

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

June 14, 2022, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, June 14, 2022.

The agenda packet is on the website at:

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

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on May 10, 2022.

REGULAR AGENDA

2. **PZ-2021-1281** – Consider disapproving RCR-Taylor Logistics Park Phases 1, 2, and 3 Preliminary Plat, consisting of approximately 756.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.
3. **PZ-2022-1405** – Consider approving The Retreat at Mallard Preliminary Plat, consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of N.W. Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
4. **PZ-2022-1495** – Consider disapproving Mule Loop Townhomes Block 1, Lot 1, Final Plat, consisting of approximately 2.94 acres of land to create one lot, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

5. **PZ-2022-1494** – Consider disapproving Mule Loop Townhomes Subdivision Improvement Plans, consisting of approximately 2.94 acres of land, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.
6. **PZ-2021-1353** – Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019232, R019652, and R331183, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

SUBDIVISION VARIANCE

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

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: July 12, 2022

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **June 14, 2022**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 6-10-2022
Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
May 10, 6:00 p.m.**

PRESENT

Donna Frazier
Nora Roy
Jim Newman
Kellie Billings-Ray
Annette Maruska
Steve Darden
Mike Eaton

ABSENT

Rick Selin
Amy Everhart

OTHERS PRESENT

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

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

Mr. and Mrs. Albert located at 4804 W. 2nd Street & Ms. Alyce Shields who was speaking on behalf of her family were present to speak about their concerns about their property being in the Restricted Growth Sector.

CONSENT AGENDA

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

Review and approve minutes from the meeting on April 12, 2022.

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

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

PZ-2022-1406 – Consider disapproving RCR-Taylor Logistics Park Phase 1 Amending Plat No. 2, consisting of approximately 170.57 acres of land, being an amendment to RCR-Taylor Logistics Park Phase 1 Amending Plat, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R621879, R619617, R019173, R435559, R435560, R019450, R605702, and R605658, part of and out of the Watkins Nobles Survey Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

Mrs. Maruska made motion to approve consent agenda with the correction to the minutes for April 12, 2022 to move Mr. Eaton to absent under members present. Second by Mr. Newman. All voted in favor. Motion carries.

REGULAR AGENDA

ZONING

PZ-2022-1434 – Hold a public hearing regarding a request to change the zoning of approximately 7.60 acres of land located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018638, from Rural/Agricultural Zoning District (R/A) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Public hearing opened. Mrs. Peres made presentation on a request to change the zoning on Parcel R018638, from Rural/Agricultural Zoning District (R/A) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) and stated that the staff does recommend approval of the proposed rezoning and planned development as it meets the intent of the Comprehensive Plan. Mr. Kuppuraj was present to answer questions.
Public hearing closed.

PZ-2022-1434 – Consider making a recommendation regarding a request to change the zoning of approximately 7.60 acres of land located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018638, from Rural/Agricultural Zoning District (R/A) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Mr. Newman made motion to recommend approval of the rezoning.
Second by Mrs. Billings-Ray. All voted in favor.
Motion carries.

SPECIFIC USE PERMITS

PZ-2022-1473 – Hold a public hearing regarding a request for a specific use permit for an event center on “Tract Two – 0.81 Acre Tract” and “Tract 3 – 5.565 Acre Tract” at 2109 East Fourth Street, known as The Taylor Mansion, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

Public hearing opened. Mrs. Peres made presentation on a request for a specific use permit for an event center on “Tract Two – 0.81 Acre Tract” and “Tract 3 – 5.565 Acre Tract” at 2109 East Fourth Street, known as The Taylor Mansion and stated that the staff does recommend approval of the proposed Specific Use Permit as it meets the intent of the Zoning Ordinance and Comprehensive Plan. Mr. Smith was present to answer questions.

Mr. Tealer who lives on the other side of the Taylor Mansion had concerns about another building being built and how that would affect his septic on his property. He was also concerned about the noise level if they have events there.

Public hearing closed.

PZ-2022-1473 – Consider making a recommendation regarding a request for a specific use permit for an event center on “Tract Two – 0.81 Acre Tract” and “Tract 3 – 5.565 Acre Tract” at 2109 East Fourth Street, known as The Taylor Mansion, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

Mrs. Billings-Ray made motion to recommend approval on a request for a specific use permit for an event center.

Second by Mr. Eaton. All voted in favor.

Motion carries.

PZ-2022-1475 – Hold a public hearing regarding a request for a specific use permit to allow a concrete or asphalt batching plant per Ordinance 2019-28, on approximately 40.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R435560, R435559, R019173 and R621879, part of and out of James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

Public hearing opened. Ms. Shelton made presentation on a request for a specific use permit to allow a concrete or asphalt batching plant per Ordinance 2019-28, on approximately 40.00 acres of land addressed as 201 FM 3349 and stated that the staff does recommend approval of the proposed specific use permit as it meets the intent of the planned development ordinance, Ord. 2019-28, and the Comprehensive Plan.

Mr. Heiges was present to answer questions. Discussion between Mr. Heiges and Commission.

Public hearing closed.

PZ-2022-1475 – Consider making a recommendation regarding a request for a specific use permit to allow a concrete or asphalt batching plant per Ordinance 2019-28, on approximately 40.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R435560, R435559, R019173 and R621879, part of and out of James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

Mr. Eaton made motion to recommend approval regarding a request for a specific use permit to allow a concrete or asphalt batching plant per Ordinance 2019-28.

Second by Mr. Darden. All voted in favor.

Motion carries.

DISCUSSION ITEMS

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

Mr. Yantis stated that there were three items that went forward to Council and were introduced.

- Comp. Plan amendment addressing the Samsung impacts
- Rezoning for Old Granger Road
- Amendment for RCR Planned Development

Adjourn

Meeting adjourned at 6:46 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

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

Requested Action:

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

Applicant:

Morgan Summers/RITD

Subject Property:

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

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Rail Park and Commercial/Industrial Development

Purpose:

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

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

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

Date: Thursday, June 9, 2022

Address: 201 FM 3349, Taylor, TX 76574

Permit Number PZ-2021-1281

Dear Richard Heiges,

Staff has completed its review of the RCR-Taylor Logistics Park Phases 1, 2 & 3 Preliminary Plat that is to be located at 201 FM 3349, Taylor, TX 76574. There are some corrections that need to be made. Comments from this review follow.

Planning Department Comments

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

Update 06.08.2022 This comment is still current. The preliminary plat and zone layout need to be consistent with each other.

The new street design needs to be approved prior to resubmission.

Updated 06.08.2022 The comment requesting that the sidewalks be shown is still current.

Show sidewalks adjacent to proposed rights-of-way. If sidewalks are not to be provided then that must be proposed in an updated Planned Development ordinance. See ordinance excerpt below:

2.14 Sidewalks

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

Comments may change upon revision.

You may have to update the ordinance number in the Engineer's Certificate as it will be changing.

Label the drainage easement coming from Detention Reserve 2A.

Make sure the lot numbers are consistent with the Minor Plat 2 that is 3 lots along FM 3349 as the lots are numbered 1, 2 and 3 on the minor plat.

Provide the deed numbers for the various lots you're proposing on the plat as you have provided them previously for the applications.

Please review the mark ups provided in the Review Files in My Permit Now for clarification.

Clarify the phasing for infrastructure.

Engineering Department Review

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

Verify the following on the plat:

- Update road sections have been submitted but are not approved as a Geotech report to support the design has not been submitted.
- Per previous discussion, access to proposed 120-ft public road will need to be provided to the property (R019452) that currently has a driveway access to FM 3349.

Fire Department Comments (PZ)

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

Reviewed with no comments.

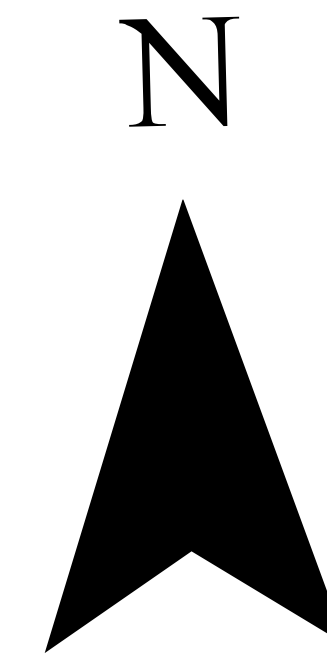
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,



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

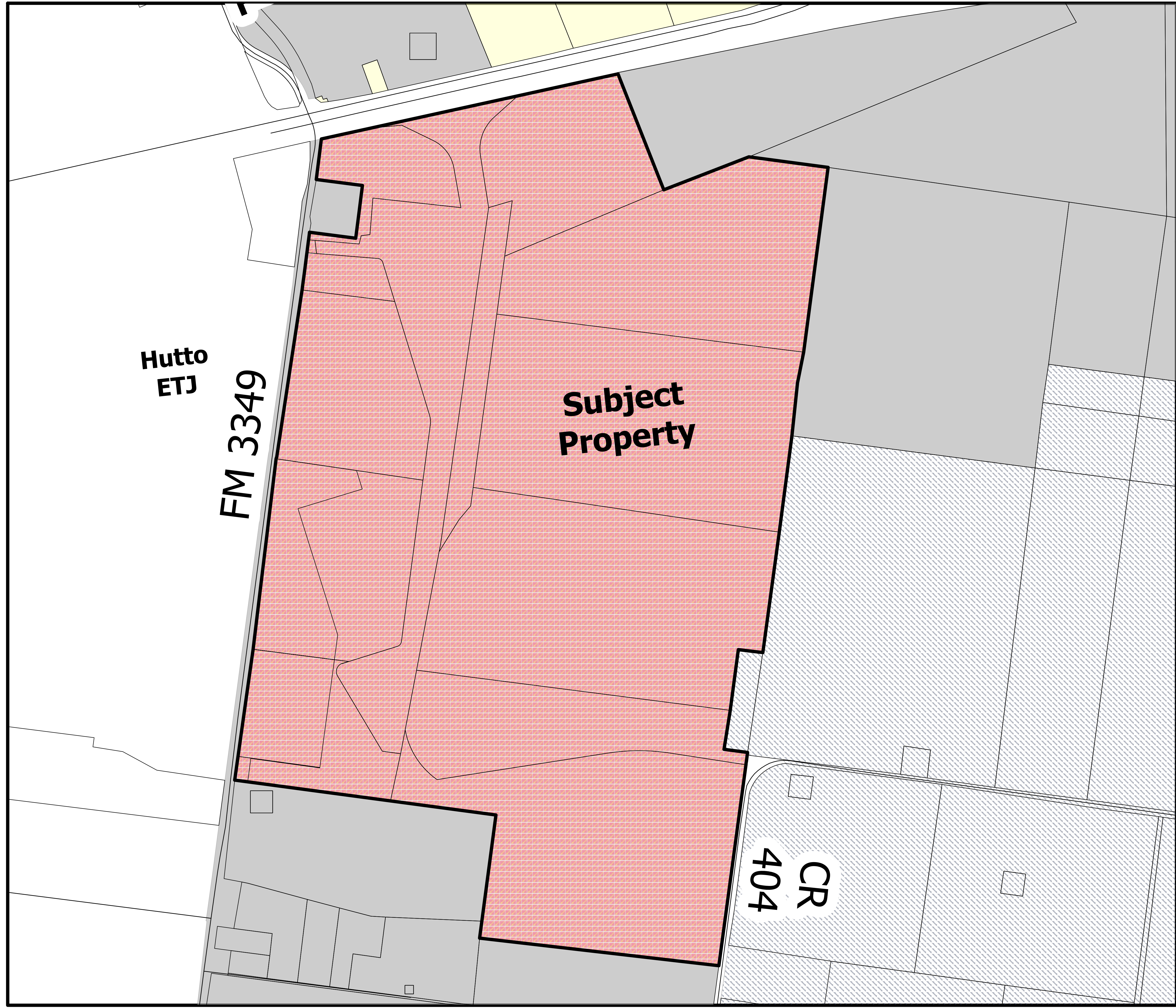
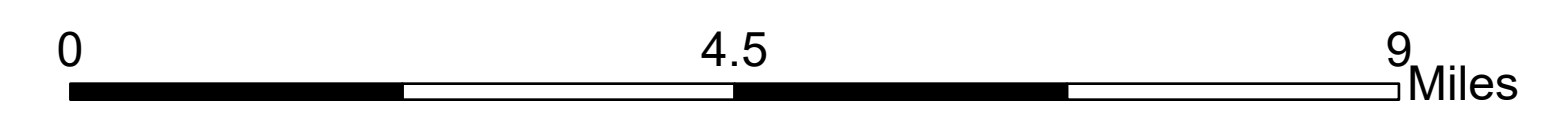
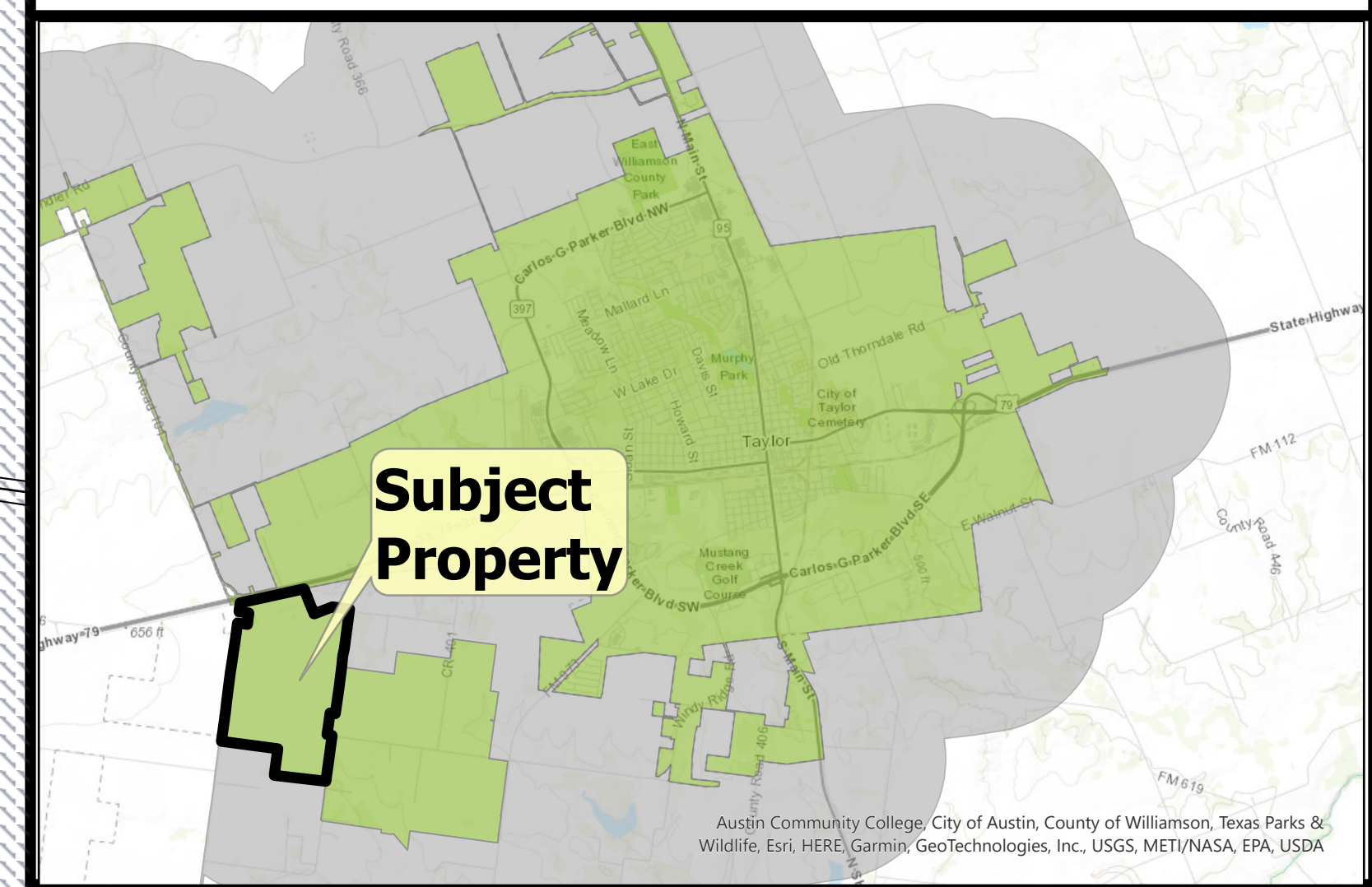


PZ-2021-1281

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

Legend

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

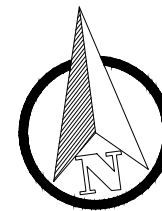




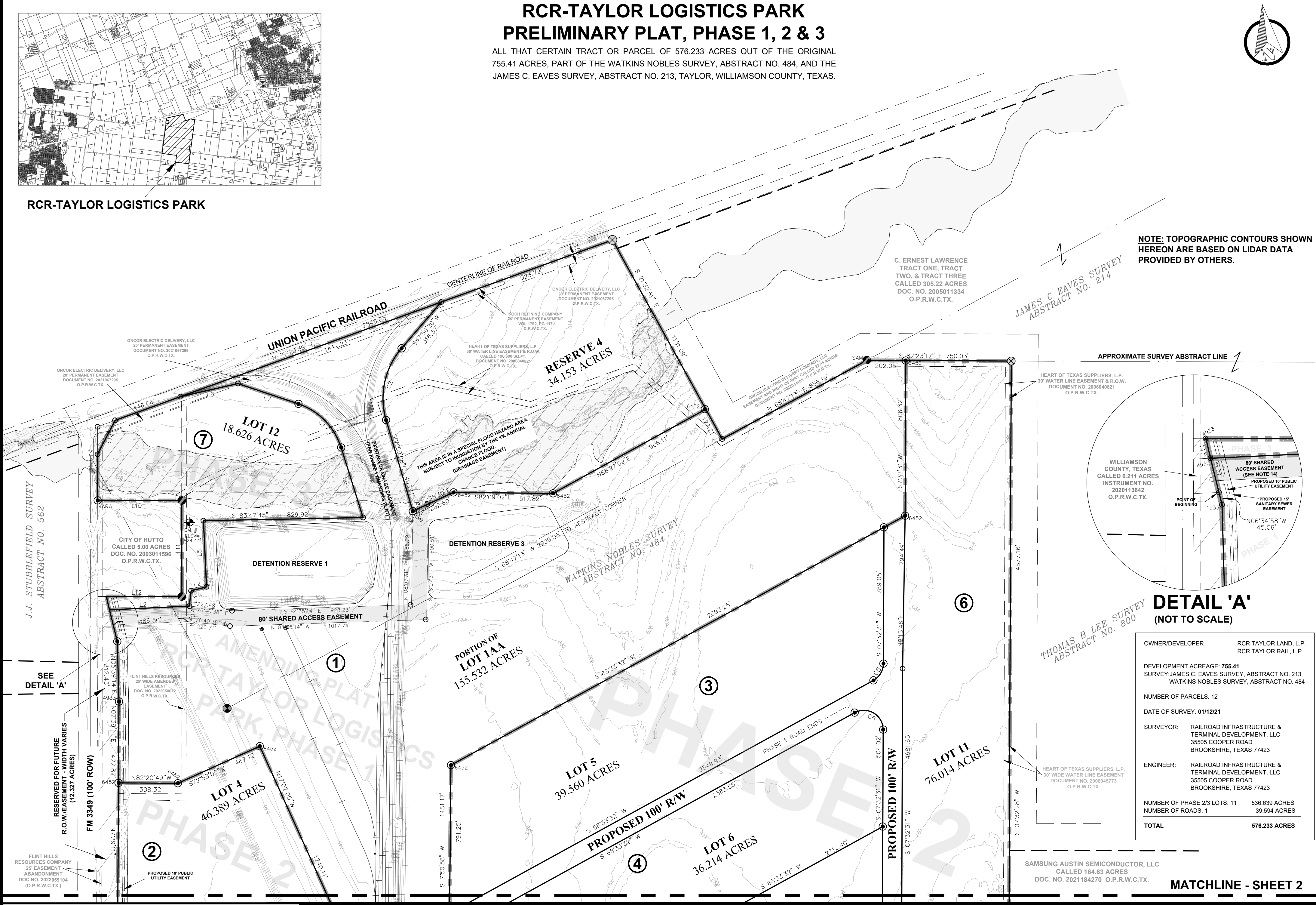
RCR-TAYLOR LOGISTICS PARK

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

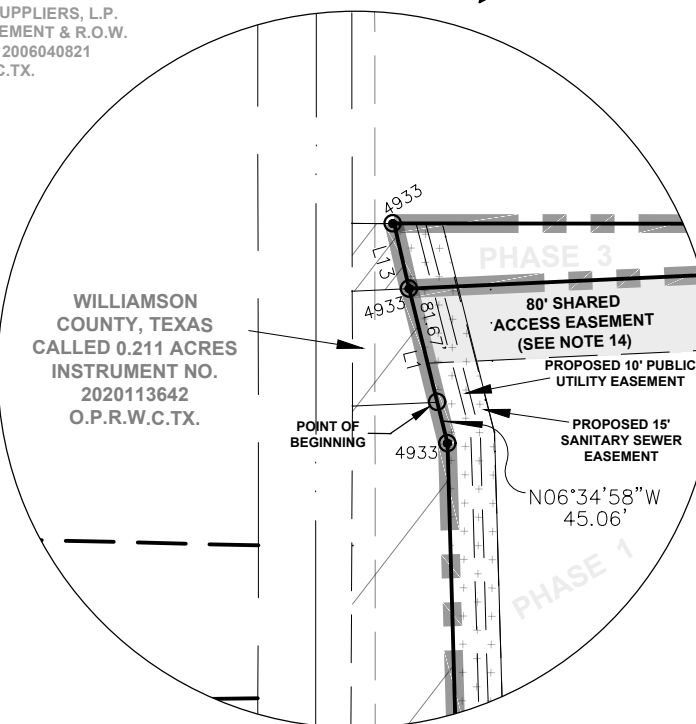
ALL THAT CERTAIN TRACT OR PARCEL OF 576.233 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.



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



APPROXIMATE SURVEY ABSTRACT LINE



DETAIL 'A'
(NOT TO SCALE)

OWNER/DEVELOPER	RCR TAYLOR LAND, L.P. RCR TAYLOR RAIL, L.P.
DEVELOPMENT ACREAGE: 755.41	
SURVEY: JAMES C. EAVES SURVEY, ABSTRACT NO. 213 WATKINS NOBLES SURVEY, ABSTRACT NO. 484	
NUMBER OF PARCELS: 12	
DATE OF SURVEY: 01/12/21	
SURVEYOR:	RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423
ENGINEER:	RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423
NUMBER OF PHASE 2/3 LOTS: 11	536.639 ACRES
NUMBER OF ROADS: 1	39.594 ACRES
TOTAL	576.233 ACRES

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

MATCHLINE - SHEET 2



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

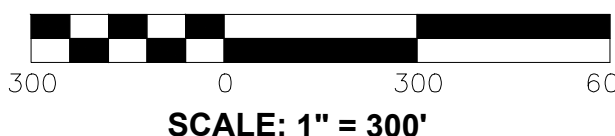
FOR REVIEW

DATE 05/20/2022 DRAWN RH
CHECK RH APPR'VD RH

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

PRELIMINARY PLAT

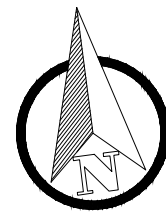
REV	DATE	DESCRIPTION	BY
3	05/20/22	ADDRESS REVIEW COMMENTS	RH
2	04/15/22	ADDRESS REVIEW COMMENTS	RH
1	03/18/22	ADDRESS REVIEW COMMENTS	RH



SHEET NO.
1 OF 4

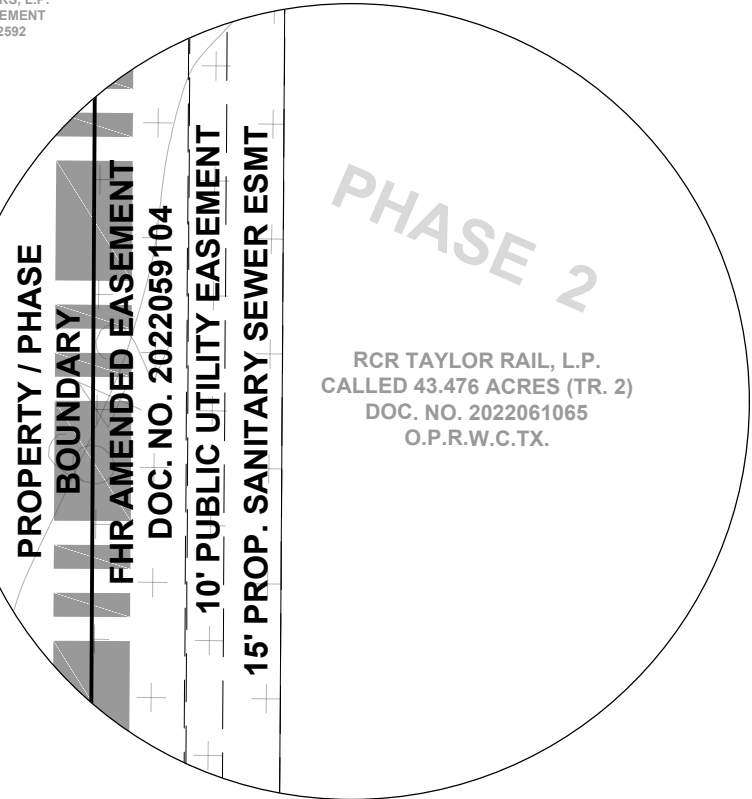
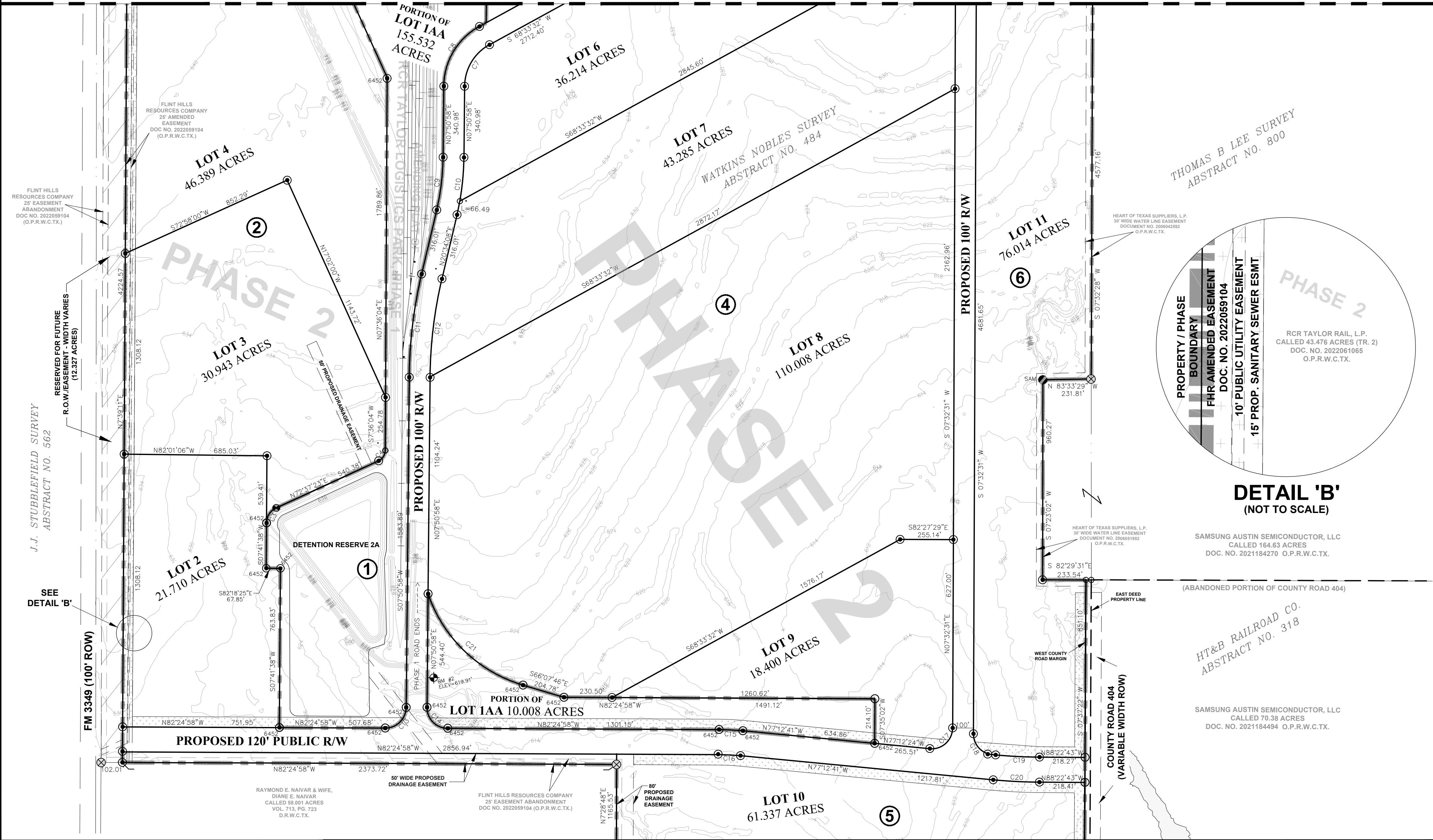
RCR-TAYLOR LOGISTICS PARK
PRELIMINARY PLAT, PHASE 1, 2 & 3

ALL THAT CERTAIN TRACT OR PARCEL OF 576.233 ACRES OUT OF THE ORIGINAL
755.41 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE
JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.



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HEREON ARE BASED ON LIDAR DATA
PROVIDED BY OTHERS.

MATCHLINE - SHEET 2



DETAIL 'B'
(NOT TO SCALE)

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

(ABANDONED PORTION OF COUNTY ROAD 404)

HT&B RAILROAD CO.
ABSTRACT NO. 318

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



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

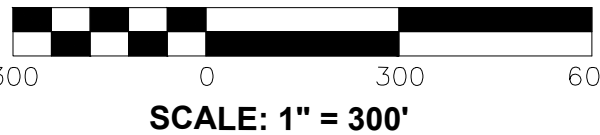
FOR REVIEW

DATE 05/20/2022 DRAWN RH
CHECK RH APPRVD RH

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

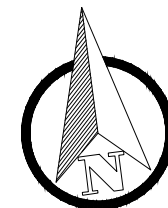
PRELIMINARY PLAT

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



SHEET NO.
2 OF 4

ALL THAT CERTAIN TRACT OR PARCEL OF 576.233 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.



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MATCHLINE - SHEET 2

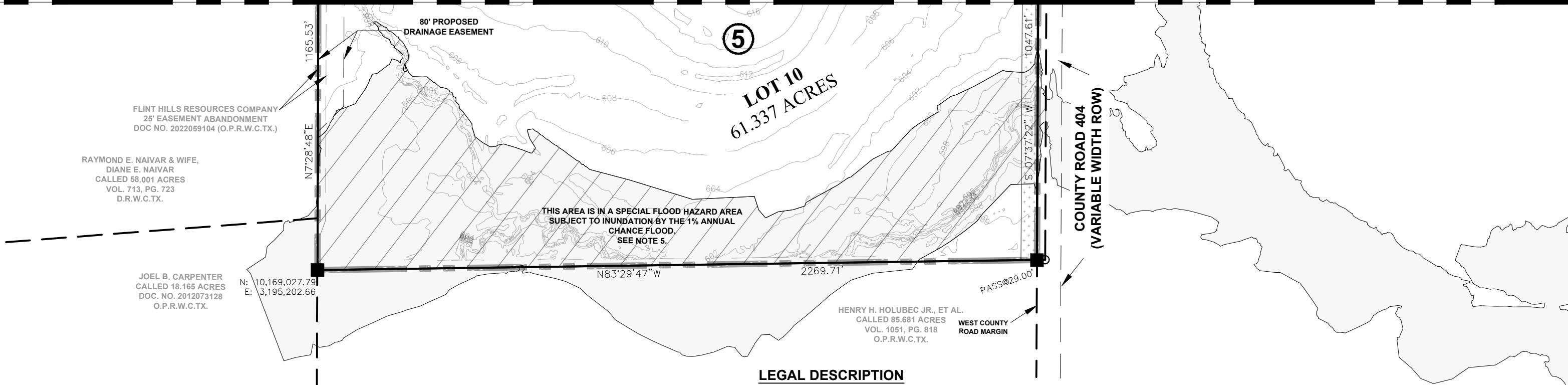
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CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°50'59"	350.00'	328.95'	N37°09'02"W	317.01'
C2	56°55'28"	400.00'	397.41'	S19°28'36"W	381.31'
C3	105°12'28"	80.00'	146.90'	N20°01'09"E	127.13'
C4	65°01'19"	55.00'	62.92'	N40°06'44"E	59.13'
C5	61°01'01"	100.00'	106.49'	N38°03'01"E	101.53'
C6	118°58'59"	100.00'	207.66'	N51°56'59"W	172.31'
C7	60°42'33"	230.00'	243.70'	S38°12'15"W	232.46'
C8	60°42'33"	330.00'	349.66'	S38°12'15"W	333.53'
C9	12°43'10"	1150.00'	255.30'	N14°12'33"E	254.77'
C10	12°43'10"	1250.00'	277.50'	N14°12'33"E	276.93'
C11	12°43'10"	2250.00'	499.49'	S14°12'33"W	498.47'
C12	12°43'10"	2150.00'	477.29'	S14°12'33"W	476.31'
C13	89°44'04"	100.00'	156.62'	N52°43'00"E	141.09'
C14	90°15'56"	100.00'	157.54'	S37°17'00"E	141.75'
C15	51°12'16"	1260.00'	114.45'	N79°47'54"W	114.41'
C16	51°12'17"	1140.00'	103.56'	N79°48'49"W	103.52'
C17	95°14'55"	100.00'	166.24'	N55°09'57"E	147.75'
C18	84°45'07"	100.00'	147.92'	S34°50'02"E	134.80'
C19	51°00'02"	2340.28'	211.06'	S79°47'42"E	210.99'
C20	51°00'02"	2460.30'	221.88'	S79°47'42"E	221.81'
C21	54°40'53"	688.24'	656.83'	S38°47'19"E	632.19'

LINE TABLE					
NUMBER	DIRECTION	LENGTH	NUMBER	DIRECTION	LENGTH
L1	N06°37'40"W	124.23'	L8	S84°27'28"W	307.11'
L2	S85°20'29"E	415.86'	L9	N07°13'58"E	383.12'
L3	N13°53'41"E	79.86'	L10	N82°38'41"W	436.93'
L4	N82°43'52"E	82.80'	L11	N07°13'58"E	498.81'
L5	N40°39'31"E	348.85'	L12	S82°38'41"E	436.93'
L6	N10°03'05"W	381.71'	L13	N06°37'40"W	71.26'
L7	N64°04'32"W	331.79'	L14	N34°52'29"W	289.05'

PARCEL SUMMARY				
PHASE	BLOCK	LOT	ACREAGE	OWNERSHIP DEED NUMBER(S)
1	1	P/O 1AA P/O 1AA	155.532 10.008	2019085897, P/O 2020166309 (TR.2), P/O 2021132303, P/O 2022061065
2	2	3 (PROPOSED)	21.710	P/O 2022061065 (TR.2), P/O 2021132303
		3 (PROPOSED)	30.943	
		4 (PROPOSED)	46.389	
	3	5 (PROPOSED)	39.560	2018058735(RES), 2018058736(RES)
		6 (PROPOSED)	36.214	
		7 (PROPOSED)	43.285	
	4	8 (PROPOSED)	110.008	2018058735(RES), 2018058746(RES)
		9 (PROPOSED)	18.400	
		10 (PROPOSED)	61.337	
6	11 (PROPOSED)	76.014	P/O 2020166309 (TR.1), P/O 2021132303	
			2018058726(RES), 2018058735(RES),	
			2018058736(RES), 2018058746(RES), P/O 2020166309 (TR.1), P/O 2021132303	
3	7	12 (PROPOSED)	18.626	2018058726 (RES.),
RESERVE 4			34.153	2018058726 (RES.)
INTERIOR ROADWAY			39.594	2018058726(RES), 2018058735(RES), 2018058736(RES), 2018058746(RES), P/O 2020166309 (TR.1), P/O 2021132303
FM 3349 RIGHT-OF-WAY RESURVEY			12.327	2018058726(RES), 2018058735(RES), 2018058736(RES), 2018058746(RES), P/O 2021132303
AREA IN CR 404 MARGIN			1.340	2018058746 (RES.)

LEGEND

- | | | | | |
|---|---|---|---|--|
|  | POINT FOR CORNER |  | APPROX. CITY OF TAYLOR
PROPOSED TRAIL | 4933 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "ROW 4933" |
|  | SET 5/8" IRON ROD
(WITH CAP RPLS 6452) |  | PHASE LINE | SAM = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "SAM" |
|  | FOUND 1/2" IRON ROD |  | ADJACENT PROPERTY LINE | 6452 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "RPLS 6452" |
|  | FOUND CONCRETE MONUMENT |  | LOT BOUNDARY | VARA = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "VARA" |
|  | FENCE POST FOR CORNER |  | APPROX. ABSTRACT LINE | |
|  | SITE BENCHMARK
(3" DISK IN CONCRETE) |  | PROPOSED LANDSCAPE
BUFFER (SEE NOTE 20) | |
|  | ORIGINAL CORNER CORNER |  | | |
|  | DRAINAGE EASEMENT
AND FLOODPLAIN
(SEE NOTE 5, SHT. 4) | | D.R.W.C.T.X. = DEED RECORDS OF WILLIAMSON
COUNTY, TEXAS
O.P.R.W.C.T.X. = OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
P/O = PART OF RES. = RESIDUE BM= BENCHMARK | PUE = PUBLIC UTILITY EASEMENT
FHR = FLINT HILLS RESOURCES
POB = POINT OF BEGINNING |



LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF 755.41 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213, BEING ALL OF THE SAME LAND DESCRIBED AS 105,275 ACRES (TRACT 1) AND 15,285 ACRES (TRACT 2) IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., AS RECORDED IN INSTRUMENT NO. 2020166309, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE RESIDUE OF THE SAME LAND DESCRIBED AS 67.16 ACRES IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED SEPTEMBER 18, 2019, AS RECORDED IN INSTRUMENT NO. 2019088597, IN SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID RESIDUE BEING PART OF RCR TAYLOR LOGISTICS PARK, PHASE 1, A MAP OR PLAT OF SAID LOGISTICS PARK, BEING THE SAME LAND CALLED 52.463 ACRES (TRACT 1) 3,703 ACRES (TRACT 3), AND 5,048 ACRES (TRACT 3) IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED MAY 16, 2022, AS RECORDED IN DOCUMENT NO. 202061065, IN SAID OFFICIAL PUBLIC RECORDS, BEING THE SAME LAND CALLED 52.463 ACRES (TRACT 1) 3,703 ACRES (TRACT 3), AND 5,048 ACRES (TRACT 3) IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED MAY 16, 2022, AS RECORDED IN DOCUMENT NO. 202061065, IN SAID OFFICIAL PUBLIC RECORDS, BEING PART OF THE SAME LAND DESCRIBED AS 193.41 ACRES IN THE DEED FROM STEVEN SLAUGHTER TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058726, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF THE SAME LAND DESCRIBED AS 183.94 ACRES IN THE DEED FROM JEFFREY B. BENTLEY AND JAMES V. BENTLEY TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058735, IN SAID OFFICIAL PUBLIC RECORDS, PART OF THE SAME LAND DESCRIBED AS 183.94 ACRES IN THE DEED FROM CONSTANCINE D. FOMB, TRUSTEE OF THE JOHN L. FOMB FAMILY TRUST AND LUCAS L. THOMSON TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2019058739, IN SAID OFFICIAL PUBLIC RECORDS, AND PART OF THE SAME LAND DESCRIBED AS 194.559 ACRES IN THE DEED FROM DAVIS C. BLANKENBERRY TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058746, IN SAID OFFICIAL PUBLIC RECORDS, SAID 194.559 ACRES OF TRACT INCLUDING 1.34 ACRES SITUATED WITHIN THE ROAD MARGIN OF WILLIAMSON COUNTY ROAD 404, A SAID 755.41 BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

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

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR SAID LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, N 07°13'58" E, AT 148.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHWEST CORNER OF THE WILLIAMSON CORNER OF THE WILLIAMSON CORNER, TEXAS TRACT CALLED 0.211 ACRES AS RECORDED IN INSTRUMENT NO. 200113662 IN SAID OFFICIAL PUBLIC RECORDS, AT 270.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID WILLIAMSON CORNER, TEXAS TRACT CALLED 0.211 ACRES, AND AT A TOTAL DISTANCE OF 342.08 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF THE CITY OF HUTTO TRACT CALLED 5.00 ACRES, AS RECORDED IN INSTRUMENT NO. 2003011596, IN SAID OFFICIAL PUBLIC RECORDS;

THENCE COMMON WITH THE SOUTH, EAST, AND NORTH LINES OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, S 82°38'41" E 436.92 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, N 07°13'58" E 498.81 FEET TO 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, AND N 82°38'41" W 436.93 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (VARA SURVEYING) ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR THE NORTHWEST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH A SOUTHWEST CORNER HEREOF AND OF SAID ORIGINAL TRACT;

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

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

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT AND SAID 5.048 ACRES TRACT, BEING ALONG A WEST LINE OF THE C. ERNEST LAWRENCE TRACT CALLED 305.22 ACRES AS RECORDED IN DOCUMENT NO. 2005011334, OF SAID OFFICIAL PUBLIC RECORDS, S 21°32'51" E 1,181.09 FEET TO A POINT FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID LAWRENCE TRACT CALLED 305.22 ACRES, ALSO BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID ORIGINAL EAVES AND NOBLES TRACTS; SURVEYS;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID 5.048 ACRES TRACT, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE OF SAID SURVEYS, N 68°47'13" E 856.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOUND FOR AN EXTERIOR ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT, COMMON WITH AN INTERIOR ANGLE POINT OF SAID 305.22 ACRES TRACT, ALSO BEING AN EXTERIOR CORNER OF THE JAMES C. EAVES SURVEY, A-214;

THENCE ALONG THE NORTH LINE OF SAID 5.048 ACRES AND A PORTION OF A NORTH LINE OF SAID 193.41 ACRES TRACT FOR THE NORTH LINE HEREOF, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID EAVES SURVEY, A-214, S 82°23'17" E 750.03 FEET TO A 3-INCH METAL POST FOUND FOR THE NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, COMMON WITH AN INTERIOR CORNER OF SAID 305.22 ACRES TRACT, BEING ON OR NEAR THE NORTHEAST CORNER OF SAID NOBLES SURVEY, A-484, COMMON WITH THE NORTHWEST CORNER OF THE THOMAS B. LEE SURVEY, A-800, AND THE SOUTH LINE OF SAID EAVES SURVEY, A-214;

HENCE ALONG AN EAST LINE HEREOF, BEING ALONG THE EAST LINE OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH THE WEST LINE OF SAID 305.222 ACRES TRACT, AND THE WEST LINE OF THE EUGENE R. KANAK & JUDY A. KANAK, EACH AS TRUSTEE OF THE EUGENE R. & JUDY A. KANAK LIVING TRUST DATED OCTOBER 14, 1997 TRACT CALLED 164.685 ACRES, AS RECORDED IN INSTRUMENT NO. 2012107105, IN SAID OFFICIAL PUBLIC RECORDS, ALSO/CO BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID LEE SURVEY, A-800, S 07°32'28" W, AT 1747.60 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, AT 3437.28 FEET PASS A BENT 3/4-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, AND AT A TOTAL DISTANCE OF 4,577.16 FEET TO A FENCE CORNER POST FOUND FOR A SOUTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH AN INTERIOR CORNER OF SAID KANAK TRACT CALLED 164.685 ACRES;

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

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

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

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

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

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

THENCE ALONG A SOUTH LINE HEREOF, AND A PORTION OF A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF THE NORTH LINE OF SAID NAIVAR TRACT, N 82°24'58" W, AT 1009.97 FEET PASS A 5/8 INCH IRON ROD SET WITH ID. CAP (RTD, LLC - RPLS 6452) SET FOR A REFERENCE POINT ON THE SOUTH LINE HEREOF, AND AT A TOTAL DISTANCE OF 2471.67 FEET TO CORNER IN A FOUND FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID NAIVAR TRACT, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND THE SOUTHWEST CORNER HEREOF;

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

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

THENCE ALONG THE WEST LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°35'42" W, AT 1689.67 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, AND A SOUTHWEST CORNER HEREOF, FOR A TOTAL DISTANCE OF 1893.85 FEET TO THE PLACE OF BEGINNING CONTAINING 755.41 ACRES OF LAND.

**RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC**

**35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423**

(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

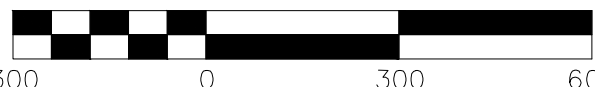
DATE 05/20/2022 DRAWN RH
CHECK RH APPRV'D RH

FOR REVIEW

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

PRELIMINARY PLAT

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



SHEET NO.

3 OF 4

C:\Users\Richard\Desktop\20220518\RCR Preliminary Plat\474 Preliminary Plat 20220518\RCR Preliminary Plat 20220518\RCR_TAYLOR_PRELIM_PLAT.dwg * 5/20/2022 2:37 PM * Plotted by Richard

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

ALL THAT CERTAIN TRACT OR PARCEL OF 576.233 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____ {

I, HYDIE McALISTER (MANAGER/OWNER OF RCR TAYLOR RAIL, L.P. AND RCR TAYLOR LAND, L.P.), OWNER OF THE CERTAIN 755.41 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2018058726, 2018058735, 2018058736, 2018058746, 2019088597, 2020166309, 2021132303, AND 2022061065 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS THE RCR-TAYLOR LOGISTICS PARK PRELIMINARY PLAT, PHASES 1, 2, & 3.

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

PRELIMINARY

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

NOTARY'S CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____ {

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES ON:

PLANNING AND ZONING COMMISSION - PRELIMINARY PLATS

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

CHAIRMAN	SIGNATURE	DATE
SECRETARY	SIGNATURE	DATE

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION

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

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR _____ DATE _____

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY. THERE IS HEREBY DEDICATED A DRAINAGE EASEMENT TO COVER ONE HUNDRED (100) YEAR FLOODPLAIN AREAS, DRAINAGE CHANNELS, PIPE SYSTEMS AND ANY OTHER RELATED DRAINAGE FACILITIES SITUATED HEREON.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN. STRUCTURES AND BUILDINGS CONSTRUCTED NEXT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).
- TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET CHAPTER 9 FIRE SUPPRESSIONS SYSTEM OF THE INTERNATIONAL FIRE CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 REQUIREMENTS, OR THE MOST RECENT VERSION THEREOF, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN ALL PHASES THAT INCLUDE PLANNED BUILDING CONSTRUCTION.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2019-44 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND CORRESPONDING SITE DEVELOPMENT PERMITS.
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER.DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER CITY OF TAYLOR PERMITS PZ-2019-1182 AND PZ-2022-1461. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES. UNLESS OTHERWISE SHOWN HEREON.
- THE SUBDIVIDER IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED AND EXTENDED ACROSS THEIR PROPERTY ALONG THE PERIMETER OF ALL PROPERTY BOUNDARIES ADJACENT TO PUBLIC RIGHT-OF-WAYS. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER. SIDEWALK LOCATIONS SHOWN HEREON ARE SUBJECT TO CHANGE DUE TO THE EXPANSION OF FM 3349 AND MUST COMPLY WITH STATE AND/OR LOCAL ORDINANCES. AS OF THE DATE OF THIS PRELIMINARY PLAT, SIDEWALK REQUIREMENTS ARE UNDER CPD REVIEW BY THE CITY OF TAYLOR, TEXAS.
- PUBLIC RIGHT-OF-WAY ACCESS FOR PHASE 3, LOT 1 AND RESERVE 4 WILL BE PROVIDED BY THE 80' SHARED ACCESS EASEMENT SHOWN HEREON. SAID EASEMENT MAY BE USED BY PHASE 3, LOT 1, RESERVE 4, AND PHASE 1, LOT 1AA.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED, THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM. TYPICAL FIRE SUPPRESSION SYSTEMS AND FIRE PROTECTION WATER SUPPLY WILL COMPLY WITH CITY OF TAYLOR, TEXAS CODE REQUIREMENTS AND WILL BE DESIGNED ACCORDINGLY.
- AN INDIVIDUAL SEWER TAP AND WATER TAP SHALL BE INSTALLED FOR EACH LOT.
- WASTEWATER SERVICES FOR RCR-TAYLOR LOGISTICS PARK WILL BE PROVIDED BY ON-SITE SEPTIC FACILITIES UNTIL THE PERMANENT SERVICE IS RESOLVED.
- ON-SITE SEWAGE FACILITIES (OSSF), PERMITTED THROUGH WILLIAMSON COUNTY, MAY BE TEMPORARILY UTILIZED FOR WASTEWATER SERVICE AND TREATMENT FOR DEVELOPMENT WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT UNTIL PERMANENT WASTEWATER SERVICES FROM THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM ARE AVAILABLE TO THE PROPERTY, AT WHICH TIME ALL LOTS AND DEVELOPMENT WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT SHALL BE CONNECTED TO THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM. WITHIN SIXTY DAYS OF APPROVAL OF THIS PRELIMINARY PLAT, DEVELOPER AND CITY AGREE TO NEGOTIATE A MUTUALLY AGREED UPON FINANCIAL STRUCTURE FOR THE CONSTRUCTION OF PERMANENT SANITARY SEWER SERVICE TO THE PROPERTY. A REFERENCE TO THE AGREEMENT AND THE DEADLINE FOR PERMANENT WASTEWATER SERVICE CONNECTION SHALL BE REQUIRED ON ALL FUTURE FINAL PLATS OR REPLATS WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT.
- THE PROPOSED LANDSCAPE BUFFER SHOWN HEREON IS 50 FEET WIDE AND ADJACENT TO EXISTING AND PROPOSED RIGHTS-OF-WAY AS SHOWN HEREON. THE LANDSCAPING PLAN AND BUFFER LOCATION SHALL MEET THE REQUIREMENTS STATED IN THE RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT CODES THAT ARE IN EFFECT FOR ANY DEVELOPMENT OF THE PLATTED AREA SHOWN HEREON.
- NO STRUCTURES SHALL BE ADDED TO THE AREA SHOWN HEREON AS 'RESERVE 4' WITHOUT PRIOR APPROVAL AND PERMITTING FROM THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.

WILLIAMSON COUNTY - ON-SITE SEWAGE FACILITIES

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERROR EVERTSON, PE, DR, CFM
COUNTY ENGINEER _____ DATE _____

ENGINEER'S CERTIFICATION

THE INFORMATION SHOWN HEREON SUBSTANTIALLY COMPLIES WITH ALL ORDINANCES SPECIFIED IN THE CITY OF TAYLOR, TEXAS ORDINANCE NO. 2022-41, COMMERCIAL PLANNED DEVELOPMENT FOR THE RCR-TAYLOR LOGISTICS PARK PLANNED DEVELOPMENT. ADDITIONALLY, AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

PRELIMINARY

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

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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

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

PRELIMINARY

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. _____, STATE OF TEXAS

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON

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

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

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

BY: _____, DEPUTY



RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

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

FOR REVIEW

DATE 05/20/2022 DRAWN _____ RH
CHECK _____ RH APPRVD _____ RH

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

PRELIMINARY PLAT

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

SHEET NO.

4 OF 4

City of Taylor
The Retreat at Mallard
Preliminary Plat
PZ-2022-1405
Staff Report

Requested Action:

Consider approving The Retreat at Mallard Preliminary Plat.

Applicant:

Trevor Tast, P.E./TX2 Engineering

Subject Property:

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

Parcel Information:

Current Zoning: R-1

Current Use: Vacant

Purpose:

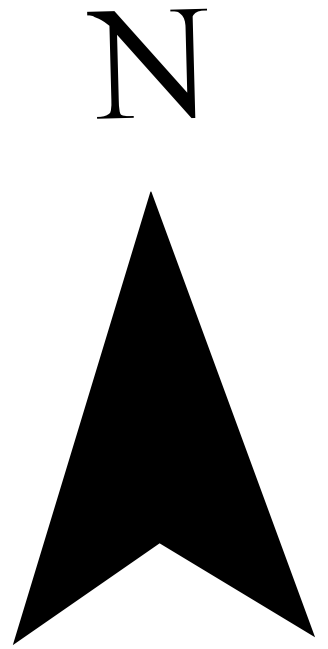
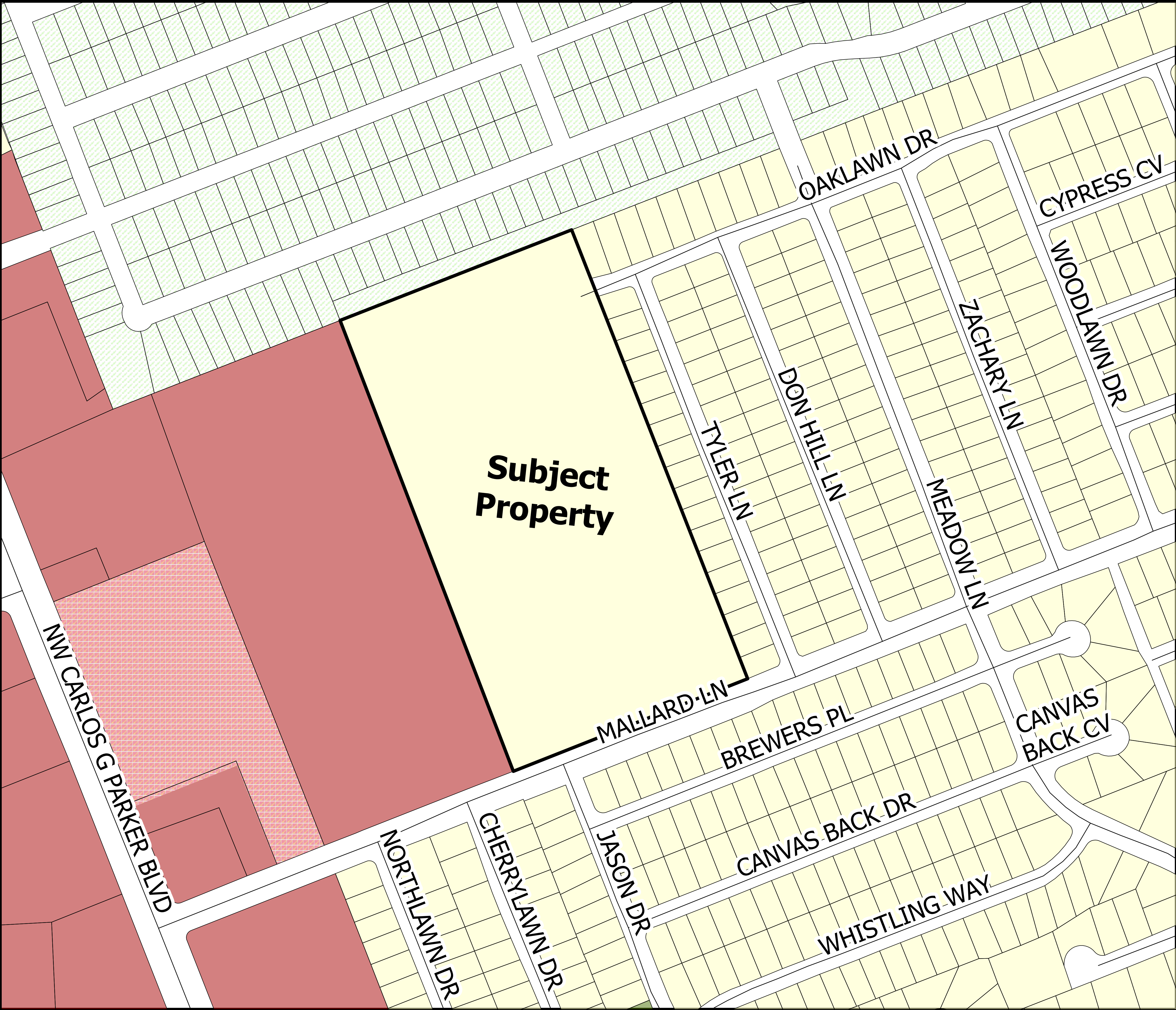
The purpose of the plat is for future single-family development.

Staff Recommendation:

The submitted plat meets the intent of the Subdivision Ordinance, so staff recommends approval of the proposed preliminary plat. As the proposed plat is infill development some of the current ordinances are arduous so some variation must be allowed. The developer is continuing Jason Drive as required in the Thoroughfare Plan. The applicant has proposed 50-feet of ROW so the extension of Jason Drive will be consistent with the existing ROW. Additionally, Jason Drive will dead end as The Grove at Bull Creek abuts the Retreat at Mallard to the north. Some elasticity has been applied to the block length and lot width requirements as the proposed plat is between platted and developed properties; however, the intent of the ordinance is being met. Block 4 runs the extent of Cayuga Cove. Though the length doesn't meet the current maximum of 600 feet all of the lots abut existing lots (in the subdivision on the east) and there is no opportunity to provide connectivity. Consequently, requiring the applicant to create two 600-foot blocks would not make sense. The situation on the west side of the proposed subdivision is somewhat similar. Initially, Block 1 abutted the western and northern parcel boundaries. Staff worked with the applicant to try to alter Block 1. The changes resulted in Block 1 being shorter, the opportunity to provide for the future extension of Oaklawn and the creation of Block 5. To extend Oaklawn in the future, Staff and the applicant adjusted the lot widths slightly in Block 5. The lots are just under 70-feet in width but the lot size requirement is being met.

Attachments:

1. Location Map
2. Proposed Plat



PZ-2022-1405

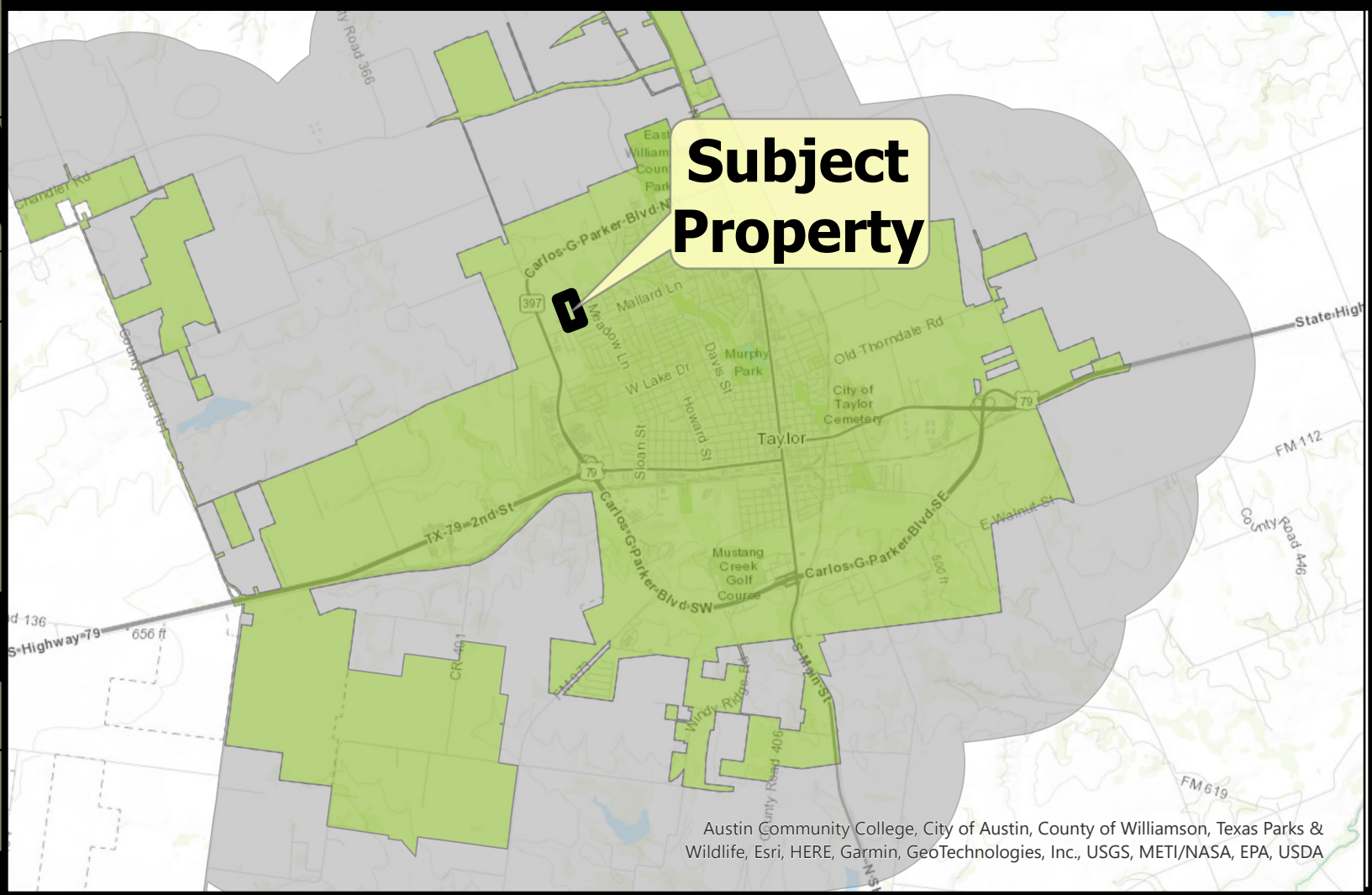
The Retreat at Mallard
Preliminary Plat
Located Along the North Right-of-Way of
Mallard Lane, Approximately 1,030 Feet East of
the Intersection of N.W. Carlos G. Parker
Boulevard and Mallard Lane
Approximately 19.62 Acres

Legend

- Subject Property
- Parcels
- Streets

ZONING

- B-1
- B-2/CPD
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development



STREET TYPE	STREET NAME	STREET LENGTH (FT)	PAVEMENT AREA (BC-BC)(SQ FT)
RESIDENTIAL	OAKLAWN DRIVE	670.69	19449.98
RESIDENTIAL	JASON DRIVE	1151.45	33392.18
RESIDENTIAL	CAYUGA DRIVE	1150.66	33369.16
RESIDENTIAL	PEKIN WAY	350.61	10167.62
TOTAL		3323.41	96378.94

ROW	STREET LENGTH (FT)	AREA (SQ. FT.)
TOTAL	3323.41	157765.72

BLOCK 1		LOT AND BLOCK TABLE	
LOT	SQ. FT.	BLOCK #	SQ. FT. LENGTH (FT)
1	9970.47	1	139129.60 1085.70
2	8609.54	2	156429.96 520.90
3	8674.18	3	159134.74 515.01
4	8896.57	4	146556.40 1085.98
5	8838.52	5	56145.77 670.71
6	9152.87		
7	9449.87		
8	9449.77		
9	9449.67		
10	9449.57		
11	9449.47		
12	9449.37		
13	9449.27		
14	9449.17		
15	9391.32		

CURVE TABLE				
CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C1	15.00'	N23°25'29"E	23.57'	21.22'
C2	525.00'	N19°13'02"W	43.51'	43.50'
C3	475.00'	N19°13'02"W	39.37'	39.36'
C4	15.00'	N68°35'16"W	23.58'	21.21'
C5	15.00'	S23°25'02"W	23.58'	21.21'
C6	15.00'	S68°34'16"E	23.58'	21.21'
C7	15.00'	N23°25'44"E	23.57'	21.22'
C8	15.00'	N68°34'58"W	23.58'	21.21'
C9	15.00'	S23°24'44"W	23.58'	21.22'
C10	525.00'	S19°13'02"E	43.51'	43.50'
C11	475.00'	S19°13'02"E	39.37'	39.36'
C12	15.00'	S68°34'31"E	23.55'	21.21'
C13	15.00'	S68°35'14"E	23.58'	21.21'
C14	15.00'	S23°24'46"W	23.58'	21.21'
C15	15.00'	N68°34'58"W	23.58'	21.21'
C16	15.00'	N23°25'01"E	23.58'	21.21'
C17	525.00'	S19°58'08"E	28.74'	28.73'
C18	525.00'	S17°35'40"E	13.77'	13.77'
C19	475.00'	S18°17'09"E	23.93'	23.92'
C20	475.00'	S20°39'37"E	15.44'	15.44'
C21	525.00'	N20°46'40"W	14.91'	14.91'
C22	525.00'	N18°24'13"W	28.60'	28.60'
C23	475.00'	N17°25'53"W	9.76'	9.76'
C24	475.00'	N19°48'21"W	29.61'	29.60'
C25	500.00'	S19°13'02"E	41.44'	41.43'
C26	500.00'	S19°13'02"E	42.48'	42.46'

BLOCK 2	
LOT	SQ. FT.
1	12745.15
2	10530.00
3	10527.12
4	10524.24
5	10521.36
6	10653.00
7	12723.37
8	12739.04
9	10660.34
10	10523.76
11	10521.72
12	10519.68
13	10517.64
14	12723.55

BLOCK 3	
LOT	SQ. FT.
1	11966.07
2	10511.53
3	10678.75
4	11071.82
5	11475.76
6	11710.65
7	14244.70
8	12803.71
9	10539.14
10	10540.25
11	10538.21
12	10532.41
13	10530.37
14	11991.39

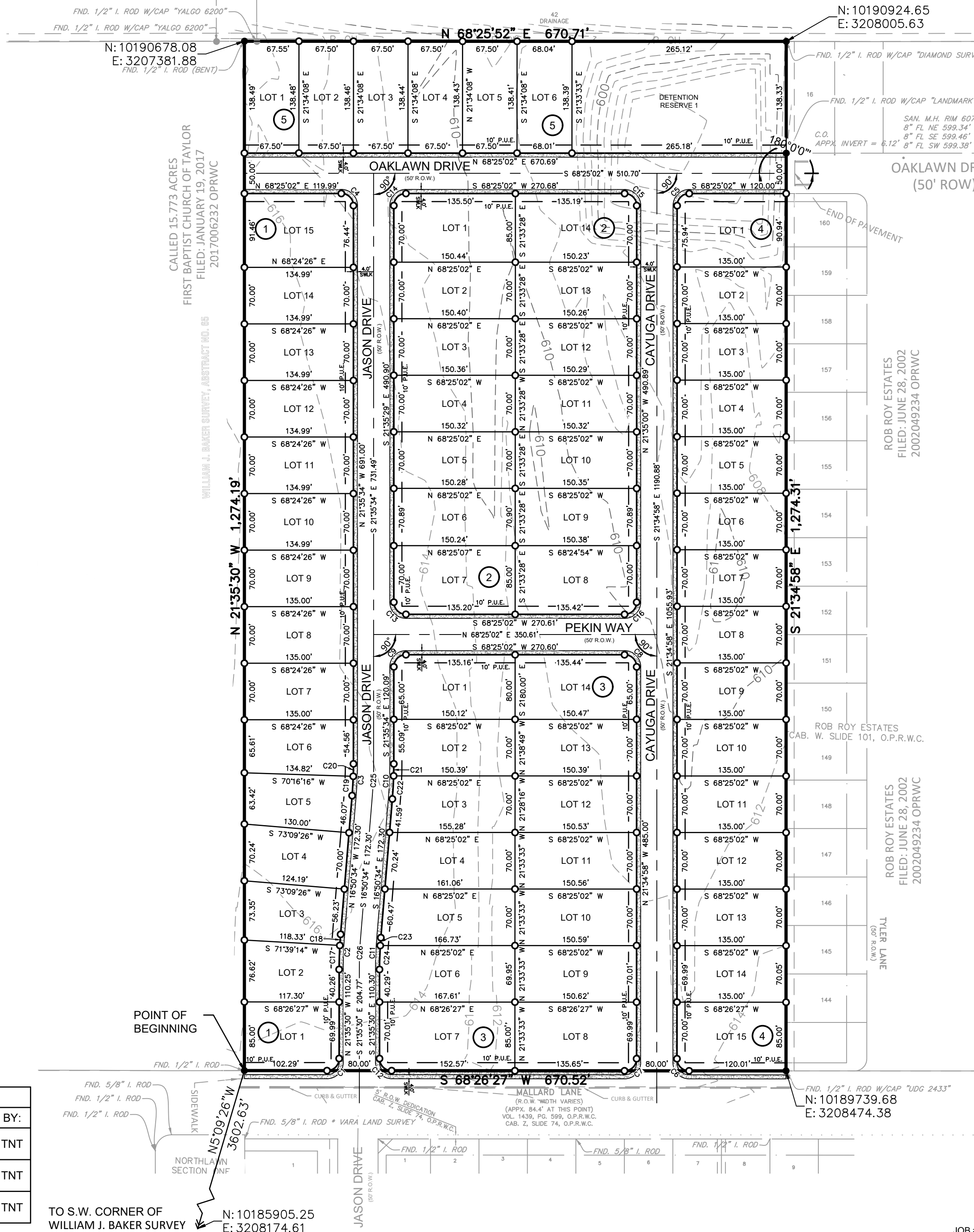
BLOCK 4	
LOT	SQ. FT.
1	12231.22
2	9449.91
3	9449.91
4	9449.91
5	9449.91
6	9449.91
7	9449.91
8	9449.91
9	9449.91
10	9449.91
11	9449.91
12	9449.91
13	9449.91
14	9452.29
15	11474.01

BLOCK 5	
LOT	SQ. FT.
1	9351.48
2	9346.56
3	9345.45
4	9344.33
5	9343.22
6	9414.73

REVISION TABLE			
REV. NO.	DATE	DESCRIPTION	BY:
1	4/15/2022	RESUBMITTAL OF PLAT; MANAGEMENT & OWNERSHIP CHANGE	TNT
2	5/20/2022	RESUBMITTAL OF PLAT; UPDATED PER CITY STAFF COMMENTS	TNT
3	6/8/2022	RESUBMITTAL OF PLAT; UPDATED PER CITY STAFF COMMENTS	TNT

THE RETREAT AT MALLARD PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF APPROXIMATELY 19.62 ACRES, PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, MORE CLEARLY DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NUMBER 2021110292, TAYLOR, WILLIAMSON COUNTY, TEXAS.



- NOTES:
- REFERENCE SHEET 1 FOR LINE TABLE & CURVE TABLE INFORMATION.
 - UTILITY PROVIDERS -- WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR ELECTRIC DELIVERY COMPANY
 - ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
 - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO.48491C0533F AND NO. 48491C0530F, EFFECTIVE DATE DECEMBER 20, 2019, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
 - ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
 - MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
 - THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
 - MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS SET WITH 1/2" IRON PIN PLASTIC CAP LABELED SUMMIT GEOMATICS.
 - PROJECT NOTE: 64 LOTS, 5 BLOCKS BEING 19.617 ACRES.
 - PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 - THE SUBDIVIDER IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. PUBLIC SIDEWALKS THAT ARE NOT IN FRONT OF INDIVIDUAL RESIDENTIAL LOTS MUST BE SHOWN ON THE PLAT/SUBDIVISION IMPROVEMENT PLANS & BUILD DURING SUBDIVISION IMPROVEMENT CONSTRUCTION. THE HOMEBUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTING SIDEWALKS ADJACENT TO INDIVIDUAL HOUSE LOTS IN ALL RESIDENTIAL DISTRICTS AND THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL OTHER SIDEWALKS INCLUDING ALL REQUIRED ADA RAMPS. SIDEWALKS SHALL BE INSTALLED ON AT LEAST ONE (1) SIDE OF THE STREET, BE A MINIMUM OF FOUR (4) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER.
 - ALL DRAINAGE AND DETENTION RESERVES SHOWN HEREIN ARE PRIVATE FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED BY THE CITY OF TAYLOR FOR DETENTION FACILITIES IN ACCORDANCE WITH CITY OF TAYLOR SUBDIVISION ORDINANCE CHAPTER 2, SECTION 2.10. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
 - ALL STREET NAMES SHOWN HEREIN (OAKLAWN DRIVE, JASON DRIVE, PEKIN PLACE, AND CAYUGA COVE) HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY 9-1-1 ADDRESSING DEPARTMENT.

THE RETREAT AT MALLARD PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF APPROXIMATELY 19.62 ACRES, PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, MORE CLEARLY DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NUMBER 2021110292, TAYLOR, WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION:

BEING A 19.617 ACRE (854,535 SQUARE FOOT) TRACT OF LAND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 19.617 ACRE TRACT BEING ALL OF A CALLED 19.603 ACRE TRACT AS CONVEYED IN A CASH WARRANT DEED FROM RUTH IRENE NICKEL ET AL TO TODD ROUTH, FILED JULY 15, 2002 AND RECORDED IN DOCUMENT NO. 2002053531 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC) AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE SAID 19.603 ACRE TRACT, THE SOUTHEAST CORNER OF THE FIRST BAPTIST CHURCH OF TAYLOR, A SUBDIVISION FILED ON JANUARY 19, 2017 AND RECORDED IN DOCUMENT NO. 2017006232 OPRWC, AND IN THE NORTH LINE OF MALLARD LANE HAVING A RIGHT-OF-WAY WIDTH OF 80 FEET AND RECORDED IN VOLUME 1439, PAGE 599 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC);

THENCE, NORTH 21°35'30" WEST, WITH THE COMMON LINE OF THE SAID 19.603 ACRE TRACT AND THE SAID FIRST BAPTIST CHURCH TRACT, A DISTANCE OF 1,274.19 FEET (CALLED 1,273.72 FEET), TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE SAID 19.603 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID 15.733 ACRE TRACT, AND IN THE SOUTH LINE OF A CALLED 73.22 ACRE TRACT AS CONVEYED IN A SPECIAL WARRANTY DEED FROM WEINRITTER REALTY, LP, A TEXAS LIMITED PARTNERSHIP TO WBW LAND INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, FILED JANUARY 22, 2019 AND RECORDED IN DOCUMENT NO. 2019005182 OPRWC;

THENCE, NORTH 68°25'52" EAST, WITH THE COMMON LINE OF THE SAID 19.603 ACRE TRACT AND THE SAID 73.22 ACRE TRACT, A DISTANCE OF 670.71 FEET, TO A 1/2 INCH DIAMETER IRON ROD WITH A PLASTIC CAP STAMPED DIAMOND SURVEYING I FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE SAID 19.603 ACRE TRACT, AND THE NORTHWEST CORNER OF THE ROB ROY SUBDIVISION, FILED JUNE 28, 2002 AND RECORDED IN DOCUMENT NO. 2002049234 OPRWC;

THENCE, SOUTH 21°34'58" EAST, WITH THE COMMON LINE OF THE SAID 19.603 ACRE TRACT AND THE SAID ROB ROY SUBDIVISION, A DISTANCE OF 1,274.31 FEET (CALLED 1,273.94 FEET), TO A 1/2 INCH DIAMETER IRON ROD WITH CAP STAMPED JUDGI FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE SAID 19.603 ACRE TRACT, THE SOUTHWEST CORNER OF THE SAID ROB ROY SUBDIVISION, AND IN THE AFORESAID NORTH LINE OF MALLARD LANE; THENCE, SOUTH 68°26'27" WEST, WITH THE COMMON SOUTH LINE OF THE SAID 19.603 ACRE TRACT AND THE NORTH LINE OF THE SAID MALLARD LANE, A DISTANCE OF 670.52 FEET (CALLED 670.19 FEET), TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 19.617 ACRES (854,535 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, CASTLEROCK COMMUNITIES LLC, SOLE OWNER OF THE CERTAIN 19.62 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT #2021110292, OFFICIAL PUBLIC RECORDS OF THE WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBVIDIDE, SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS THE RETREAT AT MALLARD.

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

LANCE WRIGHT, CO-CEO
CASTLEROCK COMMUNITIES LLC
FORMERLY KNOWN AS CASTLEROCK COMMUNITITES LP

STATE OF TEXAS { COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THE PRESENTS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

STATE OF TEXAS { COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THE PRESENTS

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

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

ROBERT A. HARPER,
REGISTERED PROFESSIONAL SURVEYOR (SEALED)
NO. 6582 STATE OF TEXAS
SUMMIT GEOMATICS
3138 SAMAR DR.
SAN ANTONIO, TX 78217

I, TREVOR TAST, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCRDACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0533F & 48491C0530F, EFFECTIVE DATE OF 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 _____, NEW BRAUNFELS, COMAL COUNTY, TEXAS, THIS ____ DAY OF ____, A.D., 20__.

TREVOR TAST
REGISTERED PROFESSIONAL ENGINEER (SEALED)
NO. 124101 STATE OF TEXAS

THE SUBDIVISION TO BE KNOWN AS THE RETREAT AT MALLARD HAS BEEN APPROVED, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____, 20__, A.D.

_____, DATE _____
_____, CHAIRMAN
_____, DATE _____
_____, SECRETARY

STATE OF TEXAS COUNTY OF WILLIAMSON

I, NANCY E. RISTER, COUNTY CLERK 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 ____ M. AND DULY RECORDED THE ____ DAY OF ____, 20__, A.D., AT ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT # ____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____
DEPUTY

DEVELOPMENT TEAM CONTACT INFORMATION		
OWNER		
	CASTLEROCK COMMUNITIES, LLC CONTACT: LANCE WRIGHT	2401 FOUNTAIN VIEW DR #215, HOUSTON, TX 77057 LWRIGHT@C-ROCK.COM
CIVIL ENGINEER		
	TREVOR TAST, P.E. TX2 ENGINEERING	645 FLORAL AVE, STE. C NEW BRAUNFELS, TX 78130 (816) 510-9151 TREVOR@TX2ENGINEERING.COM
SURVEYOR		
	ROBERT A. HARPER, RPLS, PLS SUMMIT GEOMATICS	3138 SAMAR DR. SAN ANTONIO, TX 78217 (713) 591-7586 RHARPER@SUMMIT-GEOMATICS.COM

**City of Taylor
Mule Loop Townhomes
Block 1, Lot 1, Final Plat
PZ-2022-1495
Staff Report**

Requested Action:

Consider disapproving Mule Loop Townhomes Block 1, Lot 1, Final Plat.

Applicant:

Gregg Andrulis, P.E./Civil Insite, LLC

Subject Property:

Consisting of approximately 2.94 acres of land to create one lot, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: MF-1/RPD

Current Use: Vacant

Purpose:

The purpose of the plat is for future multi-family development.

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

Gregg Andrulis
Civil Insite LLC
10200 W Hwy 290 Suite 4
Austin TX 78736
gregg@civilinsite.com

Date: Thursday, June 9, 2022

Address: Cecelia Street, Taylor 76574

Permit Number PZ-2022-1495

Dear Mr. Andrulis,

Staff has completed its review of Mule Loop Townhomes Final Plat that is to be located along Cecelia Street, Taylor, TX 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review are as follows:

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@taylor.tx.gov.

1. Please revise all applicable plans/documents to reflect the correct spelling of "Cecelia".

Engineering Department Review

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

*See Attached PDF with comments provided on the plat showing the following comments:

Sheet 1 of 2 -

1. Provide a reference on the plat drawing and include note to satisfy the following plat requirement: Easement for drainage adjacent to lots, tracts, or reserves shall be noted: "This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility." (Subdivision Ord. 3.3.2 Requirements for Easements, 4.)
2. Minimum Finished Floor Elevation (FFE) to be noted on the plat for lots located in the within the 100-yr floodplain (Subdivision Ord. 3.3 Final Plat, 10.b)
3. Verify: A portion of Cecilia Street ROW will be improved with this development; therefore, this should be removed.
4. Update submittal date to current submittal.
5. Show 10-ft PUE noted on Sheet 2 General Notes.

Sheet 2 of 2 -

1. Remove repeated County Clerk block.
2. The final plat shall also contain certification by a licensed professional engineer that certifies that "the information contained on the plat complies with all ordinances adopted by the City". (Subdivision Ord. 3.3 Final Plat, 10.c)
3. Provide the following plat general note: No development shall begin prior to the issuance of a Floodplain Development Permit for each of the following lots: _____ (Taylor Plat Application, Plat Content Requirements, 8.f)

Fire Department Comments (PZ)

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

- 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.

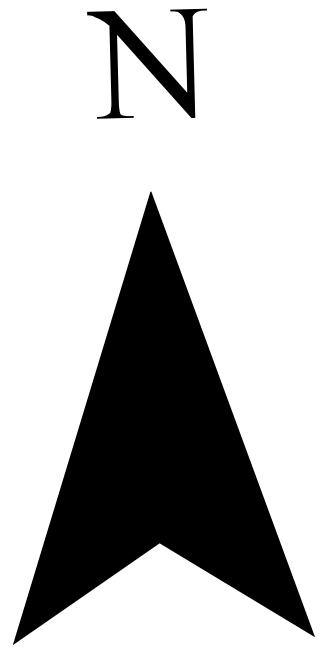
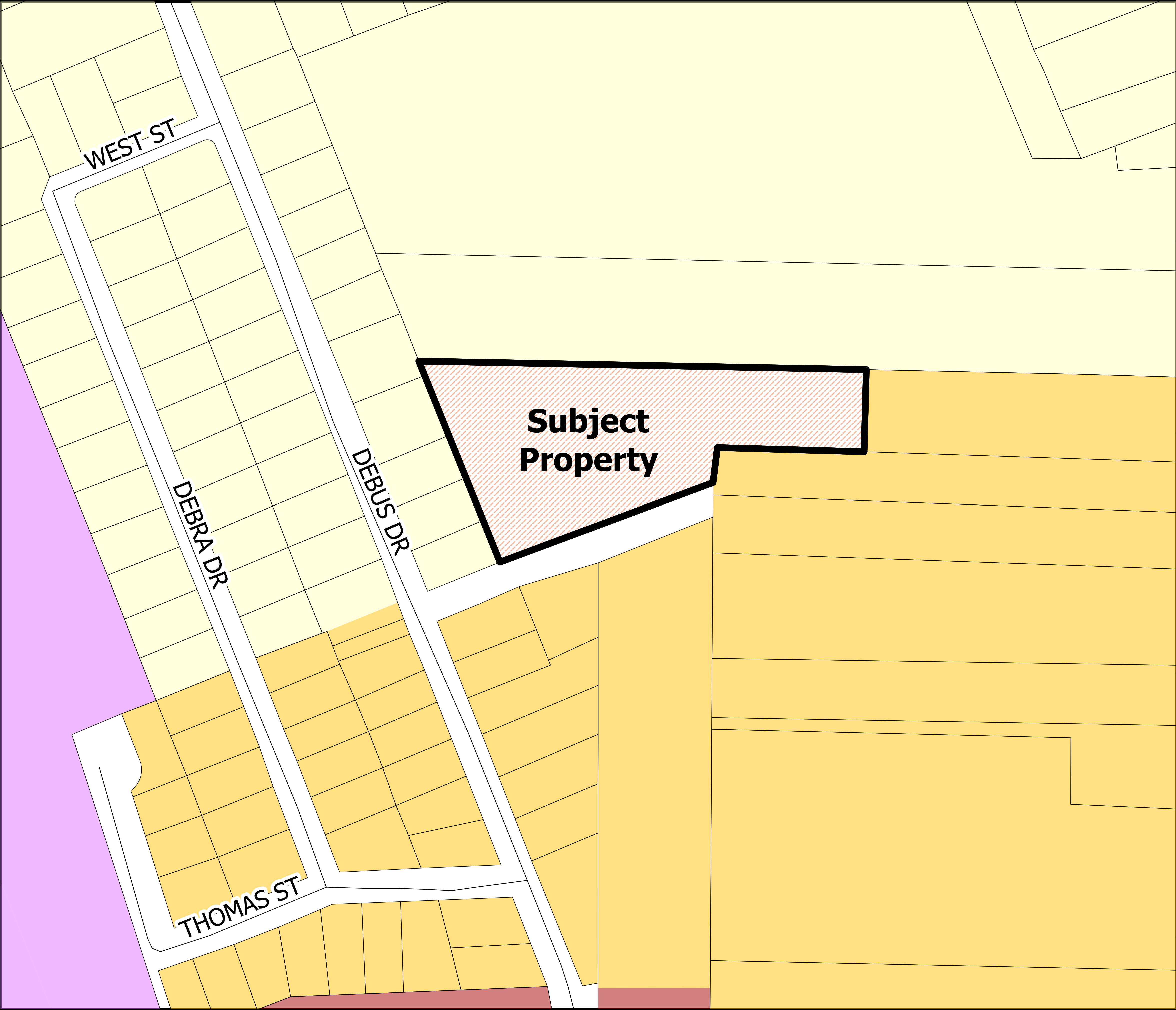
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached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

Thank you,

Courtney Peres

Courtney Peres, CNU-A
Planner
City of Taylor, TX

Attachment: Engineering Department Review – Plat Mark-up with comments.

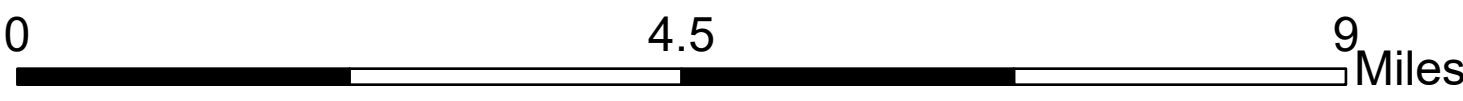
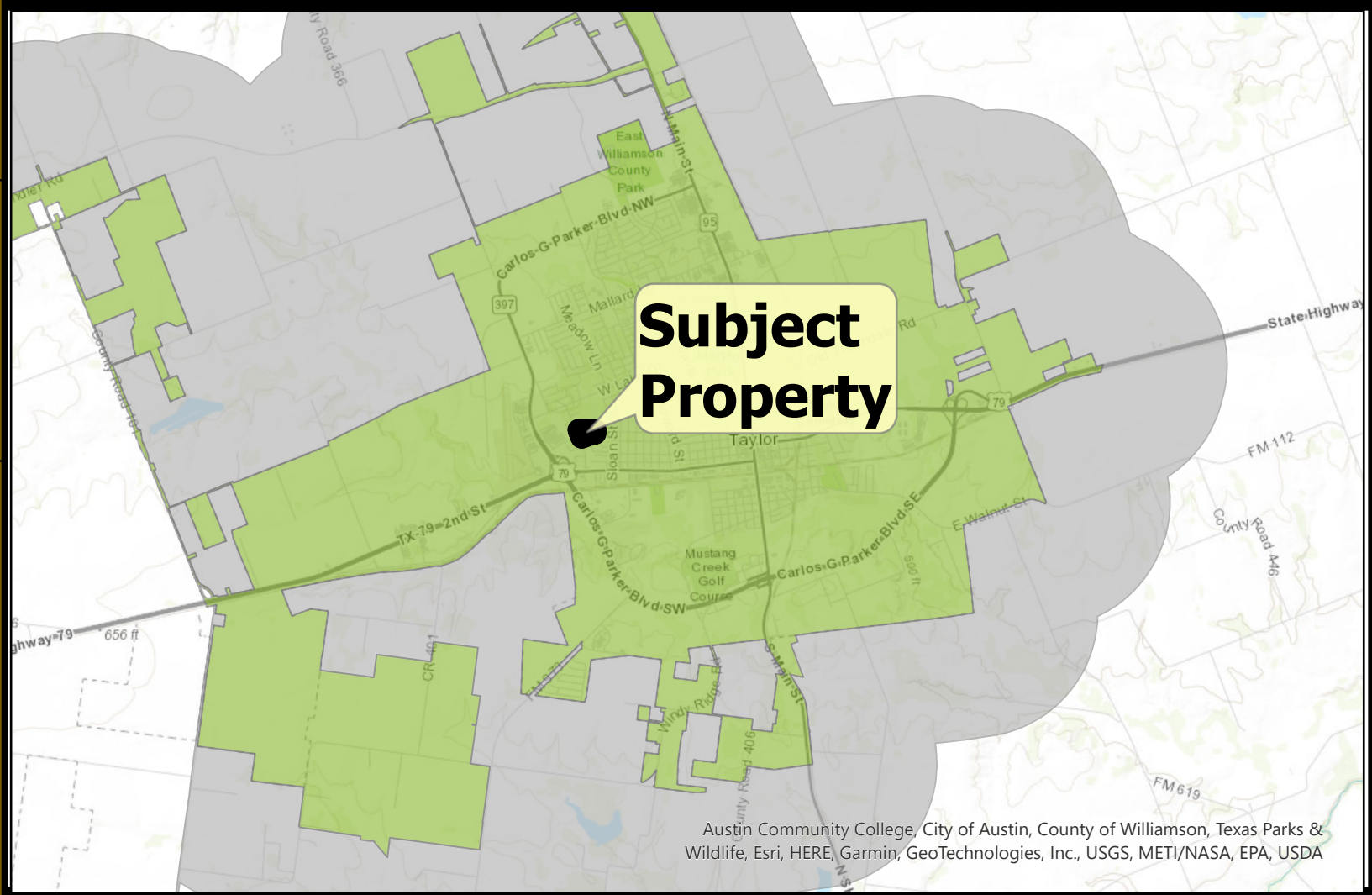


PZ-2022-1495

**Mule Loop Townhomes
Block 1, Lot 1, Final Plat
Location Map
Approximately 2.94 Acres**

Legend

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



MULE LOOP TOWNHOMES, BLOCK 1, LOT 1, FINAL PLAT

CONSISTING OF 2.9430 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; DOCUMENT NO. 2020167479,
O.P.R.W.C.T., PART OF AND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JULY 30, 2021.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X' (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OR DEPTH DETERMINED, AS SHOWN ON F.I.R.M. MAP NO. 48491C0533F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117908220.

LEGEND

---	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
●	EXISTING EASEMENTS
○	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
△	CALCULATED POINT
⊙	IRON ROD WITH "TRIAD RPLS 5952" CAP FOUND (UNLESS NOTED)
⊙	SURVEY CONTROL POINT
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
W.C.A.D.	WILLIAMSON COUNTY APPRAISAL DISTRICT
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOCUMENT NO. 2020167477
{.....}	RECORD INFORMATION PER DEED VOL. 447, PG. 562
[.....]	RECORD INFORMATION PER PLAT CAB. GG, SLD. 83-84
[[.....]]	RECORD INFORMATION PER DOC. NO. 2019012209

NORTHWEST CORNER OF WILLIAMS R. WILLIAMS SURVEY ABSTRACT NO. 665

CALLLED 0.29 ACRE BOBBY DEAN III AND CLAIRE GRASSO-DEAN DOC. NO. 2021044698 O.P.R.W.C.T.

LOT 1, BLOCK "A" HUMMINGBIRD FIELDS SUBDIVISION CAB. GG, SLD. 83-84 P.R.W.C.T.

APPROXIMATE LOCATION OF ZONE "X" (SHADED) AS SCALED FROM FEMA FLOOD MAP (SOLID HATCH)

WILLIAM R. WILLIAMS SURVEY ABSTRACT NO. 665

APPROXIMATE LOCATION OF ZONE "AE" AS SCALED FROM FEMA FLOOD MAP (SLANT HATCH)

CALLLED 2 ACRES GLADYS NELL KLEIN (OWNER MARY ELLEN NAIZER PER W.C.A.D.) VOL. 447, PG. 562 D.R.W.C.T.

SLOAN STREET (60' R.O.W.)

LOT 11 AND THE SOUTHEAST 35.00 FEET OF LOT 10 MICHAEL WADE ISBELL AND FRIEDA ISBELL DOC. NO. 2013007096 O.P.R.W.C.T.

BLOCK 2 SUNSET ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS CAB. A, SLD. 262-265 P.R.W.C.T.

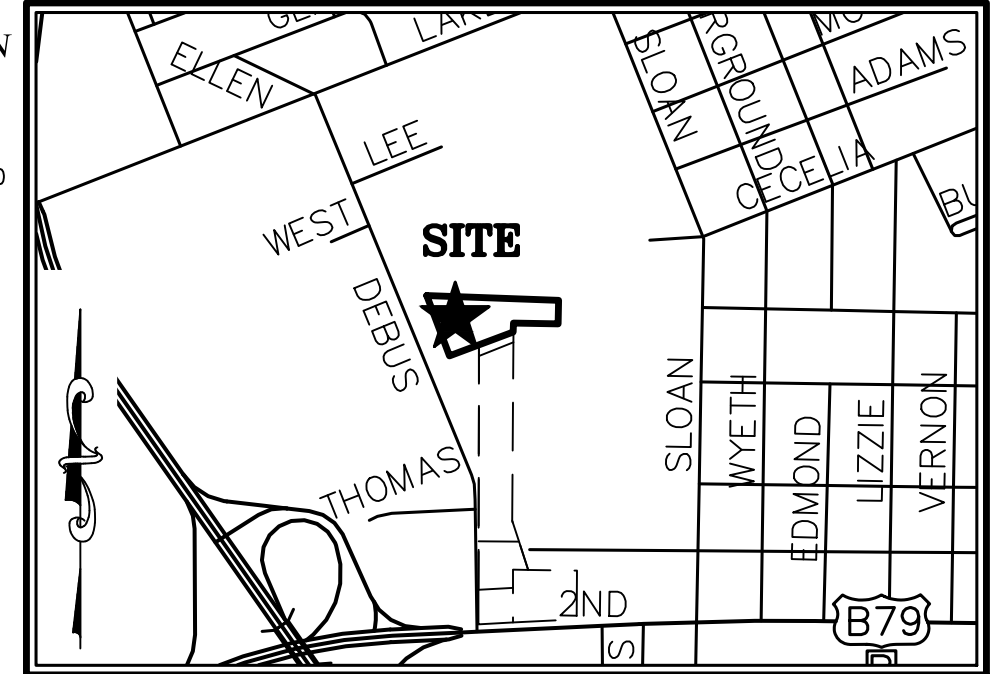
CECILIA STREET 50' R.O.W.)

CECILIA STREET (UNIMPROVED, 50' R.O.W.)

BOXWOOD SUBDIVISION DOC. NO. 2021100139 O.P.R.W.C.T.

LOT 1A JOLLY RANCH SUBDIVISION CAB. Z, SLD. 4, P.R.W.C.T.

LOT SUMMARY:	
TOTAL NUMBER OF LOTS :	1
TOTAL NUMBER OF BLOCKS :	1
LOT 1 (DEVELOPMENT)	2.9430 ACRES (128,199 SQ. FT.)
TOTAL	2.9430 ACRES (128,199 SQ. FT.)



VICINITY MAP

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N22°33'23"W	105.44'

BENCHMARK NOTE:

TBM #1- COTTON GIN SPINDLE WITH 4WARD WASHER SET IN ASPHALT ON THE WEST MARGIN OF DEBUS DRIVE, ±154' SOUTHWEST OF A POWER POLE IN THE NORTH MARGIN OF CECILIA STREET, ± 25' NORTHEAST OF A FIRE HYDRANT IN THE WEST MARGIN OF DEBUS DRIVE. ELEVATION = 576.20'.

TBM #2- COTTON GIN SPINDLE SET IN ASPHALT WITH 4WARD WASHER IN THE WEST MARGIN OF DEBUS DRIVE, ± 60' SOUTHEAST FROM A FIRE HYDRANT AND ± 185' SOUTHWEST OF A POWER POLE IN THE NORTH MARGIN OF CECILIA STREET. ELEVATION = 573.76'.



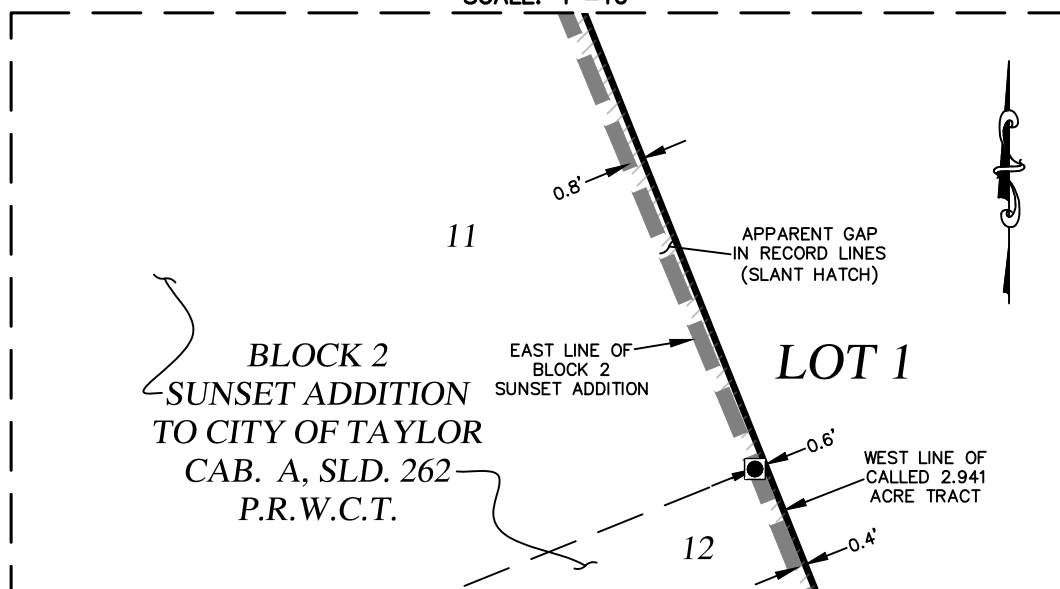
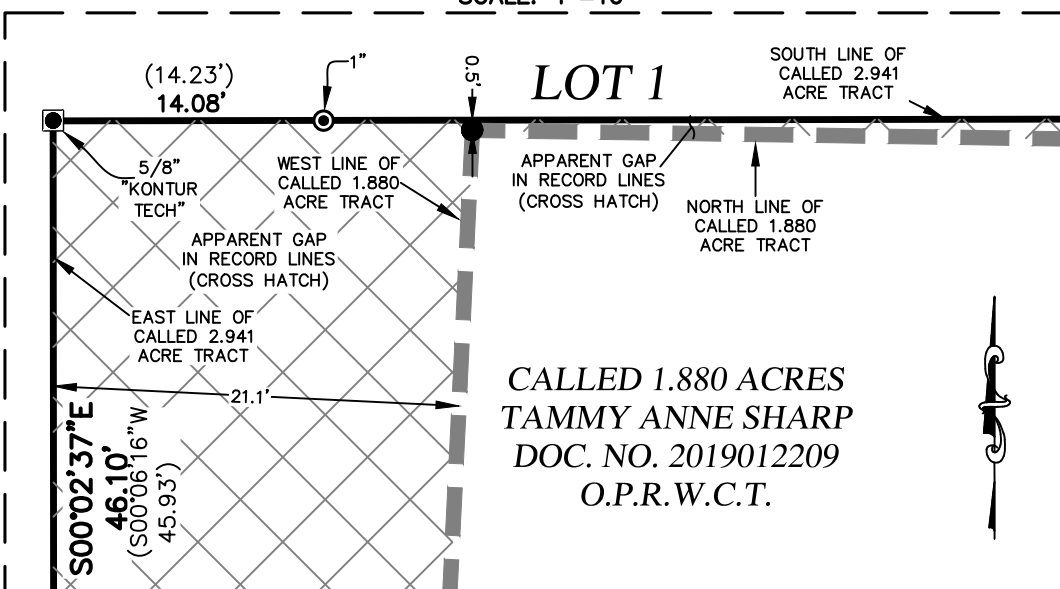
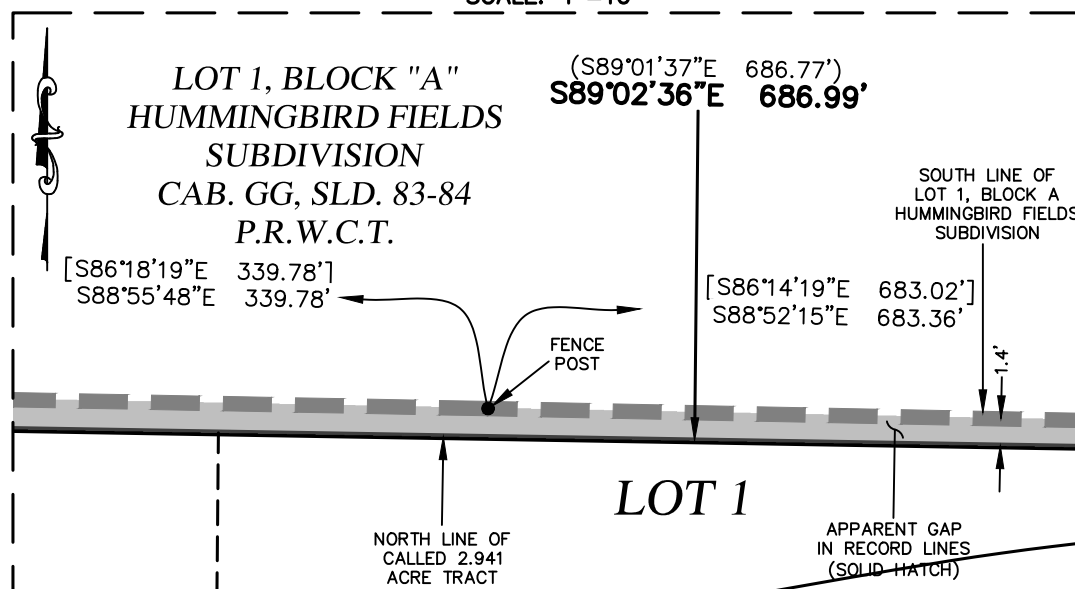
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date: 3/25/2022
Project: 01278
Scale: 1" = 50'
Reviewer: DV
Tech: DV
Field Crew: NH/MM
Survey Date: AUG. 2021
Sheet: 1 OF 2

DETAIL "A" SCALE: 1"=10'

DETAIL "B" SCALE: 1"=10'

DETAIL "C" SCALE: 1"=10'



MULE LOOP TOWNHOMES, BLOCK 1, LOT 1, FINAL PLAT
CONSISTING OF 2.9430 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; DOCUMENT NO. 2020167479,
O.P.R.W.C.T., PART OF AND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

I, DANIEL HOUSTON, SOLE OWNER OF THE CERTAIN 2.9430 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020147477 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR, TO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEED APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

MULE LOOP TOWNHOMES, BLOCK 1, LOT 1, FINAL PLAT

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

DANIEL HOUSTON, OWNER
671 PURSLEY ROAD
DRIPPING SPRINGS, TX 78620

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

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

ENGINEER'S CERTIFICATION:

I, GREGORY ANDRULIS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PARCEL IS ENCROACHED BY ZONE AE AND ZONE X (SHADED) FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0533F. EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

GREGORY ANDRULIS, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 116390, STATE OF TEXAS

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

I, JASON WARD, 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 THE COMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

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

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. FOR REVIEW PURPOSES ONLY.

JASON WARD, R.P.L.S.
REGISTERED PROFESSIONAL SURVEYOR
NO. 5811 STATE OF TEXAS

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.9430 ACRES (128,199 SQUARE FEET) OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.941 ACRE TRACT CONVEYED TO DANIEL HOUSTON IN DOCUMENT NO. 2020147477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.9430 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH 'TRIAD RPLS 5952' CAP FOUND IN THE NORTH RIGHT-OF-WAY LINE OF CECILIA STREET (UNIMPROVED 50' RIGHT-OF-WAY, THIS PORTION OF CECILIA STREET HAVING BEEN PLATTED IN CABINET A, SLIDES 262-265 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, P.R.W.C.T.), BEING THE SOUTHWEST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF LOT 14, BLOCK 2 OF SUNSET ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, A SUBDIVISION RECORDED IN CABINET A, SLIDES 262-265 (P.R.W.C.T.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF,

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID CECILIA STREET, WITH THE WEST LINE OF SAID 2.941 ACRE TRACT, DIVERGING AWAY FROM THE EAST LINE OF SAID BLOCK 2, SUNSET ADDITION TO THE CITY OF TAYLOR, ALONG AN APPARENT GAP, N21°47'46"W, A DISTANCE OF 336.35 FEET TO A 1/2-INCH IRON ROD WITH 'TRIAD RPLS 5952' CAP FOUND FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING IN THE SOUTH LINE OF AN APPARENT GAP BETWEEN THE NORTH LINE OF SAID 2.941 ACRE TRACT AND THE SOUTH LINE OF LOT 1, BLOCK A, HUMMINGBIRD FIELDS, A SUBDIVISION RECORDED IN CABINET GG, SLIDES 83-84 (P.R.W.C.T.) FROM WHICH A CALCULATED POINT FOR THE RECORD LOCATION OF THE SOUTHWEST CORNER OF SAID LOT 1, BEARS N08°14'08"E, A DISTANCE OF 2.19 FEET;

THENCE, WITH THE NORTH LINE OF SAID 2.941 ACRE TRACT, DIVERGING TOWARD THE SOUTH LINE OF SAID LOT 1, ALONG AN APPARENT GAP, S89°02'36"E, A DISTANCE OF 686.99 FEET TO A 1/2-INCH IRON ROD WITH 'TRIAD RPLS 5952' CAP FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING IN THE WEST LINE OF A CALLED 2 ACRE TRACT CONVEYED TO GLADYS NELL KLEIN IN VOLUME 447, PAGE 562 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);

THENCE, WITH THE EAST LINE OF SAID 2.941 ACRE TRACT AND THE WEST LINE OF SAID 2 ACRE TRACT, S00°07'26"E, A DISTANCE OF 123.16 FEET TO A 1/2-INCH IRON ROD WITH 'TRIAD RPLS 5952' CAP FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER HEREOF, SAID POINT BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 2 ACRE TRACT, AND ALSO BEING IN THE NORTH LINE OF AN APPARENT GAP BETWEEN THE SOUTH LINE OF SAID 2.941 ACRE TRACT AND THE NORTH LINE OF A CALLED 1.880 ACRE TRACT CONVEYED TO TAMMY ANNE SHARP IN DOCUMENT NO. 2019012209 (O.P.R.W.C.T.);

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, VEERING TOWARD THE NORTH LINE OF A SAID 1.880 ACRE TRACT, ALONG AN APPARENT GAP, S89°54'19"W, PASSING AT A DISTANCE OF 218.86 FEET A 1" IRON PIPE FOUND FOR A POINT ON LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 232.94 FEET TO A 5/8-INCH IRON ROD WITH 'KONTUR TECH' CAP FOUND FOR AN INTERNAL ELL-CORNER HEREOF, SAID POINT BEING AN INTERNAL ELL-CORNER IN THE SOUTH LINE OF SAID 2.941 ACRE TRACT, AND BEING IN THE EAST LINE OF AN APPARENT GAP BETWEEN THE SOUTH LINE OF SAID 2.941 ACRE TRACT AND THE WEST LINE OF SAID 1.880 ACRE TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, DIVERGING TOWARD THE WEST LINE OF SAID 1.880 ACRE TRACT AND ALONG AN APPARENT GAP, S00°02'37"E, A DISTANCE OF 46.10 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING AND ANGLE POINT IN THE SOUTH LINE OF SAID 2.941 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF A 50' RIGHT-OF-WAY DEDICATION AS DEDICATED BY BOXWOOD SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021100139 (O.P.R.W.C.T.)

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, IN PART WITH SAID 50' RIGHT-OF-WAY DEDICATION, AND IN PART WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CECILIA STREET, S68°16'52"W, A DISTANCE OF 354.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.9430 ACRES (128, 199 SQUARE FEET) MORE OR LESS.

GENERAL NOTES:

- 1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
- 2. A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- 3. THIS SUBDIVISION IS SUBJECT TO ORDINANCE #2021-12. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ORDINANCE, AMENDED. THE DETENTION FACILITIES ARE PRIVATELY OWNED AND WILL NOT BE MAINTAINED BY THE CITY OF TAYLOR.
- 4. NO BUILDING PERMIT WILL BE ISSUED FOR THIS LOT UNTIL UTILITIES ARE EXTENDED TO IT.
- 5. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- 6. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

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

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR

DATE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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

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

CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

PLANNING AND ZONING COMMISSION

A FINAL PLAT FOR A SUBDIVISION TO BE KNOWN AS MULE LOOP TOWNHOMES, BLOCK 1, LOT 1 FINAL PLAT HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE DAY OF 20, A.D.

CHAIRMAN DATE

SECRETARY DATE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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

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

CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300
Date: 3/25/2022
Project: 01278
Scale: N/A
Reviewer: DV
Tech: DV
Field Crew: NH/MM
Survey Date: AUG. 2021
Sheet: 2 OF 2

City of Taylor
Mule Loop Townhomes
Subdivision Improvement Plans
PZ-2022-1494
Staff Report

Requested Action:

Consider disapproving Mule Loop Townhomes Subdivision Improvement Plans.

Applicant:

Gregg Andrulis, P.E./Civil Insite, LLC

Subject Property:

Consisting of approximately 2.94 acres of land, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: MF-1/RPD

Current Use: Vacant

Purpose:

The plans are the subdivision improvement plans for Mule Loop Townhomes.

Staff Recommendation:

Staff comments are attached for your review. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual, so staff recommends disapproval of the proposed subdivision improvement plans.

Attachments:

1. Staff Comments
2. Location Map



City of Taylor

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

Gregg Andrulis
Civil Insite LLC
10200 W HWY 290, Suite 4
Austin TX 78736
gregg@civilinsite.com

Date: Thursday,
June 9, 2022

Address: Cecelia Street & Debus Drive, Taylor 76574

Permit Number PZ-2022-1494

Dear Mr. Andrulis,

Staff has completed its review of plans for the Mule Loop Townhomes Subdivision Improvement Plans that is to be located along the improved Cecelia Street Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the plans. Comments from this review are as follows:

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 revise all applicable plans/documents to reflect the correct spelling of "Cecelia".
2. A cautionary comment - Heed the internal sidewalk connection to ROW sidewalk along Cecelia. Ensure that sidewalks will connect without grass strip impeding pedestrian traffic as well as fire hydrant placement.
3. Will there be any street lights proposed along this stretch of Cecelia?

Engineering Department Review

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

*See the Attached PDF of the engineering comments placed on the plans (PICP).

General

1. Geotechnical report to be submitted for review of recommendations of proposed public improvement items.

Sheet 1 of 18 - Cover

1. Notate floodplain information on the cover sheet.

Sheet 2 of 18 - General Notes

1. Recommendations from the Geotechnical Report, once available, should be incorporated into the plans. Where multiple pavement options are used, provide a table in the plans showing each layer thickness. Provide typical or other details as necessary to incorporate Geotechnical Report.

Sheet 7 of 18 - Proposed Drainage Area Map

1. It appears the area noted along Debus (see review PDF) is part of PDA-2. Verify drainage area. Verify Cecelia Street meets Engineering Manual 8.8 requirements.
2. show prop contours and Tc paths on prop DAM.

Sheet 10 of 18 - Cecilia Street Plan & Profile STA 1+00 to END

1. Provide existing and proposed impervious cover table.

2. Provide sizing of riprap and demonstrate that it provides adequate flow dissipation.
3. Provide gutter/valley gutter across to curb cut.
4. Add receiving curb ramp at end of street.
5. Provide curb ramps at intersection of Debus (both sides of Cecilia Street)
6. Add note to sawcut edge of existing pavement.
7. Show proposed driveways as commercial driveways (all concrete) per engineering manual details. Driveway throat width shall meet minimum requirements.
8. Verify: Was existing street surveyed to consider for tie in elevations or verify existing street section does not require improvements for tie in?

Sheet 11 of 18 - Cecilia Street Intersection Grading & Signage Plan

1. Street sign to be provided and shall include a "No Outlet" designation on the sign. Block numbering to be verified and included on sign.
2. Verify: This would be a 3 way intersection, update plan accordingly for notes shown.
3. Notate proposed barricade at end of street and reference detail PV012
4. Remove or relocate note for 5-ft sidewalk.
5. Provide street lighting on the plan sheet in accordance to City of Taylor Engineering Manual 5.9 Street Lighting

Sheet 12 of 18 - Water Plan

1. Verify and label connection to existing (TS&V?)
2. Label and show boring/auger requirement and steel casing.
3. Provide profile of street crossing at Debus Drive.
4. Label and show existing fire hydrant on west side of Debus Drive.
5. Label Street ROW for streets shown.
6. Verify and label depth of existing WW on the plan sheet.
7. Label and show existing WW Manholes.
8. Proposed water line location to follow utility assignment noted on assignment detail provided on review PDF (e.g. under sidewalk offset 2-ft from ROW)
9. Label proposed water line and notate length and minimum required depth of cover.

Sheet 17 of 18 - Parking and Signage Details

1. Verify if this sheet is applicable for the proposed PICP and remove if not needed.

**See Attached PDF of the engineering comments placed on the report for PICP.*

Drainage

Engineering Report Comments:

1. *Please provide Tc calculations and flow paths for proposed Tcs. (COT EM 1.9)*
2. *Please provide composite CN calculations for existing and proposed drainage areas that include impervious cover calculations. (COT EM 1.9 and Table 8-5)*
3. *Please label the table at the top of Page 3 as the analysis point comparison table.*
4. *Please demonstrate that the proposed design is using City of Taylor Atlas 14 rainfall data (COT EM 8.3)*

General comments:

1. *Please provide a drainage model for the reported peak flows after detention, following NRCS Methods outlined in COT EM 8.6.*
2. *Please provide plans for the detention pond that conform with the model and COT EM 8.15.*
3. *Demonstrate compliance with street drainage per COT EM 8.8.*

Fire Department Comments (PZ)

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

- No comments pertaining to the preliminary plat.
- Fire department access, water supplies, etc. will be reviewed during the appropriate phase of the project.

Please revise the plans to address the comments noted above. Following revision, submit the plans 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.

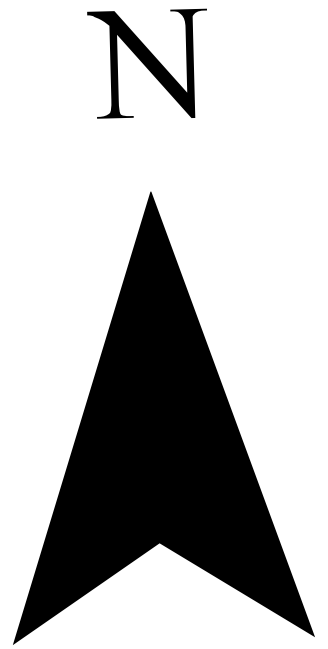
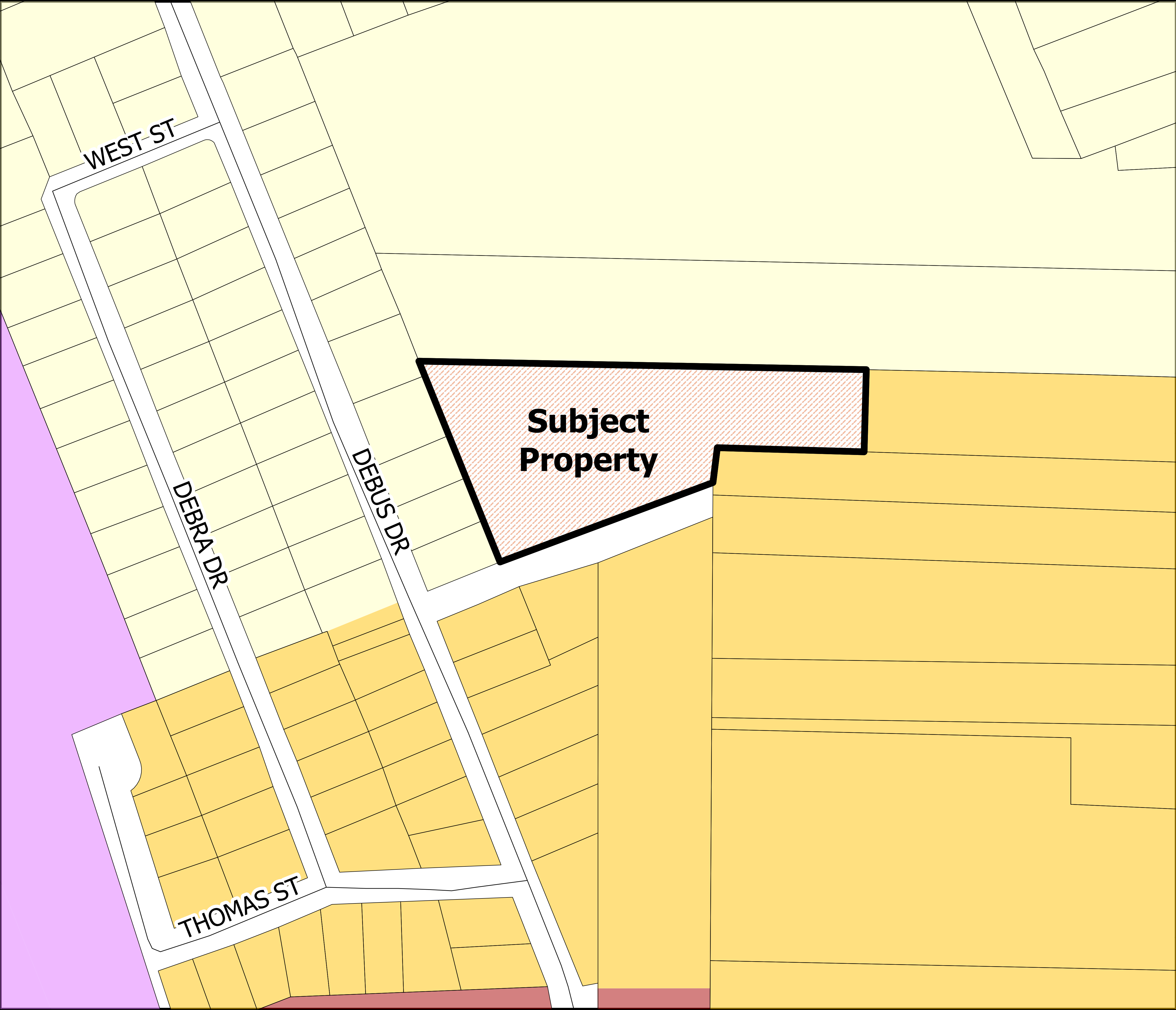
Thank you,

Courtney Peres

Courtney Peres, CNU-A
Planner
City of Taylor, TX

Attachments:

1. Civil Site Development Plans Mark-up with comments by City Engineer, Javier Vasquez
2. Drainage Report Mark-up with comments by City Engineer, Javier Vasquez

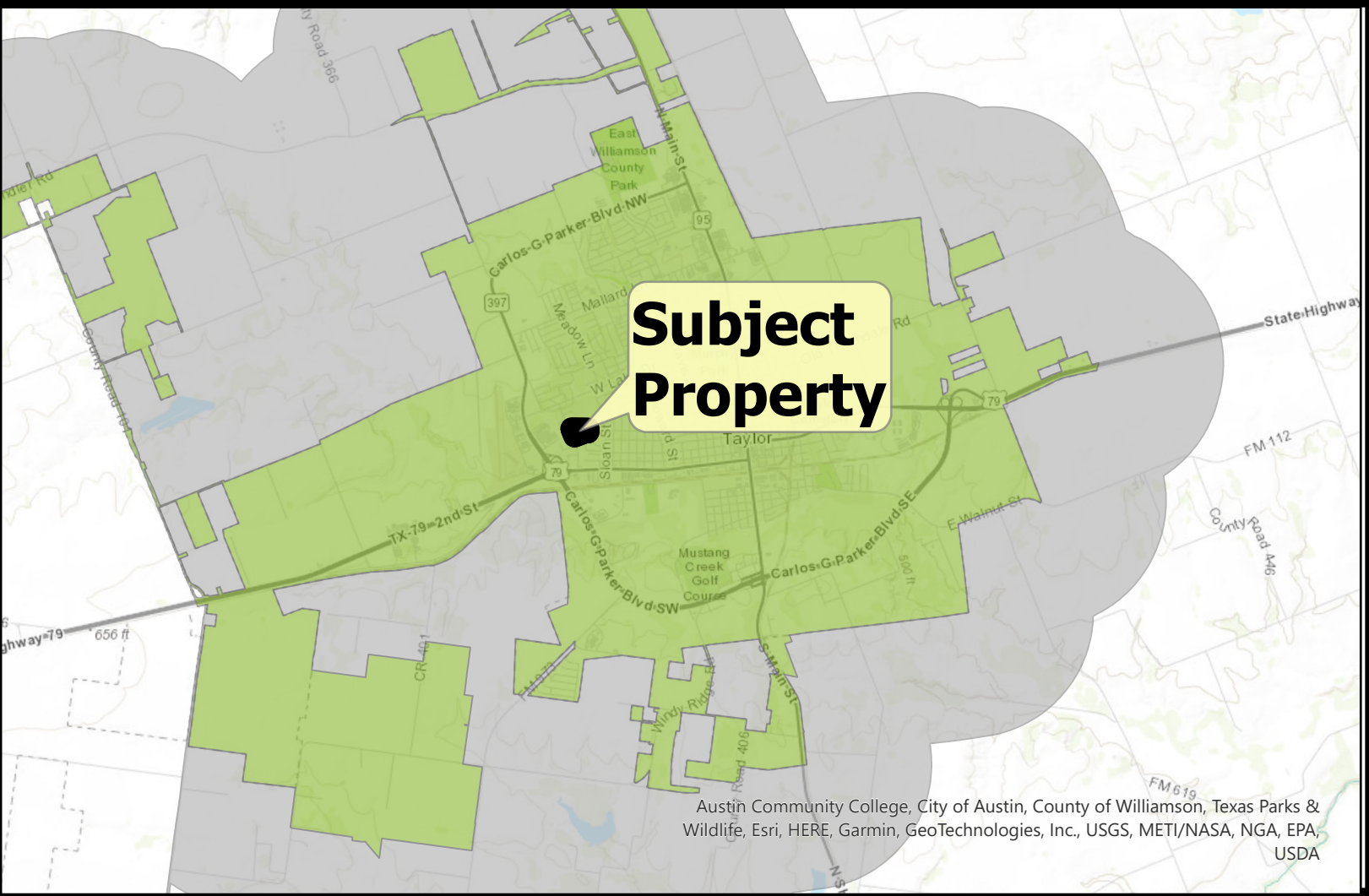


PZ-2022-1494

**Mule Loop Townhomes
Subdivision Improvement Plans
Location Map
Approximately 2.94 Acres**

Legend

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



**City of Taylor
Castlewood South
Subdivision Improvement Plans
PZ-2021-1353
Staff Report**

Requested Action:

Consider disapproving Castlewood South Subdivision Improvement Plans.

Applicant:

Will Buzzelli, P.E./Kimley-Horn

Subject Property:

Consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019232, R019652, and R331183, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

The plans are the subdivision improvement plans for Castlewood South.

Staff Recommendation:

Staff comments are attached for your review. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual, so staff recommends disapproval of the proposed subdivision improvement plans.

Attachments:

1. Staff Comments
2. Location Map



City of Taylor

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

Will Buzzelli
Kimley-Horn
5301 Southwest Parkway, Building 3, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

June 9, 2022

Address: FM 973, Taylor 76574

Permit Number PZ-2021-1353

Dear Will Buzzelli,

Staff has completed its review of the Castlewood South Subdivision Improvement Plans that is to be located at FM 973, Taylor 76574. There are some corrections that need to be made. Comments from this review follow.

Planning Department Comments

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

Updated 06.06.2022 The sidewalk symbology in the Legend and the drawing don't match. Go review the Legend for Sidewalks on the Sidewalk sheet and make the plans and Legend consistent with each other.

Updated 03.03.2022 Need to discuss the way the sidewalks are shown on the plan sheet.

Updated 12.29.2022 This comment is still current; however, the Sheet is number 99 now.

The sidewalk symbology in the Legend is not shown on the plan sheet (SH 103). Refer to H.1 Sidewalk requirement Table in the Planned Development Ordinance. The sidewalks are different widths for different classifications of streets. The sidewalks for parks are different sizes (see L. Common Amenities Pedestrian Access and the Exhibits). Some of the Pedestrian Access will be submitted with the Site Development Plan (granite paths and trails).

Include resubmission dates.

Fire Department Comments (PZ)

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

Previous fire department comments have been resolved.

Engineering Department Comments (PZ)

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 at (713) 576-3691 or by email at Javier.vasquez@hdrinc.com.

	Reference: REVIEW 05 <u>PZ-2021-1353-20220525 - castlewood south - Engineering Review 05.pdf</u> Reviewer: Engineering	
Page #	Reference	Reviewer Comment
10	Grading Plan 1 of 6	Label 5' sidewalk easement Show proposed elevation at corners (Lot 1, 10 blk 17; Lot1, 30 blk 11) Verify configuration shown on Lots 2,3 blk 5. Appear to be type "A"
11	Grading Plan 2 of 6	Verify configuration shown on Lots 5-7, blk 16. Appear to be type "B"

		Verify configuration shown on Lot 16, blk 16. Appear to be type "A"
12	Grading Plan 3 of 6	Verify configuration shown on Lot 22, blk 16. Appear to be type "B"
14	Grading Plan 5 of 6	Verify lot grading types for Lots 12-13, Block 8. Appear to meet criteria for Lot B grading.
15	Grading Plan 6 of 6	Update text to be legible on Lots 9-10 on Sieders Street
16	Wesley Miller Lane (1 of 2) Plan & Profile	Valley gutter not drawn per standard. PV009A (TYPICAL)
17	Wesley Miller Lane (2 of 2) Plan & Profile	Concrete to be per COT PV009A Standard
18	Buttercup Rd Plan & Profile	Concrete to be per COT PV009A Standard
19	Blazilmar Lane – Plan & Profile	Concrete to be per COT PV009A Standard
20	Rodgers Road Plan & Profile	Concrete to be per COT PV009A Standard
21	WEDEMEYER STREET (SHEET 1 OF 2) - PLAN & PROFILE	Concrete to be per COT PV009A Standard Update street name spelling to: "Blazilmar" (TYP) in plan and profile
22	WEDEMEYER STREET (SHEET 2 OF 2) - PLAN & PROFILE	Concrete to be per COT PV009A Standard
25	ELIJAH STREET (SHEET 2 OF 2) - PLAN & PROFILE	Concrete to be per COT PV009A Standard
27	WILSON SPRINGS LANE (SHEET 2 OF 2) - PLAN & PROFILE	Concrete to be per COT PV009A Standard
29	SIEDERS STREET (SHEET 2 OF 2) - PLAN & PROFILE	Concrete to be per COT PV009A Standard
30	MCFADIN WAY (SHEET 1 OF 2) - PLAN & PROFILE	Concrete to be per COT PV009A Standard
31	MCFADIN WAY (SHEET 2 OF 2) - PLAN & PROFILE	Concrete to be per COT PV009A Standard
49	STORM PLAN & PROFILE LINE SD A (SHEET 1 OF 3)	Label length and size of pipe run in profile.
75	TxDOT Culverts 1-3	Add TxDOT SETP-PD-A Standard to plans.
76	STORM CHANNEL A PLAN & PROFILE	Verify and notate max height of U Channel. Previous submittal noted max. Verify: Is water line in conflict near STA 1+48? What is the depth of the water line here?
77	Storm Channel B Plan & Profile (Sheet 1 of 2)	EM8.16. Safety. For all U shape channels... Demonstrate compliance. interior wall > 3' requires adjacent ground, barrier-type fence > 6' high Per email on 4/20/2022, house fences on east side are sufficient. For west side and ends, safety fence required.

		Recommend adding callout to plan view stating to install fence on west side and both headwalls, and to connect fence from headwall to back of lot lines. Recommend adding fence to channel typical. U Channel Detail: Recommend mounting safety fencing directly to channel so grass can be mowed.
78	Storm Channel B Plan & Profile (Sheet 2 of 2)	EM8.16. Safety. For all U shape channels... Demonstrate compliance. interior wall > 3' requires adjacent ground, barrier-type fence > 6' high Per email on 4/20/2022, house fences on east side are sufficient. For west side and ends, safety fence required. U Channel Detail: Recommend mounting safety fencing directly to channel so grass can be mowed.
79	Overall Water Plan	Update street name shown in Castlewood, (Castlebridge Way to Wesley Miller) Verify 45° configuration to avoid run of angled pipe on Wesley Miller street crossing. Notate plug on plan sheet
80	Phase 1 Water Plan	Update street name shown in Castlewood, (Castlebridge Way to Wesley Miller)
81	Phase 2 Water Plan	Update street name shown in Castlewood, (Castlebridge Way to Wesley Miller)
82	Water Plan & Profile Line WL-A (Sheet 1 of 2)	Verify and update bend size/degree of bend on profile (TYPICAL) (unresolved from previous review) Sta. 15+87, 16+95, 17+86 & 19+43 Verify 45° configuration to avoid run of angled pipe on Wesley Miller street crossing.
100	Detention Pond Plan (see plan sheet markup)	Unclear what the points near the outfall shown are? Reference cross-section of weir in details Incomplete information shown for top of berm (??? Is shown) Include reference to Sheet 101 and 103 for the outfall structure
100	Detention Pond Plan (see plan sheet markup)	8.15.3.a(3) - all slopes steeper than 4:1... 4:1 required unless supported by geotech recommendation (not found in Intertek PSI report)
105	Paving Details (1 of 3)	Residential Alley Section - When revised geotech report is submitted with revised plans, provide notation to jointing requirements and spacing for alleys Verify and update/remove text shown in PV002

Doc Page#	GeoTech Comments for Report Dated 9/28/21	Back Check for Report Dated 5/5/22
3	Boring depths should be a minimum of 15 feet	Original Comment not Addressed, 6 to 10 ft deep borings are not per the CoT EM Section 5.6 - Open
6	What zone of season moisture content change was used, and What moisture condition was used in PVM calculations?	Comment Addressed, however the active zone in Central Texas is typically taken as 15 feet not 10 feet (i.e. see TxDOT Pavement Design Manual and CoT EM required minimum boring depth of 15 ft). - Open
9	Concrete should be Class P per TxDOT Standard Specifications Item	Per CoT EM Section 4 TxDOT Specifications apply unless Amended by the EM, note CoT

	360	EM and detail indicates Class A concrete, which is a 3,000 psi mix not 4,000 psi, therefore pavement calcs need to be performed with 3,000 psi, not 4,000 psi. – Open
10	Include PI and strength requirements for LSS	Comment Addressed with pH and Strength requirement, but strength not per CoT EM Section 5.6 (100 psi not 50 psi as Shown in Table 4.8) - Open
10	What dosage of lime should be used, and were any lime series tests performed?	Comment Not Address, need to specify per CoT EM Section 5.6 - Open
10	What is the sulfate content of the subgrade soils, and can lime be used on these soils?	Comment Not Address and not per COT EM Section 5.6 - Open
11	Are there any requirements for construction joint or expansion joint spacing?	Not fully addressed, what are the joint spacing recommendations? - Open
14	NA	Table 4.3 and 4.4 How was the geogrid modelled in FPS21?
15	NA	What specification is being used for the concrete pavement?
16	NA	FPS21 Output with Mechanistic and Triaxial Checks not provided, required per CoT EM as referenced to TxDOT Pavement Manual.
17	NA	Rigid Pavement design output not included required per CoT EM as referenced to TxDOT Pavement Manual.
18	NA	Table 4.8 – What type of geogrid is being recommended TxDOT Item DMS 6240 or per calcs in back of report TX5?

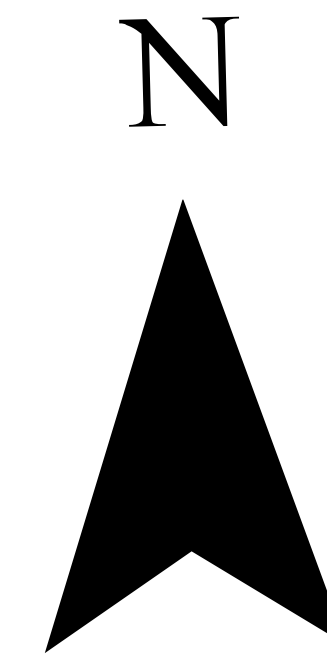
Please revise the plans to address the comments noted above. Following revision, submit the plans electronically with a resolution letter in PDF format.

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

Thank you,



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

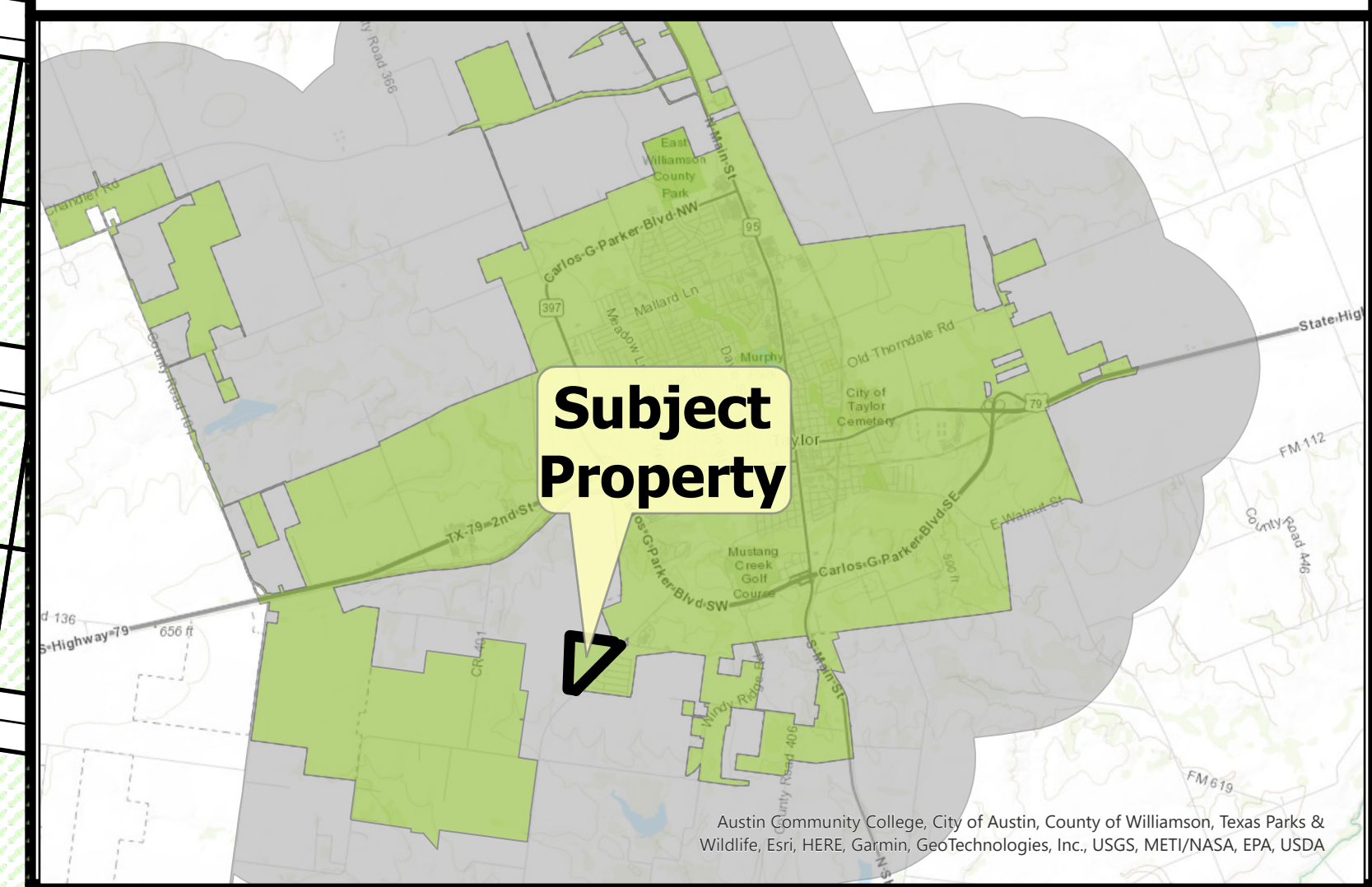


PZ-2021-1353

**Castlewood South
Subdivision Improvement Plans
Located on FM 973 Across from the
Avery Glen Subdivision
Approximately 69.99 Acres**

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- R-1/RPD: Residential Planned Development



**Subject
Property**

FM 973

City of Taylor
PZ-2022-1489
Subdivision Variance
Staff Report

Item Details

Subject Property:	701 S. Main St – southeast corner of S. Main St. and E. Rio Grande St.
Total Acreage:	Approximately 0.08 acres
Legal Description:	Being a 0.08-acre tract of land out of and a part of Lot One, Block One, Avery Addition, Taylor, Williamson County, Texas.
Applicant & Property Owner:	Oral and Roberta Thompson
Request:	A request to vary from the subdivision code section 2.3 as the requirement to plat the property consisting of approximately 0.08 acres (~3,484 square feet).
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

It was brought to staff's attention that a new structure was placed on the subject property and the applicant discussed with staff their desire to develop the property at 701 S. Main Street for a commercial project. When the requirement of platting was mentioned, it became clear that the configuration of the initial plat (Avery Addition, circa 1901) was at some point modified by deeds which reestablished lot boundaries for various lots within the subdivision block. To properly and legally replat the subject property the owner of 701 S. Main Street and all other property owners within the Avery Addition subdivision would be required to agree and partake in the platting process to be considered legally conforming. Additionally, the current configuration of Lot 1 is less than 6,000 square feet which is required per the B-1 (Local Business) zoning district.

Location:

The subject property is located at the southeast corner of S. Main Street and E. Rio Grande Street.

Physical and Natural Features:

The subject property is predominately vacant and devoid of any dense vegetation. There are several concrete slabs and walkways from preexisting structures. The property owner has placed a large shed at the northeast corner of the lot. Based on a site inspection, there are not any natural features on the site that would impact development on site. Existing concrete slabs would likely be required to be removed or inspected by an engineer to determine integrity.

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 Infill Growth Sector.

The Infill Growth Sector is made up of areas that are already developed and served by infrastructure. They are also intended for higher intensity uses that are currently in place.

Future Land Use and Zoning Designations:

The newly adopted Comprehensive Plan, Envision Taylor, identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation as, Market Center: Neighborhood. Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. Neighborhood Centers offer a full depth of goods and services to residents within the local neighborhood. These Centers typically have 10 to 15 smaller retailers such as a bank, café, dry cleaner, or florist.

The subject property is currently zoned B-1 (Local Business). The B-1 zoning designation as it is written to date would allow for a variety of uses to include retail shop, restaurant, drug store/pharmacy, medical clinic/office, recreation center, auto repair – minor, hardware shop, single family, multi-family, offices – general/professional, and retirement housing for the elderly.

Direction	Zoning District	Future Land Use	Existing Land Use
North	B-1 (Local Business District)	Market Center: Neighborhood	Residential Structure with Detached Garage
South	B-1	Market Center: Neighborhood	Vacant Land + Residential Structure
East	B-1	Market Center: Neighborhood	Residential Structure
West	B-1	Market Center: Neighborhood	Vacant Land – across Main Street

Utilities

The subject property is located within the City’s service area for water and city wastewater and an extension of city infrastructure is likely not required.

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 variance request (24 notices), a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 29, 2022.

Staff Analysis

The request for the subject property is a variance from the Subdivision Ordinance, Section 2.3 which stipulates the authority granted by the City to require a plat to ultimately obtain a building permit for construction (see Attachment 4). The purpose behind the requirement is aimed to control the subdivision of land in order to provide for orderly development and to secure adequate provisions for traffic, light, air, recreation, transportation, water, drainage, sewage, and other facilities.

Staff has determined that the applicant does have a hardship as the existing non-conforming subdivision of the applicant’s property did not go through the replatting process in the past and would require the cooperation of all other property owners (approximately seven unique owners

based on Williamson County Central Appraisal District) to collaborate, reestablish lot lines, and file a new plat with Williamson County. While developing the subject property is the interest of the property owner it cannot be assumed that the other owners of the remaining estimated 1.68 acres (73,180 square feet) desire to replat the property at this time.

In addition to the hardship presented, the questions below must also be addressed by the Commission.

Planning and Zoning Commission Recommendation

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

- 1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of his land or the City of orderly development; and**
 - The applicant would be faced with coordinating a platting process for the entire subdivision to develop on their property. This condition would likely impede the process or halt their development entirely due to extraneous factors that would cause an undue burden. If the variance is granted the applicant will be granted reasonable use of their land and the city would still be able to regulate orderly development through the site development plan process.
- 2. That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and**
 - The granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant as they are planning to develop the property, which would otherwise not be possible without the variance.
- 3. That the granting or imposition of the variance will not be detrimental to the public health, safety, and welfare; and**
 - Granting or imposing the requested variance will not be detrimental to the public health, safety, and welfare.
- 4. That the granting or imposition of the variance will not affect preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance.**
 - The granting of the variance may not allow for the orderly subdivision of the subject property or adjacent land in accordance with the provisions of the subdivision ordinance due to the subject property not being platted. However, the City's Comprehensive plan identifies the area primed for growth and stipulates commercial activity to occur. The development of the subject property will still be able to facilitate the city's vision without a proper plat of the condensed acreage of the subject property. Additionally, no public improvements will likely be required as there are water, wastewater, and adequate roadways established.

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

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Notice Area Map

Roberta & Oral Thompson
2706 S Main St.
Taylor, TX 76574
512-914-3272

To: City of Taylor

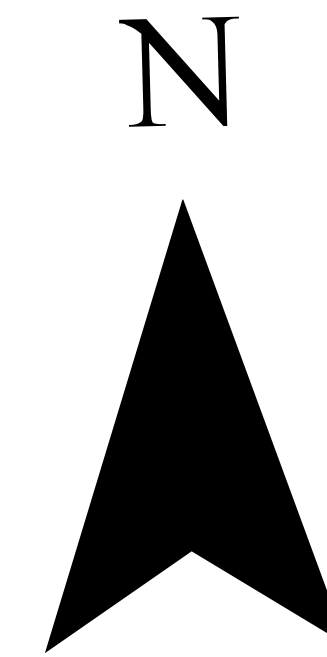
Description and narrative: Sub Variance Request for 701 N. Main St., Taylor, Tx 76574

This request is in regards to opening a “to-go” dining establishment in the Avery subdivision located at 701 N. Main St., Taylor, TX 76574. We are looking to operate a food “to-go” establishment where individuals can place an order for various food(s) and drink(s), pick them up, and transport food related items back to their establishments.. Currently there are very few and limited dining options on the South side of town, and we are looking to change the narrative of that. We are seeking a variance because it was brought to the attention of all parties involved that it would require notifying the entire community since various properties in the area at some point had been subdivided even though residents are the rightful owners / deed holders of their property. The proposed variance and building will not adversely affect any adjacent or nearby properties and will only affect the current location (701 N. Main St. Taylor, TX 76574). There are no special conditions / circumstances to the development that would need to be done to any nearby properties.

Sincerely,

Roberta & Oral Thompson

atw

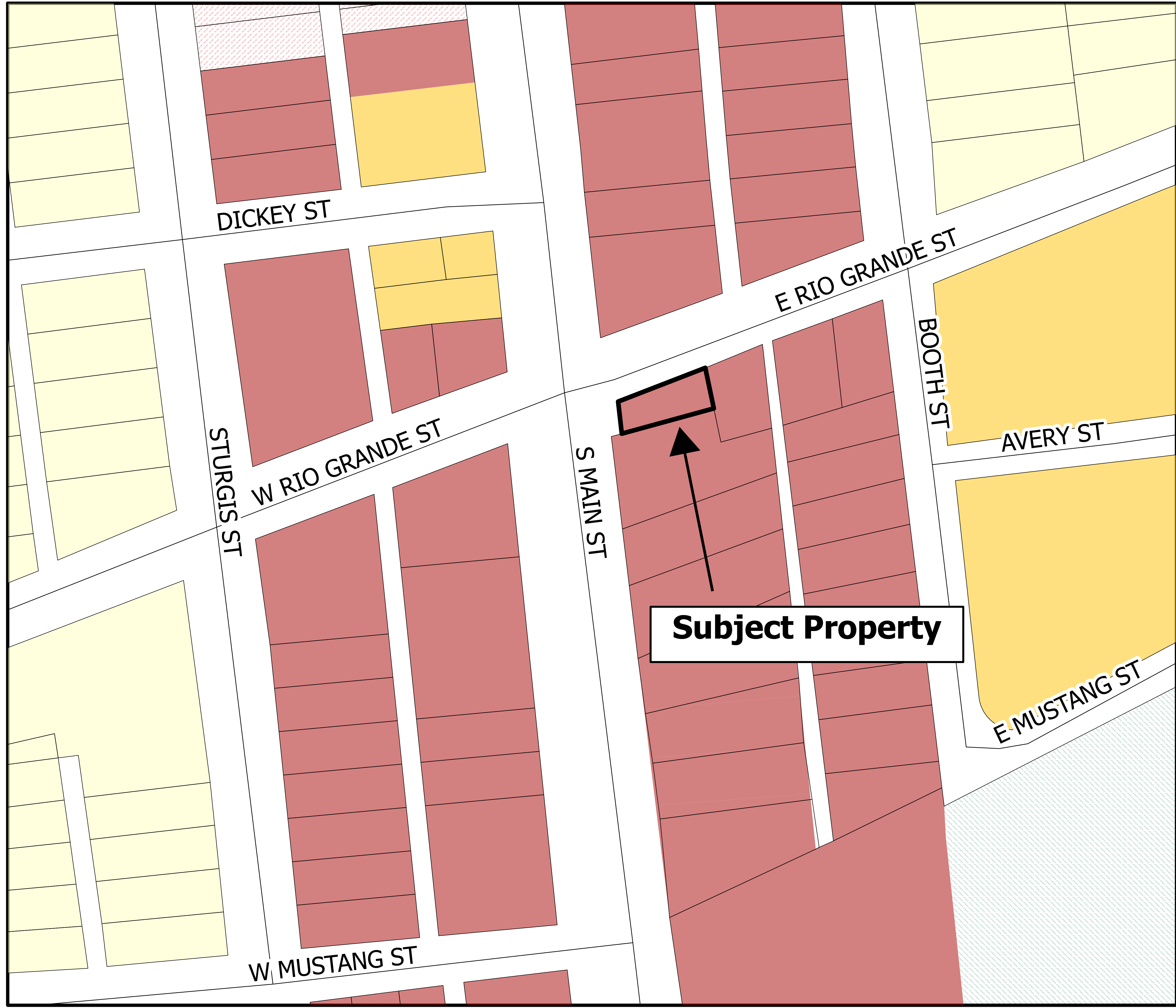
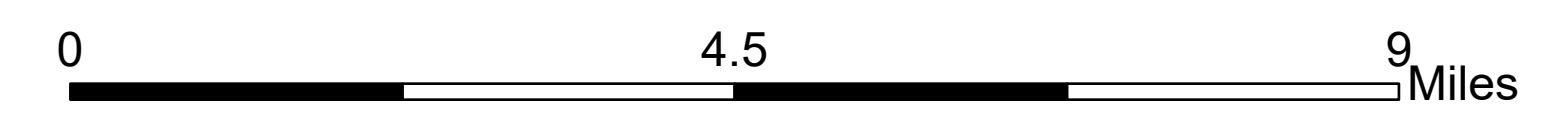
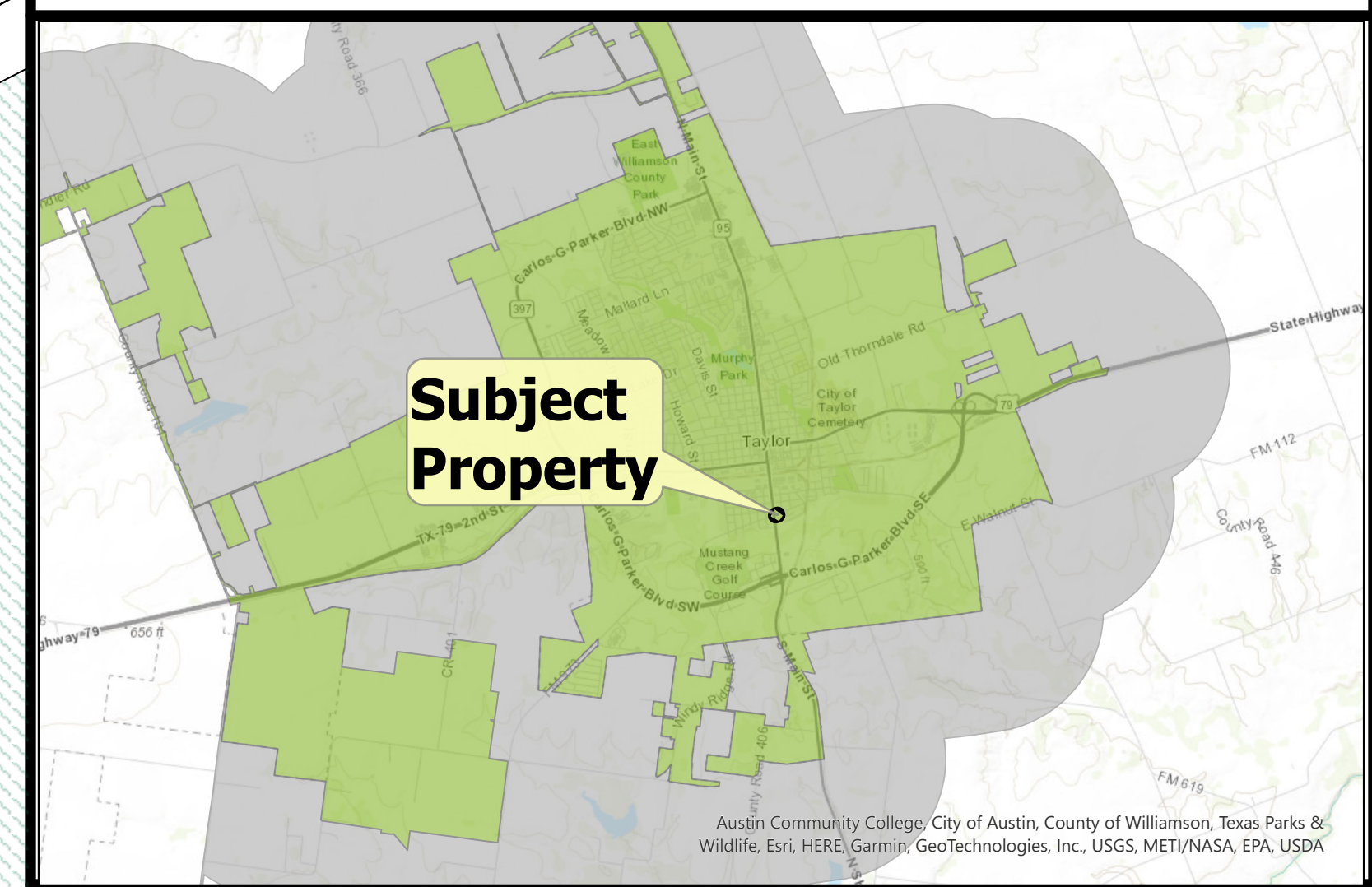


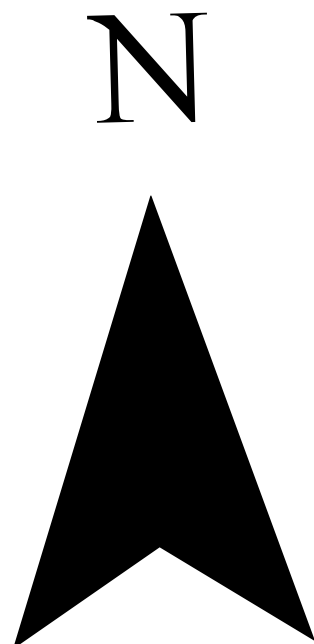
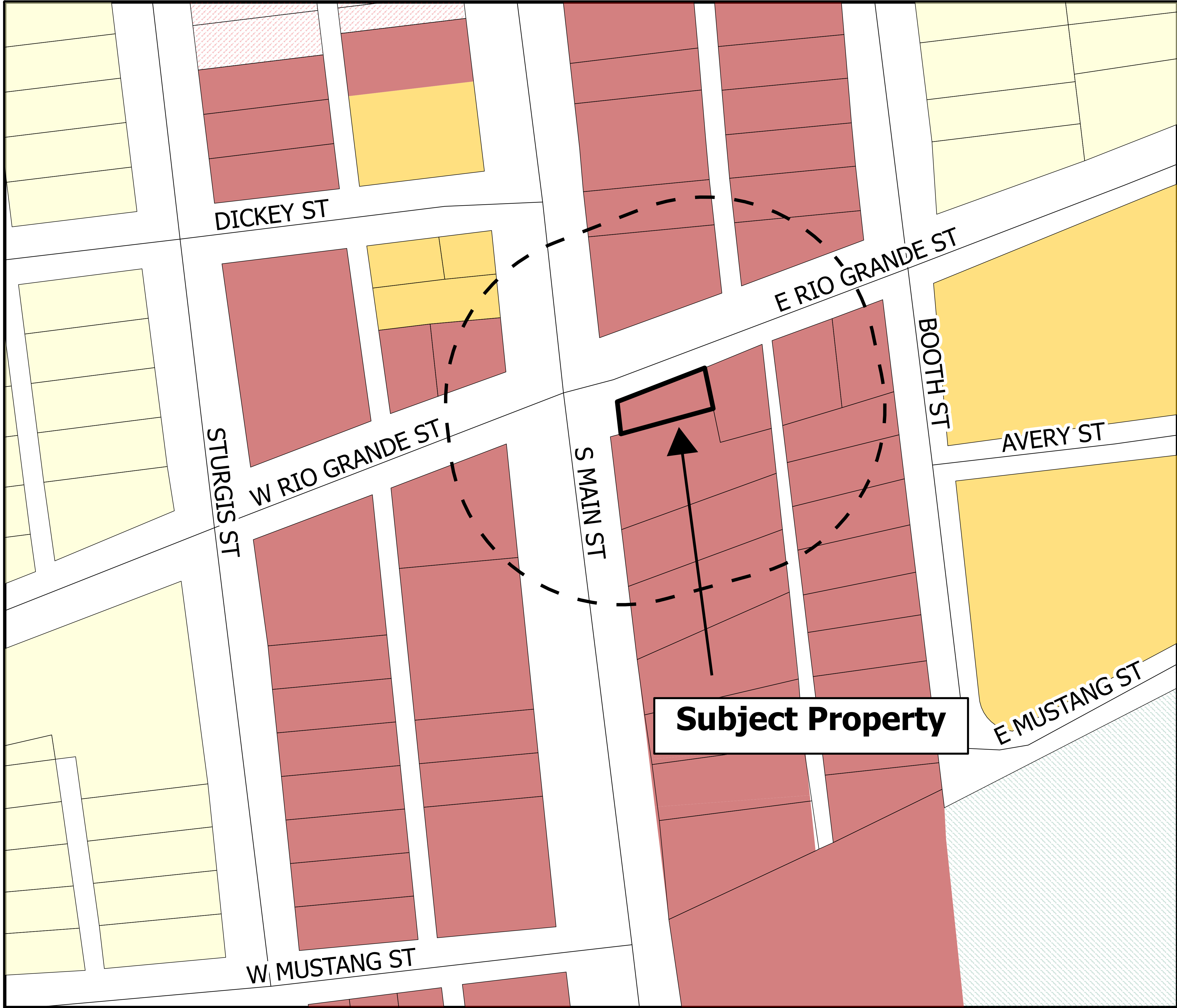
PZ-2022-1489

701 South Main Street
Subdivision Variance
Location Map
Approximately 0.08 Acres

Legend

- | | |
|------------------|-----------------------|
| Subject Property | B-3 Central Business |
| Parcels | MF-2 Multi-Family |
| Streets | R-1 Single Family |
| ZONING | R/A Rural Agriculture |
| B-1 | |





PZ-2022-1489

701 South Main Street
Subdivision Variance
Notice Area Map
Approximately 0.08 Acres

Legend

- Subject Property
- 200 ft. Buffer
- Parcels
- Streets
- B-1
- B-3 Central Business
- MF-2 Multi-Family
- R-1 Single Family
- R/A Rural Agriculture

