

Dwelling Unit: one or more rooms used or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See the following page.*

Elevation: *See the following page.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Facade: *See the following page.*

Frontage: *See the following page.*

Frontage Line: *See the following page.*

Frontage Buildout: The portion of a setback line which shall have a building facade on it.

Green: *See Civic Spaces: Types & Standards.*

Inn: *See Lot Standards: Building Uses.*

Lodging: *See Lot Standards: Building Uses.*

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Coverage: the portion of a lot which is covered by buildings, not including porches.

Lot Layer: a range of depth of a Lot within which certain elements are permitted.

Lot Line: *See the following page.*

Lot Width: the length of the Primary Frontage Line of a Lot.

Manufacturing: *See Lot Standards: Building Uses.*

Office: *See Lot Standards: Building Uses.*

Open Space: land intended to remain undeveloped; it may be for Civic Space.

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding

Park: *See Civic Spaces: Types & Standards*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pavement Radius: *See the following page.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See Civic Spaces: Types & Standards.*

Primary Building: the main building on a Lot, usually located toward the Frontage.

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See the following page. See* **Frontage.**

Private Frontage: *See the following page. See* **Frontage.**

Public Frontage: *See the following page. See* **Frontage.**

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically drained with an inverted crown at the center or with rolled Curbs at the edges.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by these PD Standards.

Residential: *See Lot Standards: Building Uses.*

Retail: *See Lot Standards: Building Uses.*

Right-of-Way (R.O.W.): *See the following page.*

Secondary Frontage: *See the following page. See* **Frontage.**

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Permitted Encroachments.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Square: *See Civic Spaces: Types & Standards.*

Stoop: *See Frontage Types.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low speed and capacity.

Swale: a low or slightly depressed natural area for drainage.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See the following page*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage.

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

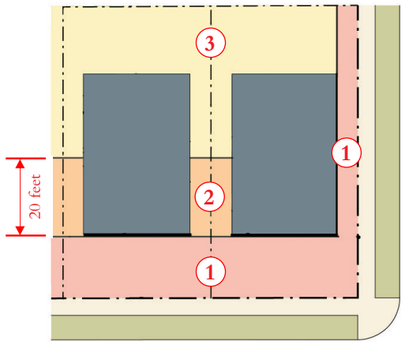
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively.

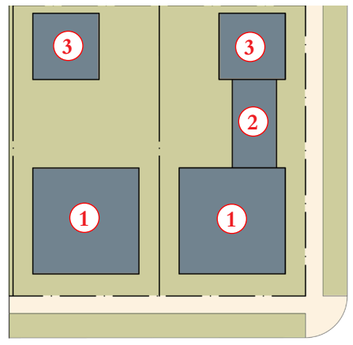
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Lot Layers



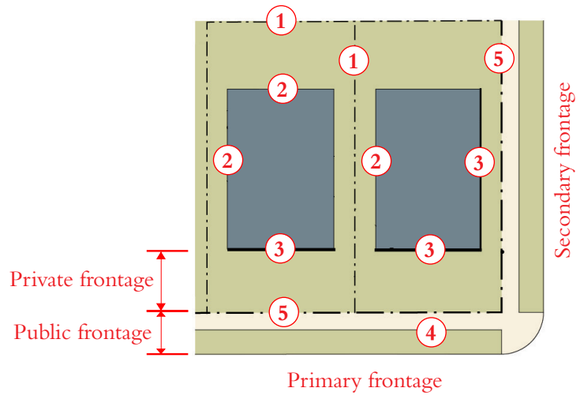
1. **1st Layer**
2. **2nd Layer**
3. **3rd Layer**

Principle Building & Outbuilding



1. **Primary Building**
2. **Backbuilding**
3. **Outbuilding**

Frontage & Lot Lines



1. **Lot Line**: the boundary that legally and geometrically demarcates a lot.
2. **Elevation**: an exterior wall of a building not facing a frontage line.
3. **Facade**: the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
4. **Right-of-Way (R.O.W.):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.

   Frontage: the area between a building facade and a thoroughfare or civic space, inclusive of its various built and planted components. Frontage is divided into private frontage and public frontage.
5. **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is co-incident with the property line(s), at frontages.

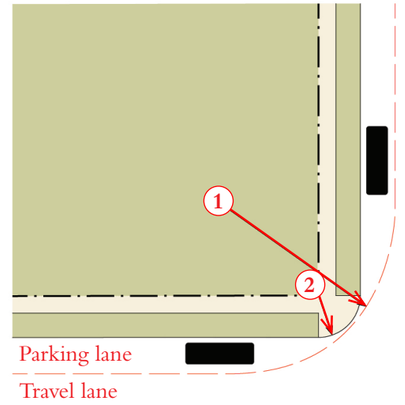
   Primary Frontage: on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

   Secondary Frontage: on lots with multiple frontages, the frontage(s) that are not the primary frontage.

   Private Frontage: the privately held Layer between the Frontage Line and the Primary Building Facade.

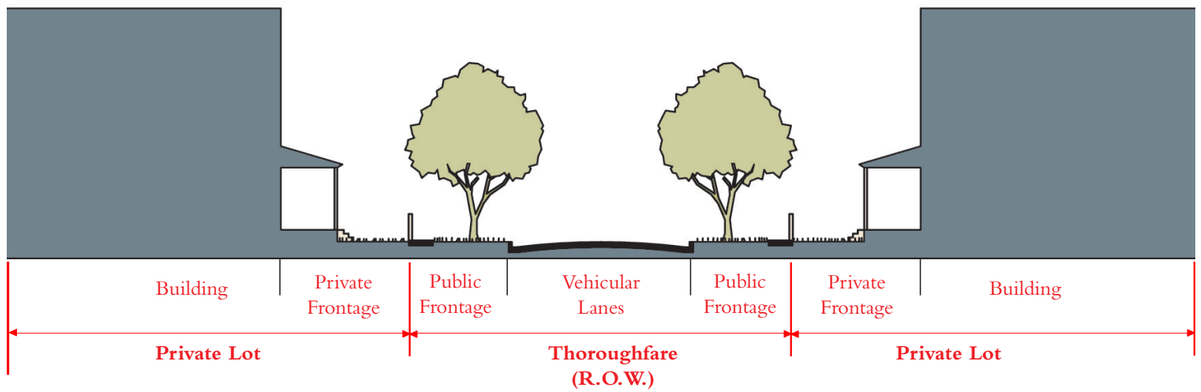
   Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

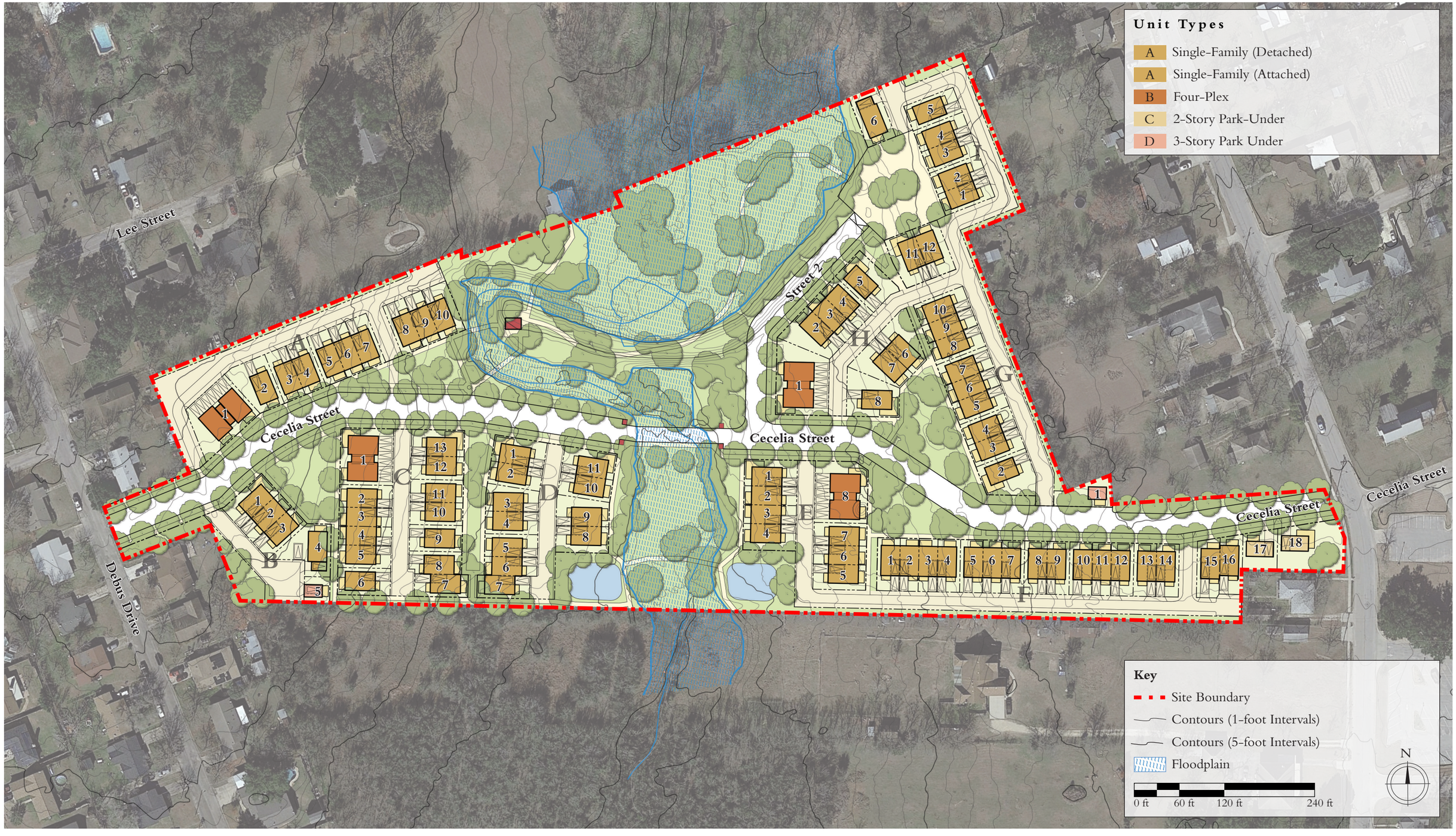
Turning Radius

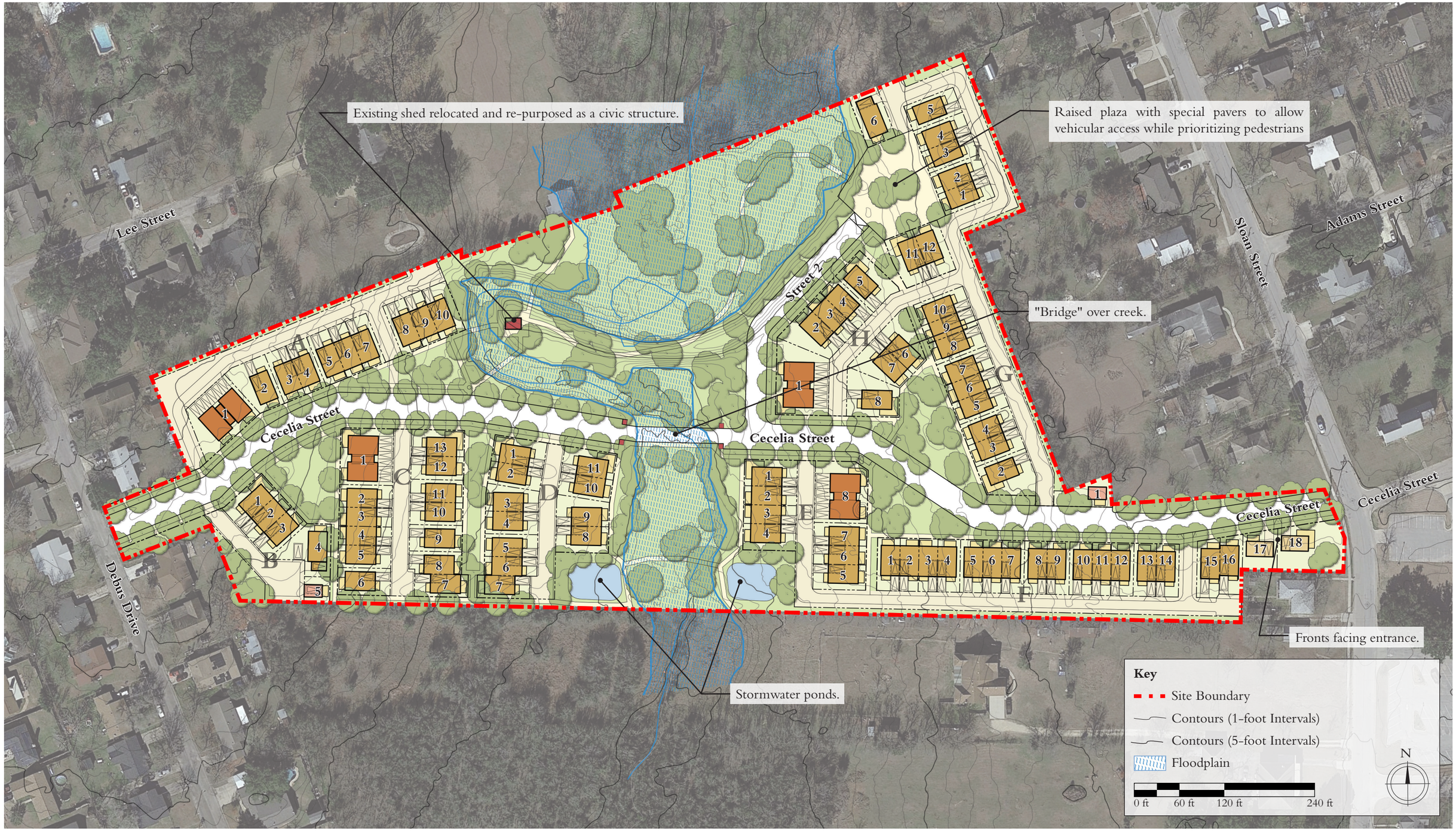


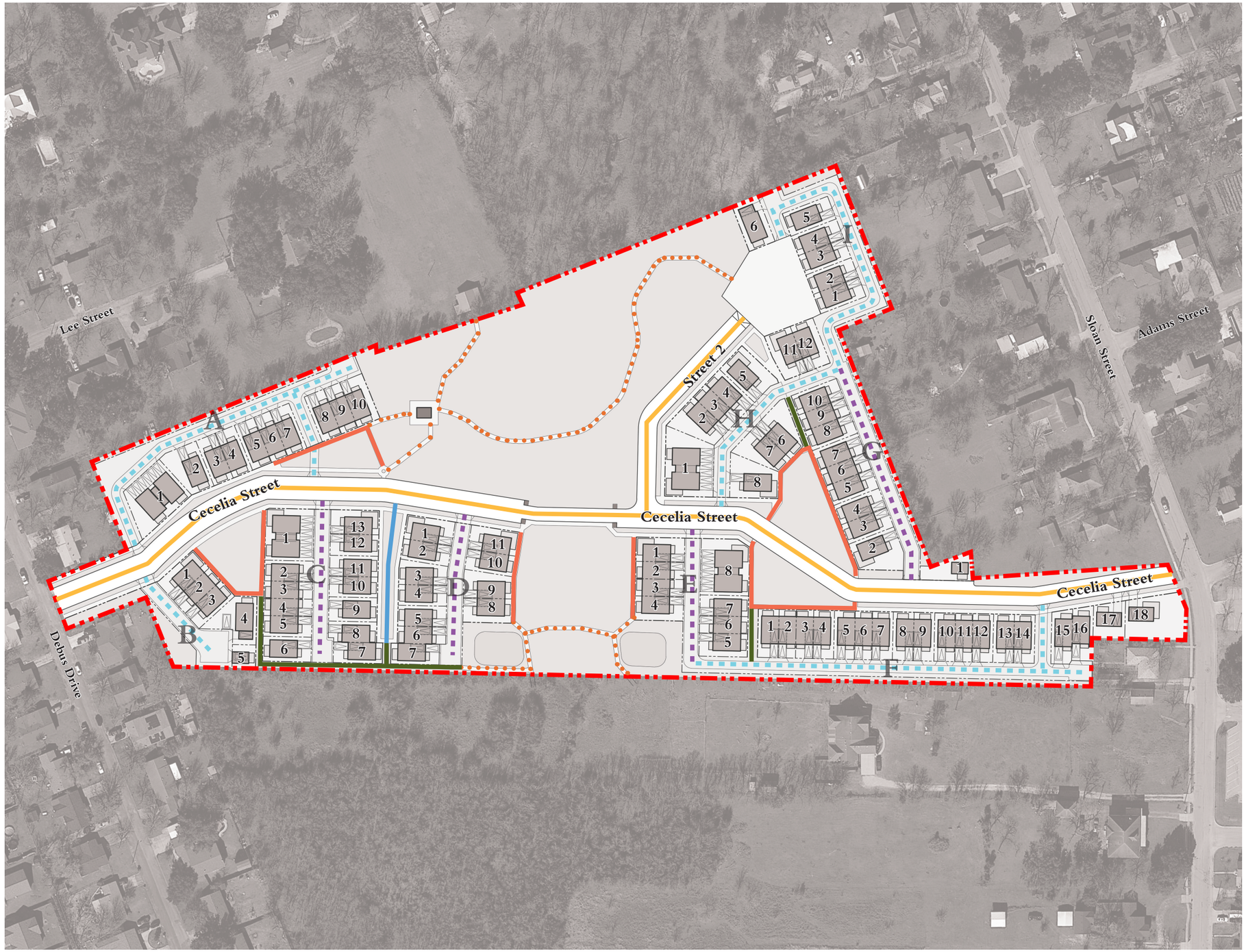
1. **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
2. **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

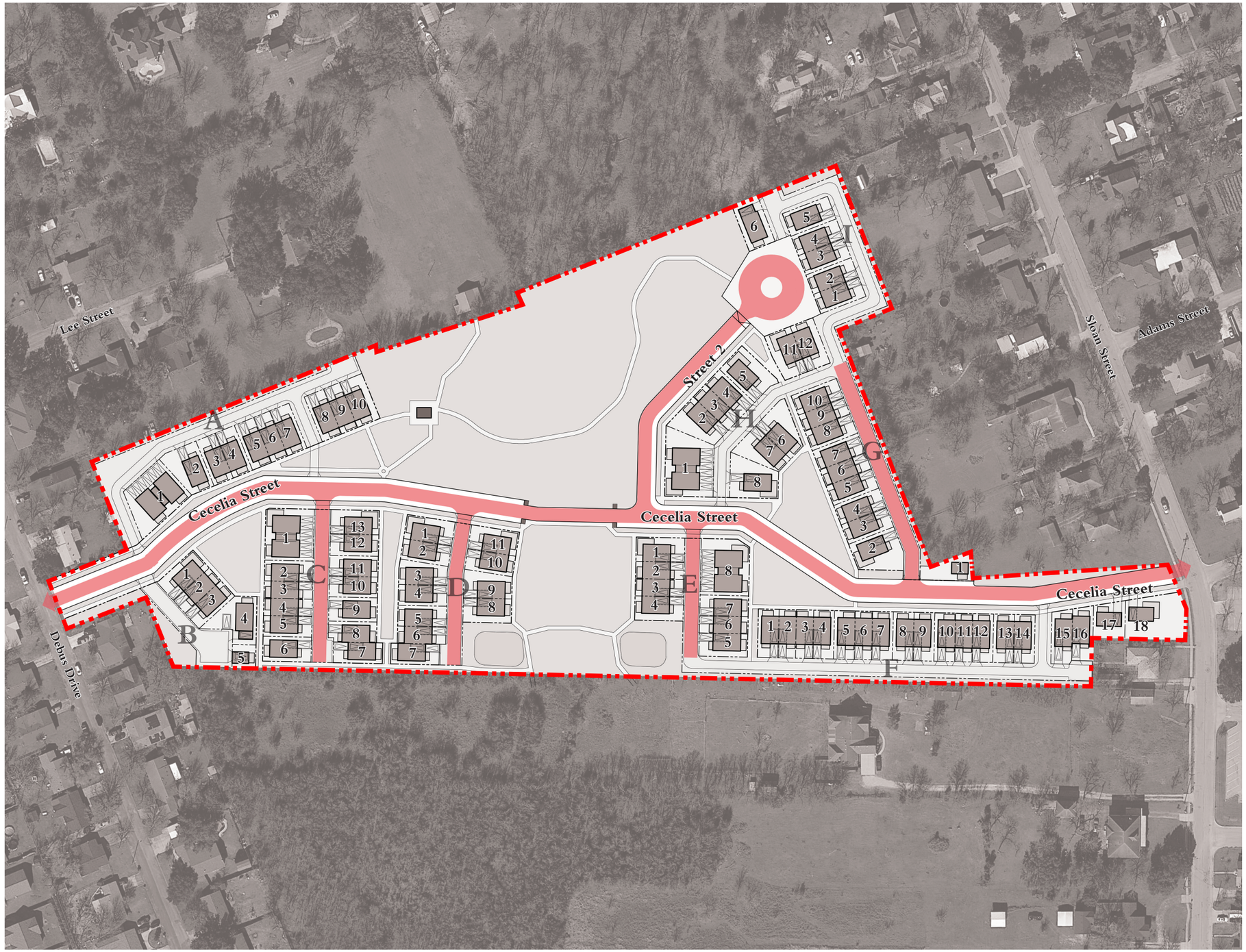
Thoroughfare & Frontages




Unit Types
A Single-Family (Detached)
A Single-Family (Attached)
B Four-Plex
C 2-Story Park-Under
D 3-Story Park Under
Lee Street
Cecelia Street
Street 2
Cecelia Street
Cecelia Street
Cecelia Street
Debus Drive
Key
Site Boundary
Contours (1-foot Intervals)
Contours (5-foot Intervals)
Floodplain
0 ft
60 ft
120 ft
240 ft
N

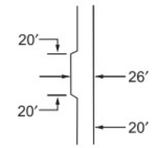

Existing shed relocated and re-purposed as a civic structure.
Raised plaza with special pavers to allow vehicular access while prioritizing pedestrians
"Bridge" over creek.
Fronts facing entrance.
Stormwater ponds.
Lee Street
Cecelia Street
Cecelia Street
Cecelia Street
Cecelia Street
Street 2
Sloan Street
Adams Street
Debus Drive
A
B
C
D
E
F
G
H
I
Key
Site Boundary
Contours (1-foot Intervals)
Contours (5-foot Intervals)
Floodplain
0 ft
60 ft
120 ft
240 ft
N


Lee Street
Sloan Street
Adams Street
Cecelia Street
Cecelia Street
Cecelia Street
Street 2
Debus Drive
A
B
C
D
E
F
G
H
I
Thoroughfares
ST-60-34
PT-V-5
PS-V-6-6
Sidewalk in Civic Space (See Civic Space Standards)
Trail through Civic Space (See Civic Space Standards)
RA-24-12
FA-24-20
0 ft
75 ft
150 ft
300 ft
N



Notes

1. Applicant's understanding of the relevant standards from these fire apparatus access notes is to be confirmed by the City of Taylor.
2. Adjacent to buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum.
3. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
4. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
5. The maximum spacing between fire hydrants shall be 400 feet.



MINIMUM CLEARANCE AROUND A FIRE HYDRANT

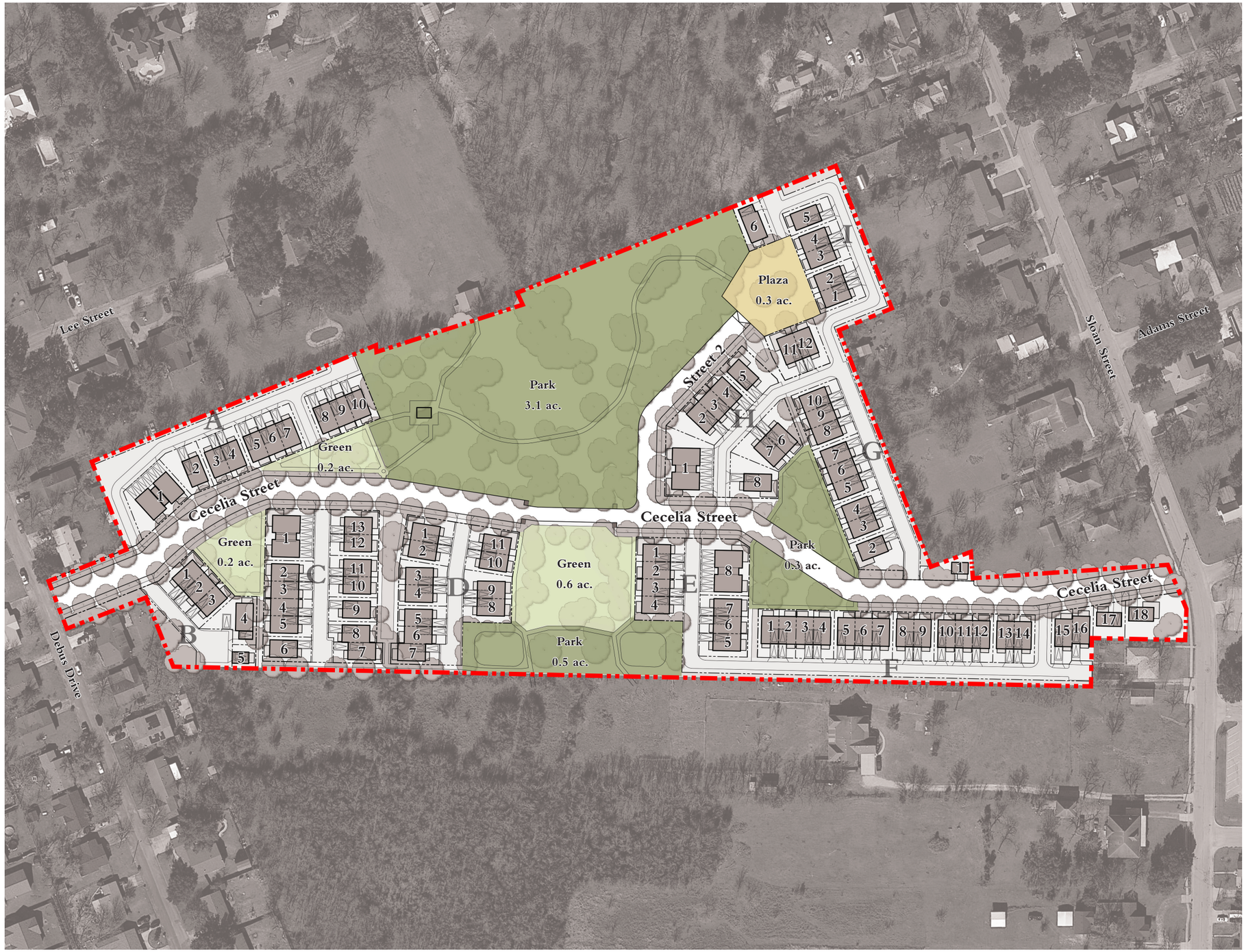
6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet, exclusive of all shoulders (see graphic above). This may be accomplished by placing fire hydrants at intersections and alley aprons, where on-street parking is not present, providing the required clear width.

Fire Apparatus Access Route

20-foot clear Fire Apparatus Access Road

N

0 ft 37.5 ft 75 ft 150 ft

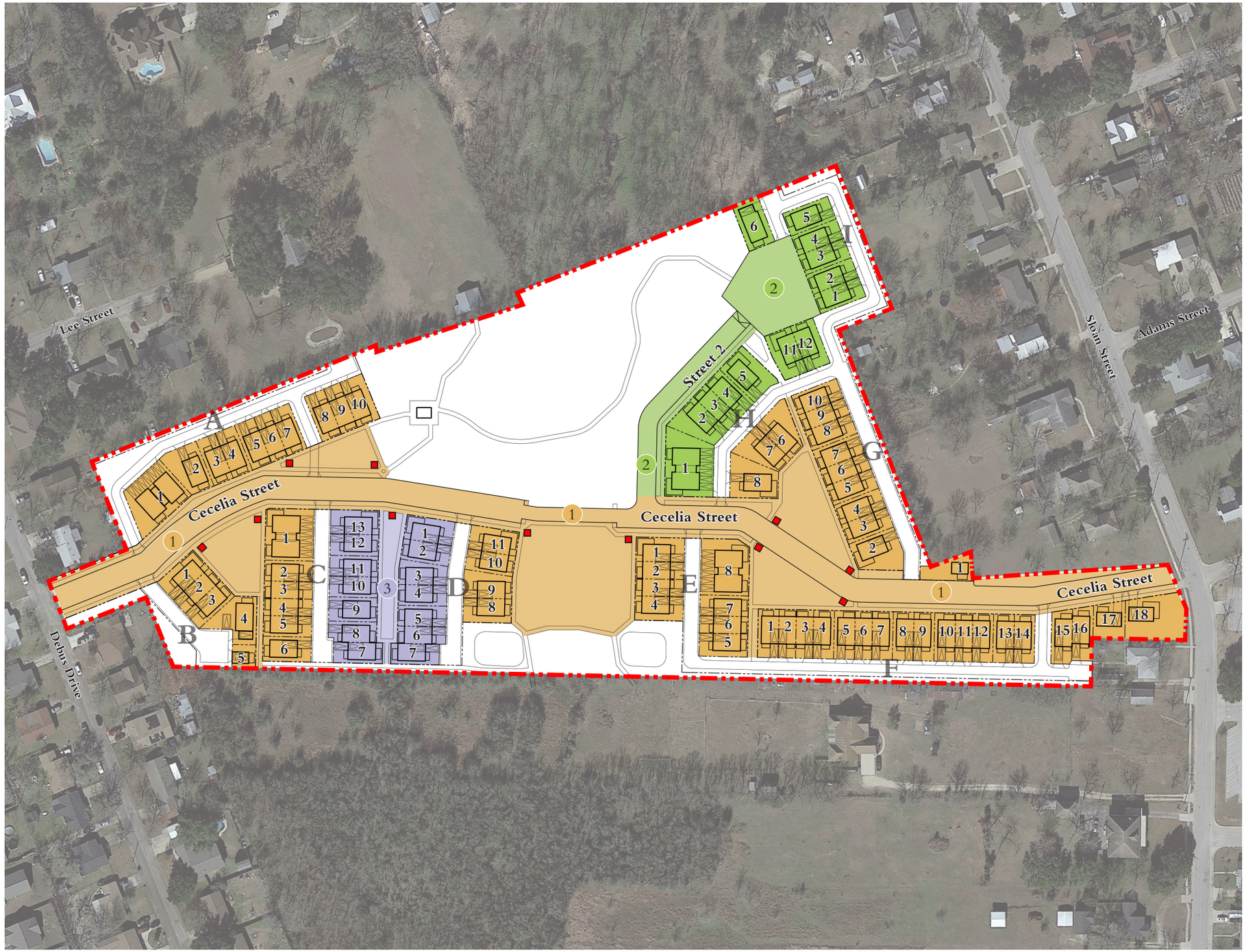


Civic Space Types

Park	3.3 acres
Green	1.6 acres
Plaza	0.3 acres
Total Civic Space:	**5.2 acres**
Total Site Area:	**15.05 acres**
Civic Space Ratio:	**34.5%**

N

0 ft 75 ft 150 ft 300 ft



Thoroughfare Names and Addressing Key

1 Cecilia Street

2 _____ Street

3 _____ Way

Sign with unit numbers.

N

0 ft 75 ft 150 ft 300 ft