

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, May 9, 2023.

The agenda packet is on the website

at: <http://www.taylortx.gov/Calendar.aspx?EID=4543&month=6&year=2023&day=13&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 April 11, 2023, and May 9, 2023.
2. **PZ-2022-1558** – Consider Conditional Approval of Spring Creek Phase Two Subdivision Improvement Plans, consisting of approximately 20.40 acres of land, generally located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
3. **PZ-2022-1564** – Consider Approval of The Retreat at Mallard Subdivision Improvement Plans, consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, generally located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of NW Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
4. **PZ-2022-1573** – Consider Disapproval of RCR Taylor Logistics Rail Park Subdivision Improvement Plans, consisting of approximately 756.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R631981, R634263, R637411, R637527, and R637774,

part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

5. **PZ-2022-1598** – Consider Conditional Approval of North Village Subdivision Preliminary Plat (Northside Preliminary Plat), consisting of approximately 40.18 acres to create 206 lots, including right-of-way dedication, generally located at the northeast corner of the intersection of NW Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
6. **PZ-2023-1626** – Consider Conditional Approval of Castlewood South Phase 1 Final Plat, consisting of approximately 42.937 acres generally located on FM 973 across from the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019232, R019652, and R331183, part of and out of the M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Co. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
7. **PZ-2023-1633** – Consider Disapproval of 3811 N. Main St. Subdivision Improvement Plans, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
8. **PZ-2023-1644** – Consider Disapproval of Aaron Barta Subdivision Minor Plat, consisting of approximately 0.997 acres of land generally located at 1303 Old Thorndale Road, more particularly described by the Williamson Central Appraisal District Parcel R019891, part of and out of the Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.
9. **PZ-2023-1682** – Consider Conditional Approval of Taylor Southpark Section 1 Lots 6 and 7 Amending Plat, consisting of approximately 3.709 acres of land generally located along Industrial Drive, more particularly described by the Williamson Central Appraisal District Parcels R102831 and R102833, Taylor Southpark Section One, Taylor, Williamson County, Texas.

REGULAR AGENDA

COMPREHENSIVE PLAN AMENDMENT

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

School and east of the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019109, R019114, and R019732, part of and out of the M. Dentler Survey, Abstract No. 211, and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.

ZONING

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

SPECIFIC USE PERMIT

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

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: July 11, 2023

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before June 13, 2023. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts, Administrative Assistant

Date: 6-9-2023

MINUTES

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

PLANNING AND ZONING COMMISSION MEETING

April 11, 2023, 6:00 P.M.

PRESENT

Donna Frazier
Nora Roy
Kellie Billings-Ray
Annette Maruska
Jim Newman
Alex Allrich
Amy Everhart

ABSENT

Mike Eaton
Steve Darden

STAFF PRESENT

Tom Yantis, Assistant City Manager
Colin Harrison, Director of Dev. Services
Courtney Peres, Planning Manager
Carrie Orts, Admin. Assistant
Chelsey Cooper, HDR

CALL TO ORDER AND DECLARE A QUORUM

ELECTION OF OFFICERS

Mrs. Frazier noted that we would receive a report on City Council appointment of members and elect officers. Mr. Yantis stated that Mr. Harrison has been promoted to Director of Development Services. Ms. Joyas has been hired to fill the open Planner position. Ms. Hicks resigned her position with the City.

Mr. Yantis opened the floor for nominations for Chair.

Chair nominations

Mrs. Maruska nominated Mrs. Frazier by acclamation for Chair.

Mr. Yantis asked if there were any other nominations for Chair.

Mr. Newman nominated Ms. Everhart for Chair.

Mr. Yantis asked again where there any other nominations for Chair.

Hearing none Mr. Yantis stated that the Commission would vote in reverse order.

Mr. Yantis asked for all those in favor of Ms. Everhart to raise their hand. (5 in favor, 1 opposed, 1 abstention)

Mr. Yantis asked for all those in favor of Mrs. Frazier to raise their hand. (1 in favor, 5 opposed, 1 abstention).

Mr. Yantis stated that Ms. Everhart is the new Chair.

Ms. Everhart opened the floor for nominations for Vice Chair.

Vice Chair nominations

Mrs. Maruska nominated Mrs. Frazier for Vice Chair.

Ms. Everhart asked for any other nominations.

Mr. Newman nominated Mrs. Roy for Vice Chair.

Ms. Everhart asked for all those in favor of Mrs. Roy to raise their hand. (4 in favor, 1 opposed, 2 abstained).

Ms. Everhart asked for all those in favor of Mrs. Frazier to raise their hand. (1 in favor, 4 opposed, 2 abstained).

Mrs. Roy is the new Vice Chair

Ms. Everhart opened the floor for nominations for Secretary.

Secretary nominations

Mrs. Maruska nominated Mrs. Frazier for Secretary.

Hearing no other nominations, Ms. Everhart that all those in favor of Mrs. Frazier raise their hand. (6 in favor-0 opposed-1abstained)

Mrs. Frazier is the new Secretary.

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 March 14, 2023.
2. **PZ-2022-1494** – Consider conditional approval for 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.
3. **PZ-2022-1573** – Consider disapproving RCR-Taylor Logistics Park Subdivision Improvement Plans, consisting of approximately 756.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R631981, R634263, R637411, R637527, and R637774, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

4. **PZ-2022-1591** – Consider disapproving The Steel Network Subdivision Improvement Plans, consisting of approximately 35.38 acres, generally located at the northeast corner of the intersection of East Martin Luther King Jr. Boulevard and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcel R616083, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.
5. **PZ-2023-1626** – Consider disapproving Castlewood South Phase 1 Final Plat, consisting of approximately 42.937 acres generally located on FM 973 across from the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019232, R019652, and R331183, part of and out of the M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Co. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
6. **PZ-2023-1628** – Consider conditional approval for RCR-Taylor Logistics Park Replat of Phase 2, Block 2, Lot 3, consisting of approximately 46.41 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcel R637774, legally described as Lot 3, Block 2, RCR-Taylor Logistics Park Phase 2 Minor Plat, Taylor, Williamson County, Texas.
7. **PZ-2023-1633** – Consider disapproving 3811 N. Main St. Subdivision Improvement Plans, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Mr. Allrich made a motion to approve the consent agenda as written. The vote was seconded by Ms. Billings-Ray. All present voted in favor (7-0). Motion carried.

REGULAR AGENDA

SPECIFIC USE PERMIT

8. **PZ-2023-1634** – Hold a public hearing regarding a request for a specific use permit to allow a wireless communication tower facility on approximately 1.13 acres of land, addressed as 1701 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R016906, legally described as the Center Part of Block 6, Doak's Third Addition to the City of Taylor, Taylor, Williamson County, Texas.

Ms. Everhart opened Public Hearing at 6:10 P.M.

Ms. Cooper made a presentation including staff recommendation for approval of the proposed Specific Use Permit as it is compatible with the surrounding area, consistent with the Comprehensive Plan (Growth Sector & Future Land Use), and in line with Ordinance 97-2 pertaining to Wireless Telecommunication Towers. Discussion between Commission and Staff.

Mr. Wyngarden with Hemphill, LLC. And Mr. Kennedy were present to answer questions. There was discussion between Commission, Staff, and Representative.

The public hearing closed at 6:34 P.M.

9. **PZ-2023-1634** – Consider making a recommendation regarding a request for a specific use permit to allow a wireless communication tower facility on approximately 1.13 acres of land, addressed as 1701 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R016906, legally described as the Center Part of Block 6, Doak's Third Addition to the City of Taylor, Taylor, Williamson County, Texas.

Mrs. Roy made a motion to approve a recommendation regarding PZ-2023-1634. Second by Mr. Allrich.

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

COMPREHENSIVE PLAN AMENDMENTS

10. ***POSTPONED* PZ-2023-1638** – Hold a public hearing regarding a request for a comprehensive plan amendment to amend the Future Land Use Map and Growth Sectors Map designations of approximately 48.15 acres of land, generally located approximately 500 feet east of the intersection of County Road 404 and County Road 406, more particularly described by Williamson Central Appraisal District Parcel R019249, part of and out of the H.T. & B.R.R. Co. Survey No. 5, Abstract No. 316, City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.
11. ***POSTPONED* PZ-2023-1638** – Consider making a recommendation regarding a request for a comprehensive plan amendment to amend the Future Land Use Map and Growth Sectors Map designations of approximately 48.15 acres of land, generally located approximately 500 feet east of the intersection of County Road 404 and County Road 406, more particularly described by Williamson Central Appraisal District Parcel R019249, part of and out of the H.T. & B.R.R. Co. Survey No. 5, Abstract No. 316, City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.
12. ***POSTPONED* PZ-2023-1639** – Hold a public hearing regarding a request for a comprehensive plan amendment to amend the Future Land Use Map and Growth Sectors Map designations of approximately 55.90 acres of land, generally located south of Taylor High School and east of the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019109, R019114, and R019732, part of and out of the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.
13. ***POSTPONED* PZ-2023-1639** – Consider making a recommendation regarding a request for a comprehensive plan amendment to amend the Future Land Use Map and Growth Sectors Map designations of approximately 55.90 acres of land, generally located south of Taylor High School and east of the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019109, R019114, and R019732, part of and out of the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.

ZONING

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

DISCUSSION ITEMS

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

Ms. Peres stated that the only item that went forward to Council at the last meeting was the Comp Plan Amendment at 1103 Carlos G. Parker. It will go before City Council April 13, 2023, for a vote.

Mr. Yantis stated that the recommendation & setting of Public Hearing for the setting of Roadway Impacts Fees was done at the last Council meeting. The Public Hearing will take place at the April 27, 2023, Council meeting. The ordinance adopting the Water/Wastewater Impact Fees is going for introduction to City Council Thursday, April 13, 2023.

17. Update to Commissioners ability to attend State Planning conference in November.

Ms. Peres stated that she wanted to make the Commission aware that the City has secured funding for the American Planning Association State Conference that will allow the Planning Commission to attend. It is being held in Corpus Christi this year. That is all the info at this time that is know but staff wanted to make you aware of the opportunity to attend.

ADJOURN – Meeting adjourned 6:39 P.M.

Carrie Orts
Administrative Assistant II, Development Services

Amy Everhart
Planning & Zoning Commission Chair

MINUTES

CITY OF TAYLOR, TEXAS

400 Porter Street

Taylor, Texas 76574

PLANNING AND ZONING COMMISSION MEETING

May 9, 2023, 6:00 P.M.

PRESENT

Donna Frazier
Amy Everhart
Steve Darden
Annette Maruska
Jim Newman
Alex Allrich

ABSENT

Mike Eaton
Nora Roy
Kellie Billings-Ray

STAFF PRESENT

Colin Harrison, Director of Dev. Services
Courtney Peres, Planning Manager
Brenda Joyas, Senior Planner
Harley Guarnere, HDR
Carrie Orts, Admin. Assistant

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:03 p.m.

CITIZENS COMMUNICATION

N/A

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on April 11, 2023.

Mrs. Maruska requested to pull the minutes from the consent Agenda.

Ms. Everhart asked for a motion to approve items 2 and 3 on the consent agenda before moving onto item 1 for amendments.

Mr. Newman made a motion to approve minutes without item number 1.
Second by Mr. Allrich. All present voted in favor (6-0). Motion carried.

Ms. Everhart asked if the Commission would like to bring the minutes back next month with corrections or approve as amended.

Mrs. Maruska made a motion to bring the minutes back to the Commission next month.
Second by Mr. Allrich. All present voted in favor (6-0). Motion carried.

2. **PZ-2022-1564** – Consider disapproving The Retreat at Mallard Subdivision Improvement Plans, consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, generally located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of NW Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
3. **PZ-2023-1626** – Consider disapproving Castlewood South Phase 1 Final Plat, consisting of approximately 42.937 acres generally located on FM 973 across from the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019232, R019652, and R331183, part of and out of the M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Co. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

REGULAR AGENDA

ZONING

4. **PZ-2023-1642** – Hold a public hearing regarding a request to change the zoning of approximately 0.08 acres of land, generally located at 205 S. Doak Street, from Light Industrial (M-1) to Manufactured Housing (MH) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R016533, being the North one-half (1/2) of Lot Two, Block Thirty-One, Doak's Addition to the City of Taylor, Taylor Williamson County, Texas.

Public hearing opened at 6:05 PM

Mrs. Joyas made a presentation and stated that the Staff recommends approval of the proposed Zoning Map Amendment as it meets the needs described in the Envision Taylor Comprehensive Plan.

Mr. Shorts, located at 205 S. Doak was present to answer questions. There was a discussion between Commission and Owner/Applicant.

Public hearing closed at 6:08 PM

5. **PZ-2023-1642** – Consider making a recommendation regarding a request to change the zoning of approximately 0.08 acres of land, generally located at 205 S. Doak Street, from Light Industrial (M-1) to Manufactured Housing (MH) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R016533, being the North one-half (1/2) of Lot Two, Block Thirty-One, Doak's Addition to the City of Taylor, Taylor Williamson County, Texas.

Mr. Newman made a motion to make a recommendation for approval of the zoning change from M-1, Light Industrial to MH, Manufactured Housing. Second by Mr. Darden.

All present voted in favor (6-0). Motion carried.

6. **PZ-2023-1646** – Hold a public hearing regarding a request to change the zoning of approximately 3.59 acres of land, generally located at 2225 N. Main Street, from Institutional (I) to Local Business (B-1) zoning district, more particularly described by the Williamson

Central Appraisal District Parcel R345014, part of and out of the John Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.

Public hearing opened at 6:10 PM

Ms. Guarnere made a presentation including Staff's recommendation for approval of the proposed Zoning Map Amendment request as it meets the intent of the Comprehensive Plan.

Ms. Bernal, the Applicant, was present to answer questions.

Public hearing closed at 6:16 PM

7. **PZ-2023-1646** – Consider making a recommendation regarding a request to change the zoning of approximately 3.59 acres of land, generally located at 2225 N. Main Street, from Institutional (I) to Local Business (B-1) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R345014, part of and out of the John Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.

Mrs. Maruska made a motion to make a recommendation for approval of the request to change the zoning located at 2225 N. Main Street from I, Institutional to B-1, Local Business. Second by Mrs. Frazier.

All present voted in favor (6-0). Motion carried.

DISCUSSION ITEMS

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

Ms. Peres stated that on March 23, 2023 the Council did approve the water/waste water Impact Fees. Ms. Peres further stated that at the upcoming City Council meeting on May 11, 2023 they will hear the Roadway Impact Fees. They will also take action on the telecommunication wireless tower for the SUP.

ADJOURN – Meeting adjourned 6:33 P.M.

Carrie Orts
Administrative Assistant II, Development Services

Amy Everhart
Planning & Zoning Commission Chair

**City of Taylor
PZ-2022-1558
Spring Creek Phase 2
Subdivision Improvement Plans
Staff Report**

Item Details

Requested Action:	Consider Conditional Approval of Spring Creek Phase 2 Subdivision Improvement Plans
Address/Location:	Generally located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard.
Legal Description:	Approximately 20.40 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Aimee Chavez, P.E./Pape-Dawson Engineers, Inc.
Case History:	This is the third submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans partially meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed subdivision improvement plans pending compliance with the outstanding staff comments.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

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

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

Date: Thursday, June 8, 2023

Address: CR 367, Taylor 76574

Permit Number PZ-2022-1558

Dear Aimee Chavez,

Staff has completed its review of plans for Spring Creek Phase 2 Subdivision Improvement Plan that is to be generally located at CR 367, Taylor, TX 76574. At this time staff has granted Conditional Approval of the plan set. There are some corrections that need to be made prior to acceptance of the plans. Comments from this review follow.

Engineering Department Review

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

Plan set uploaded on 5/19/23 has been reviewed and approved with the following conditions noted below:

Subdivision Improvement Plans

Sheet 13 of 74 - Tribute Boulevard 2 of 2

1. Verify use of double banking plan view on Tribute Blvd.
2. Coordination shall be made with engineering to review and revise the section of private alley that ties-in to Tribute Boulevard.

Sheet 27 of 74 - Grading Plan 3 of 3

1. Please adjust MFFE boxes on the final plat for legibility.

Sheet 35 of 74 - Interim Drainage Calculations 2 of 2

1. Update and distinguish the interim inlet table heading on this sheet.

Sheet 36 of 74 - Existing Offsite Drainage Map

1. Please confirm extents of DA Ex Offsite 3 and provide existing contour labels on this sheet.
2. Please verify Jc2 proposed flows match the updated drainage memo or provide a revised memo.

Sheet 44 of 74 - Storm Drain Profiles SD-7A & SD-8A

1. Reviewer was unable to locate profile for SD-8C-3. Do you mean SD-8A-3 or SD-8C? Please confirm velocities on line SD-8C. Comment pending.

Sheet 65 of 74 - Sidewalk, Signage and Street Lighting Plan 3 of 4

1. Need to verify limits of parking and signage between Sanders Drive and Slivensky Drive due to the taper of street section.

Fire Department Comments

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

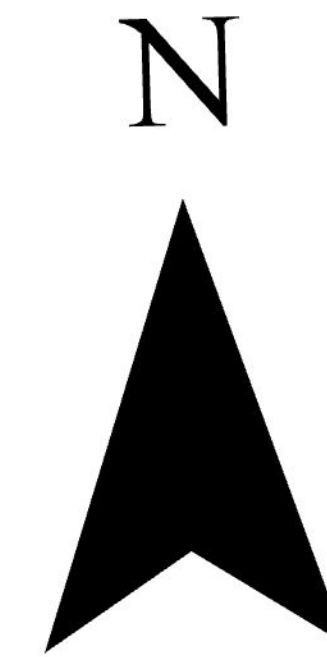
1. Reviewed with no comments.

Please revise the 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,

A handwritten signature in black ink, appearing to read 'C Peres'.

Courtney Peres, CNU-A
Planning Manager
City of Taylor

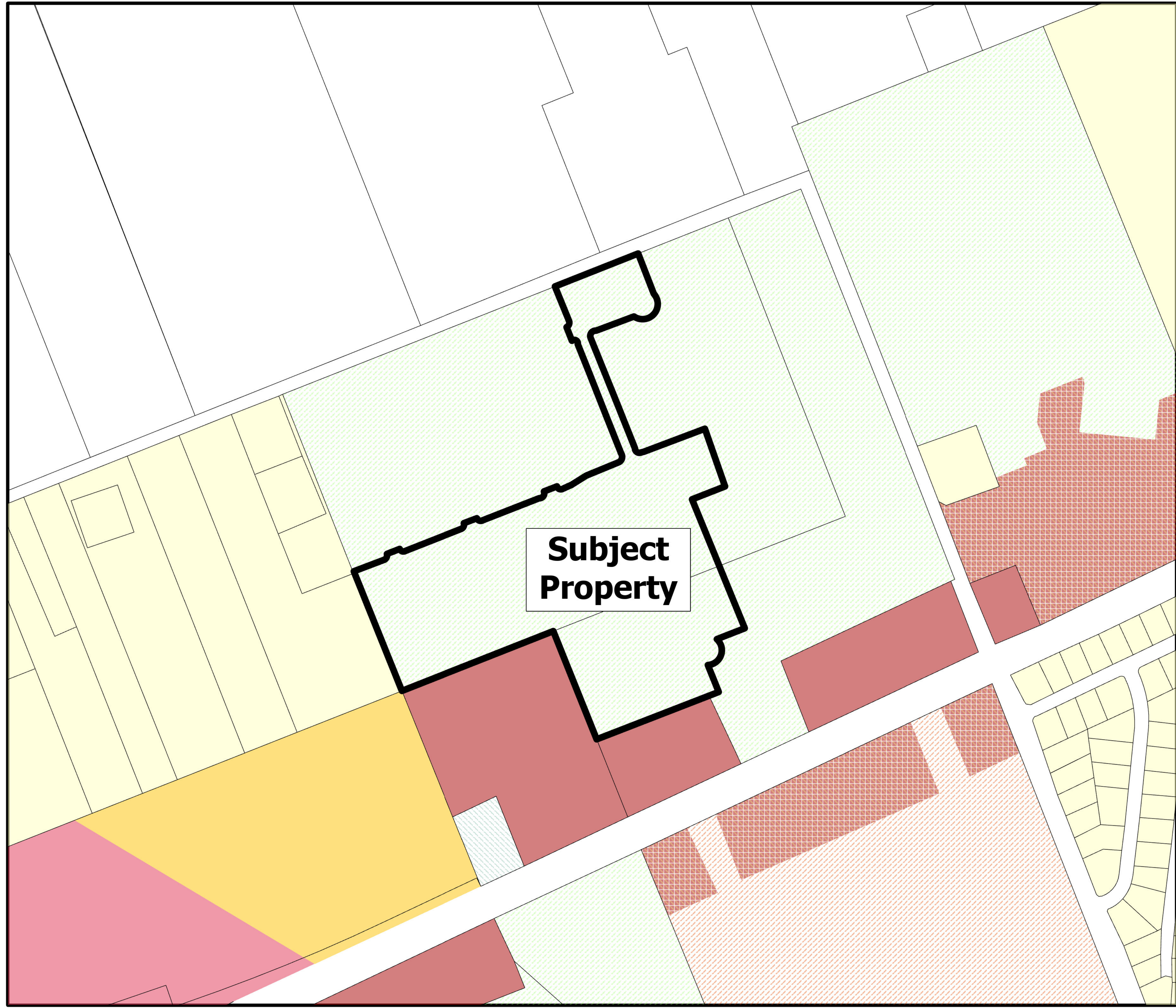
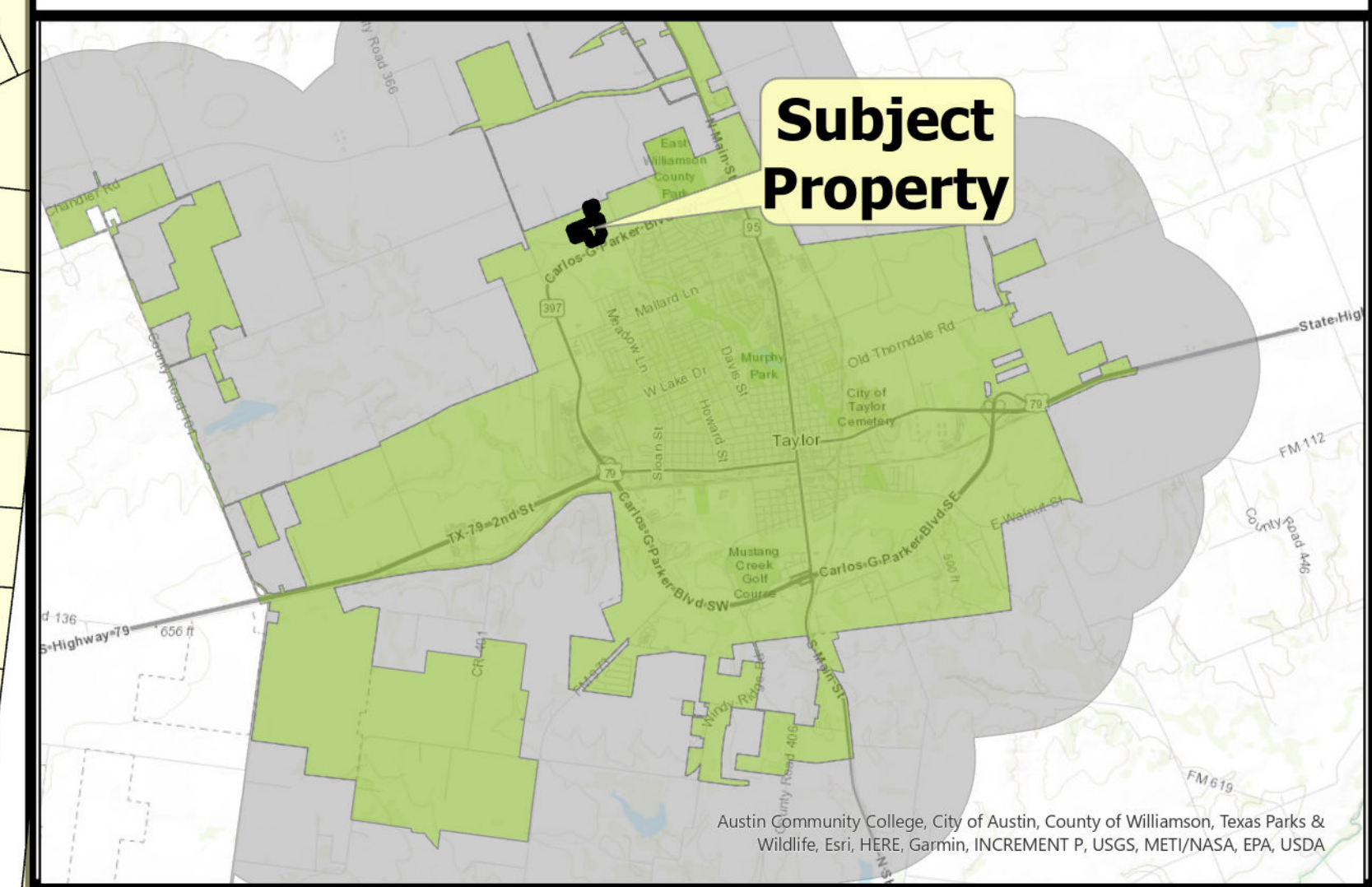


PZ-2022-1558

Spring Creek Phase 2
Subdivision Improvement Plans
Location Map
Approximately 20.40 Acres

Legend

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



**Subject
Property**

City of Taylor
PZ-2022-1564
The Retreat at Mallard
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider Approval of The Retreat at Mallard Subdivision Improvement Plans
Address/Location:	Generally 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
Legal Description:	Approximately 19.62 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1
Current Use:	Vacant
Applicant:	Trevor Tast, P.E./TX2 Engineering
Case History:	This is the fifth submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, staff recommends approval 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

Date: Thursday, June 8, 2023

Address: Mallard Lane, Taylor 76574

Permit Number PZ-2022-1564

Dear Applicant ,

Staff has completed its review of plans for The Retreat at Mallard SIP that is to be located at Mallard Lane, Taylor 76574. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas at 512-309-6797 or by email at brenda.joyas@taylortx.gov.

PZ-2022-1564 Retreat at Mallard: The subdivision improvement plans uploaded on 5/19/23 have been reviewed and approved with no additional comments from Planning.

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.

Subdivision Improvement Plans (Construction Plans) The subdivision improvement plans uploaded on 5/19/23 have been reviewed and approved with no additional comments from engineering. Please coordinate to resolve outstanding comments from other departments.

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.

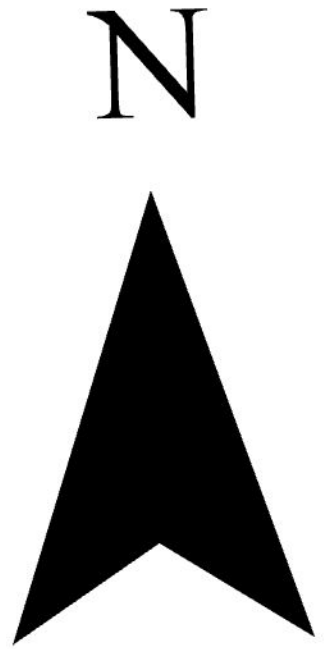
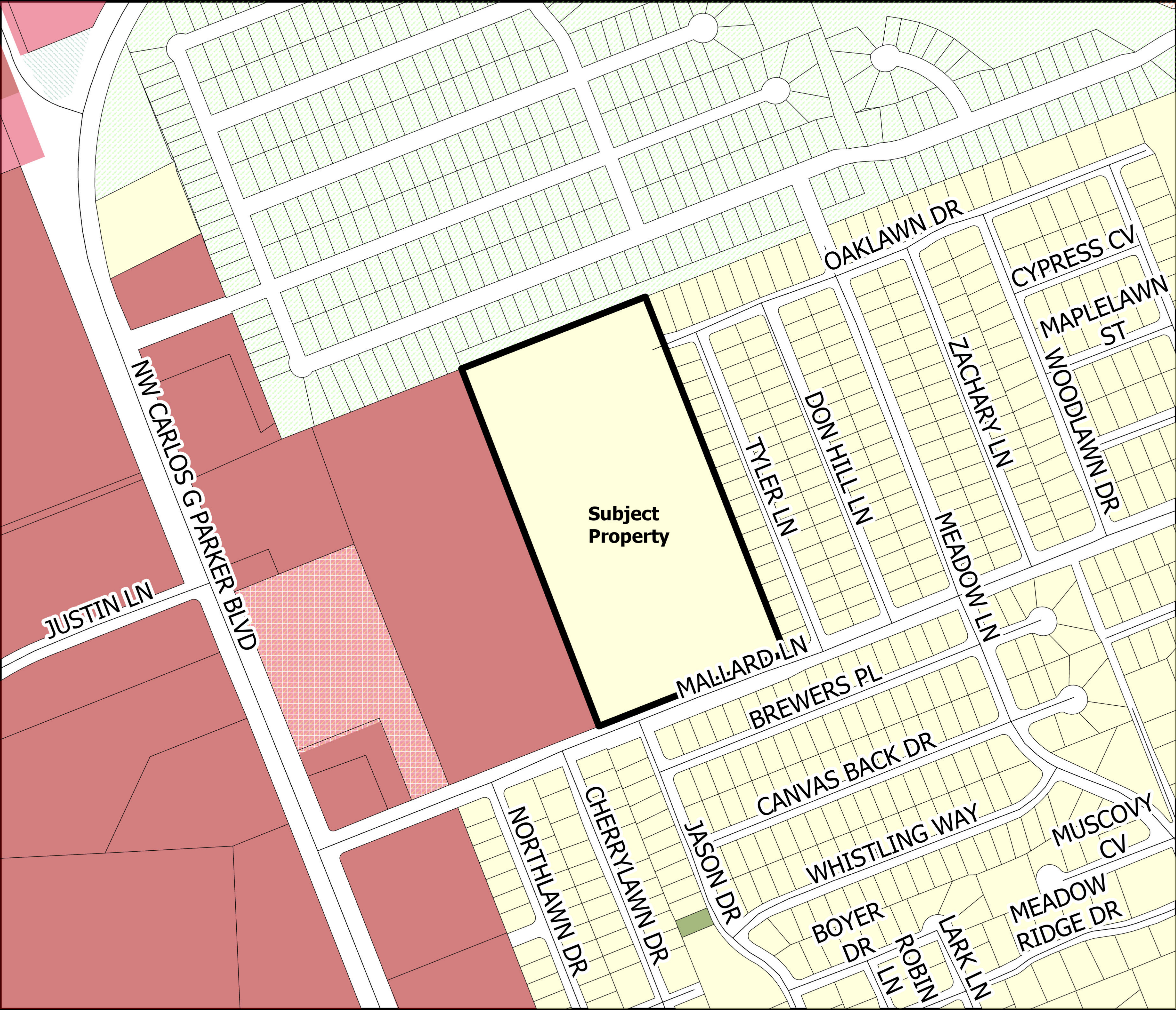
No comments.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Your preliminary plat will now go through Planning and Zoning and City Council for approval. 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 512-309-6797, or by e-mail at brenda.joyas@taylortx.gov.

Thank you,

Brenda Joyas

Attachment

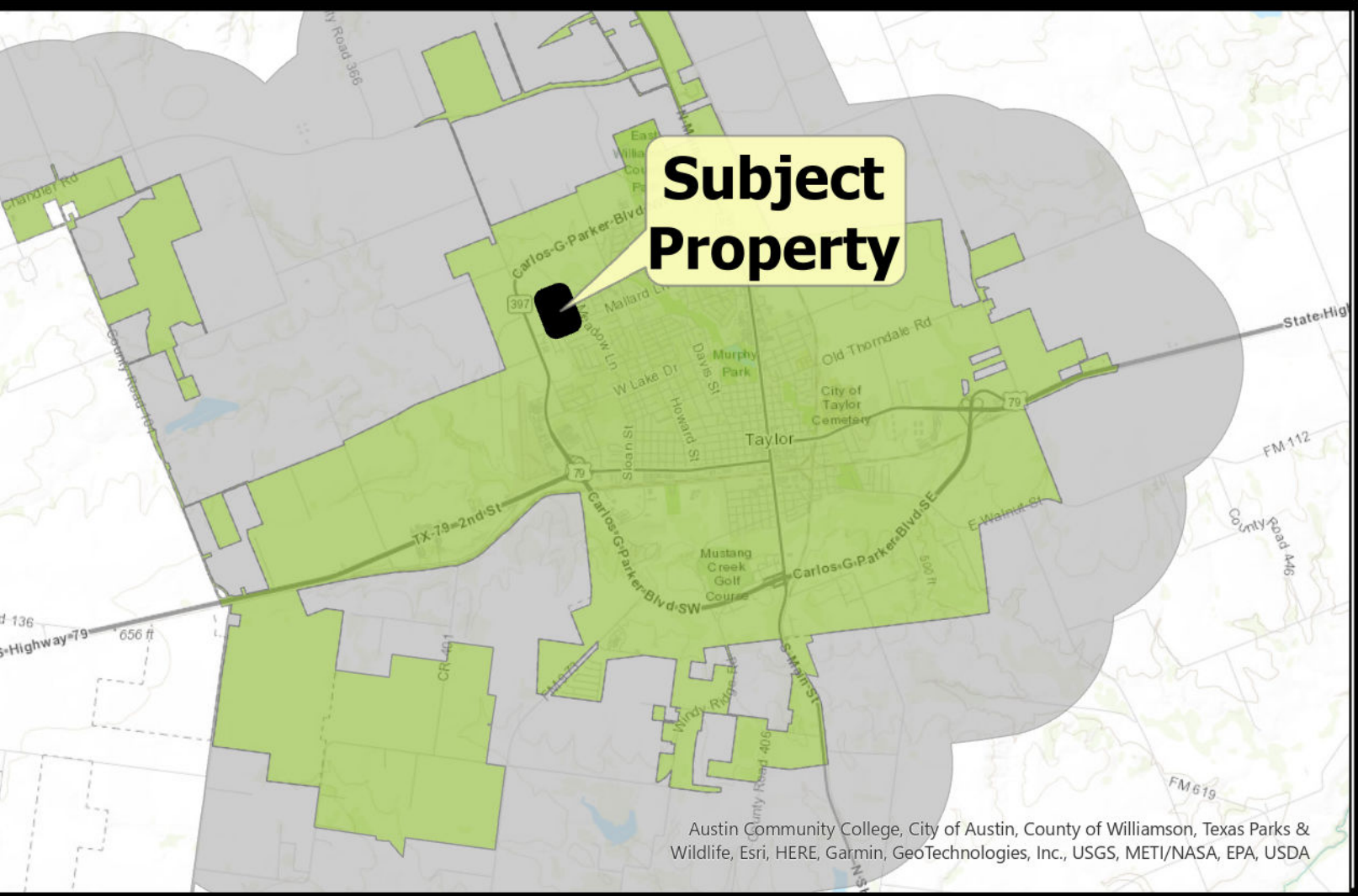


PZ-2022-1564

The Retreat at Mallard SIP
Location Map
Approximately 19.62 Acres

Legend

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



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

Item Details

Requested Action:	Consider disapproving RCR-Taylor Logistics Park Subdivision Improvement Plans
Address/Location:	201 FM 3349
Legal Description:	Approximately 756.00 acres of the Watkins Nobles Survey, Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213
Current Zoning:	B-2/CPD
Current Use:	The existing site of RCR-Taylor Logistics Park
Applicant:	Richard Heiges, P.E./RITD
Case History:	This is the fourth submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, 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

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

Date: Friday, June 9, 2023

Address: 201 FM 3349, Taylor 76574

Permit Number PZ-2022-1573

Dear Richard Heiges,

Staff has completed its review of plans for RCR-Taylor Logistics Park SIP that is to be located at 201 FM 3349, Taylor, TX 76574. At this time staff has Denied the plan set as there are some corrections that need to be made prior to acceptance. Comments from this review follow. **To result in a thorough resubmittal staff would highly recommend scheduling a comment resolution meeting to address all outstanding comments and questions or concerns that the applicant may have.**

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. Comments made on 4/6/23 have been cleared.

Engineering Department Review

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

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

Subdivision Improvement Plans

1. Sheet 2 of 182 - (C0.1) - Revise TIA info to show May 19th version and Engineer as Emily Moran
2. Sheet 21 of 182 - (C1.11) - Recommend you coordinate timing of construction of FM 3349 Northbound Frontage Road. The streetlight shown will be in conflict.
3. Sheet 23 of 182 - (C1.13) - Coordinate timing of FM 3349 Northbound frontage road construction. Future frontage road is not shown.
4. Sheet 41 of 182 - (C2.9) - [Comment Remains) Verify and update plans sheet. It is unclear how runoff enters pond. (See EM 2.3, 2.12)] Added Flume: EM8.17 Clarification: Drainage area to pond includes area downstream of pond (north of the pond footprint)
5. Sheet 41 of 182 - (C2.9) - label contours and detail this. not sure what's going on here.
6. Sheet 41 of 182 - (C2.9) - (Comment remains) Add erosion control measures EM 2.10, 8.1.7] Clarification: There is now pipe shown to outlet the pond, and no erosion control at that element. There is no riprap shown below the proposed spillway and could scour. Provide computations for design of apron. Provide dimensions and stone sizing and indicate on plans.
7. Sheet 41 of 182 - (C2.9) - Verify rock flume / spillway riprap. These items appear to not be meeting engineered requirements (Typical)
8. Sheet 48 of 182 - (C2.16) - Update existing/ proposed floodplain limits.
9. Sheet 48 of 182 - (C2.16) - Where noted, per 8.1.7 Add non - erosive outfalls into facility.
10. Sheet 48 of 182 - (C2.16) - Detail armoring shown

11. Sheet 57 of 182 - (C3.9) - [(Comment remains) Verify drainage at Pond F. Plan is unclear how runoff enters pond.(See EM 2.12)] this doesn't drain the way you explain the the responses. verify (da doesn't match contours)
12. Sheet 58 of 182 - (C3.10) - Update drainage areas shown per grading.
13. Sheet 59 of 182 - (C3.11) - [(Comment remains) EM 2.3, 2.6, Not clear what hydraulic element this drainage area is for.] Please provide a legible plan and profile for each element in ROW.
14. Sheet 59 of 182 - (C3.11) - [(comment remains) EM 2.3, 2.6 Each hydraulic element needs to have a drainage area assigned to it. Please provide matching names between area and element. Profiles required for each conveyance element.] please provide a legible plan and profile for each element in ROW
15. Sheet 60 of 182 - (C3.12) - Label ditches where noted on the plan.
16. Sheet 61 of 182 - (C3.13) - All drainage shown going between parcels need to be in easements and needs to be sized. Provide-drainage areas, computations, and plan and profile.
17. Sheet 62 of 182 - (C3.14) - Add label, drainage area, computations plan and profile for crossing shown.
18. Sheet 62 of 182 - (C3.14) - Add label, drainage area, computations plan and profile for crossing shown.
19. Sheet 65 of 182 - (C3.17) - All this data needs to be provided on the plan and profile.
20. Sheet 65 of 182 - (C3.17) - All this data needs to be provided on the plan and profile.
21. Sheet 65 of 182 - (C3.17) - Roadside Ditch Drainage Areas - There are 17 areas but 12 sets of calcs and 12 profiles.
22. Sheet 65 of 182 - (C3.17) - Add upstream and downstream elevations, and HGL downstream and upstream.
23. Sheet 65 of 182 - (C3.17) - Provide collection computations for inlets Provide culvert computations for culverts.
24. Sheet 67 of 182 - (C3.19) - Flowline at the end of the culvert noted on the plan does not match plan view callout.
25. Sheet 67 of 182 - (C3.19) - Verify, 3 flowlines in plan view.
26. Sheet 67 of 182 - (C3.19) - No flowlines called out in plan view. Update sheet accordingly.
27. Sheet 67 of 182 - (C3.19) - All profiles: call out end treatment/standard detail.
28. Sheet 68 of 182 - (C3.20) - Flowline callouts in plan view don't match profile callouts. Verify all are addressed.
29. Sheet 68 of 182 - (C3.20) - Verify: Is the profile accurately shown.
30. Sheet 68 of 182 - (C3.20) - Verify: Is the profile accurately shown.
31. Sheet 69 of 182 - (C3.21) - Tail -D1 - Verify existing ground profile.
32. Sheet 69 of 182 - (C3.21) - Tail -D1 - Verify existing ground profile.
33. Sheet 69 of 182 - (C3.21) - LLW-D1 & LLW-D2 - Need calculations for each proposed or changed pipe existing pipe segment.
34. Sheet 69 of 182 - (C3.21) - LLW-D1 & LLW-D2 - Show grade lines each storm sewer pipe.
35. Sheet 69 of 182 - (C3.21) - LLN-D1 - Show headwater / tailwater for each culvert.
36. Sheet 69 of 182 - (C3.21) - Provide flow and velocity statistics for each pipe/culvert.
37. Sheet 70 of 182 - (C3.22) - RCP where noted.
38. Sheet 75 of 182 - (C4.3) - Verify rip-rap.
39. Sheet 75 of 182 - (C4.3) - Verify rip-rap.
40. Sheet 75 of 182 - (C4.3) - Every conduit that crosses or carries flow from the row needs to be plan, profiled.
41. Sheet 88 of 182 - (C5.6) - Verify and update plan view to show the proposed ARV. Note that casing appears it will have a bend in it under tracks-show casing in profile.
42. Sheet 107 of 182 - (C5.25) - Verify and update dashed lines and dimensions around SSMH 16 appear to be proposed sewer easement but is not labeled in the plan view.
43. Sheet 120 of 182 - (C6.13) - Callout existing 12" WL Stub-Out in plan and profile.
44. Sheet 138 of 182 - (C7.6) - In reference to easement shown, a note should be added to plans warning contractor that conditions may vary within City easement and that contractor will be required to coordinate construction activities since easement is used by Samsung for construction ingress/egress
45. Sheet 168 of 182 - (C9.6) - Verify proposed lifts and that 2" TY C HMAC can be placed in 1" lifts
46. Sheet 168 of 182 - (C9.6) - Need tack coat between HMAC layers, not on flex base.
47. Sheet 168 of 182 - (C9.6) - TY B is either 4.5" or 5.5" thick, you would not place in 1" lifts.
48. Sheet 168 of 182 - (C9.6) - Missing % sign for lime where noted on the detail.
49. Sheet 168 of 182 - (C9.6) - See Table 12 below, place in 2 lifts with lift thicknesses between 2.5 and 3 inches.
50. Sheet 168 of 182 - (C9.6) - Where noted, place in one lift where noted on the sheet. see Table 12 below
51. Sheet 168 of 182 - (C9.6) - 2" Type C - Place in one lift (see Table 12 where noted on sheet).

*See PDF copy of TIA Review letter from HDR to Quiddity dated 6/5/23 in the associated files portion of the permit page:

Traffic Impact Analysis

8. HDR Comment, 4.5.23: Page 20. Update recommendations as needed, and provide a summary table listing all recommendations, cost estimates, when they will be installed, and the pro-rata share. If an improvement, such as a right-turn deceleration lane will be installed with the driveway, a rough cost estimate and the indication of 100% pro-rata would be fine. Provide detailed cost estimates in the Appendix that are signed and sealed by the engineer for all other types of recommendations.

Quiddity Response, 5.19.23: Recommendations updated, requested summary table provided in revised report and cost estimates for pro-rata share projects are provided in the Appendix.

HDR Comment, 6.5.23: Comment partially cleared. Please modify the recommendations table and add wording to the report to provide more detail on the flashing beacon. The recommendations table states that the developer paid for the full cost of a flashing beacon at the intersection of US 79 and FM 3349/CR 101. Credit will be given for the amount over the typical amount that would have been required; i.e., the developer's pro-rata share.

Geotechnical Report (FULL REPORT)

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

Fire Department Comments

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

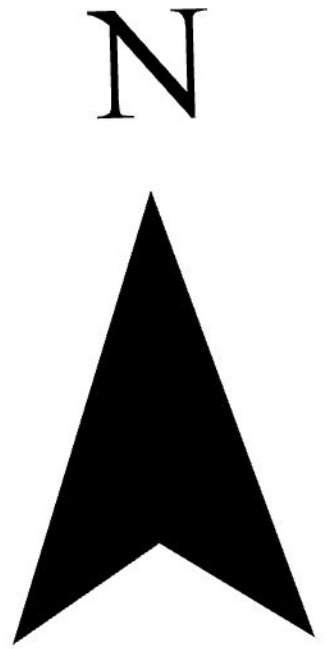
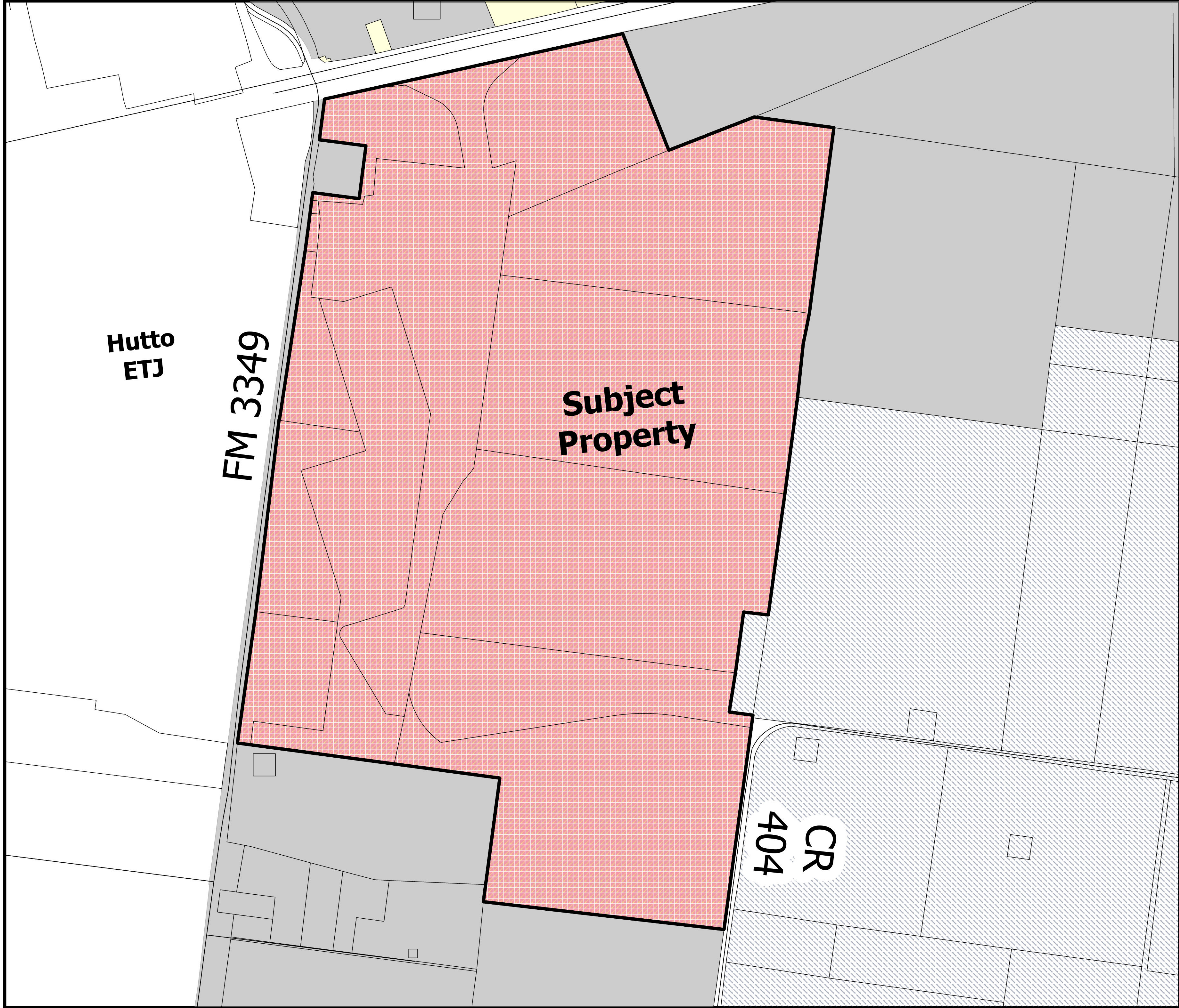
1. The noted fire hydrants may not be all inclusive. Depending on the future development and site lay out, each building may require additional fire hydrants for each future project.

Please revise the 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, CNU-A
Planning Manager
City of Taylor

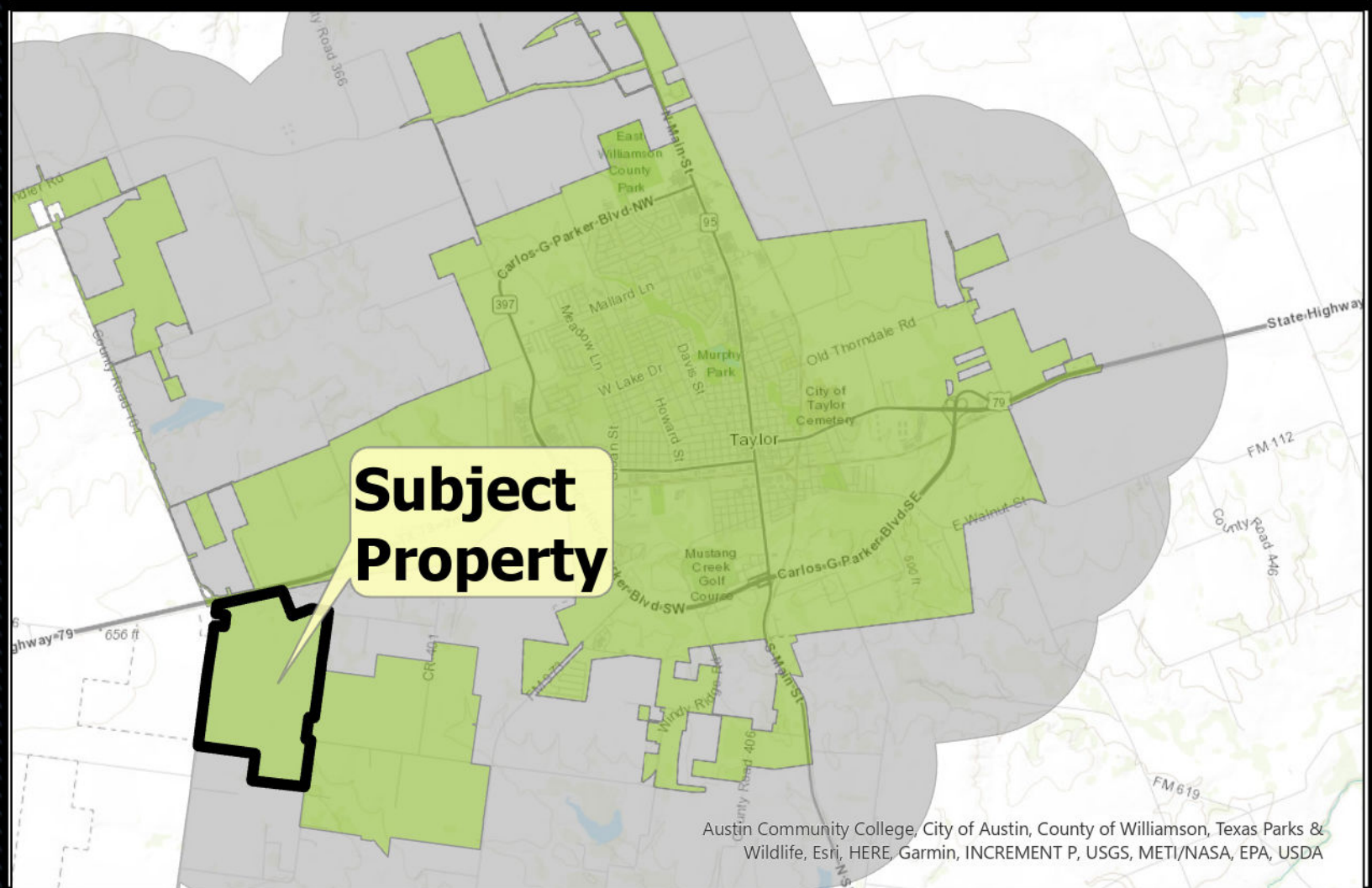


PZ-2022-1573

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

Legend

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



City of Taylor
PZ-2022-1598
North Village Preliminary Plat
Staff Report

Item Details

Requested Action:	Consider Conditional Approval of North Village Preliminary Plat (Northside Preliminary Plat)
Address/Location:	Generally located at the northeast corner of the intersection of NW Carlos G. Parker Boulevard and North Drive
Legal Description:	40.18 acres of William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1/RPD & B-1/CPD
Current Use:	Vacant
Applicant:	Isabelle Parcel/Dunaway Associates, LLC
Case History:	This is the third submission of the preliminary plat.
Staff Recommendation:	The submitted plat partially meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Conditional Approval of the proposed subdivision improvement plans pending compliance with the outstanding staff comments.

Attachments

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



City of Taylor

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

Date: Thursday, June 8, 2023

Address: NW Carlos G. Parker Blvd. & North Dr., Taylor 76574

Permit Number PZ-2022-1598

Dear ,

Staff has completed its review of plans for the Northside Preliminary Plat (North Village Subdivision) that is to be located at NW Carlos G. Parker Blvd. & North Dr., Taylor 76574. There are some corrections that need to be made prior to the approval of the preliminary plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas at 512-309-6797 or by email at brenda.joyas@taylor.tx.gov.

Planning Comments PZ-2022-1598 Pending Approval Review 2

1. Text under title: please remove "Including approximately 9.09 acres to create 174 residential lots, 12 reserves, and 6 retail lots;"

Place removed text on right hand side under Lot Type Percentage as LUE's.

2. Under Notes A-G, remove text in letter D, it contradicts the text in letter F.

3. Make sure and dedicate outright in notes and in plat all Right of Way.

4. Make a note of possible change north to Fiesta St as it corresponds to connectivity to Bill Picket Trail.

5. Make a note and clear distinction between Right of Way, Utility Easements, and Civic Spaces and use for Proposed Reserve.

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.

Preliminary Plat

The preliminary plat uploaded on 5/17/23 has been reviewed and conditionally approved with the following conditions noted:

1. Reserve 9 to provide a ROW reserve for future extension of North Drive as found in the Comprehensive Plan.
2. Verify and update plat note to include a 10-ft PUE along Carlos G. Parker.
3. Review and update all plat certificates to fill in blanks, make applicable selections on text options, and to remove place holder text.

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.

Address and street name shall be resolved prior to final plat.

Urban Design Review

The following comments have been provided by Mike Watkins. Should you have any questions or require additional information regarding any of these comments, please contact Mike Watkins at (301) 675-6223 or by email at mike.watkins@me.com.

Thoroughfares:

8. Thoroughfare names should be revised to reflect the thoroughfare types where possible. Carmen Blvd. and if possible North Village Vista should use the suffix "St." instead. See addressing plan on page 4 of attached PDF (based on previously submitted plat drawing).

The following comment remains outstanding, but conditional approval may be recommended with these items to be addressed either before finalizing the preliminary plat or as amendments to future phases:

5. Dimensions of alley stubs will require further refinement to allow consistent buildable area and sufficient room for turnarounds. This will need to be coordinated with the lot dimensions for future phases.

Private Lots

10. Dimensions of Block H Lot 1 are not consistent with the sketch of Phase 1 provided previously. See attached PDF.

11. Note D should be revised to refer specifically to the PD.

The following comments remain outstanding, but conditional approval may be recommended with these items to be addressed either before finalizing the preliminary plat or as amendments to future phases:

2. Steps/corners in front lot lines should occur at side lot lines throughout. This includes straight-line (not curving) bends in the front lot line, unless the building on that lot will bend in the same way.

3. Interior side lot lines should be perpendicular to the front lot line, including when the front lot line is curved.

5. Lots should be platted with consistent buildable area including sufficient width for garages in the rear of each lot.

7. In general, lot lines will require revision to allow consistent buildable area once building designs are identified for future phases.

9. Lots 8-11 of Block A and Lots 1-2 of Block B should be platted to allow commercial and mixed-use buildings that front North Village Vista and the adjoining square, and to accommodate utilities without creating easements on private lots (through thoroughfares and civic spaces instead).

Phasing

1. Adjust boundary of phase to reflect updated alley shape.

2. Revise mailbox location in Phase 1 to reflect updated civic space shape.

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

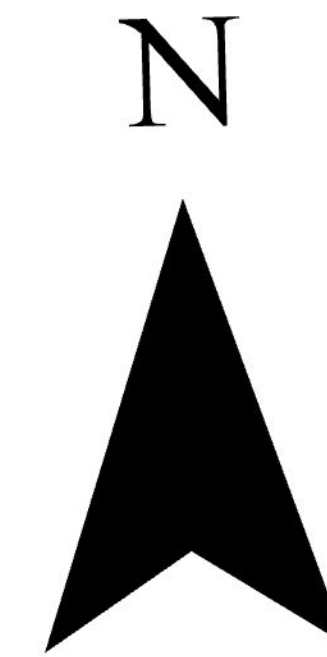
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached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

Thank you,

A handwritten signature in black ink, appearing to read "Brenda Joyas", is positioned above the typed name.

Brenda Joyas, CNU-A
Senior City Planner

Attachment

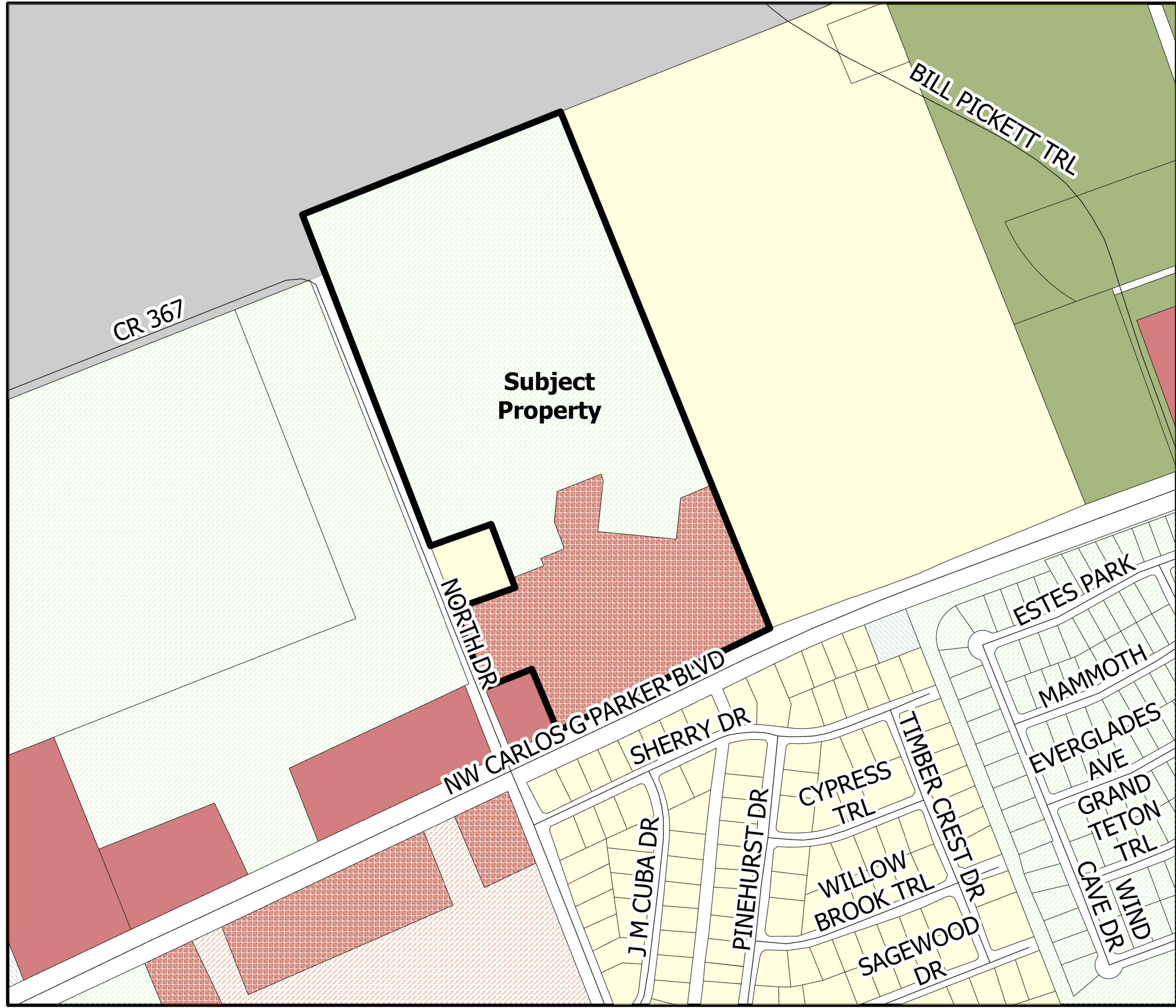
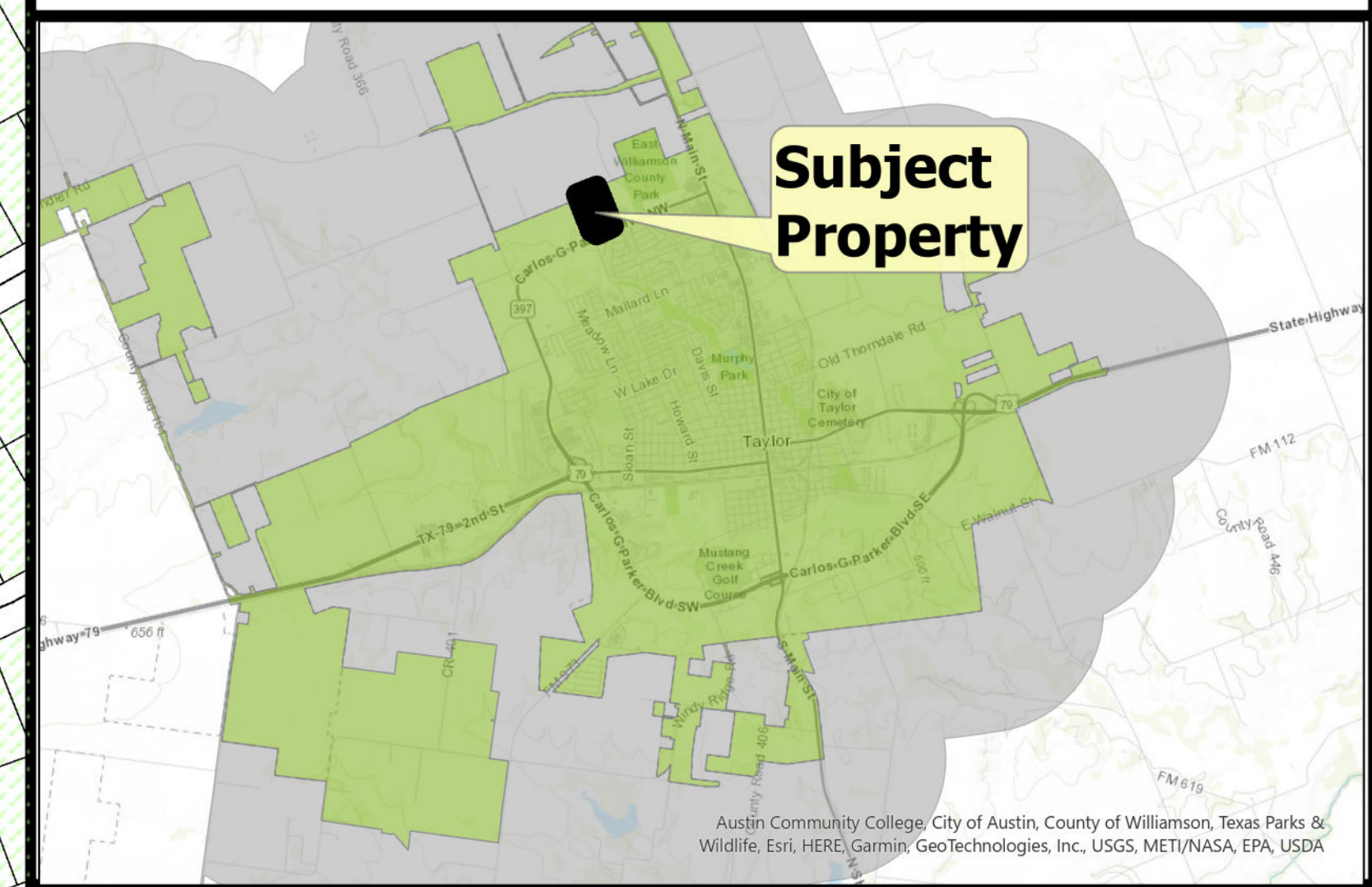


PZ-2022-1598

Northside Preliminary Plat
Location Map
Approximately 40.18 Acres

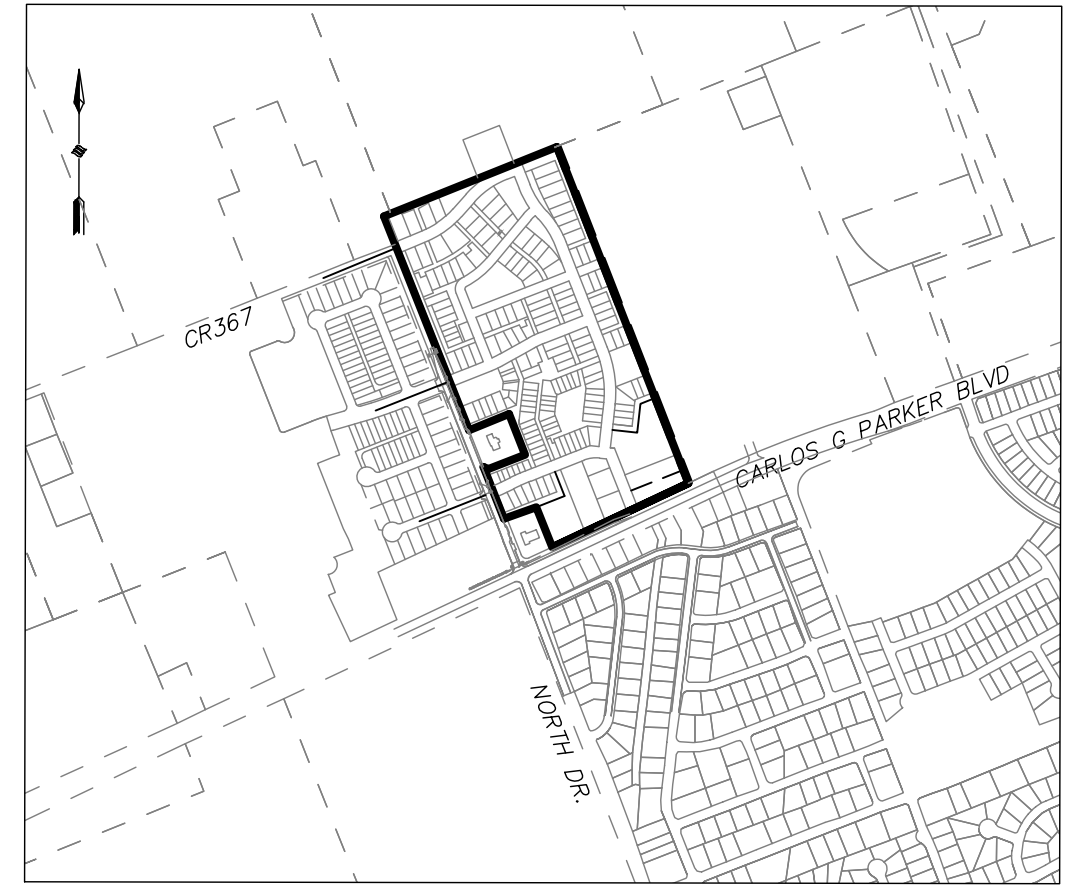
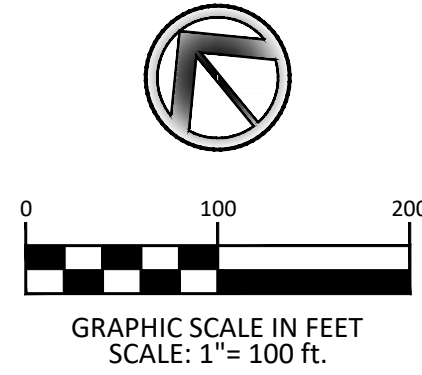
Legend

- ETJ
- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- B-1/CPD
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture
- MF-1/RPD



NORTH VILLAGE SUBDIVISION

BEING A PRELIMINARY PLAT CONSISTING OF
APPROXIMATELY 40.18 ACRES INCLUDING
APPROXIMATELY 9.09 ACRES TO CREATE
174 RESIDENTIAL LOTS, 12 RESERVES, AND
6 RETAIL LOTS; PART OF AND OUT OF THE
WILLIAM I. BAKER SURVEY, ABSTRACT NO. 65,
TAYLOR, WILLIAMSON COUNTY, TEXAS



VICINITY MAP
N.T.S.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	211.67	470.00	35°47'54"	N54°26'13"E
C2	230.38	470.00	26°51'58"	S54°59'13"W
C3	175.85	470.00	21°26'16"	S32°18'54"E
C4	176.70	470.00	21°32'27"	N32°15'48"W
C5	294.84	600.00	28°09'19"	N75°53'4"W
C6	96.95	200.00	27°46'32"	S82°17'30"W
C7	94.00	1085.00	4°57'49"	S65°55'19"W
C8	43.36	500.00	4°58'07"	S65°55'28"E
C9	38.05	35.00	62°17'09"	N52°40'40"W
C10	97.61	740.00	7°33'28"	N64°30'36"E
C11	63.78	470.00	7°46'32"	S64°37'09"W
C12	56.90	39.00	83°35'53"	S20°05'29"W
C13	181.78	470.00	22°09'38"	N50°48'36"E
C14	40.24	180.00	12°48'38"	S46°08'01"W

LINE TABLE		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	S68°24'09"W	72.20
L2	S21°35'46"E	30.55
L3	S21°35'46"E	99.99
L4	S83°40'14"E	15.66
L5	S63°26'24"W	50.12
L6	S68°06'59"W	14.95
L7	S83°40'14"E	12.19
L8	S52°32'15"W	27.00

BENCHMARKS:

BM #1 CHISLED SQUARE " " CUT ATOP OF CURB AT THE NE CURB RETURN OF
CC #458 PINEHURST AND WILLOWBROOK
FB 102/28 ELEV.= 596.825

BR #2 CHISLED SQUARE " " CUT ATOP OF CURB AT THE NE CURB RETURN OF
CC #410 WILLOWBROOK AND TIMBERCREST DR.
FB 102/28 ELEV. = 598.005

BM #3 RAILROAD SPIKE FOUND IN POWER POLE AT THE SW CORNER OF NORTH DR.
CC #311 367' AND F.M. 397
FB 102/29 ELEV.= 608.955

BR #4 RAILROAD SPIKE FOUND IN POWER POLE AT THE NW CORNER OF THE JOHN
CC #106 M. CUBA ADDITION. +/- 1.269 FEET EAST FROM THE INTERSECTION OF
FB 102/29 NORTH DR. AND F.M. 397.
ELEV. = 608.745

NOTE

- PRIVATE ACCESS LOTS SHALL BE USED FOR DRAINAGE AND P.U.E.
- PROPOSED RESERVE 1 CIVIC AND STREET ROW IS SET ASIDE FOR THE POTENTIAL OF FIESTA STREET TO THE EAST.

STREET LENGTH

NORTH VILLAGE VISTA - 998.39' - NEIGHBORHOOD AVENUE (CS-06-36)
REYES ST. - 1,619.37' - NEIGHBORHOOD AVENUE (ST-60-34)
TRIBUTE BLVD. - 829.28' - NEIGHBORHOOD AVENUE (ST-60-34)
CARMEN BLVD. - 1,013.32' - YEILD STREET (ST-50-28)
ANTONE ST. - 574.97' - YEILD STREET (SAT-50-28)
FIESTA ST. - 791.57' - NEIGHBORHOOD AVENUE (ST-60-34)

LOT TYPE PERCENTAGE

T3: NEIGHBORHOOD EDGE ZONE - 27 - 15.0%
T4: NEIGHBORHOOD GENERAL ZONE - 118 - 65.6%
T5: NEIGHBORHOOD CENTER ZONE - 35 - 19.4%
TOTAL LOTS - 180

RIGHT-OF-WAY DEDICATION AREA = 0.47 ac.

LEGEND

P.U.E.-PUBLIC UTILITY EASEMENT

R.O.W - RIGHT-OF-WAY

(A) -BLOCK LETTER

1 -LOT NUMBER

NOTES:

- ALL CIVIC SPACE RESERVES SHALL BE OWNED AND MAINTAINED BY THE POA
- ALL CIVIC SPACE RESERVES SHALL HAVE A PUBLIC ACCESS EASEMENT TO PROVIDE ACCESS TO LOTS
- CIVIC SPACES/RESERVES MAY ALSO OPERATE AS DRAINAGE EASEMENTS

NOTES

- UTILITY PROVIDERS -WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0531F, EFFECTIVE DATE OF 12/20/2019.
- ALL MINIMUM 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.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE 2022-06, WHICH CONTAINS THE DEVELOPMENT RESTRICTIONS IN THE MASTER PLAN FOR NORTHSIDE, SECTION C, PLANNED DEVELOPMENT STANDARDS.
- SIDEWALK ARE REQUIRED ON BOTH SIDES OF FIESTA ST., TRIBUTE BLVD., NORTH VILLAGE VISTA, CARMEN BLVD., ANTONE ST., REYES ST., AND ON THE SUBDIVISION SIDES.

2	REVISIONS	JZ	5/19/2023
1	REVISIONS	JZ	2/17/2023
NO.	REVISIONS	BY	DATE

OWNER
EVK HOMES LLC
425 COUNTRY ROAD 487
TAYLOR, TEXAS 76574

ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, LLC
STATE OF TEXAS FIRM REG. NO. F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TEXAS 78735
512-306-8252

FULL PATH: C:\ProgramData\007200\2232\001\0\A\CA\Preliminary Plat\Northside Subdivision Preliminary Plat

FILENAME: Northside Subdivision Preliminary Plat.dwg
PLOTTER: HP
PLOTTER DRIVER: HP
PLOTTER MODEL: HP
PLOTTER DATE: 5/17/2023

OWNER'S SIGNATURE BLOCK

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, ELIZABETH KRUEGER, SOLE OWNER (OR CO-OWNER) OF THE CERTAIN 40.18 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003088223 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, RESUBDIVIDE, AMEND, ETC.> SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS NORTHSIDE SUBDIVISION.

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

ELIZABETH KRUEGER

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 <OWNER'S NAME>, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

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

OWNER'S SIGNATURE BLOCK

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, GERALDO REYES, SOLE OWNER (OR CO-OWNER) OF THE CERTAIN 40.18 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003088223 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, RESUBDIVIDE, AMEND, ETC.> SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS NORTHSIDE SUBDIVISION.

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

GERALDO REYES

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 <OWNER'S NAME>, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

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

Lien Holder (Notarized)

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, _____, LIEN HOLDER OF THE CERTAIN _____ TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. _____ (OR VOLUME AND PAGE) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE <SUBDIVISION, RESUBDIVISION, AMENDMENT, ETC.> OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO <THE CITY OF TAYLOR OR WILLIAMSON COUNTY IF IN ETJ> 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 <SUBDIVISION NAME>.

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

<LIEN HOLDER'S TYPED NAME AND ADDRESS>

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 <LIEN HOLDER'S NAME>, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

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

2	REVISIONS	JZ	5/19/2023
1	REVISIONS	JZ	2/17/2023
NO.	REVISIONS	BY	DATE

NORTH VILLAGE SUBDIVISION

BEING A PRELIMINARY PLAT CONSISTING OF
APPROXIMATELY 40.18 ACRES INCLUDING
APPROXIMATELY 9.09 ACRES TO CREATE
174 RESIDENTIAL LOTS, 12 RESERVES, AND
6 RETAIL LOTS; PART OF AND OUT OF THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65,
TAYLOR, WILLIAMSON COUNTY, TEXAS

Engineer's Certification (Sealed)

I, _____, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS <SUBDIVISION, PARCEL> IS NOT ENCR OACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER _____, EFFECTIVE DATE SEPTEMBER 26, 2008, 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__.

REGISTERED PROFESSIONAL ENGINEER
NO. _____ STATE OF TEXAS

Surveyor's Certification (Sealed)

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

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 ____, 20__.

REGISTERED PROFESSIONAL SURVEYOR
NO. _____ STATE OF TEXAS

COUNTY CLERK'S CERTIFICATION

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 - PRELIMINARY PLATS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS _____
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 _____

LEGAL DESCRIPTION

BEING A 40.164 ACRE TRACT OF LAND SITUATED IN THE W.J.BAKER SURVEY, ABSTRACT NO. 65, WILLIAMSON COUNTY, TEXAS AND BEING THE REMAINDER OF THAT CERTAIN 94-1/2 ACRE TRACT OF LAND CONVEYED BY DEED TO JOHN H. MILES JR. OF RECORD IN VOLUME 497, PAGE 129 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SURVEYED ON THE GROUND IN THE MONTH OF DECEMBER, 2000 UNDER THE SUPERVISION OF R.T MAGNESS JR. REGISTERED PROFESSIONAL LAND SURVEYOR AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET BY BENT EXISTING 2" IRON PIN FOUND MARKING THE NORTHWEST CORNER OF SAID 94 ½ ACRE MILES TRACT OF LAND FOR THE NORTHWEST CORNER HEREOF:

THENCE N 70° 37' E 968.62 FEET WITH THE NORTH LINE OF SAID 94-1/2 ACRE MILES TRACT OF LAND TO IRON PIN FOUND MARKING THE NORTHWEST CORNER OF THAT CERTAIN 50.00 ACRE TRACT OF LAND CONVEYED BY DEED TO THE TAYLOR INDEPENDENT SCHOOL DISTRICT OF RECORD IN VOLUME 1821, PAGE 469 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF:

THENCE S 18° 54' 45" E 1880.20 FEET TO IRON PIN SET IN THE NORTH LINE OF FARM TO MARKET ROAD NO. 397 MARKING SOUTHWEST CORNER OF SAID 50.00 ACRE TAYLOR INDEPENDENT SCHOOL TRACT OF LAND, FOR THE SOUTHEAST CORNER HEREOF:

THENCE S 67° 17' 30" W 783.93 FEET WITH SAID NORTH LINE OF FARM TO MARKET ROAD NO. 397 TO IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF THAT CERTAIN 0.74 ACRE TRACT OF LAND CONVEYED BY DEED TO RAYMOND R. MAREK AND WIFE, BILLYE JEAN MAREK OF RECORD IN VOLUME 582, PAGE 246 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE MOST SOUTHWEST CORNER HEREOF:

THENCE N 19° 24' 30" W 224.36 FEET TO IRON PIN FOUND MARKING THE NORTHEAST CORNER OF SAID 0.74 ACRE MAREK TRACT OF LAND FOR AN INNER CORNER HEREOF:

THENCE S 72° 45' W 178.87 FEET TO IRON PIN FOUND IN THE EAST LINE OF COUNTY ROAD NO. 367 MARKING THE NORTHWEST CORNER OF SAID 0.74 ACRE MAREK TRACT OF LAND FOR THE MOST WESTERLY NORTHWEST CORNER HEREOF:

THENCE N 19° 04' 30" W 290.87 FEET WITH SAID EAST LINE OF COUNTY ROAD NO. 367 TO IRON PIN FOUND MARKING THE MOST WESTERLY SOUTHWEST CORNER OF THAT CERTAIN 1.16 ACRE TRACT OF LAND CONVEYED BY DEED TO KENMAR RESIDENTIAL SERVICES, INC. OF RECORD IN VOLUME 1802, PAGE 291 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS FOR A CORNER HEREOF:

THENCE S 63° 39' E 28.47 FEET TO IRON PIN FOUND MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 1.16 ACRE KENMAR RESIDENTIAL SERVICES INC. TRACT OF LAND FOR A CORNER HEREOF:

THENCE N 71° 00' 15" E 204.75 FEET TO IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF SAID 1.16 KENMAR RESIDENTIAL SERVICES INC. FOR AN INNER CORNER HEREOF:

THENCE N 18° 57' 45" W 227.38 FEET TO IRON PIN FOUND MARKING THE NORTHEAST CORNER OF SAID 1.16 KENMAR RESIDENTIAL SERVICES INC. TRACT OF LAND FOR AN INNER CORNER HEREOF:

THENCE S 70° 24' 15" W 225.26 FEET TO IRON PIN FOUND IN THE SAID EAST LINE OF COUNTY ROAD NO. 367 MARKING THE NORTHWEST CORNER OF SAID 1.16 KENMAR RESIDENTIAL SERVICES INC. TRACT OF LAND FOR A CORNER HEREOF:

THENCE N 19° 06' 45" W 1198.96 FEET WITH THE SAID EAST LINE OF COUNTY ROAD NO. 367 AND THE EAST LINE OF THAT CERTAIN 157.41 ACRE TRACT OF LAND CONVEYED BY DEED TO WILBERT VORWERK AND WIFE, JOYCE VORWERK OF RECORD IN VOLUME 516, PAGE 552 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS TO THE PLACE OF BEGINNING AND CONTAINING 40.164 ACRES OF LAND.

BLOCK A		BLOCK D		BLOCK G		BLOCK K	
LOT	SF	LOT	SF	LOT	SF	LOT	SF
1	5335	1	2467	1	5034	1	6780
2	3710	2	1402	2	4387	2	4598
3	3832	3	1625	3	4387	3	4646
4	3909	4	1558	4	4387	4	4745
5	3937	5	1509	5	4729	5	4602
6	3930	6	1481	6	2482	6	6944
7	3928	7	1472	7	2180	7	7992
8	59088	8	2890	8	2180	8	12483
9	41339	9	2465	9	2180	9	9732
10	15229	10	2465	10	4240	10	6585
11	15719	11	2465	11	4245	11	6585
BLOCK B		12	2465	12	4243		
LOT	SF	13	2465	13	5226		
1	49722	14	2465	BLOCK H			
2	84069	15	2445	LOT	SF		
3	3900	16	3976	1	5843		
4	3402	17	2320	2	5584		
5	3399	18	2320	3	4116		
6	5608	19	2320	4	3845		
7	5529	20	2320	5	4160		
8	3400	21	3040	6	5473		
9	3490	22	3730	7	4267		
BLOCK C		23	4495	8	4275		
LOT	SF	24	5321	9	4750		
1	3400	25	2960	10	5219		
2	2900	26	2789	BLOCK I			
3	2900	27	2146	LOT	SF		
4	2900	28	2146	1	3981		
5	2900	29	2652	2	3991		
6	2900	30	5466	3	3981		
7	3575	31	3430	4	3498		
8	5501	32	3430	5	4033		
9	3904	33	3430	6	5071		
10	3401	34	3430	7	4369		
11	3401	35	4912	8	4988		
12	3372	BLOCK E		9	4990		
13	3296	LOT	SF	10	4992		
14	3719	1	3989	BLOCK J			
15	3502	2	3993	LOT	SF		
16	5198	3	4000	1	6580		
17	2525	4	4361	2	7286		
18	1920	5	5467	3	5248		
19	2320	6	4989	4	5276		
20	2320	7	3996	5	6380		
21	2282	8	3982	6	5001		
22	4518	BLOCK F		7	4000		
23	1920	LOT	SF	8	4000		
24	1920	1	4280	9	4960		
25	2320	2	3797	10	5045		
26	3457	3	4824				
27	2494	4	4692				
28	2064	5	4039				
29	2924	6	4039				

PEDESTRIAN ACCESS	
BARBARA ST	PS-20-8
EDNA ST	PS-20-8
MARCELINA ST	PS-30-20
PAULITA ST	PS-20-8
JOSE ST	PS-20-8

PRIVATE ALLEY	
1	RA-24-12
2	RA-24-12
3	RA-24-12
4	RA-24-12
5	RA-24-12
6	RA-24-12
7	CA-24-24
8	RA-24-12
9	RA-24-12
10	RA-24-12
11	RA-24-12
12	CA-24-24

OWNER
EVK HOMES LLC
425 COUNTRY ROAD 487
TAYLOR, TEXAS 76574

ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, LLC
STATE OF TEXAS FIRM REG. NO. F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TEXAS 78735
512-306-8252

MAY 2023

SHEET 2 OF 2

City of Taylor
PZ-2023-1626
Castlewood South Phase 1 Final Plat
Staff Report

Item Details

Requested Action:	Consider Conditional Approval of Castlewood South Phase 1 Final Plat
Address/Location:	Generally located on FM 973 across from the Avery Glen Subdivision
Legal Description:	Approximately 42.94 acres of the M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Co. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Will Buzzelli, P.E./Kimley-Horn
Case History:	This is the fourth submission of the plat.
Staff Recommendation:	The submitted plat partially meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Conditional Approval of the proposed final plat based on the outstanding comments issued on June 7, 2023.

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

William Buzzelli
Kimley-Horn
5301 Southwest Parkway, Bldg. 2, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: Wednesday, June 7, 2023

Address: 1 Mile South of Int FM 973 and US 79, Taylor 76574

Permit Number PZ-2023-1626

Dear William Buzzelli,

Staff has completed its review of Castlewood South Phase 1 Final Plat that is to be located 1 Mile South of Intersection FM 973 and US 79, Taylor, TX 76574. At this time staff has been issued Conditional Approval pending compliance with the comments listed below.

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.

Conditionally Approved pending comment below:

1. Remove the 5' sidewalk depiction in the cul-de-bubble along Rodgers Road. Show the sidewalk along Rodgers Road right-of-way (50' ROW) and provide a plat note that alludes to when the sidewalk will be completed as it relates to the extension of Wesley Miller on adjacent property.

Engineering Department Review

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

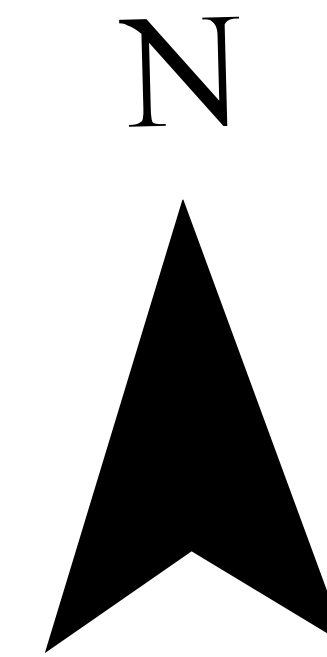
The final plat uploaded on 5/19/23 has been reviewed and approved with following conditions noted:

1. Provide a statement on the plat and on the separate instrument regarding when the temporary easement expires near Wesley Miller and Rodgers Road.
2. The proposed sidewalk shown within the temporary ROW easement shall be shown within the permanent ROW on Rodgers Road.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,

Courtney Peres, CNU-A
Planning Manager
City of Taylor

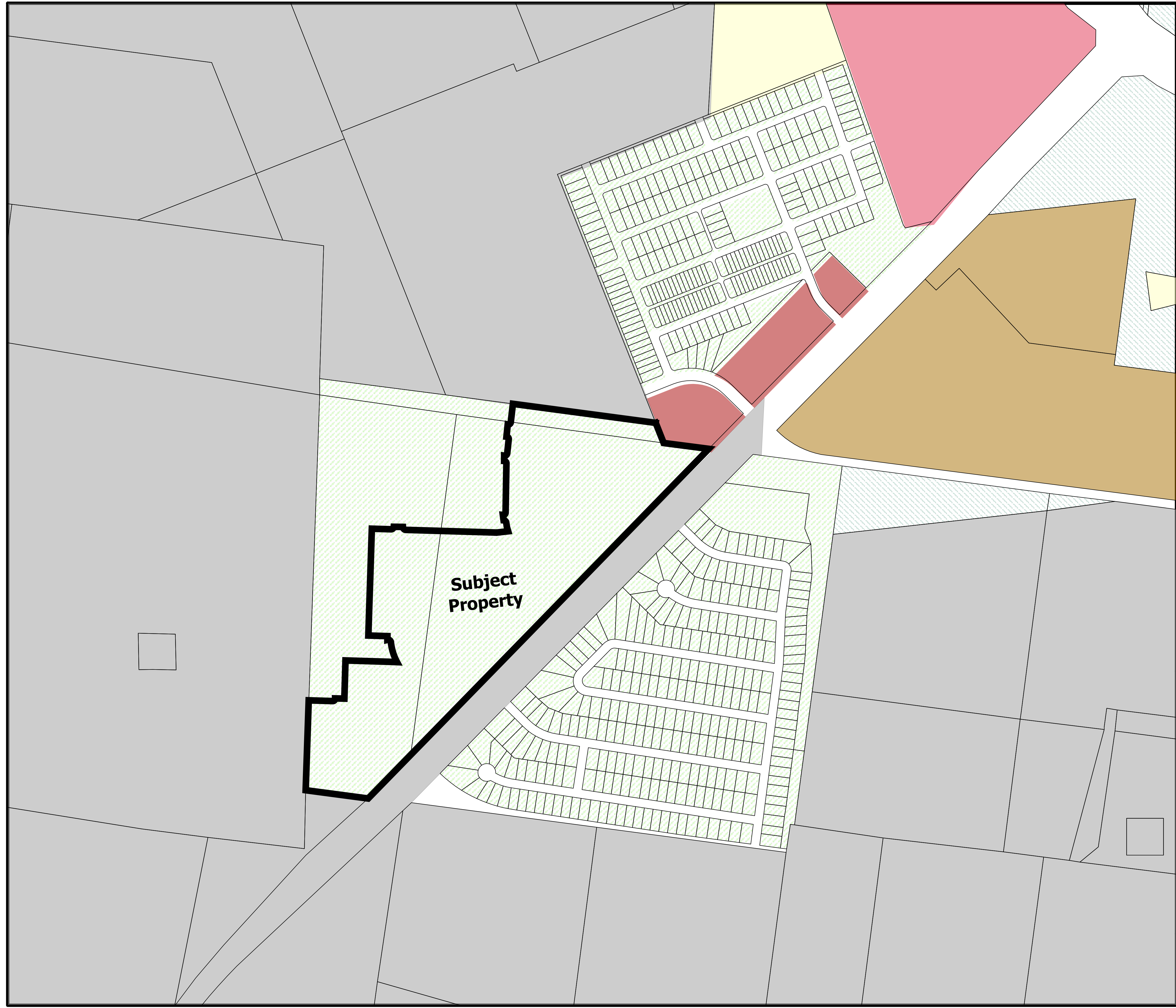
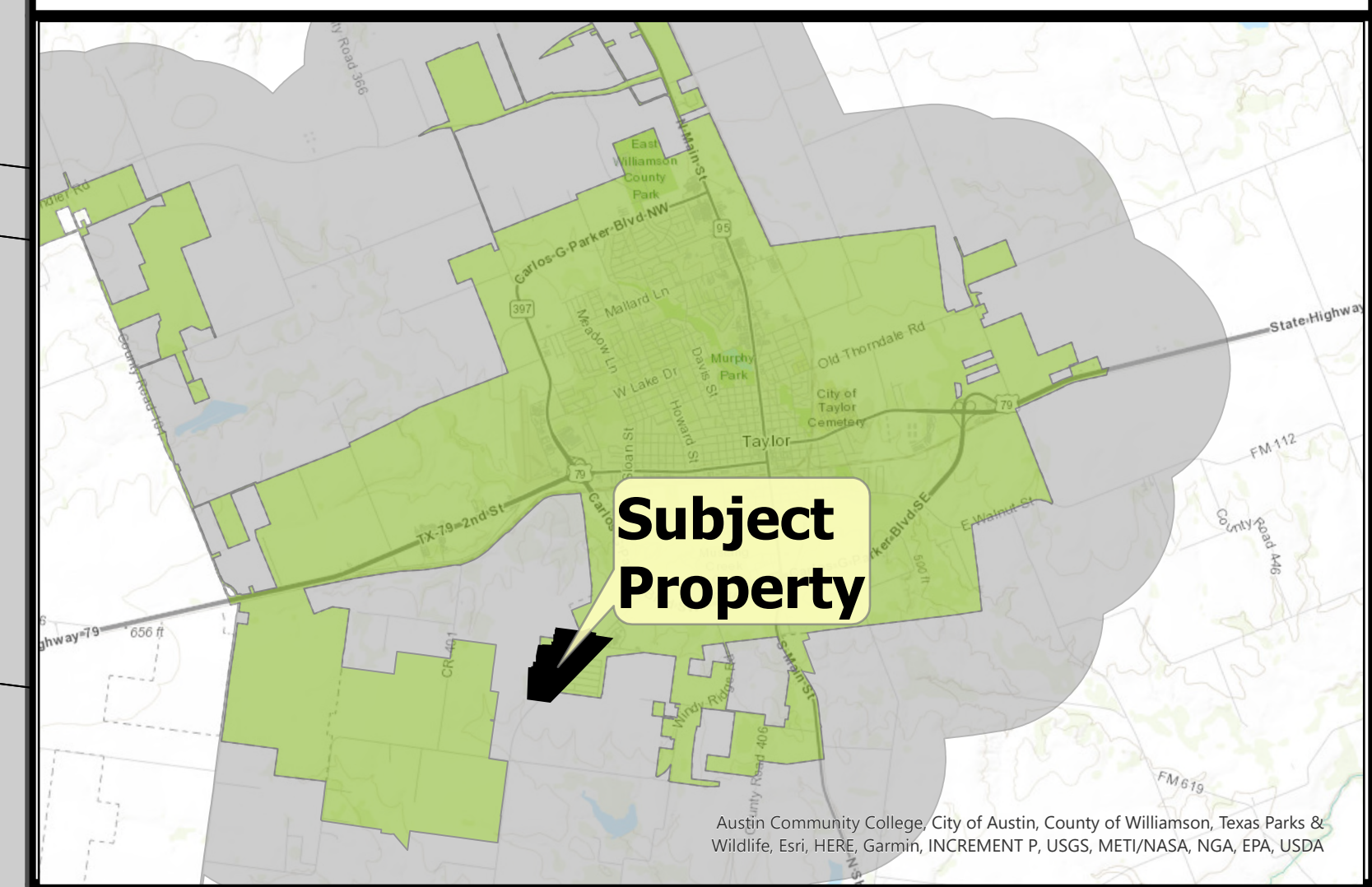


PZ-2023-1626

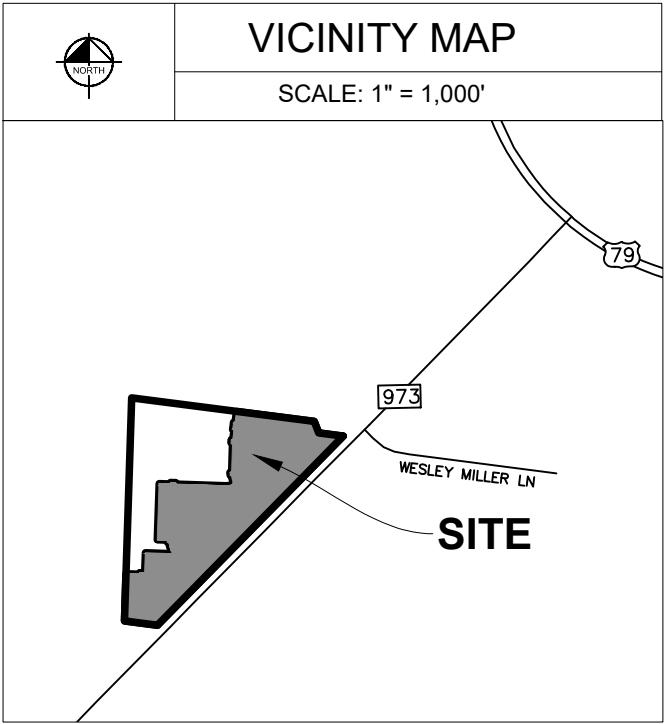
Castlewood South Phase 1 Final Plat
Location Map
Approximately 42.94 Acres

Legend

- ETJ
- Subject Property
- Parcels
- ZONING**
- B-1
- B-2
- I Institutional
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



FINAL PLAT OF
CASTLEWOOD SOUTH
PHASE 1 SUBDIVISION
BEING 42.937 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS



SUBDIVISION INFORMATION
OWNER: FR CASTLEWOOD LLC. ACREAGE: 42.937 ACRES SURVEY: M. DENTLER SURVEY, ABSTRACT 211 GEORGE M. REESE SURVEY, ABSTRACT 533 H. & T.B.R.R. SURVEY, ABSTRACT 315 SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC. ENGINEER: KIMLEY-HORN & ASSOCIATES, INC. LINEAR FOOTAGE OF NEW STREETS: 8,190.87' TOTAL NUMBER OF BLOCKS: 11 (A-K) TOTAL NUMBER OF LOTS: 162 - 42.937 AC. RESIDENTIAL LOTS: 154 - 33.549 PEDESTRIAN & UTILITY RESERVES: 4 - 1.243 AC. PARK RESERVES: 2 - 2.662 AC. DETENTION RESERVES: 1 - 2.856 AC. OPEN SPACE RESERVES: 1 - 2.627 AC. LAND USE: SINGLE-FAMILY DATE: 5/19/2023

REVISIONS/CORRECTIONS				
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	DATE SUBMITTED
1	INITIAL SUBMITTAL	-	4	6/10/2022
2	RE-SUBMITTAL	(R) REVISE	5	3/17/2023
3	RE-SUBMITTAL	(R) REVISE	5	4/14/2023
4	RE-SUBMITTAL	(R) REVISE	5	5/18/2023
5				
6				

COPYRIGHT © 2023
KIMLEY-HORN AND ASSOCIATES, INC.
ALL RIGHTS RESERVED
PZ-2023-1626

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE

N/A

DRAWN BY

MJM

CHECKED BY

MMII

DATE

5/19/2023

PROJECT NO.

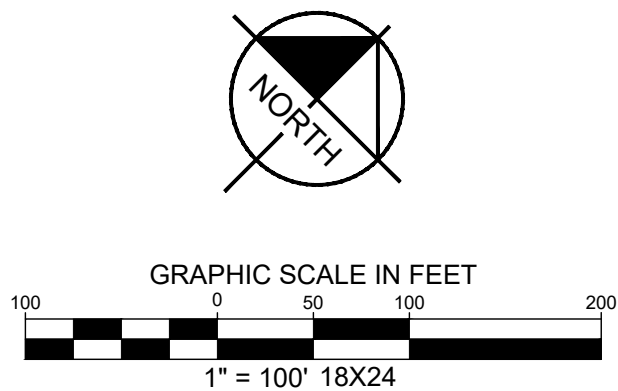
069278803

SHEET NO.

34 OF 5

TBPELS FIRM # 10194624

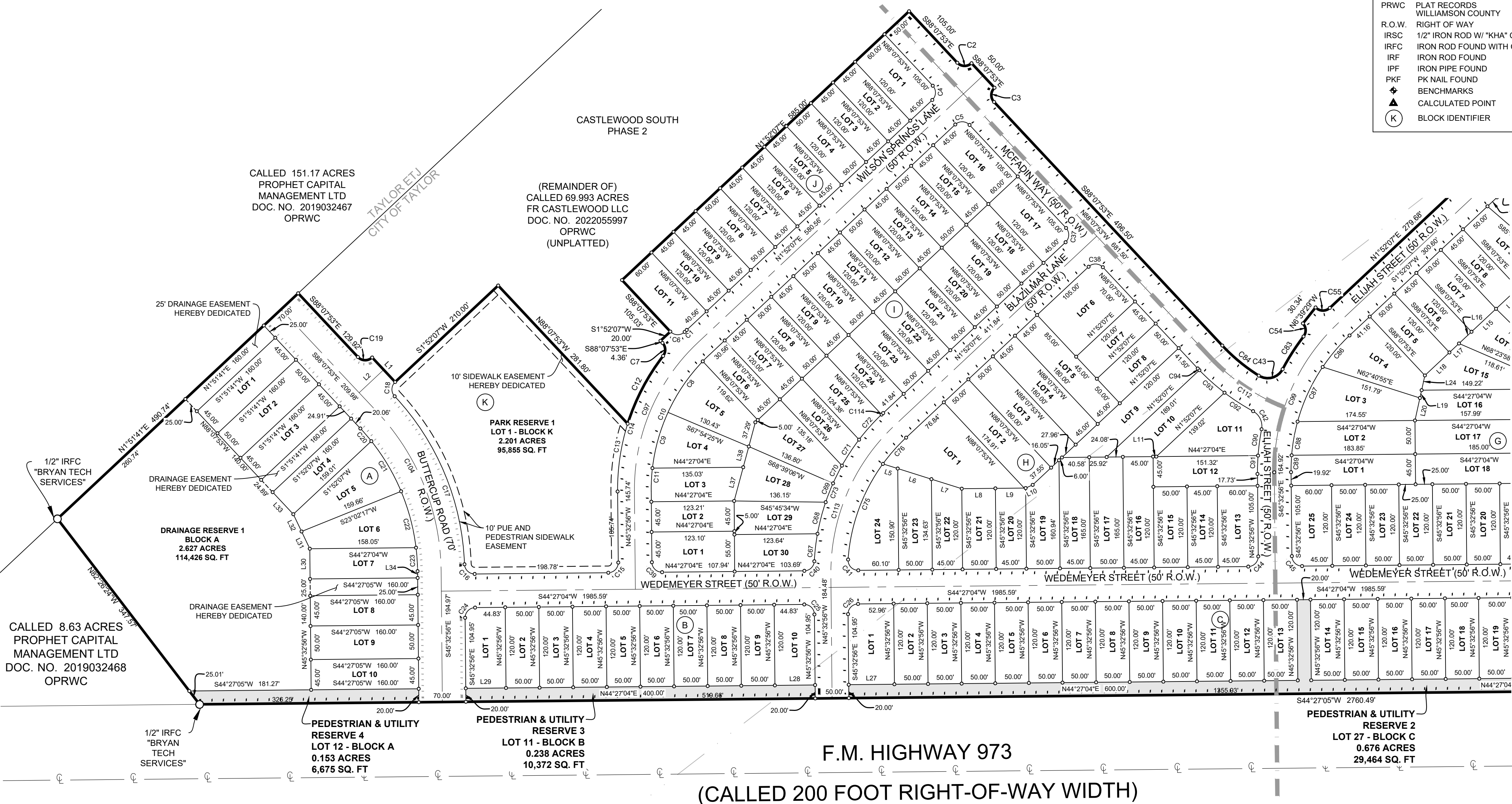
DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069278803 - SUNDANCE TAYLOR (CASTLEWOOD SOUTH) - 316 LOT SINGLE-FAMILY DEVELOPMENT\DWG\PLATS\CASTLEWOOD SOUTH PHASE 1 PLAT.DWG PLOTTED BY: MCLAUGHLIN, MICHAEL 5/19/2023 9:40 AM LAST SAVED: 5/18/2023 1:32 PM



FINAL PLAT OF
CASTLEWOOD SOUTH
PHASE 1 SUBDIVISION
BEING 42.937 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	5' SIDEWALK LINE
	6' SIDEWALK LINE
	FEMA FLOOD LINE
	SURVEY LINE
	SHEET MATCHLINE
	CITY LIMITS

LEGEND	
OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
RPRWC	REAL PROPERTY RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT OF WAY
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
	BENCHMARKS
	CALCULATED POINT
	BLOCK IDENTIFIER



H.T. & B.R.R.CO. SURVEY,
ABSTRACT 315

SURVEY LINE
(APPROXIMATE LOCATION)

M. DENTLER SURVEY,
ABSTRACT 211

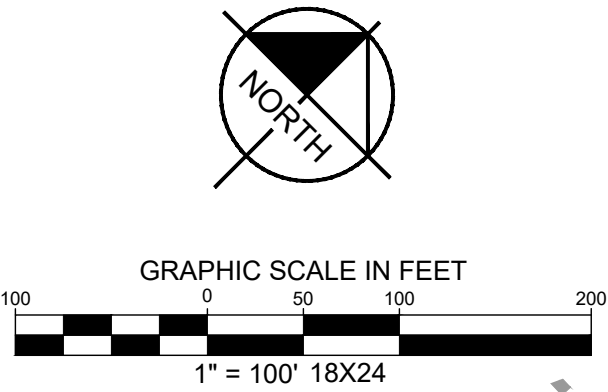
COPYRIGHT © 2023
KIMLEY-HORN AND ASSOCIATES, INC.
ALL RIGHTS RESERVED
PZ-2023-1626

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MJM	MMII	5/19/2023	069278803	3 OF 5

DWG NAME: KAUS_SURVEY\AUSTIN SURVEY PROJECTS\069278803 - SUNDANCE TAYLOR (CASTLEWOOD SOUTH) - 316 LOT SINGLE-FAMILY DEVELOPMENT\DWG\PLATS\CASTLEWOOD SOUTH PHASE 1 PLAT.DWG PLOTTED BY: MCLAUGHLIN, MICHAEL 5/19/2023 9:40 AM LAST SAVED: 5/18/2023 1:32 PM

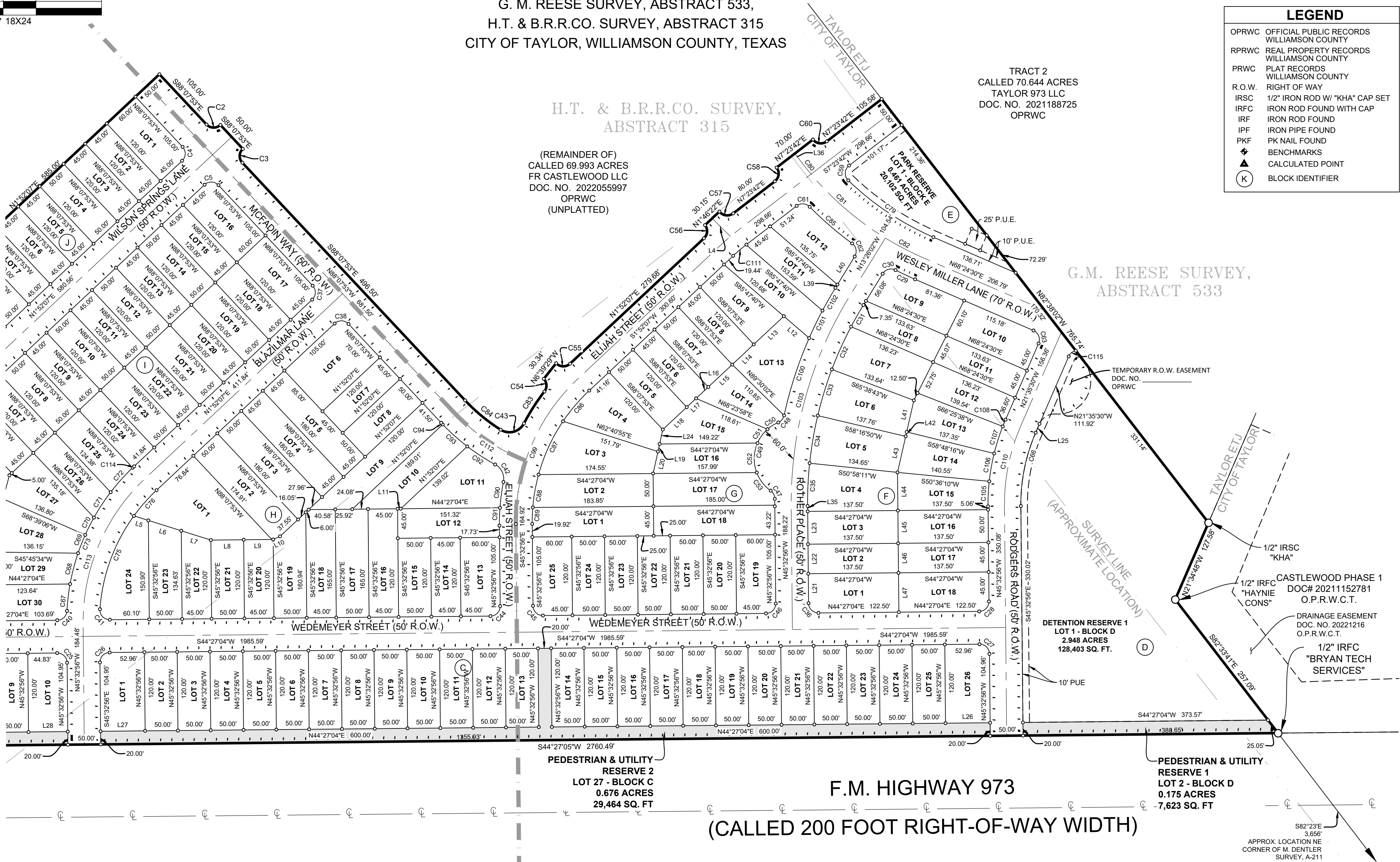


FINAL PLAT OF
CASTLEWOOD SOUTH
PHASE 1 SUBDIVISION

BEING 42.937 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	5' SIDEWALK LINE
	6' SIDEWALK LINE
	FEMA FLOOD LINE
	SURVEY LINE
	SHEET MATCHLINE
	CITY LIMITS

LEGEND	
OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
RPRWC	REAL PROPERTY RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT OF WAY
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
	BENCHMARKS
	CALCULATED POINT
	BLOCK IDENTIFIER



G.M. REESE SURVEY,
ABSTRACT 533

H.T. & B.R.R.CO. SURVEY,
ABSTRACT 315

(REMAINDER OF)
CALLED 69.993 ACRES
FR CASTLEWOOD LLC
DOC. NO. 2022055997
OPRWC
(UNPLATTED)

TRACT 2
CALLED 70.644 ACRES
TAYLOR 973 LLC
DOC. NO. 2021188725
OPRWC

(APPROXIMATE LOCATION)
SURVEY LINE

DETENTION RESERVE 1
LOT 1 - BLOCK D
2.948 ACRES
128,403 SQ. FT.

PEDESTRIAN & UTILITY
RESERVE 2
LOT 27 - BLOCK C
0.676 ACRES
29,464 SQ. FT.

F.M. HIGHWAY 973

(CALLED 200 FOOT RIGHT-OF-WAY WIDTH)

M. DENTLER SURVEY,
ABSTRACT 211

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

COPYRIGHT © 2023
KIMLEY-HORN AND ASSOCIATES, INC.
ALL RIGHTS RESERVED
PZ-2023-1626

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MJM	MMII	5/19/2023	069278803	38 OF 5

LOT TABLE - BLOCK A		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.165	7,200
LOT 2	0.184	8,000
LOT 3	0.165	7,200
LOT 4	0.165	7,192
LOT 5	0.211	9,177
LOT 6	0.208	9,081
LOT 7	0.165	7,169
LOT 8	0.165	7,200
LOT 9	0.184	8,000
LOT 10	0.165	7,200
LOT 11	2.627	114,426
LOT 12	0.153	6,675

LOT TABLE - BLOCK B		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.164	7,130
LOT 2	0.138	6,000
LOT 3	0.138	6,000
LOT 4	0.138	6,000
LOT 5	0.138	6,000
LOT 6	0.138	6,000
LOT 7	0.138	6,000
LOT 8	0.138	6,000
LOT 9	0.138	6,000
LOT 10	0.164	7,130
LOT 11	0.238	10,372

LOT TABLE - BLOCK C		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.186	8,106
LOT 2	0.138	6,000
LOT 3	0.138	6,000
LOT 4	0.138	6,000
LOT 5	0.138	6,000
LOT 6	0.138	6,000
LOT 7	0.138	6,000
LOT 8	0.138	6,000
LOT 9	0.138	6,000
LOT 10	0.138	6,000
LOT 11	0.138	6,000
LOT 12	0.138	6,000
LOT 13	0.138	6,000
LOT 14	0.138	6,000
LOT 15	0.138	6,000
LOT 16	0.138	6,000
LOT 17	0.138	6,000
LOT 18	0.138	6,000
LOT 19	0.138	6,000
LOT 20	0.138	6,000
LOT 21	0.138	6,000
LOT 22	0.138	6,000
LOT 23	0.138	6,000
LOT 24	0.138	6,000
LOT 25	0.138	6,000
LOT 26	0.186	8,106
LOT 27	0.676	29,464

LOT TABLE - BLOCK D		
LOT NO.	ACRES	SQ. FT.
LOT 1	2.948	128,403
LOT 2	0.175	7,623

LOT TABLE - BLOCK E		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.461	20,102

LOT TABLE - BLOCK F		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.188	8,202
LOT 2	0.142	6,187
LOT 3	0.158	6,875
LOT 4	0.207	9,003
LOT 5	0.204	8,880
LOT 6	0.203	8,843
LOT 7	0.213	9,264
LOT 8	0.140	6,084
LOT 9	0.180	7,857
LOT 10	0.181	7,866
LOT 11	0.139	6,072
LOT 12	0.159	6,919
LOT 13	0.167	7,293
LOT 14	0.169	7,344
LOT 15	0.161	7,014
LOT 16	0.158	6,875
LOT 17	0.142	6,187
LOT 18	0.188	8,202

LOT TABLE - BLOCK G		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.191	8,315
LOT 2	0.207	9,000
LOT 3	0.227	9,877
LOT 4	0.205	8,948
LOT 5	0.138	6,000
LOT 6	0.124	5,400
LOT 7	0.138	6,000
LOT 8	0.124	5,400
LOT 9	0.155	6,766
LOT 10	0.168	7,323
LOT 11	0.149	6,498
LOT 12	0.173	7,558
LOT 13	0.198	8,629
LOT 14	0.137	5,968
LOT 15	0.162	7,058
LOT 16	0.156	6,780
LOT 17	0.200	8,707
LOT 18	0.191	8,325
LOT 19	0.164	7,152
LOT 20	0.138	6,000
LOT 21	0.138	6,000
LOT 22	0.138	6,000
LOT 23	0.138	6,000
LOT 24	0.138	6,000
LOT 25	0.164	7,152

FINAL PLAT OF
CASTLEWOOD SOUTH
PHASE 1 SUBDIVISION
BEING 42.937 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

LOT TABLE - BLOCK J		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.164	7,152
LOT 2	0.124	5,400
LOT 3	0.124	5,400
LOT 4	0.138	6,000
LOT 5	0.124	5,400
LOT 6	0.124	5,400
LOT 7	0.124	5,400
LOT 8	0.138	6,000
LOT 9	0.124	5,400
LOT 10	0.124	5,400
LOT 11	0.164	7,152

LOT TABLE - BLOCK K		
LOT NO.	ACRES	SQ. FT.
LOT 1	2.201	95,855

LOT TABLE - BLOCK H		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.304	13,261
LOT 2	0.206	8,973
LOT 3	0.207	9,000
LOT 4	0.186	8,100
LOT 5	0.186	8,100
LOT 6	0.233	10,152
LOT 7	0.124	5,400
LOT 8	0.138	6,000
LOT 9	0.221	9,606
LOT 10	0.188	8,168
LOT 11	0.202	8,787
LOT 12	0.160	6,985
LOT 13	0.164	7,152
LOT 14	0.124	5,400
LOT 15	0.138	6,000
LOT 16	0.170	7,425
LOT 17	0.189	8,250
LOT 18	0.170	7,416
LOT 19	0.159	6,925
LOT 20	0.124	5,400
LOT 21	0.138	6,000
LOT 22	0.132	5,729
LOT 23	0.164	7,138
LOT 24	0.208	9,042

LOT TABLE - BLOCK I		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.168	7,333
LOT 2	0.127	5,542
LOT 3	0.149	6,485
LOT 4	0.180	7,845
LOT 5	0.190	8,258
LOT 6	0.124	5,398
LOT 7	0.124	5,400
LOT 8	0.138	6,000
LOT 9	0.124	5,400
LOT 10	0.138	6,000
LOT 11	0.124	5,400
LOT 12	0.138	6,000
LOT 13	0.124	5,400
LOT 14	0.138	6,000
LOT 15	0.124	5,400
LOT 16	0.164	7,152
LOT 17	0.164	7,152
LOT 18	0.124	5,400
LOT 19	0.138	6,000
LOT 20	0.124	5,400
LOT 21	0.138	6,000
LOT 22	0.124	5,400
LOT 23	0.138	6,000
LOT 24	0.124	5,400
LOT 25	0.140	6,077
LOT 26	0.133	5,815
LOT 27	0.184	8,027
LOT 28	0.174	7,577
LOT 29	0.144	6,273
LOT 30	0.151	6,561

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°07'53"E	50.00'
L2	N01°52'07"E	50.00'
L4	S89°57'20"E	39.08'
L5	S62°28'00"W	23.02'
L6	S62°28'00"W	52.58'
L7	S62°28'00"W	47.32'
L8	N44°27'04"E	50.00'
L9	N44°27'04"E	42.93'
L10	S20°31'21"W	11.53'
L11	N44°27'04"E	4.81'
L12	S85°47'40"W	51.02'
L13	S01°52'07"W	62.77'
L14	S01°52'07"W	45.00'
L15	S01°52'07"W	50.00'
L16	S01°52'07"W	25.49'
L17	S01°52'07"W	19.51'
L18	S01°52'07"W	50.00'
L19	S32°33'50"E	11.85'
L20	S32°33'50"E	34.33'
L21	S45°32'56"E	45.00'
L22	S45°32'56"E	45.00'
L23	S45°32'56"E	50.00'
L24	S32°33'50"E	22.48'
L25	S21°35'30"E	14.68'

LINE TABLE		
NO.	BEARING	LENGTH
L26	S44°25'07"W	67.96'
L27	S44°29'22"W	67.96'
L28	S44°24'26"W	59.83'
L29	S44°29'51"W	59.83'
L30	N45°32'56"W	44.95'
L31	S70°31'12"E	28.42'
L32	S70°31'12"E	28.42'
L33	N88°07'53"W	45.00'
L34	N45°32'56"W	9.97'
L35	S45°32'56"E	8.22'
L36	S82°36'18"E	19.15'
L37	N29°56'41"W	51.91'
L38	N29°56'41"W	31.97'
L39	N13°26'02"W	5.89'
L40	N13°26'02"W	50.19'
L41	N32°12'19"W	49.44'
L42	N32°12'19"W	6.86'
L43	N32°12'19"W	56.31'
L44	S45°32'56"E	58.21'
L45	S45°32'56"E	50.00'
L46	S45°32'56"E	45.00'
L47	S45°32'56"E	60.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°44'54"	325.00'	4.24'	S01°29'40"W	4.24'
C2	90°00'00"	15.00'	23.56'	N46°52'07"E	21.21'
C3	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C4	90°00'00"	15.00'	23.56'	N43°07'53"W	21.21'
C5	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C6	90°44'54"	15.00'	23.76'	N46°29'40"E	21.35'
C7	80°47'11"	15.00'	21.15'	N47°44'18"W	19.44'
C8	19°14'04"	275.00'	92.32'	S10°45'31"E	91.89'
C9	18°00'58"	275.00'	86.47'	S29°23'02"E	86.12'
C10	47°25'03"	275.00'	227.59'	S21°50'25"E	221.15'
C11	7°09'25"	275.00'	34.35'	S41°58'13"E	34.33'
C12	20°09'55"	325.00'	114.38'	S17°25'40"E	113.79'
C13	18°02'18"	325.00'	102.32'	S36°31'47"E	101.90'
C14	18°02'18"	325.00'	102.32'	S36°31'47"E	101.90'
C15	90°00'00"	15.00'	23.56'	N00°32'56"W	21.21'
C16	88°34'11"	15.00'	23.19'	N88°44'09"E	20.95'
C17	41°09'08"	385.08'	276.58'	N67°33'36"W	270.68'
C18	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C19	90°00'00"	15.00'	23.56'	N46°52'07"E	21.21'
C20	4°32'26"	315.00'	24.96'	N85°51'40"W	24.96'
C21	15°50'15"	315.00'	87.07'	N75°40'20"W	86.79'
C22	15°49'40"	315.00'	87.02'	N59°50'22"W	86.74'
C23	6°22'36"	315.00'	35.06'	N46°44'14"W	35.04'
C24	90°00'00"	15.00'	23.56'	S00°32'56"E	21.21'
C25	90°00'00"	15.00'	23.56'	S89°27'04"W	21.21'
C26	90°00'00"	15.00'	23.56'	S00°32'56"E	21.21'
C27	90°00'00"	15.00'	23.56'	S89°27'04"W	21.21'
C28	90°00'00"	15.00'	23.56'	N00°32'56"W	21.21'
C29	3°44'45"	505.00'	33.02'	N70°16'53"E	33.01'
C30	85°35'18"	15.00'	22.41'	S29°21'36"W	20.38'
C31	3°46'58"	575.00'	37.96'	S15°19'31"E	37.96'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C32	7°08'16"	575.00'	71.63'	S20°47'09"E	71.59'
C33	7°20'16"	575.00'	73.64'	S28°01'25"E	73.59'
C34	7°20'16"	575.00'	73.64'	S35°21'41"E	73.59'
C35	6°31'07"	575.00'	65.42'	S42°17'23"E	65.38'
C36	90°00'00"	15.00'	23.56'	N89°27'04"E	21.21'
C37	90°00'00"	15.00'	23.56'	N43°07'53"W	21.21'
C38	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C39	90°00'00"	15.00'	23.56'	N89°27'04"E	21.21'
C40	86°30'40"	15.00'	22.65'	N01°11'44"E	20.56'
C41	94°33'52"	15.00'	24.76'	S88°16'00"E	22.04'
C42	72°37'12"	25.00'	31.69'	N70°13'56"W	29.61'
C43	94°35'53"	25.00'	41.28'	N29°51'58"E	36.75'
C44	90°00'00"	15.00'	23.56'	N00°32'56"W	21.21'
C45	90°00'00"	15.00'	23.56'	N89°27'04"E	21.21'
C46	90°00'00"	15.00'	23.56'	N00°32'56"W	21.21'
C47	54°52'56"	15.00'	14.37'	N71°56'18"W	13.83'
C48	54°52'56"	15.00'	14.37'	N05°19'09"W	13.83'
C49	121°30'05"	60.00'	127.24'	S38°37'43"E	104.70'
C50	18°40'41"	60.00'	19.56'	S12°46'59"W	19.47'
C51	24°54'24"	60.00'	26.08'	S09°00'34"E	25.88'
C52	44°04'42"	60.00'	46.16'	S43°30'06"E	45.03'
C53	33°50'18"	60.00'	35.44'	S82°27'36"E	34.92'
C54	80°44'17"	15.00'	21.14'	N47°45'45"W	19.43'
C55	90°00'00"	15.00'	23.56'	N46°52'07"E	21.21'
C56	84°28'25"	15.00'	22.12'	N40°22'06"W	20.17'
C57	90°00'00"	15.00'	23.56'	N52°23'42"E	21.21'
C58	90°00'00"	15.00'	23.56'	S37°36'18"W	21.21'
C59	98°19'51"	15.00'	25.74'	N41°46'14"E	22.70'
C60	90°00'00"	15.00'	23.56'	N52°23'42"E	21.21'
C61	83°16'46"	15.00'	21.80'	S49°02'05"W	19.93'
C62	85°35'18"	15.00'	22.41'	N56°13'41"W	20.38'

SURVEYOR'S NOTES:

1. ACCORDING TO COMMUNITY PANEL NO. 4806700541, MAP NO. 48491C0541F, REVISION DATE DECEMBER 20, 2019 AND COMMUNITY PANEL NO. 4806700540, AND MAP NO. 48491C0540F, REVISION DATE DECEMBER 20, 2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA" OR A MAG NAIL WITH WASHER STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

NOTES:

1. UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBERS 48491C0541F AND 48491C0540F, EFFECTIVE DATE OF DECEMBER 20, 2019.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2021-07.
5. PARKLAND DEDICATION REQUIREMENTS ARE MET BY CASTLEWOOD SUBDIVISION, PHASE 1, FINAL PLAT.
6. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
7. ALL RESERVES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
8. TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
9. THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2021-07
10. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITIES IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT TO BE FILED WITH THE CITY OF TAYLOR.
11. PUBLIC SIDEWALKS (5' IN WIDTH) ALONG LOCAL RESIDENTIAL STREETS (50 FOOT R.O.W. WIDTH) AND FM 973, BUILT TO CITY OF TAYLOR STANDARDS, ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
12. A 6' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO COLLECTOR ROADS (70 FOOT R.O.W. WIDTH).
13. ALL LANDSCAPING SELECTIONS SHALL BE FROM THE PREFERRED PLANT LIST IN CHAPTER 28-VEGETATION FROM THE CITY OF TAYLOR CODE OF ORDINANCES. ALL COMMON AREA LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
14. A 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.

ENGINEERS CERTIFICATION:

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

I, WILLIAM BUZZELLI, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F AND 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 EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY.

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

WILLIAM BUZZELLI, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 133535
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78216
PH. (737) 2418-107
WILLIAM.BUZZELLI@KIMLEY-HORN.COM

FINAL PLAT OF
CASTLEWOOD SOUTH
PHASE 1 SUBDIVISION
BEING 42.937 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

WASHINGTON, DC § KNOW ALL MEN BY THESE PRESENTS

THAT BENJAMIN MILLER, AUTHORIZED SIGNATORY OF FR CASTLEWOOD. LLC, SOLE OWNER OF THAT CERTAIN 69.993 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2022055997, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SOUTH PHASE 1 FINAL PLAT".

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

BENJAMIN MILLER, AUTHORIZED SIGNATORY
FR CASTLEWOOD, LLC
11 DUPONT CIRCLE NW, STE. 900
WASHINGTON, DC 20036

STATE OF _____ § 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 BENJAMIN MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, 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.

PLAT COMPLETION DATE: MARCH 10, 2023.

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

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SOUTH SUBDIVISION PHASE 1 FINAL PLAT" HAS BEEN ACCEPTED AN APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 20____

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

DEVELOPMENT SERVICES DIRECTOR

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

_____,
_____, DIRECTOR
DATE

WILLIAMSON COUNTY CLERK

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023 A.D., AT

_____ O'CLOCK _____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2023 A.D., AT _____ O'CLOCK _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY

COPYRIGHT © 2023
KIMLEY-HORN AND ASSOCIATES, INC.
ALL RIGHTS RESERVED
PZ-2023-1626

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE

DRAWN BY

CHECKED BY

DATE

PROJECT NO.

SHEET NO.

N/A

MJM

MMII

5/19/2023

069278803

35 OF 5

DWG NAME: KHAUS_SURVEYVAUSTIN SURVEY PROJECTS\069278803 - SUNDANCE TAYLOR (CASTLEWOOD SOUTH) - 316 LOT SINGLE-FAMILY DEVELOPMENT\DWG\PLAT\CASTLEWOOD SOUTH PHASE 1 PLAT.DWG PLOTTED BY: MCLAUGHLIN, MICHAEL 5/19/2023 9:40 AM LAST SAVED: 5/18/2023 1:32 PM

**City of Taylor
PZ-2023-1633
3811 N. Main St.
Subdivision Improvement Plans
Staff Report**

Item Details

Requested Action:	Consider disapproving 3811 N. Main St. Subdivision Improvement Plans
Address/Location:	3811 North Main Street
Legal Description:	Approximately 21.78 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	B-2/CPD
Current Use:	Agricultural
Applicant:	Michael Lee, P.E./Kimley-Horn
Case History:	This is the first submission of the plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, 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

Michael Lee
Kimley-Horn
5301 Southwest Pkwy Bldg 2 Suite 100
Austin TX 78735
michael.lee@kimley-horn.com

Date: Thursday, June 8, 2023

Address: 3811 N. Main St., Taylor 76574

Permit Number PZ-2023-1633

Dear Michael Lee,

Staff has completed its review of plans for the 3811 N. Main St. Subdivision Improvement Plan that is to be located at 3811 N. Main St., Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow. Staff would encourage a comment resolution meeting to address any questions or concerns.

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. Page 55, 57, and 58 can be removed. Landscape and Site Lighting/Photometric plans are captured in the Site Development plan set.
2. Garden Street Plan & Profile – The addition of the pedestrian pathway along Garden Street was not shown.

KH Response – Garden Street (now Wilson Street) shows the future pedestrian pathway that will be constructed at a later time.

COT Response – The public access easement pathways should be constructed as a part of the public improvements. If they cannot be they will need to be incorporated as construction that will be bonded out. Please confirm the intended route forward.

3. The pedestrian pathway within Block A, between lots 1 & 2, and Block E, between lots 1&2 and 2&3 to be within a 10-foot public access easements need to be shown for construction and acceptance as a public improvement.

KH Response – Pedestrian Pathway and easement linework is shown on the street plan and profiles and utility sheets.

COT Response – See Response to Comment #2 above. Additionally, these public access easements bisect the blocks and are therefore not always a part of a street profile or where utilities may traverse. Can you specify the plan set page where these access easements have shown their full length of construction and any associated details?

Engineering Department Review

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

***See Associated Files Section of the permitting page to download a copy of the PDF report containing the following engineering comments.**

Geotechnical Report (60-page report)

1. Page 5 of 60 - For public streets include lab testing required by the CoT EM, bulk sample(s) strength testing, i.e. Texas Triaxial Test, CBR, etc.
2. Page 14 of 60 - Rigid Pavement Section meets minimum CoT EM requirements for Collector Streets.
3. Page 14 of 60 - Is the 3000 ADT one direction or two directions, and does a directional distribution factor need to be applied?
4. Page 14 of 60 - Joint type and spacing recommendations should be included herein.
5. Page 14 of 60 - Which streets classify as collector?
6. Page 14 of 60 - Are these flexible or rigid 18-kip ESAL?
7. Page 15 of 60 - Flexible Pavement Section meets minimum CoT EM requirements for Collector Streets.
8. Page 15 of 60 - Include pH lime series per Cot EM.
9. Page 19 of 60 - What is the recommended side slopes for the pond, and where is the analyses?
10. Page 21 of 60 - Flexible Base should be compacted to 100% of maximum dry density as determined by Tex-113-E, see TxDOT Item 247 for public streets.
11. Page 33 of 60 - Also need pH lime series to determine dosage to get a pH of 12.4.
12. Page 57 of 60 - CoT EM requires TxDOT Pavement Design Procedures, not AASHTO
13. Page 59 of 60 - Value should be re-evaluated, per TxDOT PDM 2021 typical value is 30 to 45 ksi.
14. Page 59 of 60 - Where did 12,000 come from?
15. Page 60 of 60 - Mechanistic and Triaxial checks need to be included in the analyses.

***See Associated Files Section of the permitting page to download a copy of the PDF planset containing the following engineering comments.**

Subdivision Improvement Plans

1. General Comment - The engineer of record provided comment responses as "deferred" for some of the previous comments made by engineering. These shall be addressed on the next resubmittal.
2. [01] 11 PERIMETER ST PLAN AND PROFILE - Comment Stands Sta. 8+00 to END - Contours are showing grading outside public ROW.
3. [02] 12 FOUNTAIN ST PLAN AND PROFILE (SHEET 1 OF 2) - Continue to call out all curb ramp type/design in all locations
4. [03] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Comment Stands: Exhibit B-1 shows pedestrian crossing here, but PGL exceeds ADA >2.00 cross slope for accessible routes
5. [03] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Comment Stands: show proposed elevation and cross slope for SH 95 pav't with widening - having the new road tie in at -2.98% vs +2% crown for SH 95 will be a steep break in profile
6. [03] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Comment Stands: Provide 100' minimum turn lanes length Provide label to show length
7. [03] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Unresolved comment - Label existing features such as easements
8. [05] 15 WILSON ST PLAN AND PROFILE - Comment Stands: Verify and update plan. Proposed grading outside public ROW is shown.
9. [05] 15 WILSON ST PLAN AND PROFILE - Comment Stands: Verify accessible parking spaces provided
10. [06] 16 WATER ST PLAN AND PROFILE - Comment Stands: Update plan sheet. Proposed grading outside property line and outside of LOC
11. [06] 16 WATER ST PLAN AND PROFILE - Label easement. Label 6' Sidewalk by others
12. [18] 18 PROPOSED DRAINAGE AREA MAP - Update table flows for POA A to match model results
13. [18] 18 PROPOSED DRAINAGE AREA MAP - (See Pondpack flows on sheet for reference)
14. [33] 33 WATER A PLAN AND PROFILE (SHEET 1 OF 3) - This TEE occurs directly under the box culvert proposed on the TxDOT plans. Coordinate with those plans and show box in waterline profile. Not sure where the valve and valve box would end up
15. [47] 47 PAVING DETAILS (SHEET 1 OF 2) - Which pavement section is being used for which street?
16. [48] 48 - Paving Details (2) - Verify ROW Width shown on Perimeter Street cross section. Plat shows 60-ft ROW. The section components shown do not total to the street section in the planned development document.

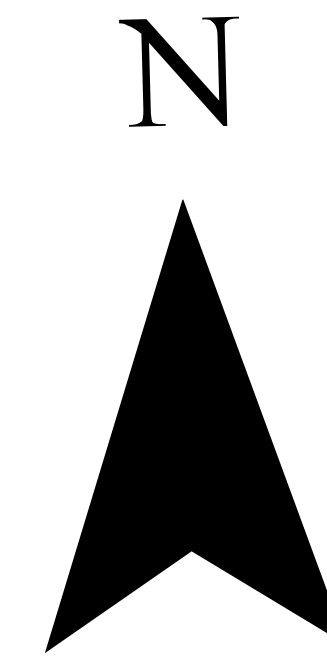
17. [48] 48 - Paving Details (2) - Revise to "6" curb and gutter"
18. [48] 48 - Paving Details (2) - In this second submittal you have switched to all HMAC pavement sections. The new HMAC sections here do not match the minimum City of Taylor sections as shown on CoT Detail PV 002 - See sht 47/59.
19. [48] 48 - Paving Details (2) - Per May 12th Geotech report public roadways street section will be 3" - 18" - 8"
20. [48] 48 - Paving Details (2) - Per May 12th Geotech report public roadways paving section will be 3" - 18" - 8"
21. [48] 48 - Paving Details (2) - Pavement details are not consistent with this geotech report listed on the sheet
22. [48] 48 - Paving Details (2) - Revise to "6" curb and gutter"
23. [48] 48 - Paving Details (2) - Update section detail to show gutter pan. This is not 2" thick as shown.
24. [53] 53 STRIPING AND SIGN PLAN – Verify purpose of sleeves stubbed out under a curb ramp?
25. [53] 53 STRIPING AND SIGN PLAN - These notes shown should also refer to crosswalk striping
26. [56] 56 ELECTRICAL SITE PLAN - Previous comment not addressed. This lighting plan shows the old building footprints and doesn't make sense
27. [56] 56 ELECTRICAL SITE PLAN - Is there no lighting for the remainder of the site?
28. [57] 57 LIGHTING PLAN - Previous comment not addressed. This lighting plan shows the old building footprints and doesn't make sense
29. [57] 57 LIGHTING PLAN - Is there no lighting for the remainder of the site?
30. [58] 58 PHOTOMETRIC PLAN - The other lighting sheets need to be updated.

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,



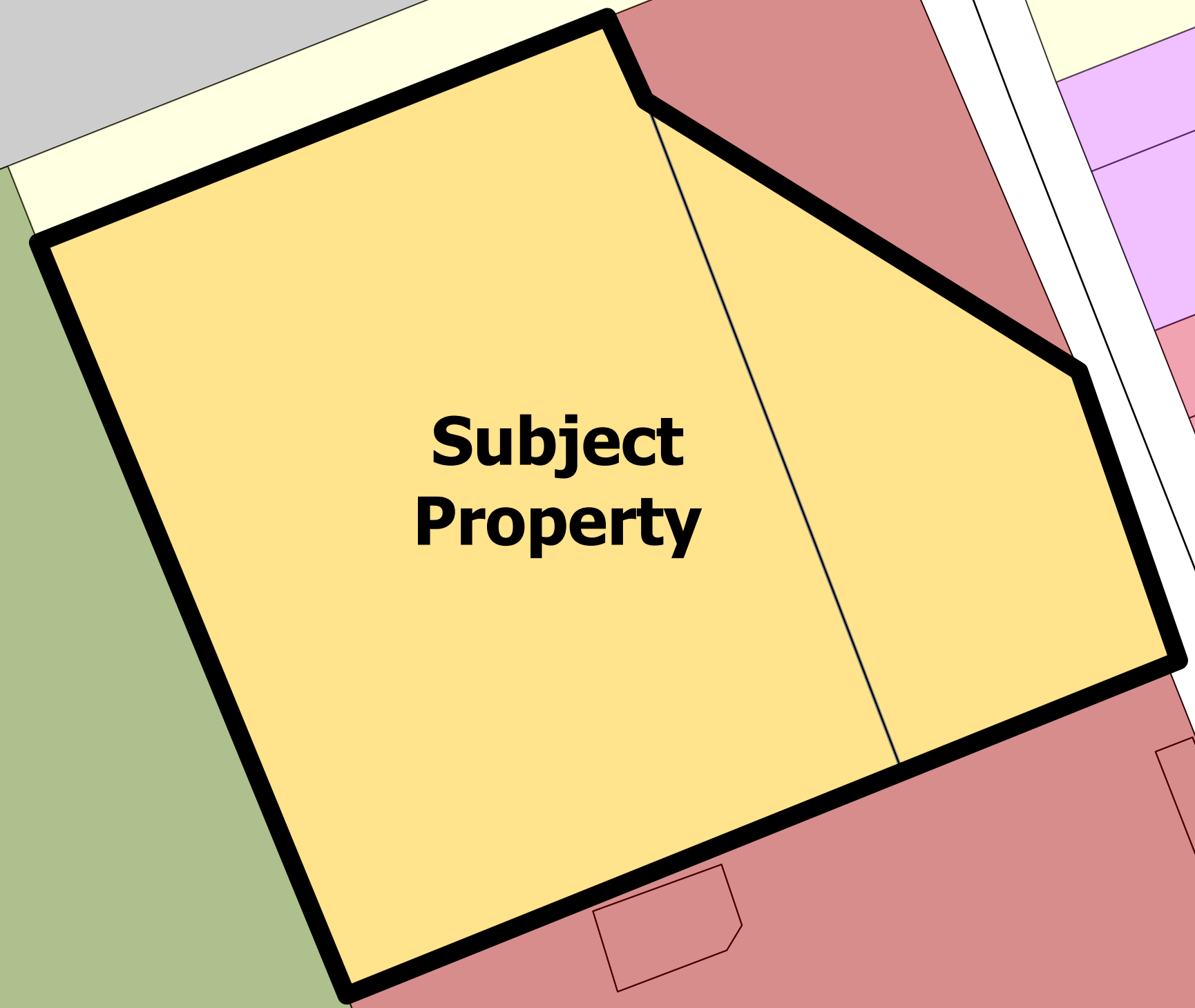
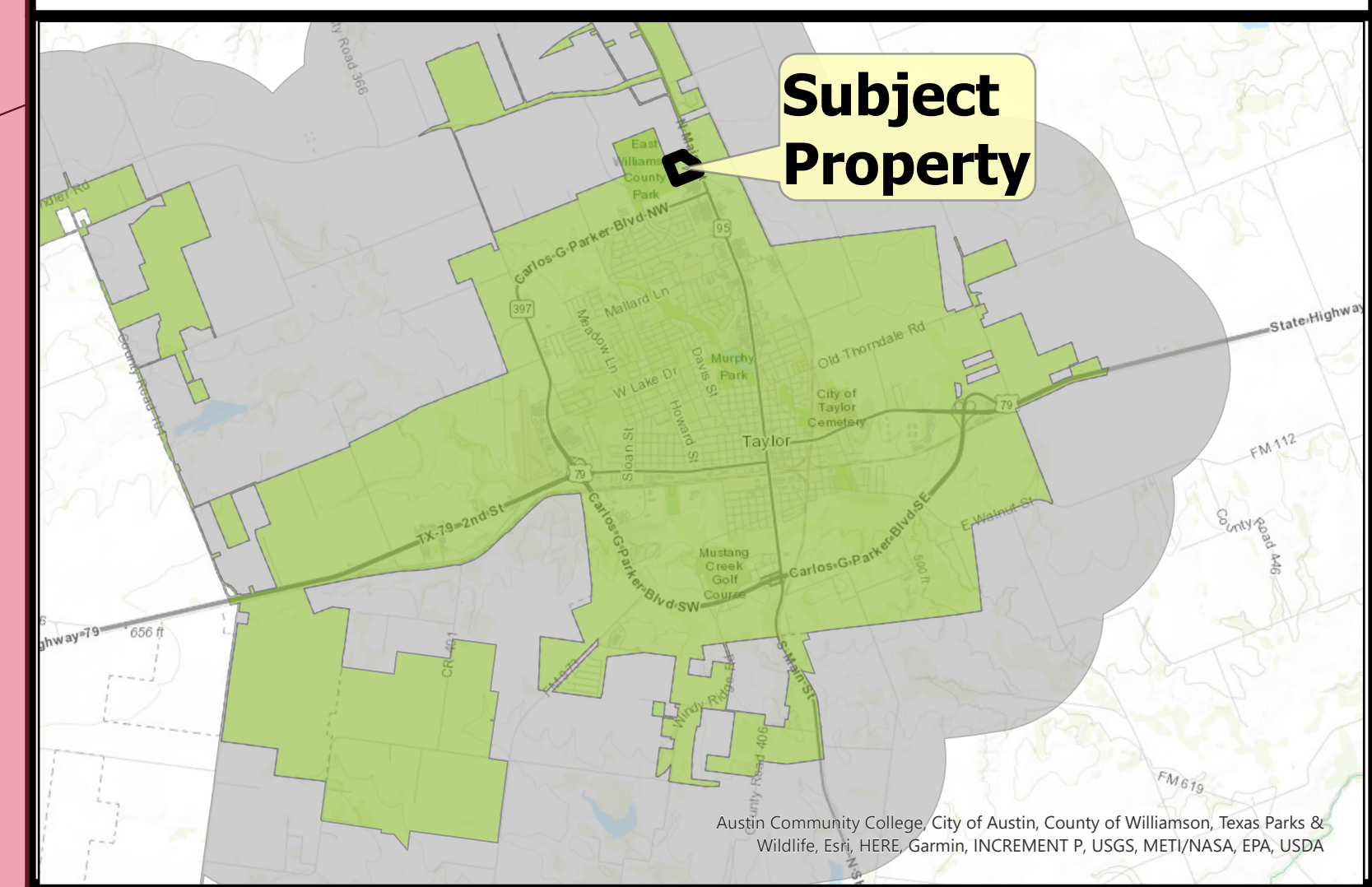
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1633

3811 N. Main St.
Subdivision Improvement Plans
Location Map
Approximately 21.78 Acres

- Legend**
- ETJ
 - Subject Property
 - Parcels
 - Streets
 - Zoning**
 - B-1
 - B-2
 - I Institutional
 - M-1 Light Industrial
 - P Parks
 - R-1 Single Family
 - R-1/RPD: Residential Planned Development
 - MF-2/RPD: Multi-Family 2 - Residential Planned Development



N MAIN ST

NW CARLOS G PARKER BLVD

ESTES PARK

BIG SUR TRL

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

Item Details

Requested Action:	Consider disapproving the Aaron Barta Subdivision Minor Plat.
Address/Location:	Generally located at 1303 Old Thorndale Road.
Legal Description:	Approximately 0.997 acres of land part of and out of the Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.
Current Zoning:	R-1
Current Use:	Single Family Residence & Vacant Land
Applicant:	Bruce Bryan/Bryan Technical Services
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends disapproval of the proposed 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

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

Date: Tuesday, June 6, 2023

Address: 1303 OLD THORNDALE RD, TAYLOR 76574

Permit Number PZ-2023-1644

Dear BRUCE BRYAN,

Staff has completed its review of the Aaron Barta Subdivision that is to be located at 1303 OLD THORNDALE RD, TAYLOR, TX 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

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

1. Considered as a Minor Plat (less than 4 lots, never platted, no extension of utilities/infrastructure).
2. This property was subject of a Variance request to allow a lot width less than 70' (PZ-2022-1534). The Zoning Board of Adjustment met on September 6, 2022, and voted to approve the applicant's request for a lot width less than 70' due to a found hardship.
3. This property was subject of a Variance request to facilitate the configuration of the rear lot as a flag lot (PZ-2022-1539). The Planning and Zoning Commission met on September 13, 2023 and voted to approve the applicant's request to create a flag lot.
4. Plat of Lot 2 should be drawn in a Flag Lot configuration with flagpole along the eastern most property boundary. The width of the flagpole of the lot should be no less than 11-foot in width (as approved by the ZBA & P&Z respectively). The current configuration creates an illegal subdivision that does not provide the rear lot appropriate access to Old Thorndale Road.
5. Only one driveway for BOTH lots will be permitted. A shared access easement will likely be needed in addition to the modification of the lots to adhere to the variances granted on the property.
6. Please specify on Page 1 that this plat is a Minor Plat.
7. Please include the Project Number on the first page of the plat PZ-2023-1644.
8. Confirm that the PUE is sufficient for existing utilities found in the area (OHE etc.).
9. 2 of 3 – There is a signature block for Williamson County Floodplain Administrator, but the Engineer has determined that the subject property is not encroached by a Zone A Flood Area. Advise if this should be removed if not necessary.
10. 3 of 3 – I am concerned that there is not enough room for the notary stamps. Specifically, the bottom two on the page.
11. Plat Notes should allude to the PZ cases in comment #1 that allow for variances on the subject property.
12. Plat Note #5 is inaccurate. There is not a "Planned Ordinance 2022-39" for this property.
13. Plat Note #7 is inaccurate. This property is not subject to Ordinance 2022-39. There were no Ordinances adopted for the decisions made by P&Z and ZBA.
14. Plat Note #10 – Minimum parking is still applicable for the subject property.
15. Plat Note #11 – Inaccurate. Setbacks are by the zoning which is R-1.

Engineering Department Review

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

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

Plat Sheet 1 of 3

1. For the proposed 10-ft ROW Widening Easement, verify 10-ft PUE shown to be provided adjacent to this easement
2. Revise submittal date shown
3. Include ROW dedicated
4. Provide topographic contour information (2-ft intervals) on the plat
5. Provide ROW information and dimension ROW for Old Thorndale Road
6. Label monument shown as noted in the field notes "Square Bolt (found)" and show in plat legend.
7. For clarity, notate proposed access easement width in the callout and point to dimension shown on the drawing.
8. Verify and remove plat notes that are not applicable.
9. Verify and update plat drawing to remove building lines shown. This is enumerated in the plat notes
10. Verify and update Note 5 to state "All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended" taken from the plat application.

Plat Sheet 2 of 3

1. Update Engineer's block to show "Licensed" and remove "Registered"
2. Remove floodplain certificated if plat is not within the floodplain
3. Field Notes, Paragraph 3 - Verify and correct spelling "Aaron"
4. Field Notes, Paragraph 3 - Verify and correct bearing shown to match plat drawing.

Plat Sheet 3 of 3

1. Owner's blocks - Use "I" and remove "That"
2. Owner's blocks - Include the word "Texas" where noted
3. Owner's blocks - Remove "no lien holder" statement
4. Lien Holders block - Include the text ", Texas" where noted

Fire Department Comments

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

1. Reviewed with no comments.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylor.tx.gov.

Thank you,



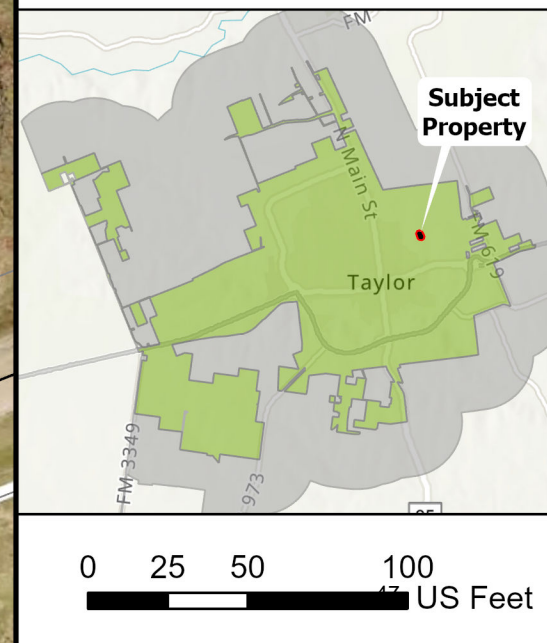
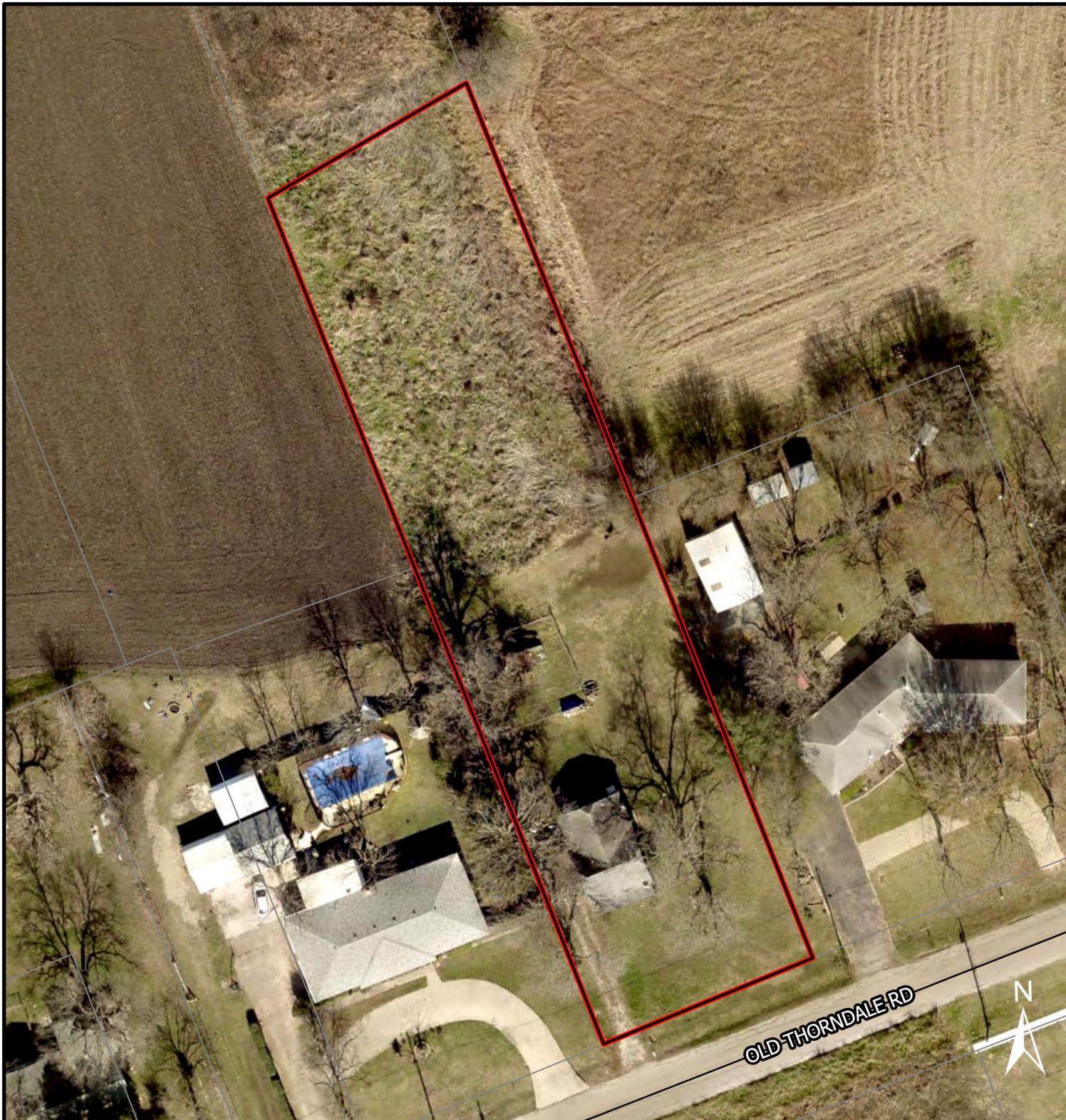
Courtney Peres, CNU-A
Planning Manager
City of Taylor

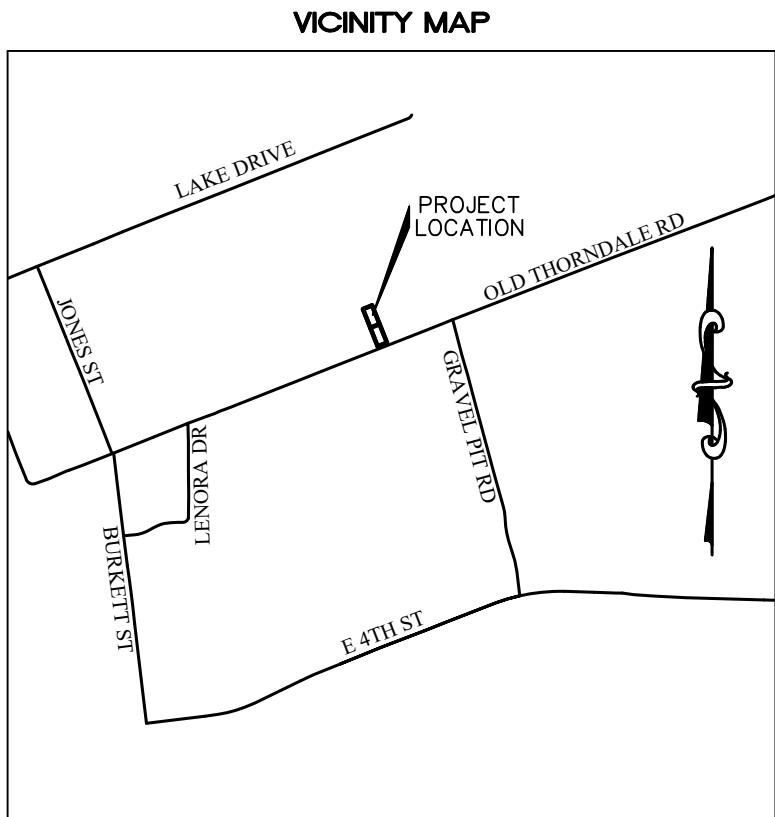


PZ-2023-1644

**1303 Old Thorndale Rd.
Minor Plat
Location Map**

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

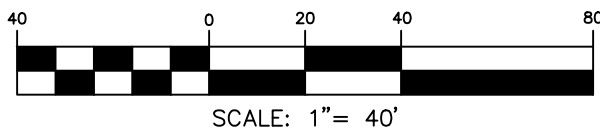




SCALE: 1" = 2000'

LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND



PLAT NOTES:

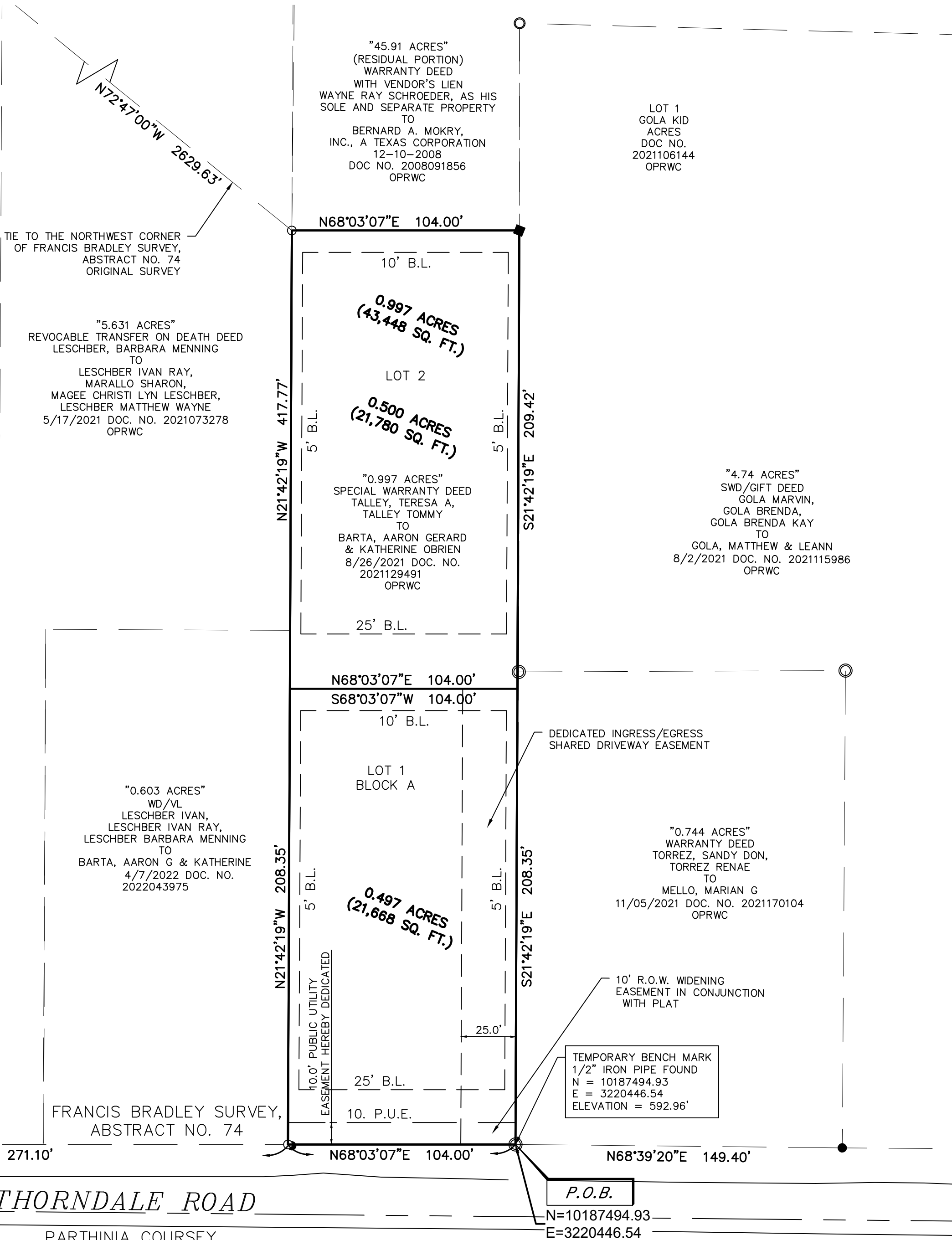
1. UTILITY PROVIDERS -WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER **48491C0534F**, EFFECTIVE DATE OF **12/20/2019**
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE PLANNED ORDINANCE 2022-39.
6. MINIMUM OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
7. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 2022-39, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIRES/RESTRICTIONS.
8. HEIGHT IS LIMITED TO 4 STORIES OR 55 FEET, WHICHEVER IS GREATER.
9. NO MINIMUM PARKING IS REQUIRED.
10. MAXIMUM DENSITY IS ONE DWELLING UNIT PER 1,000 SQUARE FEET.
11. SETBACKS ARE A MINIMUM OF 5 FEET AND A MAXIMUM OF 15 FEET.

LOT AND BLOCK TABLE			
PARCEL #	AREA	ACRES	TYPE
LOT 1	21668	0.497	RESIDENTIAL
LOT 2	21780	0.500	RESIDENTIAL
TOTAL	43448	0.997	RESIDENTIAL

1" IRON PIPE FOUND AT THE APPARENT SOUTHWEST CORNER OF A "0.20 ACRES" AS DESCRIBED IN VOL. 420, PAGE 294 DRWC, CURRENTLY OWNED BY TERESA A. TALLY PER WILLIAMSON COUNTY APPRAISAL DISTRICT ID R464125

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

AARON BARTA SUBDIVISION
WILLIAMSON COUNTY, TEXAS



OWNER:

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

SURVEYOR:

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

ENGINEER:

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

LEGAL DESCRIPTION:

.997 ACRE TRACT OF LAND IN THE FRANCIS BRADLEY SURVEY, ABSTRACT 74, INWILLIAMSON COUNTY, TEXAS, BEING A .997 ACRE TRACT OF LAND DESCRIBED IN DEED TO AARON GERARD BATA AND KATHERINE O'BRIEN BARTA, RECORDED IN DOC. #2021129491 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:

FRANCIS BRADLEY SURVEY
ABSTRACT NO. 74

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2

LINEAR FEET OF NEW STREETS: NONE
TOTAL ACREAGE: .997 ACRES

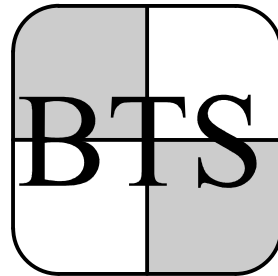
SUBMITTAL DATE: 03-02-23

BENCHMARK DESCRIPTION:

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

AARON BARTA
SUBDIVISION
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

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

AARON BARTA SUBDIVISION
WILLIAMSON COUNTY, TEXAS

These notes describe that certain tract of land located in the FRANCIS BRADLEY SURVEY, ABSTRACT NO. 74, located in the City of Taylor, situated in Williamson County, Texas; subject tract being all of a called "0.997 Acres" conveyed in a Special Warranty Deed from Teresa A. Talley, and Tommy Talley to Aaron Gerard Barta AND Katherine O'Brien Barta dated 08-06-2021 and recorded in Document No. 2021129491 of the Official Public Records of Williamson County, Texas (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the Month of July 2021, and being more fully described as follows:

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

THENCE South 68° 03' 07" West with the North line of Old Thorndale Road and the South line of said "0.997 Acres", a distance of 104.00 feet to a 1/2" Iron rod set (capped BTS), being the Southeast corner of a called "0.603 Acres" conveyed in a Warranty Deed from Ivan Leschber, ET AL to Arron G. Barta, ET UX. Katherine Barta dated 04-07-2022 and recorded in Document No. 2022043975 OPRWC), same being the Southwest corner of subject tract, from which a 3/8" Iron rod found (not honored) bears North 87° 31' 49" East a distance of 1.80 feet, also from which a 1" Iron pipe found in the North line of Old Thorndale Road at the apparant Southwest corner of a called "0.20 Acres" as decribed in Volume 420, Page 294 DRWC, currently owned by Teresa A. Tally per Williamson County Appraisal District ID number R464125 bears North 68° 03' 07" West a distance of 271.10 feet;

THENCE North 21° 42' 19" West with the West line of said "0.997 Acres" and the East line of said "0.603 Acres" and also the upper East line of a called "5.631 Acres" as conveyed in a Revocable Transfer on Death Deed from Barbara Menning Leschber to Ivan Ray Leschber, et al, dated 05-17-2021 of record in Document No. 2021073278, OPRWC, a distance of 417.77 feet to a 1/2" Iron rod found (capped BTS), being an exterior corner of a called "45.91 Acres" (residual portion) conveyed in a Warranty Deed with Vendor's Lien from Wayne Ray Schroeder, as his sole and separate property to Bernard A. Mokry, Inc., a Texas Corporation, dated 12-10-2008 and recorded in Document No. 2008091856 OPRWC, same being the Northwest corner of subject tract;

THENCE North 68° 03' 07" East with the North line of said "0.997 Acres", with an exterior line of said "45.91 Acres" (residual portion), a distance of 104.00 feet to a Iron Square Bolt found, being an occupied exterior corner of said "45.91 Acres" (residual portion), being in the West line of Lot 1, Block 1, of Gola Kid Acres, a subdivision in Williamson County according to the plat recorded in Document No. 2021106144 OPRWC, same being the Northeast corner of subject tract;

THENCE South 21° 42' 19" East with the East line of said "0.997 Acres", with the West line of said "Lot 1, Block 1", passing a 1/2" Iron pipe found (standing 2 feet tall) at 201.79 feet and 0.58 feet to the left, being an exterior corner of said "Lot 1, Block 1", and also being the Northwest corner of said "0.744 Acres", continuing for a total distance of 417.77 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 0.997 Acres.

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

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

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

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

REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

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

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

REGISTERED PROFESSIONAL ENGINEER
NO. 107211 STATE OF TEXAS

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 WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SAID REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

DATE

AARON BARTA SUBDIVISION
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT **AARON GERARD BARTA**, CO-OWNER OF THE CERTAIN .997 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021129491 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, 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, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS AARON BARTA SUBDIVISION.

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

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT **KATHERINE O'BRIEN BARTA**, CO-OWNER OF THE CERTAIN .997 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021129491 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, 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, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS AARON BARTA SUBDIVISION.

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

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, TERESA A. TALLEY, LIEN HOLDER OF THAT CERTAIN .997 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021129491 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS AARON BARTA SUBDIVISION.

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

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, TOMMY TALLEY, LIEN HOLDER OF THAT CERTAIN .997 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021129491 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS AARON BARTA SUBDIVISION.

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

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

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

_____, DIRECTOR DATE

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

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY:

DEPUTY

City of Taylor
PZ-2023-1682
Taylor Southpark Section 1 Lots 6 & 7 Amending Plat
Staff Report

Item Details

Requested Action:	Consider Conditional Approval of the Taylor Southpark Section 1 Lots 6 & 7 Amending Plat.
Address/Location:	Generally located along Industrial Drive.
Legal Description:	Approximately 3.709 acres of land part of Taylor Southpark Section One, Taylor, Williamson County, Texas.
Current Zoning:	M-1
Current Use:	Vacant Land
Applicant:	James Barker, Texas Land Surveying
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat partially meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Conditional Approval of the proposed subdivision improvement plans pending compliance with the outstanding staff comments.

Attachments

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



City of Taylor

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

Date: Tuesday, May 30, 2023

Address: Taylor Southpark Sec One, Taylor 76574

Permit Number PZ-2023-1682

Dear Applicant,

Staff has completed its review for the Southpark Amending Plat Lots 6-7 that is to be located at Taylor Southpark Sec One, Taylor 76574. There are some corrections that need to be made prior to approval of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas at 512-352-3675 or by email at brenda.joyas@taylortx.gov.

PZ-2023-1682 Taylor South Park Amending Plat

Planning Department Review: Denied 1st Review

1. There needs to be two (2) pages to the amending plat.

i. Page one should have:

- Title of page should state:

Amending Plat of Lots 6-7, Establishing Lot 6A, Taylor Southpark Section One;

3.709 Acres out of the Parthinia Coursey Survey, Abstract No. 131, City of Taylor, Williamson County Texas

- to show diagram of the plat **as is** with another diagram of what **will be**; side by side
- Legend
- Scale
- North designation
- Curve Table
- Line Table
- Location Map
- Boundary Description
- General Plat Notes
- Surveying company's information & page number

ii. Page two should have:

- Total acreage information
- Engineer information
- Owner information
- Surveyor information
- Owner's Signature description
- Notary Signature description with space for stamp: $\frac{3}{4}$ inch vertically with 2.5 inches horizontally
- Surveyor's Certification description with space for stamp: 2x2 inches
- Engineer's Certification description with space for stamp: 2x2 inches
- Development Services Director Certification
- County Clerk's Certification with space for stamp: 2x2 inches

2. Owner's Signature block needs correction in the description:
 - i. On first line: acreage needs to be changed from 4.54 acres to **3.709 acres**
 - ii. On last sentence: Amending Plat of Lots 1-3 to change to **Amending Plat of Lots 6-7, Establishing 6A, Taylor Southpark Section One.**
3. General Plat Notes: Need to add a note to state:
 - In accordance with the Texas Local Government Code, Chapter(s) 232.0095 and/or 232.011, the purpose of this Amending Plat is to relocate the lot line(s) between adjacent lots 6-7 Establishing 6A, and/ or to _____ (Pick from list of purposes listed on Texas Local Government Code Chapter 232.011 and insert in above slot.).

Engineering Department Review

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

***See "Associated Files" portion of the permit page to download a copy of the following engineering comments provided on the plat PDF:**

1. Owner's Signature Block - Update subdivision name to match plat heading
2. Verify plat to include curve information for the drainage & utility easement shown and referenced as noted
3. Notate existing cul-de-sac radius on Industrial Drive
4. Notate and dimension the three courses shown for the drainage & utility easement
5. Metes and Bounds, paragraph 1 - Verify and update metes and bounds reference to include "Slide 168-169" as shown on the plat drawing
6. Metes and Bounds - Update metes and bounds to show full name of existing subdivision "Taylor Southpark, Section 1"
7. Metes and Bounds, Curve 3 - Verify and update metes and bounds reference to match the curve information/format provided on the curve table.
8. Verify metes and bounds to include corner information for the drainage & utility easement shown
9. Verify if additional easement will be required for existing utilities/drainage along "L2"
10. Metes and Bounds - Update metes and bounds to verify bearing shown 18°15'29" to match the plat drawing.
11. Verify if additional easement will be required for existing utilities along this course running parallel with the M,K&T Railroad

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 512-352-3675, or by e-mail at brenda.joyas@taylor.tx.gov.

Thank you,



Brenda Joyas, CNU-A
Senior City Planner

Attachment

AMENDING PLAT OF
LOTS 6-7, TAYLOR SOUTHPARK
SECTION ONE

TOTAL ACREAGE: 3.709 ACRES
NO. OF BLOCKS: 1
NO. OF LOTS: 1
NEW STREETS: NONE
SUBMISSION DATE: 05/05/2023
2ND SUBMITTAL:
3RD SUBMITTAL:

ENGINEER:

HALFF ASSOCIATES, INC
TBPELS #F-312
JAIME H. URQUIDI, P.E.
13620 BRIARWICK DR #100
AUSTIN TX 78729

OWNER/SUBDIVIDER:

95 INDUSTRIAL, LLC
9611 TREE BEND DR
AUSTIN, TX 78750

SURVEYOR:

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

OWNER'S SIGNATURE

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

That 95 Industrial, L.L.C. acting by and through Jinesh Gandhi, is the sole owner of the certain 4.54 acres of land shown hereon and described in a deed recorded in Document No. 2020130848 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tracts of land, and do hereby re-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 AMENDING PLAT OF LOTS 1-3, TAYLOR SOUTHPARK SECTION ONE.

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

JINESH GANDHI
95 INDUSTRIAL, LLC
9611 TREE BEND DR.
AUSTIN, TX 78750

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

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared Jinesh Gandhi, (95 Industrial, LLC) known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My Commission expires on: _____.

SURVEYOR'S CERTIFICATION

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

I, William C. Stewart, Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown hereon were properly placed under my supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

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

this ____ day of _____, 20____.

William C. Stewart
Registered Professional Land Surveyor No. 5785
State of Texas

ENGINEER'S CERTIFICATION

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

I, Jaime H. Urquidi, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not located in the Edwards Aquifer Recharge Zone and is not encroached by a Zone "A" flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0541F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

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

this ____ day of _____, 20____.

HALFF ASSOCIATES, INC.
Jaime H. Urquidi P.E..
Registered Professional Engineer No. 106361
State of Texas

PROJECT No: 180396 LOTS 6-7
DATE OF PLAT PREPARATION: MAY 2023

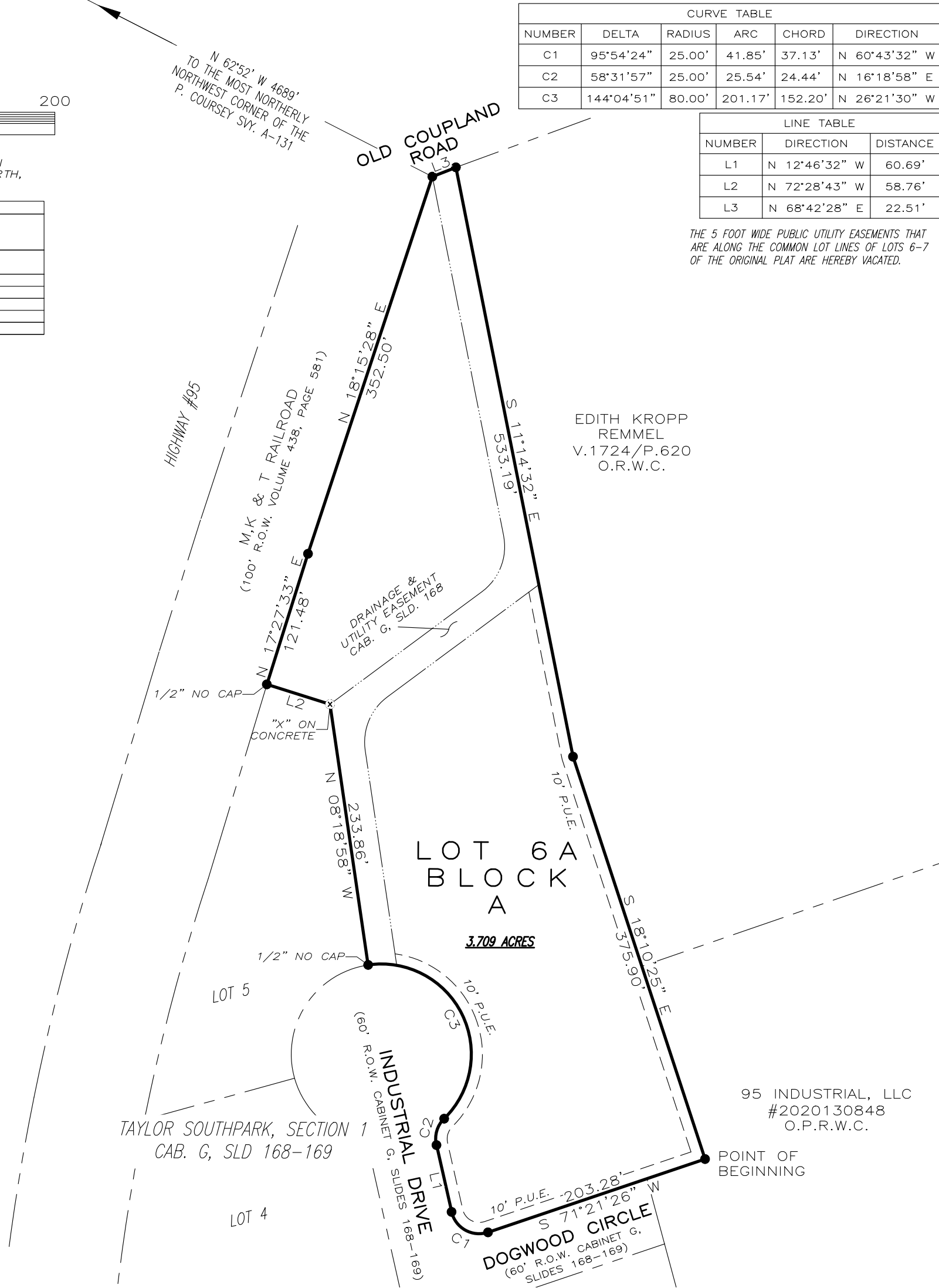
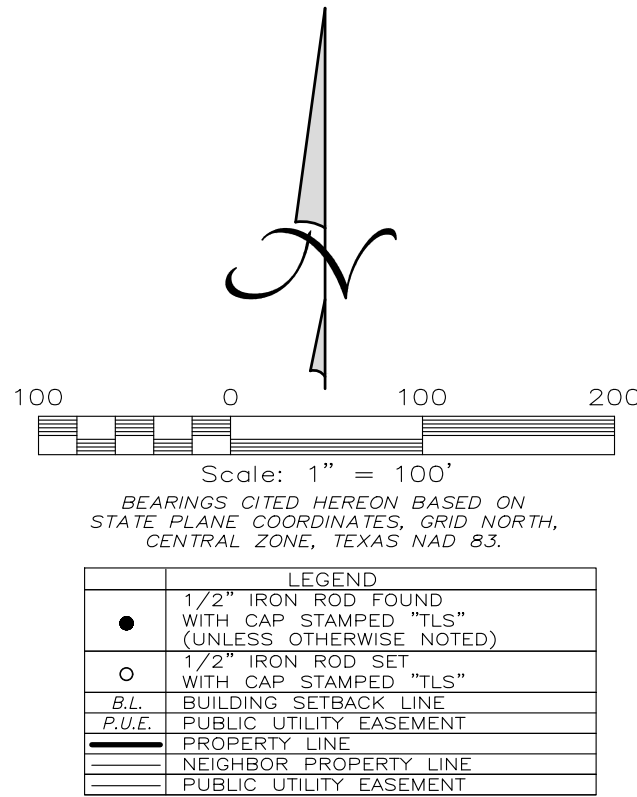
AMENDING PLAT OF
LOTS 6-7, TAYLOR
SOUTHPARK SECTION ONE

3.709 ACRES OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT
No. 131, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	95°54'24"	25.00'	41.85'	37.13'	N 60°43'32" W
C2	58°31'57"	25.00'	25.54'	24.44'	N 16°18'58" E
C3	144°04'51"	80.00'	201.17'	152.20'	N 26°21'30" W

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 12°46'32" W	60.69'
L2	N 72°28'43" W	58.76'
L3	N 68°42'28" E	22.51'

THE 5 FOOT WIDE PUBLIC UTILITY EASEMENTS THAT ARE ALONG THE COMMON LOT LINES OF LOTS 6-7 OF THE ORIGINAL PLAT ARE HEREBY VACATED.



EDITH KROPP
REMMEL
V.1724/P.620
O.R.W.C.



LOCATION MAP

GENERAL PLAT NOTES

- All permanent corners set are 1/2" inch iron rods unless otherwise noted hereon.
- There are no areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FEMA's Flood Insurance Rate Map (FIRM) panel number 48491C0541F, dated December 20, 2019.
- All structures and/or obstructions are prohibited in drainage easements.
- A 10' Public Utility Easement (P.U.E.) along all street frontages, and other public utility easements shown shall be dedicated.
- All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- Utility Providers – Water: City of Taylor, Wastewater: City of Taylor, Electricity: Oncor
- Minimum Fire Flow of 500 gallons per minute for not less than two (2) hours shall be provided.
- This subdivision is subject to all general notes and restrictions appearing on the plat of Taylor South Parks, Section 1, recorded in Cabinet G, Slides 168-169, Plat Records, Williamson County, Texas.

DEVELOPMENT SERVICES DIRECTOR CERTIFICATION

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

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

COLIN HARRISON
DIRECTOR
CITY OF TAYLOR, TEXAS

Date _____

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____ A.D., at _____ o'clock, ____M., and duly recorded this the _____ day of _____, 20____ A.D., at _____ o'clock, ____M., in the Official Public Records of said County in Instrument No. _____.

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

Nancy E. Rister, Clerk County Court
of Williamson County, Texas

By: _____ Deputy

PRELIMINARY:
FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL DOCUMENT.

PLAT PROJECT No. _____

Texas Land Surveying, Inc.

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

SHEET

1

OF

1

**City of Taylor
PZ-2023-1639
Comprehensive Plan Amendment –
Future Land Use and Growth Sector Designation
Staff Report**

Item Details

Subject Property:	Generally located south of Taylor High School and east of the Avery Glen Subdivision
Total Acreage:	Approximately 55.90 acres (approximately 6.52 acres in the City Limits and 49.38 in the Extra-Territorial Jurisdiction (ETJ)).
Legal Description:	Approximately 55.90-acre tract of land out of the M. Dentler Survey, Abstract No. 211, and the W.G. Robinson Survey (T.T. Williamson Survey), Abstract No. 754, partial City of Taylor and City of Taylor Extra Territorial Jurisdiction (ETJ), Williamson County, Texas.
Property Owner(s):	Texas Multifamily Capital, c/o Chris Bancroft
Representative:	Thomas Rhodes, Mango Rhodes Land Advisors
Request:	A request to amend the Growth Sector designation of approximately 6.52 acres from Infill Neighborhood Sector and 49.38 acres from Future Growth Sector to Controlled Growth Sector Tier II, and to amend the Future Land Use Map designation of approximately 6.52 acres from Neighborhood Infill and 49.38 acres from Area of Minimal Change to Neighborhood Greenfield.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The property owner and their representative engaged staff with their prospective plans to develop the subject property with a mix of residential building types and commercial space serving the immediate proposed neighborhood. Most of the subject property (49.38 acres) will require voluntary annexation in the future. The first steps would be to request amendment to the Growth Sector and Future Land Use designations before proceeding to incorporating property into the City Limits and applying zoning. The applicant is requesting to amend the Growth Sector designation of approximately 6.52 acres from Infill Neighborhood Sector and 49.38 acres from Future Growth Sector to Controlled Growth Sector Tier II, and to amend the Future Land Use Map designation of approximately 6.52 acres from Neighborhood Infill and 49.38 acres from Area of Minimal Change to Neighborhood Greenfield.

Location:

The subject property is located along Wesley Miller Lane, south of Taylor High School and east of the existing Avery Glen residential subdivision.

Physical and Natural Features:

The subject property is generally vacant land devoid of any large structures and historically used as agricultural lands. Current aerial imagery identifies a small grouping of trees and unidentifiable accessory structures along the southern property boundary.

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where growth is not intended during the timeframe of the Envision Taylor Comprehensive Plan because infrastructure systems are not available or planned for.

The subject property is currently located within the Future Growth Sector and Infill Neighborhood Sector.

The applicant has requested to amend the designations on the subject property to the Controlled Growth Sector Tier II. The Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion.

Future Land Use and Zoning Designations:

The Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor. The subject property is currently assigned the land uses designations of Neighborhood Infill and Area of Minimal Change.

The applicant has requested to amend the designations on the property to Neighborhood Greenfield. Greenfield Neighborhoods are new communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.

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

Direction	Future Land Use	Existing Land Use
North	Civic Center: Community	Taylor High School
South	Area of Minimal Change	ETJ - Vacant Agricultural Land
East	Area of Minimal Change	ETJ - Vacant Agricultural Land
West	Neighborhood Infill	Avery Glen Residential Subdivision

Utilities

The subject property is located within the City's service area for water and subject to voluntary annexation and service agreements the development could gain access to city wastewater. Currently a 12-inch water line runs along Wesley Miller Lane and spans the width of the subject property. An 8-inch water line extends from the neighboring subdivision, Avery Glen, and stubs out to the subject property.

A 12-inch wastewater main bisects the Taylor High School property to the north and a connection off of that main line was made to bring a 10-inch line south into the Avery Glen subdivision. The applicant is aware that extension of utilities are a financial responsibility of the developer.

A utility scoping meeting was held with staff from HDR who have determined that off-site improvements will likely need to be made upon development. There is capacity in the existing wastewater lines adjacent but upsizing or lift station improvements may be warranted.

Transportation

The subject property gains access from Wesley Miller Lane which is identified within the Master Transportation Plan as a Community Boulevard. The construction of Wesley Miller Lane extends beyond the width of the subject property. Additionally, the Transportation Plan has proposed a Community Boulevard immediately south of the subject property to act as an east-west extension of Buttercup Road. Community Boulevards function as primary routes that connect to major areas of the city.

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 (40 notices) of the subject property were notified of the Comprehensive Plan Amendment. A legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 28, 2023.

Staff Analysis

Growth Sector

The subject property is currently identified as Infill Neighborhood and Future Growth Sectors. The Infill Neighborhood Growth Sector designation (~6.52 acres) alludes to a location that is already serviced by city infrastructures (water, wastewater, and streets) which is not accurate to the current state of the property as there is the ability to extend infrastructure but none existing to immediately service the area to date. Additionally, the Future Growth Sector (~49.38 acres ETJ) alludes to land that is solely valued as open space or agricultural land and presents significant barriers to infrastructure extension (primarily distance as the contributing factor for tie in connections). This is also an inaccurate depiction of the property as there are services (water/wastewater) that the development could connect to upon annexation and sufficient analysis and potential expansions in the city's utility infrastructure.

Future Land Use

Additionally, the request is to modify the Future Land Use designations placed on the property. As part of the property is within the city limits the allocation of Neighborhood Infill (~6.52 acres) was carried over from the adjacent single-family subdivision (Avery Glen). Neighborhood Infill should be allocated to areas where true infill development can occur. Commonly you would find existing subdivisions of varying residential and commercial types existing sporadically and possibly vacant acreage that could add to the existing fabric. Neighborhood Infill which is summarized as existing developed areas in Taylor that have access to existing streets and utility infrastructure. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing. However, the current designation of Neighborhood Infill is not indicative of the type of new development that would occur and lacks a connection to a denser inner core fabric intended for the Neighborhood Infill designation. Because the area is devoid of development within the subject property the allocation of Neighborhood Greenfield is proposed. Greenfield development is defined as an undeveloped or agricultural tract of land that is a potential site for new development.

Area of Minimal Change was placed on all properties outside of the City Limits and within the ETJ of Taylor. As such the remaining 49.38 acres would need to be changed to accommodate development and ultimately be brought into the corporate city limits via voluntary annexation.

The subject property meets, partially meets or does not meet the following land use policies:

- **Partially Met - LU 9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.**
 - The additional development to the subject property does expand the developable land outside the current boundaries identified via Growth Sectors, Future Land Use and City Limit boundaries. However, there is a more immediate availability to water and wastewater infrastructure in terms of proximity. It will be the responsibility of the developer to ensure extension of these utilities is available to service their proposed development(s) and adequate capacity in wastewater lines and existing lift stations is susceptible to an increase.
- **Met - LU 11 – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.**
 - The expansion of development nearest an area where development is currently occurring (Castlewood Subdivision, Avery Glen Subdivision, Taylor High School, and nearby Samsung Semiconductor) will likely result in an increase in population density and revenue per acre. The city's subdivision regulations and comprehensive plan ensure that new development resembles the form and scale of traditional neighborhood patterns in Taylor.

Planning and Zoning Commission Recommendation

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

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

- The current designation of much of the property as Area of Minimal Change is a direct correlation to the City's desire to limit new growth outside the existing infrastructure footprint and focuses growth into compact and mixed-use centers. The density and urban design of the proposed project will ultimately determine if the project will generate sufficient revenue to cover future service costs and infrastructure liabilities. Staff has encouraged a Planned Development process moving forward in order to capture adequate density in the subdivision. Careful consideration should be applied any time a request would expand the corporate city limits of the City of Taylor.

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

- The proposed Growth Sector amendment to Controlled Growth Sector Tier II would provide a tiered approach to expansion of the growth sector map. As the land is today (vacant) any use would likely be considered an improvement to the property in terms of providing living and working spaces for citizens as well as expanding the value of the land.

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

- It is not the City's intention to extend services to the Area of Minimal Change. However, the applicant is located immediately adjacent to the city limits and other areas of development. This scenario is favorable as opposed to property that is located farther out and on the periphery of the ETJ. It will be the developer's responsibility to extend any necessary infrastructure as required or outlined in the transportation plan. Ultimately, the city will be responsible for the maintenance of the infrastructure in perpetuity.

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

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

Attachments:

- a) Letter of Intent from Applicant
- b) Utility Statement from City Engineer
- c) Location Map
- d) Growth Sector Map – Existing
- e) Proposed Growth Sector
- f) Future Land Use Map – Existing
- g) Proposed Future Land Use
- h) Notice Area Map
- i) Proposed Ordinance
 1. Survey



Mango Rhodes Land Advisors
Thomas K. Rhodes, CCIM, CRE®, Principal
Amanda G. Rhodes, Principal

5401 S. FM 1626
Ste #170, PMB #437
Kyle, Texas 78640
mandy@mango-rhodes.com
thomas@mango-rhodes.com

April 20, 2023

Ms. Courtney Peres, Planning Manager
Development Services Department
City of Taylor
400 Porter Street
Taylor, Texas 76574

via email: courtney.peres@taylor.tx.gov
cc: mckenzi.hicks@taylor.tx.gov

RE: Comprehensive Plan Amendment Request for approximately 49 acres on the south side of Wesley Miller Lane approximately 500 feet east of FM 973, same being Williamson CAD Parcel ID's R019109 & R019732

Ms. Peres,

I would like to thank you very much for your time and direction regarding my client's proposed development on Wesley Miller Lane. As discussed, my clients have acquired an approximately 55 acre property consisting of 3 separate parcels across from Taylor High School. One parcel is currently within the city limits and is designated Infill Neighborhood Growth Sector. The remainder of the property is in the City's ETJ and is designated Future Growth Sector.

Furthermore, the portion of the property that is inside the city limits is designated Neighborhood Infill on the Future Land Use Plan while the portion of the property in the ETJ is designated as Area of Minimal Change.

The purpose of this letter is to respectfully request the city's consideration of a Future Land Use Plan Amendment to designate the entire property as Controlled Growth Sector Tier II and Neighborhood Greenfield Land Use. The requested categories are the most appropriate categories for my client's property given existing land use and infrastructure and future growth patterns.

My client's proposed plan for the development of the property, as illustrated on the attached concept plan, is for a small pods of light/neighborhood commercial across from the high school with high density conventional multifamily and medium density single family detached along an internal collector. My client intends to annex the portion of the property within the ETJ into the city limits and looks forward to working with staff and your consultants on the future zoning of the property. My client will submit an application for zoning concurrently with the annexation request at the appropriate time.

In our opinion, the anticipated growth within the FM 973 corridor south of Taylor supports the requested Future Land Use Plan Amendment. Directly across from the subject property is Taylor High School. The development of higher density housing near existing schools minimizes the impact on the school district's cost to serve new development. Unfortunately, the existing DR Horton Avery Glen Subdivision utilized the commercial frontage that would typically provide support to neighborhoods and the school for single family detached housing. This development proposes commercial on Wesley Miller Lane to provide some neighborhood services. The additional residential development within the project will provide the necessary density to support the proposed commercial uses.

My client is aware of the existing constraints on wastewater and has engaged Costello Engineering to assist in working with the City to identify viable solutions. Costello has already been in conversations with the city's third party engineers regarding existing and necessary proposed infrastructure. All development should bear the fair share of costs of infrastructure improvements necessary to provide service, and my clients look forward to working with the city on identifying a final wastewater solution.

Also included in this submittal is a fiscal impact analysis prepared by Sundance Analytics illustrating the potential fiscal impact to the city as a result of annexation and development of the property as proposed. My clients are not proposing any special financing district to fund necessary infrastructure improvements, save and except any reimbursement agreement entered into related to oversizing of infrastructure that may be required by the city.

On behalf of my client, I look forward to working with you and city staff through this process. Should you have any questions or need any additional information, please do not hesitate to contact me at (512) 618-7449.

Thank you,



Thomas K. Rhodes, CCIM, CRE®

Memo

Date: Monday, April 12, 2021

Project: City of Taylor On-Call Services

To: Tom Yantis, AICP

From: Heather Lindner, PE
Nevetha Ramesh
Jacob Walker, PE

Subject: Southwest Development Wastewater Capacity Evaluation

HDR evaluated the impact of various developments anticipated around Taylor High School in the southwest side of the city to the downstream wastewater infrastructure. The developments in this area discharge to a 12-inch gravity main that flows into the Rice's Crossing lift station. The lift station pumps through a 10-inch force main into a 12-inch gravity main, before discharging into a 36-inch interceptor, as shown in Figure 1.

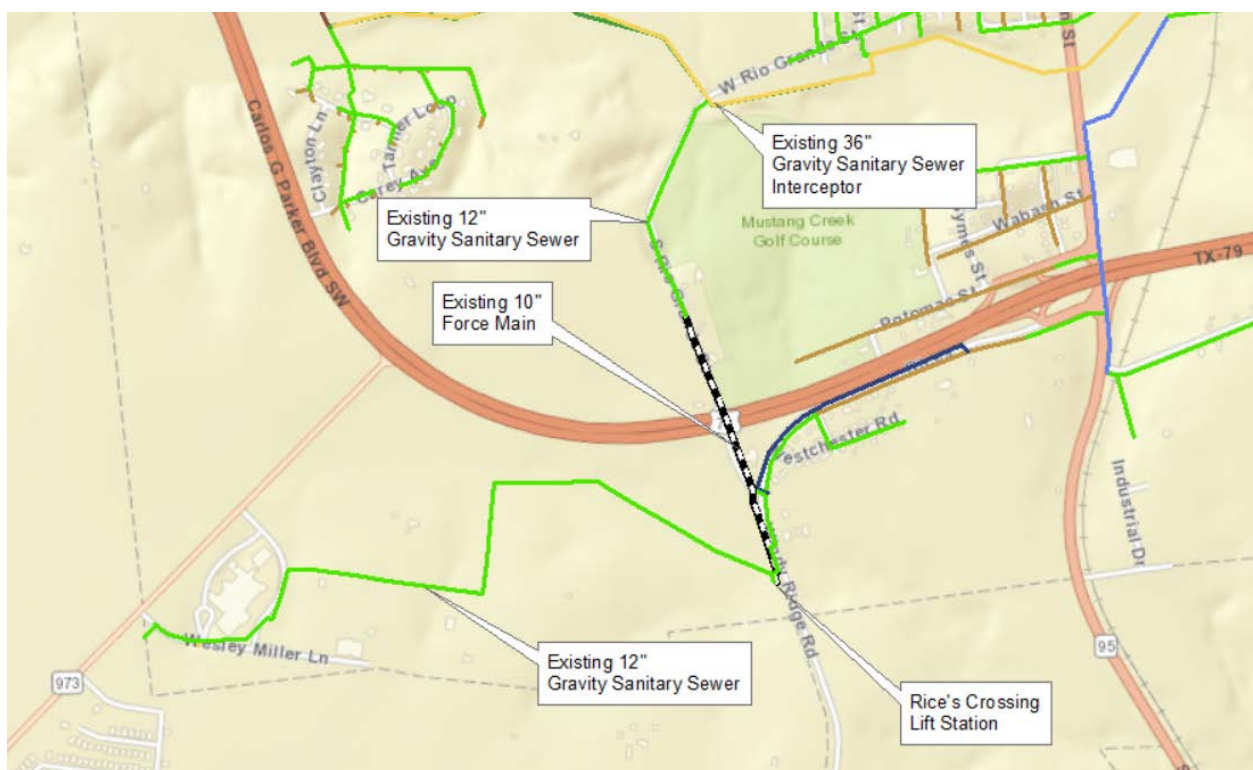


Figure 1. Existing Wastewater Infrastructure

HDR utilized the City of Taylor's current hydraulic model of the wastewater system for an evaluation of how many living unit equivalents (LUEs) could be added in this portion of the City before each of these components of the wastewater system would require additional capacity.

The City's hydraulic model was built upon the City's wastewater GIS information, and supplemented with a partial manhole elevation survey. The City's hydraulic model is not yet calibrated to any field data.

The first phase of the analysis included the following developments and LUEs that discharge to the Rice's Crossing lift station, that are either existing, in progress, or proposed, as listed in Table 1.

Table 1. Development and LUE Summary

Existing Property and Approved Developments	LUEs
Avery Glenn	279
Taylor High School	250
Mustang Creek*	90
Castlewood	300
Total Existing	919
Proposed Developments	LUEs
Castlewood South	314
Multi-Family Complex (Miller property)	413**
Total Proposed	727
Total	1,646

*East of Windy Ridge Road, and discharges to the Rice's Crossing lift station

**LUEs are based on the developer's assumption of 0.5 LUEs per multi-family unit. The actual LUE count will be determined based on water meter size.

The LUEs were modeled based on 245 gallons/day/LUE for wastewater dry weather flows. Wet weather flows for the new developments were modeled based on a peaking factor of 6 over average dry weather flows.

The City has not yet selected a level of service or point at which any surcharging in the wastewater system becomes too much of a risk of generating sanitary sewer overflows, and triggers capacity improvements. For the purpose of this evaluation, a level of service of surcharging within five feet of the manhole rim was assumed.

The 18-inch line currently under construction to serve the Castlewood development was oversized to accommodate near-term growth. In addition to the 300 LUEs proposed for Castlewood, the oversizing evaluation considered an additional 1,250 LUEs, as depicted in Figure 2 for possible Castlewood additions, as well as the North Miller and Miller properties. This LUE count does not include the Avery Glenn subdivision shown in the figure, as it connects to an existing 12-inch line south of Taylor High School, and not the proposed 18-inch line to serve the Castlewood development. Figure 2 only lists the 160 LUEs in Phase 1 of Avery Glenn; however, the buildout value of 279 LUEs for Avery Glenn was used in this evaluation.



Figure 2. Initial Proposed Developments and LUEs Upstream of Rice's Crossing Lift Station

The approximate location of the proposed 18" sanitary sewer to serve the Castlewood development is shown in red in Figure 3.

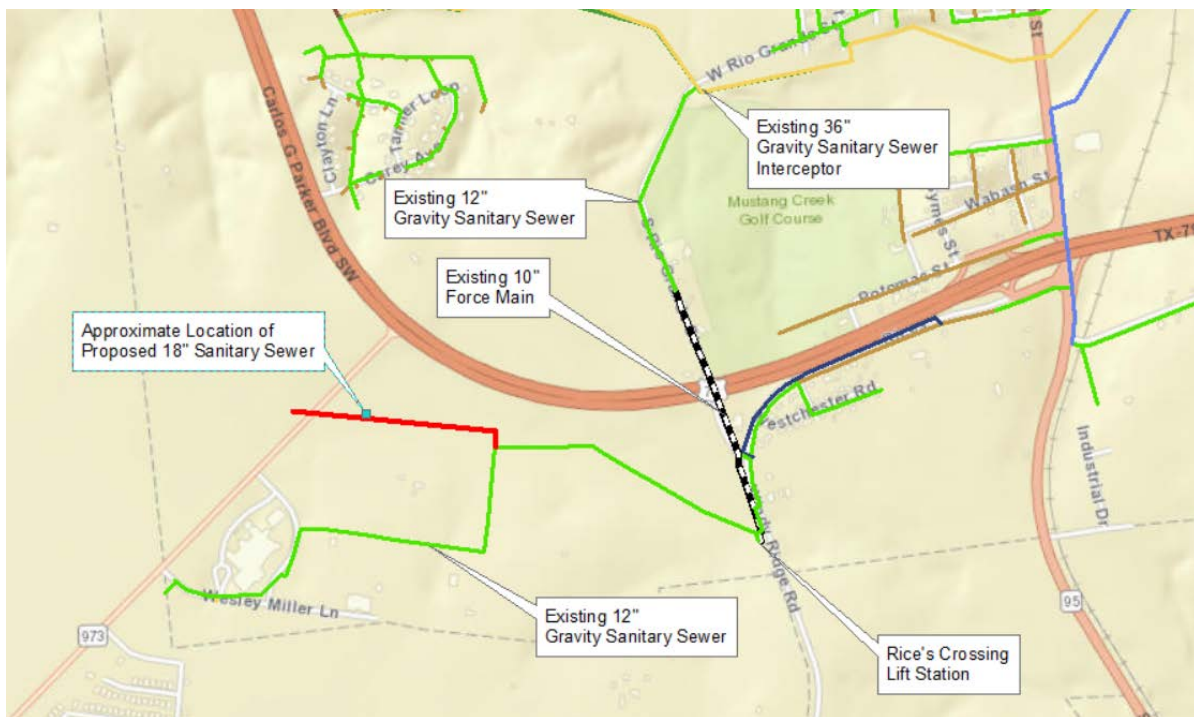


Figure 3. Location of Proposed 18-inch Wastewater Line to Serve the Castlewood Development

This evaluation also indicated that upsizing the existing 12" gravity main, between the point where the proposed 18" line ties in and the Rice's Crossing lift station, would be required to handle the peak wet weather flows from these potential future developments. That evaluation stopped at the Rice's Crossing lift station.

Since that evaluation, a development referred to as Castlewood South, across FM 973 from Taylor High School, has been approved with 314 LUEs. In addition, the Miller property northeast of the high school is proposing a multi-family development with 413 LUEs (based on the developer's assumption of 0.5 LUE per multi-family unit), as shown in Figure 4.



Figure 4. Miller Tract Proposed Multi-Family Development

The locations of these two properties are labeled on Figure 5.

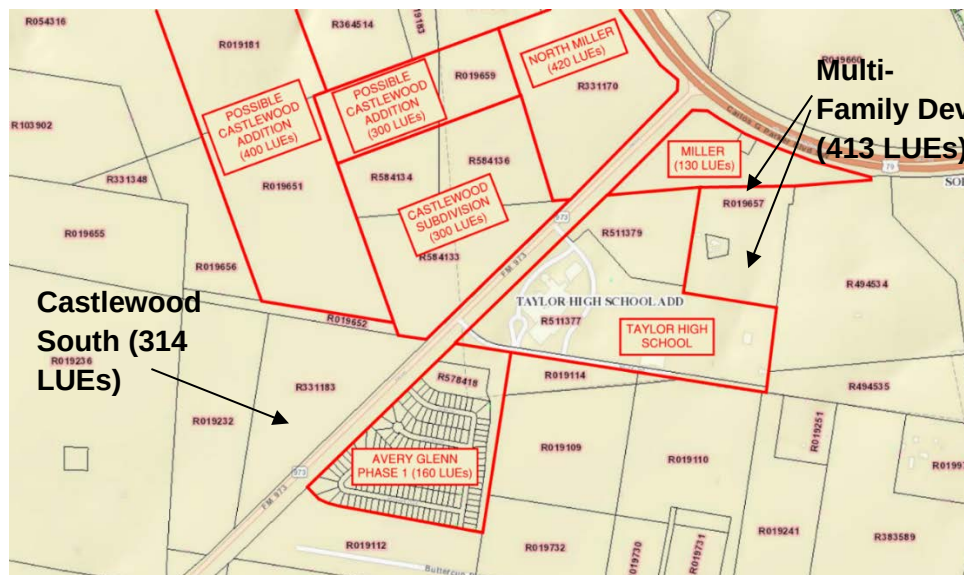


Figure 5. Additional Proposed Developments and LUEs Upstream of Rice's Crossing Lift Station

The following sections discuss each wastewater system component and the available capacity.

Proposed 18-inch Wastewater Line

The Castlewood South development and the proposed multi-family development were not anticipated at the time of the initial analysis to oversize the Castlewood sanitary sewer. Once the Castlewood development (300 LUEs) is constructed, the 18-inch gravity main will have capacity to serve an additional 1,250 LUEs. **If both the proposed Castlewood South (314 LUEs), and proposed multi-family development (413 LUEs) are constructed, the 18-inch gravity main will have adequate capacity to serve an additional 523 LUEs.**

Existing 12-inch Wastewater Line

The existing 12-inch gravity main between the proposed 18-inch gravity main to serve Castlewood, and the Rice's Crossing lift station, is adequate to serve the Castlewood development and an additional 370 LUEs. It does not have adequate capacity for the addition of both Castlewood South flows, and flows from the proposed multi-family development.

Rice's Crossing Lift Station Pumps and Force Main

HDR evaluated the remaining available capacity in the Rice's Crossing lift station, force main, and downstream gravity main. Per information from the City, the Rice's Crossing lift station wet well is modeled as a 10-foot diameter, 20-foot deep wet well with two submersible pumps. HDR obtained a pump curve for the pumps based on pump nameplate information, a Hydromatic S4KX, which indicate a design operating point of approximately 700 gallons/minute (gpm) at 60 feet of total dynamic head. The pump on/off set point levels are unknown, and HDR has assumed the following for modeling:

- Lead pump: On at 6 feet above the wet well floor, off at 1 foot above the wet well floor
- Lag pump: On at 10 feet above the wet well floor, off at 1 foot above the wet well floor

The model indicates that the existing pumps and 10-inch force main have adequate capacity to serve the existing 619 LUEs from the high school, Mustang Creek and Avery Glenn, plus the 614 LUEs anticipated Castlewood and Castlewood South developments.

With the addition of the 413 LUEs for the multi-family development, the model predicts that the existing pumps cannot keep up with the increased wet weather flows, and create backwater conditions in the upstream gravity main, resulting in model-predicted sanitary sewer overflows upstream of the lift station. **The model indicates that the existing pumps can handle flows of approximately 414 additional LUEs (after the 300 Castlewood LUEs enter the system).** This is the point at which the model predicts that backwater conditions in the gravity main going into the lift station cause the hydraulic grade line to reach a level no less than five feet below the manhole rim.

With upgraded pump capacity to accommodate existing flows, Castlewood, Castlewood South and the additional 413 LUEs for the proposed multi-family development, for a total of 1,646

LUEs, the model predicts a velocity of about 7 feet/second in the 10-inch force main and would not require upsizing of the force main. **The addition of approximately 496 additional LUEs would increase velocity in the force main to 9 feet/second during peak flows and would trigger upsizing.**

Existing 12-inch Wastewater Line where Existing Force Main Discharges

The 12-inch gravity main where the Rice's Crossing force main discharges is very steep (generally ranging from 2.3% to 6%), and therefore has adequate capacity to handle the proposed additional LUEs. In addition to the 919 existing LUEs and 727 proposed LUEs, **HDR added approximately 2,120 LUEs to the system before surcharging in this gravity main reached five feet below the manhole rim.**

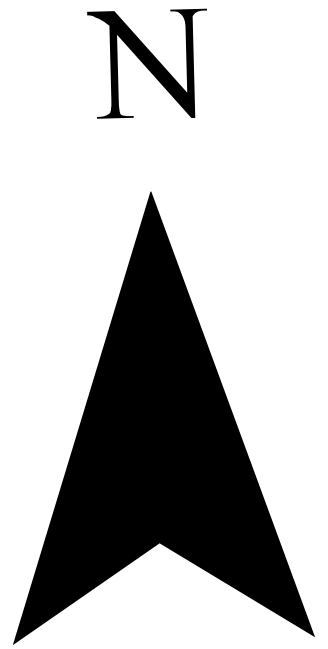
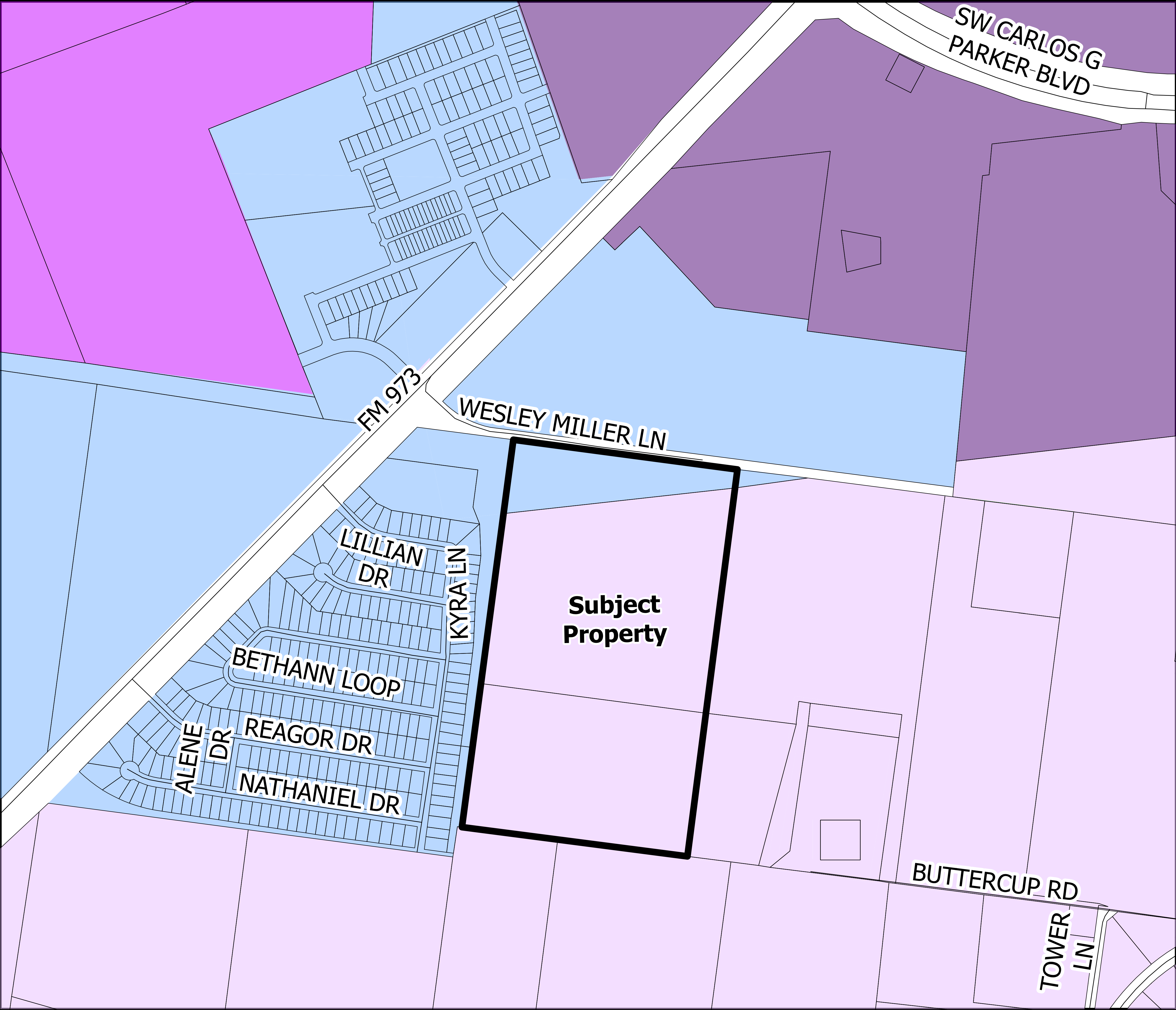
The model indicates that the 36" interceptor where the Rice's Crossing lift station ultimately discharges to has adequate capacity to serve these LUEs. This analysis assumed there are no backwater conditions generated from surcharging the 36" line and assumed treatment capacity is available at the WWTP. The WWTP capacity and required upgrades have not yet been fully evaluated; however, there appears to be limited available capacity before improvements are required at the WWTP.

Table 2 summarizes the total and remaining LUE capacity for each system component.

Table 2. Summary of LUE Capacity

Wastewater Infrastructure Component	Level of Service to Determine Capacity¹	Total Capacity (LUEs)²	Existing/ Approved LUEs	Available Capacity (LUEs)³	Proposed LUEs	Remaining Capacity (LUEs)⁴
18-inch Proposed Gravity Main	New main design – less than 85% full during peak wet weather flows	1,550	Castlewood (300) Total: 300	1,250	Castlewood South (314) Miller Tract multi-family (413) Total: 727	523
12-inch Gravity Main upstream of Rice's Crossing lift station	Hydraulic grade line in upstream gravity main reaches 5-feet below the manhole rim	1,289	Castlewood (300) Avery Glenn (279) Taylor HS (250) Mustang Creek (90) Total: 919	370 ⁵	Castlewood South (314) Miller Tract multi-family (413) Total: 727	-357
Rice's Crossing lift station pumps	Hydraulic grade line in upstream gravity main reaches 5-feet below the manhole rim	1,333	Castlewood (300) Avery Glenn (279) Taylor HS (250) Mustang Creek (90) Total: 919	414 ⁶	Castlewood South (314) Miller Tract multi-family (413) Total: 727	-313
Rice's Crossing 10-inch force main	Force main velocity reaches 9 feet/second	2,142	Castlewood (300) Avery Glenn (279) Taylor HS (250) Mustang Creek (90) Total: 919	1,223	Castlewood South (314) Miller Tract multi-family (413) Total: 727	496
12-inch Gravity Main downstream of force main	Hydraulic grade line reaches 5-feet below the manhole rim	3,766	Castlewood (300) Avery Glenn (279) Taylor HS (250) Mustang Creek (90) Total: 919	2,847	Castlewood South (314) Miller Tract multi-family (413) Total: 727	2,120

1. The system conditions at which this infrastructure component is determined to exceed its current capacity.
2. Total LUE capacity in accordance with the stated Level of service criteria.
3. The difference between the Total Capacity and the Total Existing/Approved LUEs.
4. The difference between the Total Capacity and the sum of Total Existing/Approved LUEs and Proposed LUEs.
5. The existing 12-inch gravity main has sufficient capacity to serve the existing and approved LUEs, plus an additional 370 proposed LUEs. This would be sufficient to serve Castlewood South, but not the proposed multi-family development.
6. The existing Rice's Crossing pumps have sufficient capacity to serve the existing and approved LUEs, plus an additional 414 proposed LUEs. This would be sufficient to serve either Castlewood South, or the proposed multi-family development, but not both.

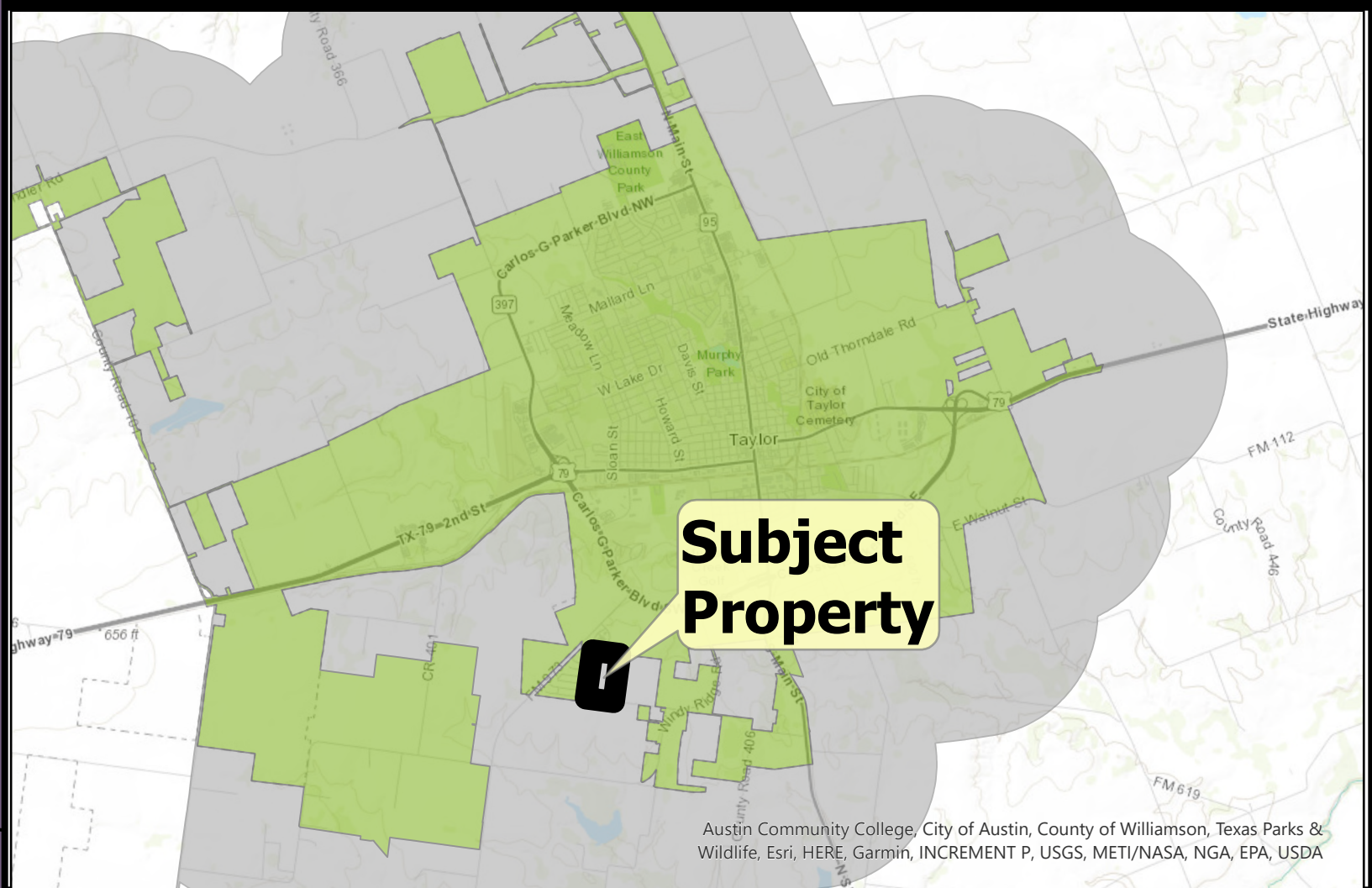


PZ-2023-1639

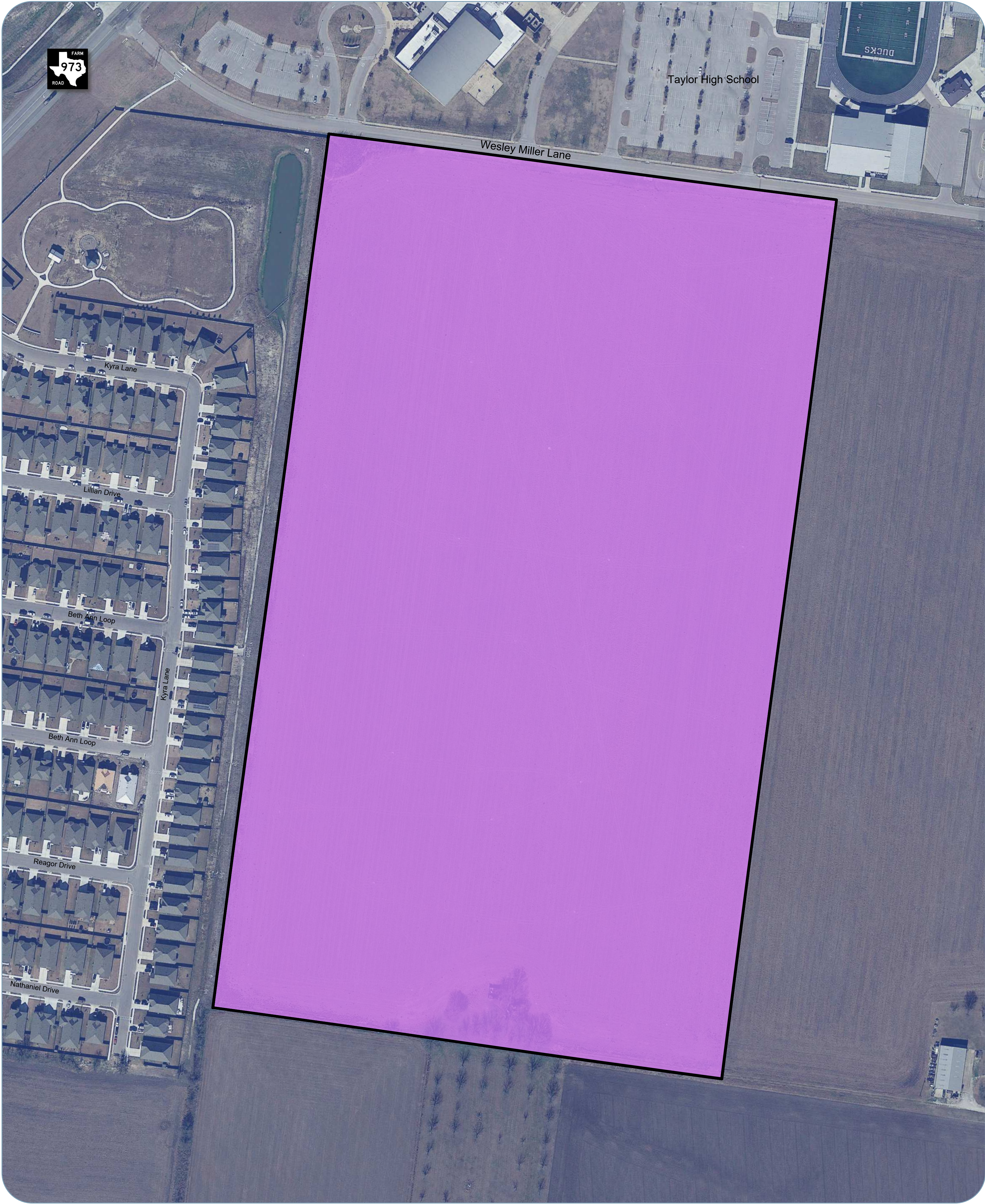
**Simons Tract
Comprehensive Plan Amendment
Growth Sectors Map
Approximately 55.90 Acres**

Legend

- Subject Property
- Parcels
- Streets
- Growth Sector 2023**
 - Reserved Open Sector
 - Future Growth Sector
 - Controlled Growth Sector Tier II
 - Intended Growth Sector
 - Infill Neighborhood Sector
 - Flood Plain



0 500 1,000 US Feet



Drawing: L:\02_LAND PLANNING\CLIENTS\Texas Multifamily Capital\2022001-LPN-00_Taylor 55-Acre Site\04_Land Planning\013_Exhibits\Controlled Growth Sector Tier II\Simmons Tract - Controlled Growth Sector Tier II.dwg

Plot Date/Time: May. 18. 23 - 15:08:05

LEGEND

Controlled Growth Sector Tier II

SCALE - 1:100
0 50 100 200
5/18/2023

NORTH

Original Size
24"x26" - Arch D

Note: the 100-year floodplain depicted on this plan is per the effective national flood insurance program's flood insurance rate map, the local regulatory agency that holds jurisdiction over development requirements in the floodplain may have identified different local floodplains which encumber more of the subject tract than what is currently depicted on this plan.

All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective

©2023 7GEN PLANNING, ALL RIGHTS RESERVED

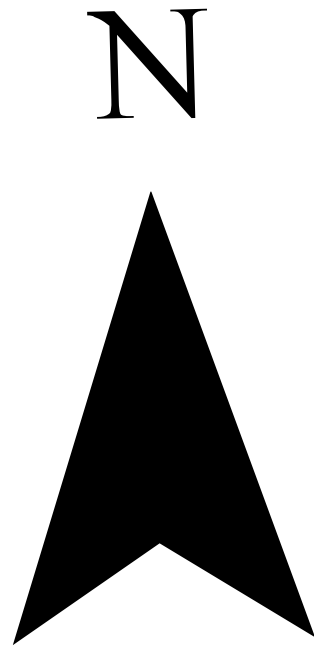
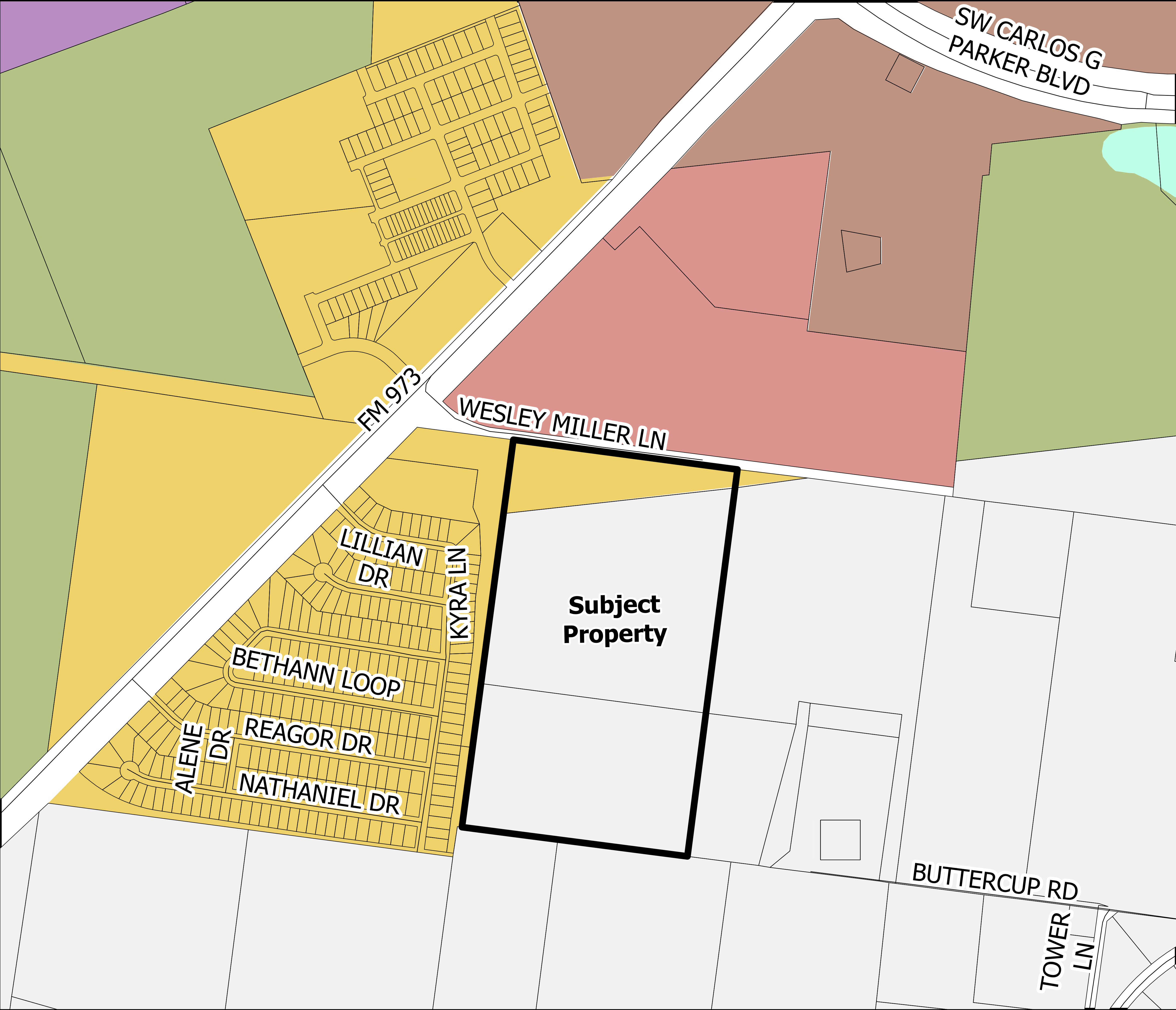
TMC

TEXAS
MULTIFAMILY
CAPITAL

Simons Tract
54.4 Acres - Taylor, Texas
Controlled Growth Sector Tier II

7gen
PLANNING

PLANNING & LANDSCAPE ARCHITECTURE
AUSTIN • HOUSTON • 7GENPLANNING.COM

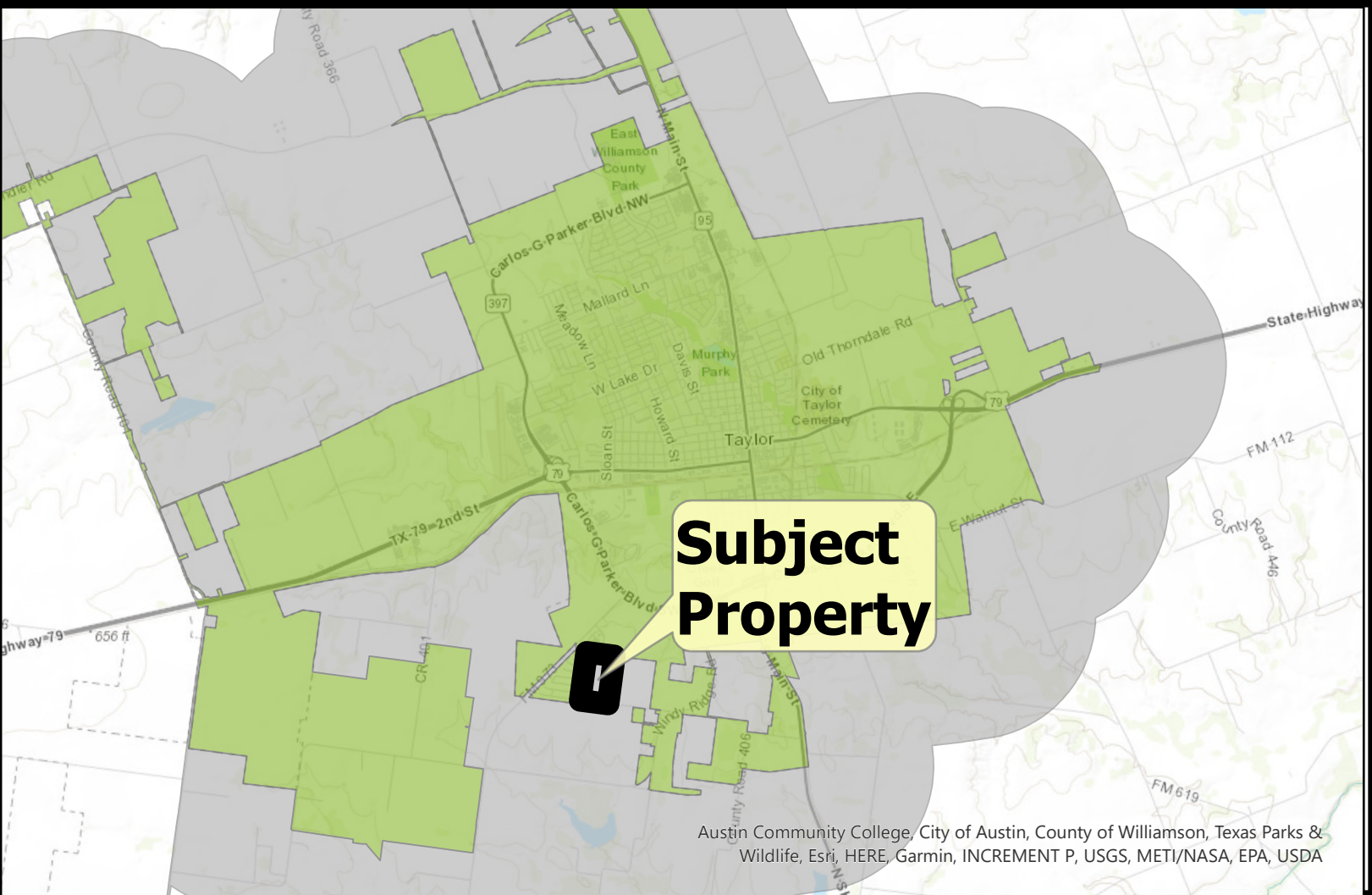


PZ-2023-1639

**Simons Tract
Comprehensive Plan Amendment
Future Land Use Map
Approximately 55.90 Acres**

Legend

- | | |
|-----------------------------|----------------------------|
| ■ Subject Property | ■ Neighborhood Infill |
| □ Parcels | ■ Civic: Community |
| — Streets | ■ Employment: Special Zone |
| Future Land Use 2023 | ■ Market: Community |
| ■ Area of Minimal Change | ■ Open Space |
| ■ Neighborhood Greenfield | |



0 500 1,000 US Feet



Drawing: L:\02_LAND PLANNING\CLIENTS\Texas Multifamily Capital\2022001-LPN-00_Taylor 55-Acre Site\04_Land Planning\013_Exhibits\Neighborhood Greenfield\Simmons Tract - Neighborhood Greenfield.dwg

Plot Date/Time: May, 18, 23 - 14:58:46

LEGEND

Neighborhood Greenfield

SCALE - 1:100

0 50 100 200

5/18/2023

NORTH

Original Size
24"x26" - Arch D

Note: the 100-year floodplain depicted on this plan is per the effective national flood insurance program's flood insurance rate map, the local regulatory agency that holds jurisdiction over development requirements in the floodplain may have identified different local floodplains which encumber more of the subject tract than what is currently depicted on this plan.

All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective

©2023 7GEN PLANNING, ALL RIGHTS RESERVED

TMC

TEXAS
MULTIFAMILY
CAPITAL

Simons Tract
54.4 Acres - Taylor, Texas
Neighborhood Greeffield

7gen
PLANNING

PLANNING & LANDSCAPE ARCHITECTURE
AUSTIN • HOUSTON • 7GENPLANNING.COM

ORDINANCE NO. 2022-28

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP AND GROWTH SECTORS MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION FOR PROPERTY R019109, R019114, AND R019732 FROM AREA OF MINIMAL CHANGE AND NEIGHBORHOOD INFILL TO NEIGHBORHOOD GREENFIELD, AND A CHANGE TO THE GROWTH SECTORS MAP FOR PROPERTY R019109, R019114, AND R019732 FROM FUTURE GROWTH SECTOR AND INFILL NEIGHBORHOOD SECTOR TO CONTROLLED GROWTH SECTOR TIER II ON APPROXIMATELY 55.90 ACRES OF LAND OUT OF THE M. DENTLER SURVEY, ABSTRACT NO. 211, AND W.G. ROBINSON SURVEY (T.T. WILLIAMSON SURVEY), ABSTRACT NO. 754, PARTIAL CITY OF TAYLOR AND CITY OF TAYLOR EXTRA TERRITORIAL JURISDICTION, WILLIAMSON COUNTY, TEXAS.

PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

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

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

WHEREAS, the Planning and Zoning Commission held a public hearing on April 11, 2023, reviewed the amendments, and recommended that the City Council adopt the amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on April 27, 2023, at which the public was given the opportunity to give testimony and present written evidence; and

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

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

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

Section 2. Property. The property that is the subject to the Future Land Use and Growth Sectors redesignation is generally located south of Taylor High School and east of Avery Glen Subdivision along Wesley Miller Lane, legally described as approximately 55.90 acre tract of land out of the M. Dentler Survey, Abstract No. 211, and the W.G. Robinson Survey (T.T. Williamson Survey), Abstract No. 754, more particularly described by Williamson Central Appraisal District parcels R019109, R019114, and R019732, partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.

Section 3. Growth Sectors Map. All properties (R019109, R019114, and R019732) shall receive “Controlled Growth Tier II” in replace of “Future Growth” and “Infill Neighborhood” designation.

Section 4. Future Land Use Map. All properties (R019109, R019114, and R019732) shall receive “Neighborhood Greenfield” designation.

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

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

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

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

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

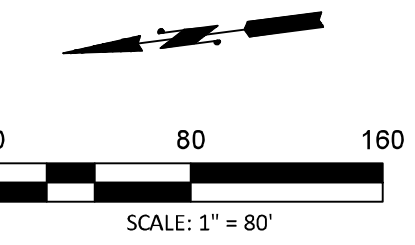
THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2023.

Dianna McLean
City Clerk



TREE TABLE		
Tag No.	Type	Diameter
3008	HACKBERRY	32" (H)
3009	HACKBERRY	30" (H)
3010	HACKBERRY	14"
3011	HACKBERRY	10"
3012	HACKBERRY	13"
3013	HACKBERRY	10x4.5 (M)
3014	HACKBERRY	9"
3015	HACKBERRY	13"
3016	HACKBERRY	12"
3017	HACKBERRY	23" (P)
3018	HACKBERRY	9"
3019	HACKBERRY	11"
3020	HACKBERRY	13"
3021	HACKBERRY	9"
3022	HACKBERRY	10"
3023	HACKBERRY	17"
3024	HACKBERRY	13x9 (M)
3025	HACKBERRY	12"
3026	HACKBERRY	11"
3027	HACKBERRY	16"
3028	HACKBERRY	10"
3029	HACKBERRY	8x7 (M)
3030	HACKBERRY	10"
3031	HACKBERRY	10"
3032	HACKBERRY	14"
3033	HACKBERRY	14"
3034	HACKBERRY	9"
3035	HACKBERRY	9"
3036	HACKBERRY	12"
3037	HACKBERRY	13"
3038	HACKBERRY	14"
3039	HACKBERRY	8"
3040	CEDAR ELM	17"
3041	HACKBERRY	9"
3042	HACKBERRY	12x12 (M)
3043	HACKBERRY	18x10 (M)
3044	HACKBERRY	20"
3045	HACKBERRY	8x6.5 (M)

FLOOD INFORMATION
PER WWWW FEMA GOV. THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 4849100541F, DATED 12/20/2019.

DATUM & BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83. ELEVATION DATA NAVD 83, GEOID 108. DISTANCES IN US SURVEY FEET (GRID).

GENERAL NOTES:
1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
3) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
4) DUE TO DIFFERING BUILDING PRACTICES, BUILDING DIMENSIONS ARE APPROXIMATE.
5) ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
6) OWNERSHIP DEED RECORDED IN VOL. 737, PG. 21, WILLIAMSON COUNTY RECORDS.
7) TREE TYPES TO BE VERIFIED BY CERTIFIED ARBORIST.

TO: TEXAS MULTIFAMILY CAPITAL, LLC AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 13, 16, AND 17 OF TABLE A HEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 13, 2022.

DATE OF PLAT OR MAP: FEBRUARY 1, 2022.

Derek Kinsaul, R.P.L.S. No. 6356

DRAWN BY: REK
FIELD CREW: EM

REVIEWED BY: DJK:REK



ALTA/NSPS LAND TITLE SURVEY
OF A CALLED 55 ACRES
VOL.737, PG. 21
O.P.R.W.C.

N/F
GOLA, FREDDY
DOC NO. 2021035601
O.P.R.W.C.
(CALLED 66.62 ACRES)

(N10°E) (731-3/4 VARAS)
S 07°30'23" W 2,043.45'

MEASURED ACREAGE
55.90 ACRES ±

CALLED 55 ACRES
VOL.737, PG. 21
O.P.R.W.C.

(S10°W) (731-3/4 VARAS)
N 07°32'56" E 2,049.65'

FIELD NOTE DESCRIPTION (FROM SURVEY)

Being a 55.90 acre tract of land out of the M. Dentler Survey, Abstract No. 211, and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754) in Williamson County, Texas, and being that same 55 acre tract of land as recorded in Volume 737, Page 21, Official Public Records of Williamson County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (1/2-inch diameter) on the south right of way (R.O.W.) line of Wesley Miller Lane to an iron rod found (1/2-inch diameter) with an orange cap stamped "CORE 6657" marking the purported northeast corner of said 55 acre tract, and the northwest corner of a 66.6246 acre tract of land as recorded in Document No. 2021035601, Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract;

Thence, S 82°34'10" E for a distance of 1,189.11 feet along the south R.O.W. line of Wesley Miller Lane to an iron rod found (1/2-inch diameter) marking the purported southeast corner of said 55 acre tract, and the west line of said 55 acre tract and the west line of said 66.6246 acre tract, S 07°30'23" W for a distance of 2,043.45 feet to an iron rod found (3/8-inch diameter) marking the purported southeast corner of said 55 acre tract, for the southwest corner of the herein described tract;

Thence, leaving said R.O.W. line along the east line of said 55 acre tract and the west line of said 66.6246 acre tract, S 07°30'23" W for a distance of 2,043.45 feet to an iron rod found (3/8-inch diameter) marking the purported southeast corner of said 55 acre tract, for the southwest corner of the herein described tract;

Thence, N 82°52'03" W, for a distance of 1,190.66 feet to an iron rod found (1/2-inch diameter) with a cap stamped "BRYAN TECH" marking the purported southwest corner of said 55 acre tract and a southeast corner of Lot 44, Block A, Avery Glen Phase II, as recorded in Document No. 2020004107, Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract;

Thence, N 07°32'56" E, for a distance of 2,049.65 feet along the east line of Lot 44, Block A, Avery Glen Phase II, and the east line of Lot 43, Block A, of Avery Glen Phase I to the POINT OF BEGINNING, in all containing 55.90 acres of land, more or less.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 20211734, EFFECTIVE DATE: DECEMBER 17, 2021.

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

THE FOLLOWING SCHEDULE B ITEMS ADDRESSED BY THE SURVEYOR ARE ITEMIZED BELOW.

10 i. EASEMENT AS RECORDED IN VOLUME 52, PAGE 32 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT - NOT LOCATED ON SUBJECT PROPERTY]

10 a. EASEMENT AS RECORDED IN VOLUME 111, PAGE 146 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. [DOES AFFECT THE PROPERTY - AS DEPICTED]

10 f. EASEMENT AS RECORDED IN VOLUME 302, PAGE 147 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT THE PROPERTY - AS DEPICTED]

10 g. EASEMENT AS RECORDED IN VOLUME 337, PAGE 323 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. [CANNOT LOCATE FROM RECORD DOCUMENT]

10 h. EASEMENT AS RECORDED IN VOLUME 339, PAGE 420 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. [CANNOT LOCATE FROM RECORD DOCUMENT]

N/F
WBW DEVELOPMENT
GROUP LLC
LOT 43, BLOCK A,
AVERY GLEN PHASE 1
(DRAINAGE)

EXHIBIT "A"
LEGAL DESCRIPTION (FROM TITLE COMMITMENT)

Beginning at the N.W. corner of a certain 110 acre tract of land conveyed to Joseph Kaspar by P. C. Kellendorf and wife by deed dated December 16, 1907, recorded in Vol. 127, Pages 558-559 of the Deed Records of Williamson County, Texas, for the N.W. corner hereof;
THENCE S 10° W 731-3/4 varas to the S.W. corner of said 110 acre tract for the S.W. corner hereof; THENCE S 80° E 424-5/10 varas to the S.W. corner of a tract of 55 acres of land owned by Joseph F. Kaspar for the S.E. corner hereof;
THENCE N 10° E with the West line of said Joseph F. Kaspar 55 acre tract, 731-3/4 varas to the N.W. corner of said Joseph F. Kaspar 550 acre tract for the N.E. corner hereof;
THENCE N 80° W with the North line of said 110 acre tract, 424-6/10 varas to the Place of Beginning and containing 55 acres of land and being the same tract of land heretofore conveyed to Henry Ray Fritz by J.B. Townsend and wife, Dora Townsend, by deed dated March 29, 1971, and recorded in Vol. 534, Page 279 of the Deed Records of Williamson County, Texas, to which said Deed and Records, reference is here made for all purposes.

- LEGEND**
- 1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS 6356")
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - CONCRETE MONUMENT FOUND
 - ⊗ GAS METER
 - ⊕ ELECTRIC METER
 - ⊖ WATER METER
 - ⊙ CLEAN OUT
 - ⊗ POWER POLE
 - OHU — OVERHEAD UTILITY
 - X — BARBED WIRE FENCE
 - — — PROPERTY LINE
 - — — EDGE OF PAVEMENT
 - — — ADJOINER LINE
 - CONCRETE AREA
 - P.O.B. POINT OF BEGINNING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.B.L. SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - VOL. PG. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
 - O.P.R.W.C. FENCELINE ON/OFF SUBJECT PROPERTY
 - ON/OFF RECORD INFORMATION
 - R.O.W. RIGHT OF WAY
 - () SPOT ELEVATION
 - +100' NOW OR FORMERLY
 - N/F

- TREE LEGEND**
- CRITICAL ROOT ZONE = DIAMETER EQUAL IN FEET TO TWICE THE NUMBER OF INCHES OF THE TREE'S TRUNK DIAMETER
 - (P) PROTECTED TREE (DIAMETER ≥ 10")
 - (H) HERITAGE TREE (DIAMETER ≥ 24")
 - (M) MULTIPLE TRUNK

N/F
WBW DEVELOPMENT
GROUP LLC LOT 44,
BLOCK A, AVERY GLEN
PHASE 2
(DRAINAGE)

PURPOSED SW CORNER
OF CALLED 55 ACRES
VOL.737, PG. 21
O.P.R.W.C.

23.77' N 82°42'28" W

160.68' S 08°33'09" W

SURVEYED FOR: TEXAS
MULTIFAMILY CAPITAL, LLC
PROJECT NO. 21-0236 02
WESLEY MILLER LANE
TAYLOR, TX

SURVEY WORKS
INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET
1 of 1

City of Taylor
PZ-2023-1663
Rezone Amendment
Staff Report

Item Details

Subject Property:	607 East Pecan Street
Total Acreage:	Approximately 0.14 acres
Legal Description:	Approximately 0.14 of land, generally located at 607 East Pecan Street, from Local Business (B-1) to Manufactured Housing (M-H) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R015515, being Lot 4, Block 87, Map of the Town of Taylor, Taylor, Williamson County, Texas.
Applicant:	Maria Ordonez
Property Owner(s):	Maria Ordonez
Request:	A request to rezone from the existing Local Business District (B-1) zoning to the desired Manufactured Housing (M-H).
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is an undeveloped vacant lot. The applicant is requesting to rezone the property from Local Business District (B-1) to Manufactured Housing (M-H) to accommodate a manufactured home as her homestead. The current zoning as B-1 typically provides for non-residential uses that provides for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community. These facilities and associated uses include but are not limited to: art gallery or museum, cemetery/mausoleum, child care center, church, college, community center, convent, detention center, group day care, hospital, libraries, schools, retirement homes, administrative offices, clinics, doctor offices, etc.

The applicant is requesting a rezone of the property from the existing Local Business District (B-1) to the desired Manufactured Housing (M-H) to place a manufactured home as her homestead.

Location:

The subject property is located at 607 East Pecan Street, just south of East Martin Luther King, Jr. Blvd. between Minden and Talley Street and east of the Union Pacific Railway.

Physical and Natural Features:

The subject property consists of 0.14 acres of land that is relatively flat and whose lot perimeter is defined by trees.

The small street of East Pecan is established by nine (9) on-site built homes and one manufactured home at 604 East Pecan Street. There is undeveloped land to the north of the subject property owned by a church and on the southeast corner of East Pecan Street.

Growth Sector Designations:

The Future Growth Sector for this property consists of Infill Neighborhood Sector G-4 which consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density. Expansion into this area is anticipated during the time frame of the Envision Taylor Comprehensive Plan (page 50).

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Neighborhood Infill. This designation represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood-oriented retail and services. They are intended to accommodate future growth as stated in the Envision Taylor Comprehensive Plan (page 76).

The subject property is currently zoned Local Business District (B-1). This district typically provides for provides for adequate high-density commercial development within the city, while maintaining consistency and continuity within the community. (Taylor, Texas – Code of Ordinances, Appendix B-Zoning Ordinance, Chapter 2.- Zoning District, Article III).

The applicant is requesting to rezone to Manufactured Housing (M-H). This district is to provide adequate areas of town for manufactured housing development, while maintaining the character and protecting the health, safety and general welfare of the community.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	B-1 (Local Business District)	Infill Neighborhood Sector G-4	Neighborhood Infill	Church
South	B-1 (Local Business District)	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Residential
East	B-1 (Local Business District)	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Residential
West	B-1 (Local Business District)	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Residential

Transportation

The subject property gains access off East Martin Luther King Jr. Boulevard an Enhanced Community Boulevard and either Minden Street or Talley Street both identified as a Neighborhood/Yield Streets according to the Transportation Master Plan and TxDOT Statewide Mapping Plan. Community Boulevards are the primary routes connecting major areas of the city. Boulevards are moderate-speed, high-volume streets that may be constructed in two-, four-, or six-lane sections depending on the location. Enhanced capacity should be provided on boulevards at major intersections with other boulevards or avenues. (Envision Taylor Comprehensive Plan page 111).

Utilities

The subject property is located within the City of Taylor water CCN. There is a 4-inch water line along E. Pecan Street. The subject property is located within the city's CCN for wastewater services and there is a 6-inch wastewater line located on the north side of the property (rear of lot).

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Fourteen (14) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 28, 2023.

Staff Analysis

The request for a zoning map amendment to M-H (Manufactured Housing) aims to provide neighborhood infill to an area where development infill development is needed. Upon analyzing the request, the proposed rezoning is consistent with the surrounding existing single-family properties. It is also consistent with the Growth Sector: Infill Neighborhood G-4, and Future Land Use in the Envision Taylor Comprehensive Plan (pages 50 and 64).

The request to change the zoning for the subject property can be considered minimal and minor in nature when relating to the goals of the Comprehensive Plan. Infilling on the property will add newer housing to the area and add to an existing neighborhood. It will also promote more tax revenue with a filled lot.

Staff Recommendation

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

Planning and Zoning Commission Recommendation

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

Is the rezoning consistent with the Comprehensive Plan?

- The rezoning request is consistent with the Comprehensive Plan. The applicant would like to use the property as a homestead.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with the single-family housing in the area along East Pecan Street and down Talley Street.

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

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

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

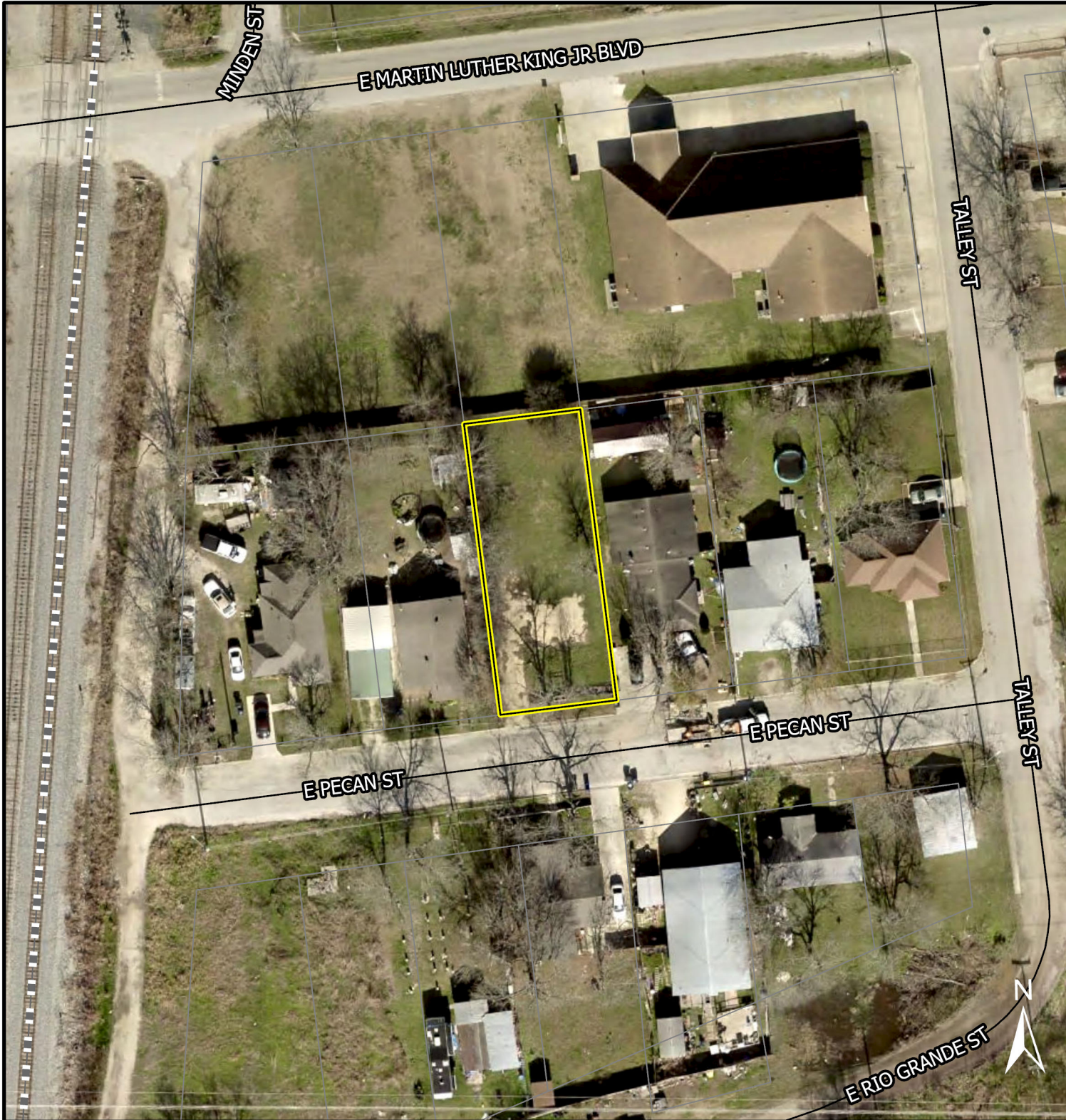
- Public utilities are available in the area.

Do current conditions indicate that a rezoning is necessary?

- Conditions do indicate that a rezoning is necessary. The need to fill many empty lots in the neighborhood will help fight blight.

Attachments:

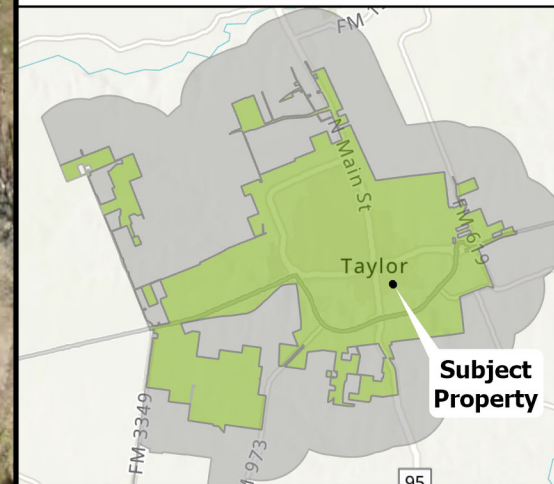
1. Location Map
2. Zoning Map
3. Growth Sectors Map
4. Future Land Use Map
5. Notification Map
6. Draft Ordinance
 - a. Exhibit A – Survey



PZ-2023-1663

607 E. Pecan Street
Rezoning
Location Map
~0.14 Acres

-  607 E. Pecan St.
-  Parcels
-  Streets
-  Railroads



0 15 30 60 90 Feet



PZ-2023-1663

607 E. Pecan Street
Rezoning
Zoning Map
~0.14 Acres

 607 E. Pecan St.

 Parcels

 Streets

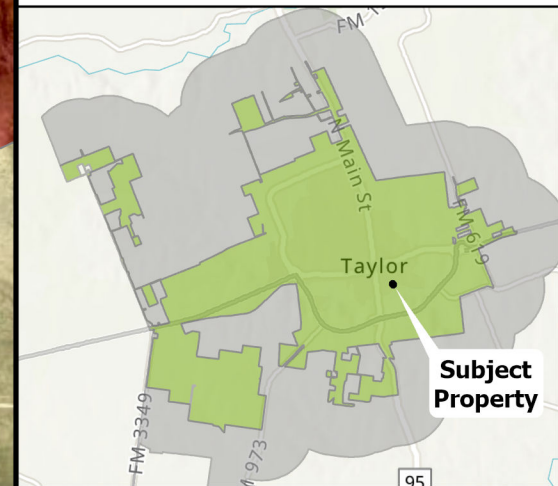
 Railroads

Zoning

 B-1

 M-1 Light Industrial

 R-1 Single Family



0 25 50 100 150
US Feet



PZ-2023-1663

607 E. Pecan Street
Rezoning
Growth Sector Map
~0.14 Acres

 607 E. Pecan St.

 Parcels

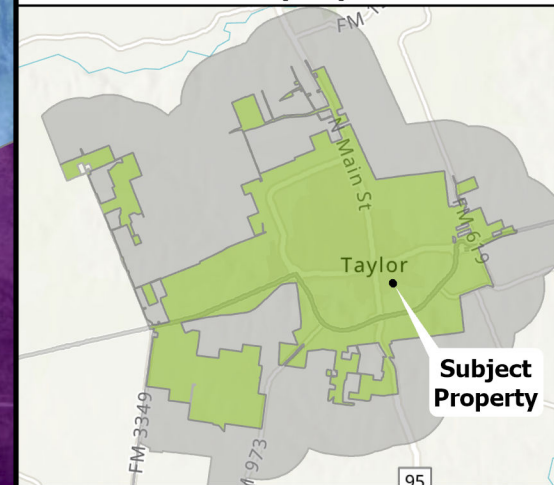
 Streets

 Railroads

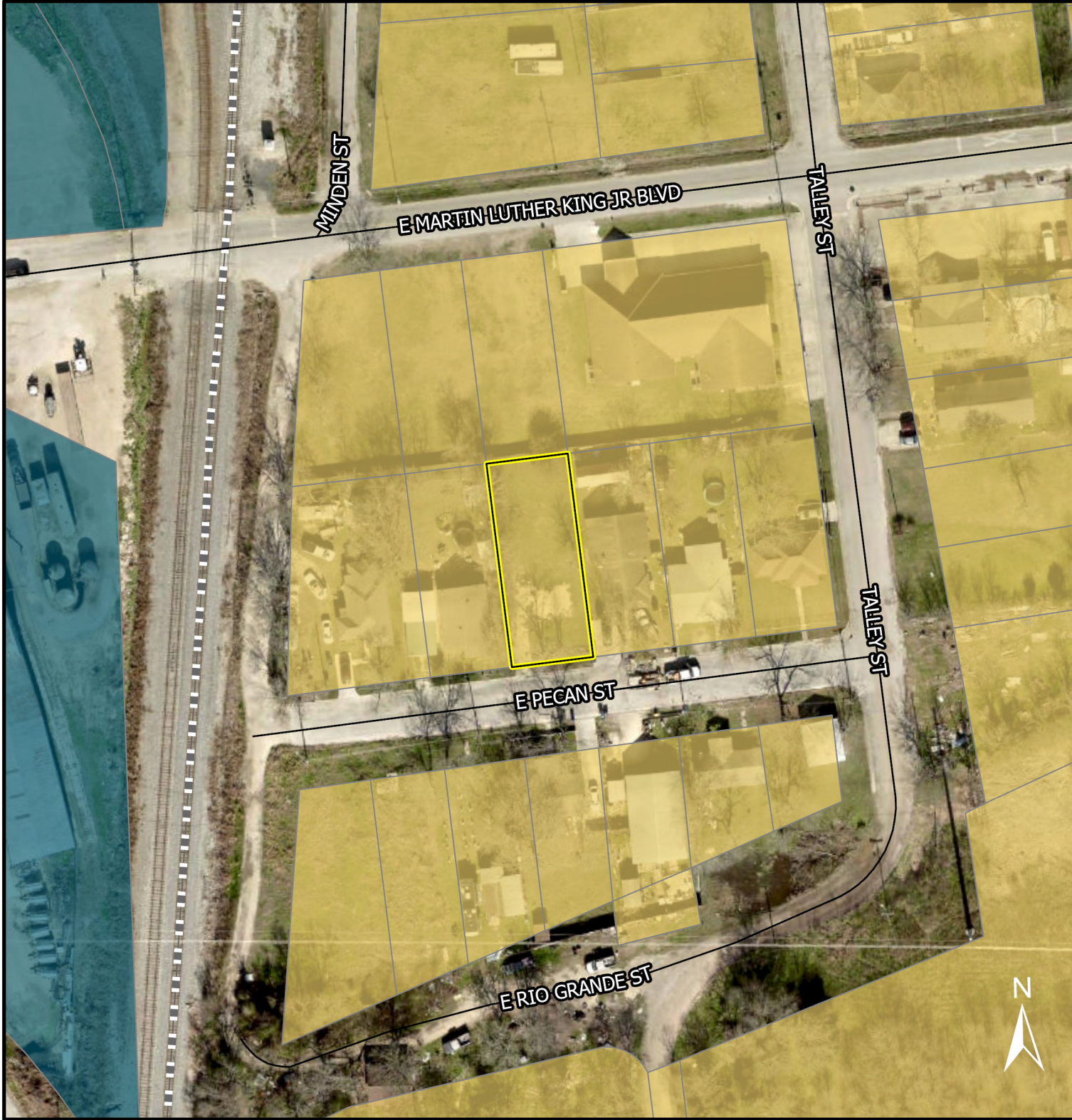
Growth Sector 2023

 Intended Growth
Sector (G-3)

 Infill Neighborhood
Sector (G-4)



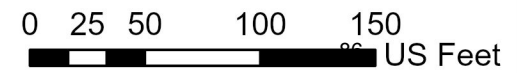
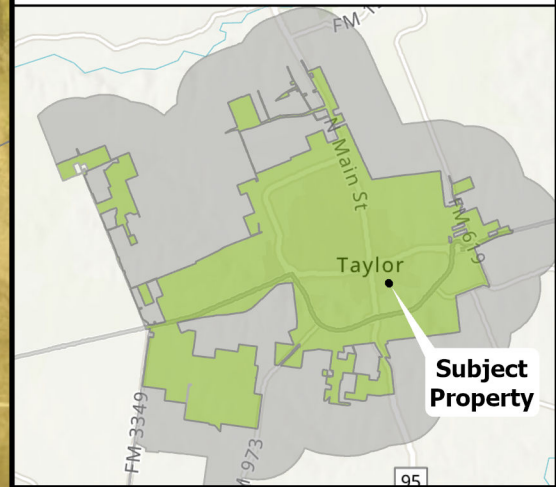
0 25 50 100 150
 US Feet



PZ-2023-1663

607 E. Pecan Street
Rezoning
Future Land Use Map
~0.14 Acres

-  607 E. Pecan St.
-  Parcels
-  Streets
-  Railroads
- Future Land Use**
-  Neighborhood Infill
-  Employment: Neighborhood

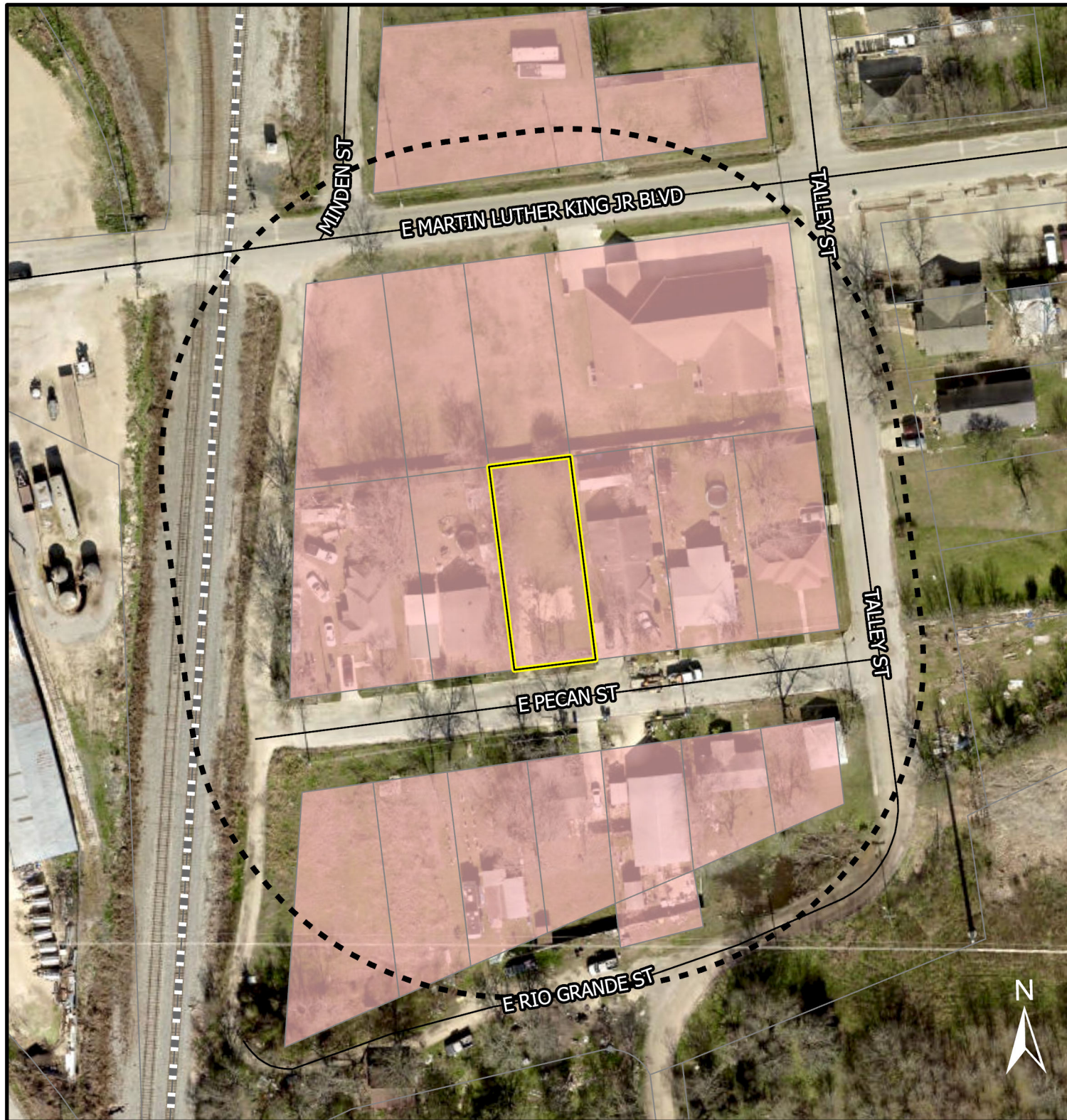
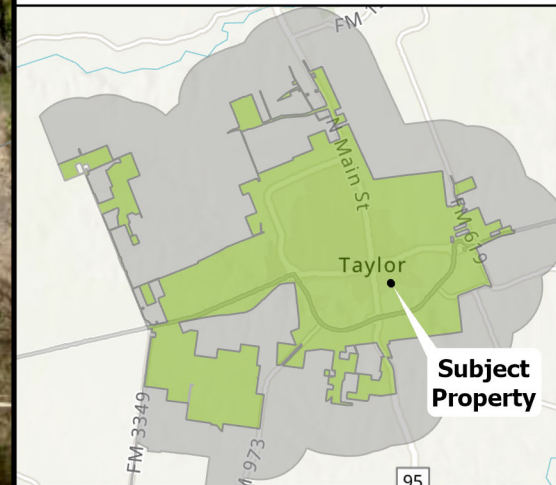




PZ-2023-1663

607 E. Pecan Street
Rezoning
Notification Map
~0.14 Acres

- 607 E. Pecan St.
- 200' Buffer
- Notified Properties
- Parcels
- Streets
- Railroads



ORDINANCE NO. 2023-XX

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 0.14 ACRES OF LAND, GENERALLY LOCATED AT 607 EAST PECAN STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R015515, FROM LOCAL BUSINESS ZONING DISTRICT (B-1) TO MANUFACTURED HOUSING ZONING DISTRICT (M-H), TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on June 22, 2023, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Local Business Zoning District (B-1) to Manufactured Housing Zoning District (M-H); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on June 13, 2023, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

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

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

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

SECTION 2. The zoning district of the Property is changed from Local Business Zoning District (B-1) to Manufactured Housing Business District (M-H).

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

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

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-XX was introduced before the Taylor City Council on the 22nd day of June 2023.

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

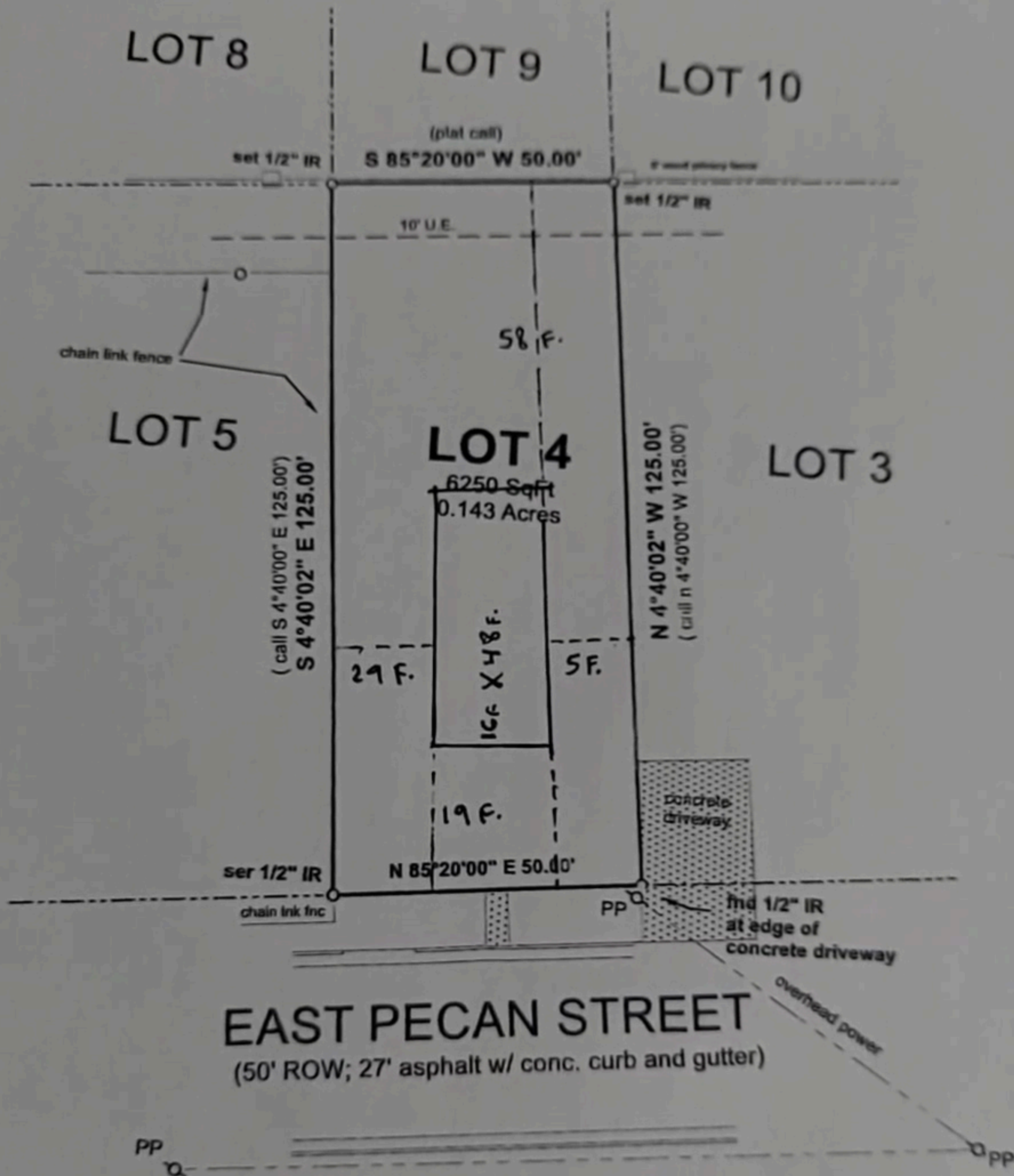
I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2023.

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)

DRAFT



NOTES:

1. Property Address: 607 East Pecan Street, Taylor Texas 76574.
2. Deed of Record: Constable's Deed: Estate of Ardie Murray to Maria G. Ordonez, Instrument No. 2017029821, Official Public Records, 3/31/2017.
3. Plat of Record: Cabinet A, Slide 187, Plat Records.
4. All monuments set are 1/2" iron rods with orange plastic caps marked "STARRSURV RPLS 6706".



City of Taylor
PZ-2023-1675
Specific Use Permit
Staff Report

Item Details

Subject Property:	3100 North Main Street #127
Total Acreage:	Approximately 8.5136 acres
Legal Description:	Approximately 8.5136 acres of land, generally located at 3100 North Main Street Suite #127, within Taylor Plaza, more particularly described by the Williamson Central Appraisal District Parcel R363579, Replat of Lot 1 of Taylor Plaza Subdivision, Taylor, Williamson County, Texas.
Applicant:	Kapil Patel, All Star Liquor
Property Owner(s):	Clay Routh, Taylor Plaza, LLC
Request:	A request to obtain a Specific Use Permit in the Local Business District (B-1) zoning to install a package liquor store.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is a 3,441 square foot suite in an established shopping center (Taylor Plaza). The applicant is requesting a Specific Use Permit on a Local Business District (B-1) property to accommodate a package liquor store. The owner has two other liquor stores in Georgetown and would like to expand to Taylor.

The current zoning as B-1 typically provides for non-residential uses that provides for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community. These facilities and associated uses include but are not limited to: art gallery or museum, cemetery/mausoleum, child care center, department stores, church, college, community center, salons, retail stores, convent, detention center, group day care, laundromat, hospital, libraries, schools, retirement homes, administrative offices, clinics, doctor offices, etc.

Due to the nature of the business, Taylor Code of Ordinances (Chapter 3, Article I, 3-1) requires liquor stores to be 300 feet from the nearest point on a property line of a public school as measured in a straight line.

Sec. 3-1. - Sales near churches, schools, etc.



- (a) The sale within the corporate limits of the city, of any alcoholic beverage by any dealer where the place of business of any such dealer is within 300 feet of any church, if the church is not located in the Central Business District, or a public school or a public hospital shall be unlawful. No distance requirements from a church in the Central Business District are imposed for the sale of alcoholic beverages from the place of business by any dealer.

Texas Alcoholic Beverage Commission (Ch.109, Subchapter A, Section 109.33, b)

*The measurement of the distance between the place of business where alcoholic beverages are sold and the **church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.** The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:*

1. *in a direct line from the property line of the **public or private school** to the property line of the place of business, and in a direct line across intersections*

Texas Alcoholic Beverage Commission (Ch.109, Subchapter A, Section 109.33, c) states that if the business within less than 1,000 feet from business must give written notice of the application to officials of the school before filing application with Commission.

1. Taylor Plaza, Suite 127 (Liquor Store proposed location) is less than 300 feet in distance from property line to property line (approximately 136.5 feet across N. Main Street) from a **public school** in Taylor ISD.
2. The proposed liquor store is located approximately 1,500 feet from **church** property (2900 N. Main Street).

Texas Alcoholic Beverage Commission (Ch.109, Subchapter A, Section 109.33, b) also states that the business within less than 1,000 feet from business must give written notice of the application to officials of the school before filing application with Commission.

The applicant is requesting a Specific Use Permit for the 3,441 square feet (suite #127) in the Taylor Plaza shopping center that is zoned Local Business District (B-1).

Location:

The subject property is located at 3100 North Main Street Suite #127 at Taylor Plaza located between Harbor Freight Tools and Petsense, just east of Main Street between T.H. Johnson Dr. and Highland Dr. across from Taylor I.S.D.

Physical and Natural Features:

The subject property consists of 8.5136 acres of land that is relatively flat land surrounded by agriculture on the north and east side, an apartment complex and church on the south side, and a school on the west side.

Growth Sector Designations:

The Future Growth Sector for this property consists of Infill Growth Sector G-5 which consists of areas that are already developed and served by infrastructure. They are also intended for higher intensity uses than are currently in place as stated in the Envision Taylor Comprehensive Plan (page 50).

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Market Center: Community. This designation represents mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places. Neighborhood, Community, and Regional Market Centers differ by the scale of the development but not in the types of uses or the walkable nature. They are located

mainly down Main Street from Mallard Street to the west of 2nd Street. They are intended to accommodate future growth as stated in the Envision Taylor Comprehensive Plan (page 76).

The subject property is currently zoned Local Business District (B-1). This district typically provides for adequate high-density commercial development within the city, while maintaining consistency and continuity within the community. (Taylor, Texas – Code of Ordinances, Appendix B-Zoning Ordinance, Chapter 2.- Zoning District, Article III).

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	B-2 (Local Business District)	Infill Growth Sector G-3	Market Regional	Agricultural Land
South	R-1 (Local Business District) & M-1	Infill Growth Sector G-5	Market Center: Community	Church/Apartment Complex
East	R-1 (Local Business District)	Infill Growth Sector G-3	Employment Neighborhood	Agricultural Land
West	B-1 (Local Business District)	Infill Growth Sector G-5	Civic Neighborhood	Taylor Independent School District

Transportation

The subject property gains access off North Main Street a Community Boulevard according to the Transportation Master Plan and TxDOT Statewide Mapping Plan. Community Boulevards are the primary routes connecting major areas of the city. Boulevards are moderate-speed, high-volume streets that may be constructed in two-, four-, or six-lane sections depending on the location (Envision Taylor Comprehensive Plan page 111).

Utilities

The subject property is located within the City of Taylor water CCN. There is a 6-inch water line located around the whole plaza coming from South Main Street. The subject property is located within the city's CCN for wastewater services and there is a 6-inch and 8-inch wastewater line located on the east side of the property on the frontage of North Main Street.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Five (5) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 28, 2023.

Staff Analysis

The request for a Specific Use Permit aims to provide a liquor store in an established shopping center. Upon analyzing the request, the proposed Specific Use permit is consistent with the surrounding current retail stores. It is also consistent with the Growth Sector: Infill Growth Sector G-5, and Future Land Use of Market Center: Community in the Envision Taylor Comprehensive Plan (pages 50 and 64).

The request for a Specific Use Permit for the subject property can be considered minimal and minor in nature and meet all required codes in regard to location.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Specific Use Permit.

Planning and Zoning Commission Recommendation

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

Is the Specific Use Permit consistent with the Comprehensive Plan?

- The Specific Use Permit request is consistent with the Comprehensive Plan.

Is the Specific Use Permit compatible with the surrounding area?

- The rezoning is compatible with the retail stores in the established shopping center.

Does the Specific Use Permit promote the public health, safety, or general welfare?

- Staff analysis determined that the subject property is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the area.

Do current conditions indicate that a Specific Use Permit is necessary?

- Conditions do indicate that a Specific Use Permit is necessary as it is stated in our Code of Ordinances Appendix B, Chapter 3, 3.2 Zoning District Tables as indicating a Specific Use Permit is needed for approval.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sectors Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance

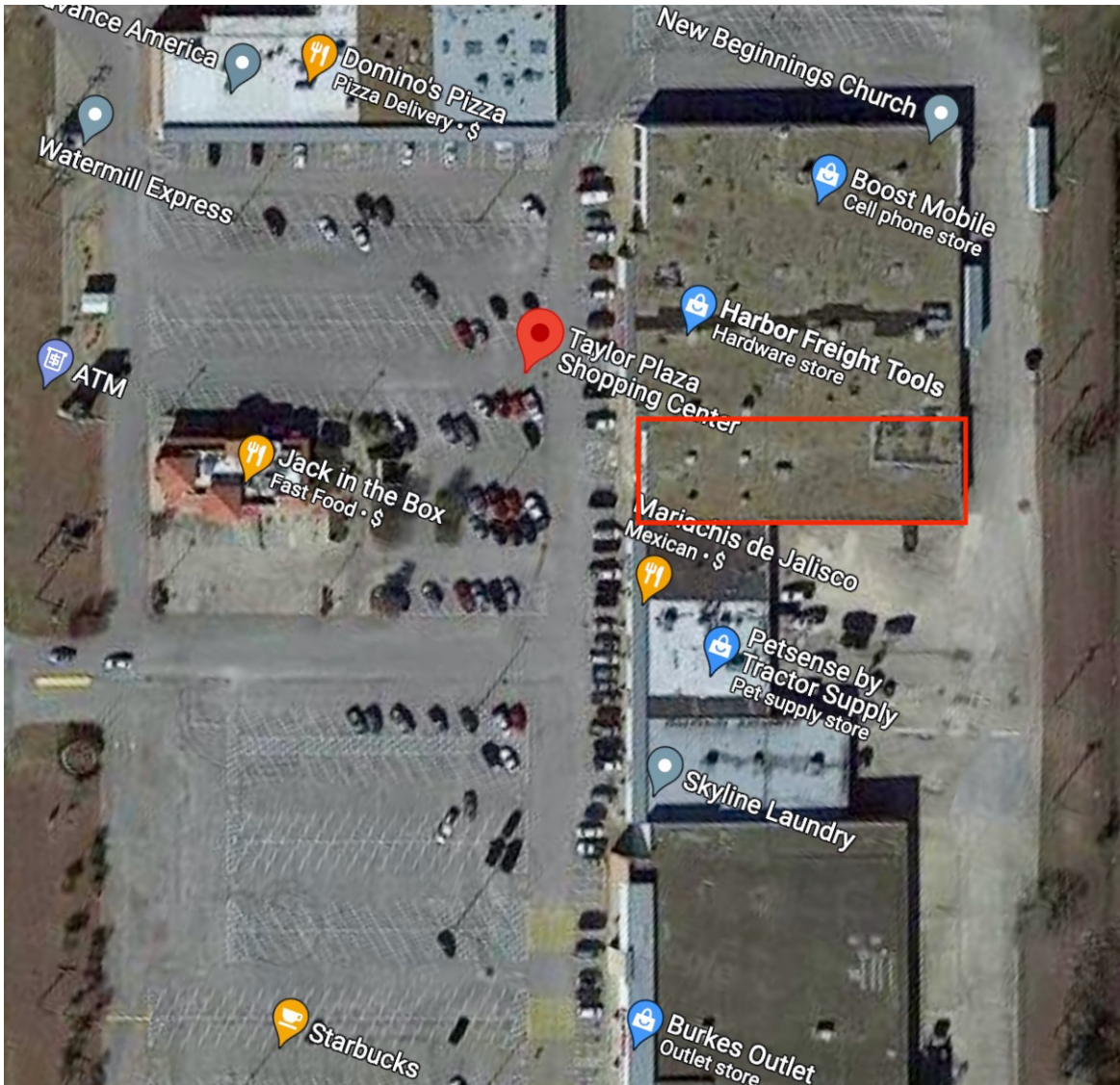
All Star Liquor at Taylor Plaza

Purpose

This document aims to build a business case and request the city approve a **Specific use permit** for a package liquor store at Taylor Plaza.

Address

- 3100 N Main street #127 Taylor TX
- S6463 – Taylor Plaza Sub, Lot 2, Acres 8.5136, & Taylor Plaza (LT 1 RESUB), LT 1



Use

Package liquor store which sells Beer, Wine, and Liquor

Hours of Operation

Monday – Saturday – 10:00 AM to 9:00 PM

Sunday – Closed

Development

All Start Liquor will build a modern 3441 SF of Liquor store.

For existing other big brand liquor stores, it's just another small city liquor store in Taylor, but for us, this will be our largest footprint and largest inventory and premium liquor store.

Why Taylor city

Taylor is one of the fastest-growing small city in Texas, considering its growth and development, we believe the city has a need for a premium Liquor store. We are proposing to build the city's largest premium liquor store.

Why Taylor Plaza

Taylor Plaza is one of the oldest and the heart of the City of Taylor with a royal customer base. It is supported by other small businesses and adding All start liquor will be a good addition to the current offering it has.

Who we are

All start liquor business owner has over 20 years of experience in retail, hospitality, and rental properties business. This will be our 3rd liquor store location, and we are negotiating leases for two more. Below are other brands we work with



Community involvement

We believe in the community and giving back to the community.

- All of our current retail locations has 5% discount for 1st responder and veterans.
- We are donating to the Georgetown police department.
- We are donating to the churches in Georgetown.
- We are sponsoring to a golf tournament.
- We are donating to the lions club of Georgetown.

These are just a small list of things we do for the community in Georgetown where we are operating two liquor stores.

Georgetown, Texas Police Department

Posts

About

Videos

More ▼

Like

Comment

Share

**Georgetown, Texas Police Department**

10h ·

Perry Patel with All star liquor dropped off a donation for Blue Santa. Thank you so much, Perry! And a reminder that Distribution of Toys is tomorrow, Dec. 17th! For more information about Distribution Day, please see our website at <https://bit.ly/3uTdWRg>



You and 74 others

Like

Comment

Share

**Georgetown, Texas Police Department**

12h ·



Home



Friends



Watch



Marketplace



Notifications



Menu

All Star liquor Business reviews

All Star Liquor

4.9 ★★★★★ (35) · Liquor store



73+ Photos

Directions

Save

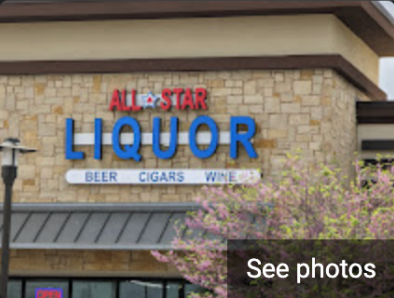
Call

Overview

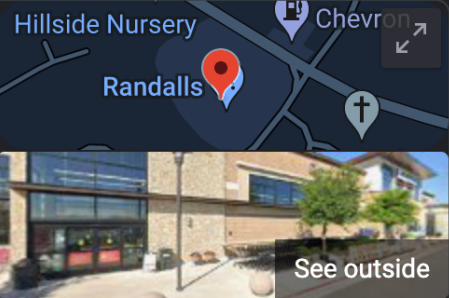
Reviews

Service options: In-store shopping · Delivery

Address: 1011 Leander Rd #102, Georgetown, TX 78628



See photos



See outside

All Star Liquor

Directions

Save

Call

4.9 ★★★★★ 35 Google reviews

Liquor store

Service options: In-store shopping · Delivery

Located in: Randalls

Address: 5725 Williams Dr #120, Georgetown, TX 78633

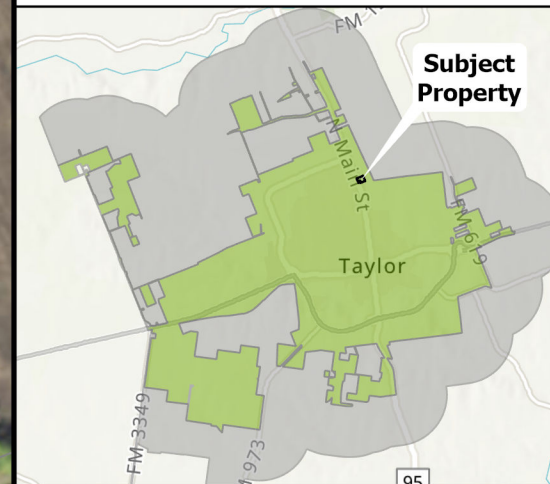




PZ-2023-1675

3100 N. Main Street Ste. 127
Specific Use Permit
Location Map

- Suite 127
- ▭ 3100 N. Main St. Ste. 127
- ▭ Parcels
- Streets



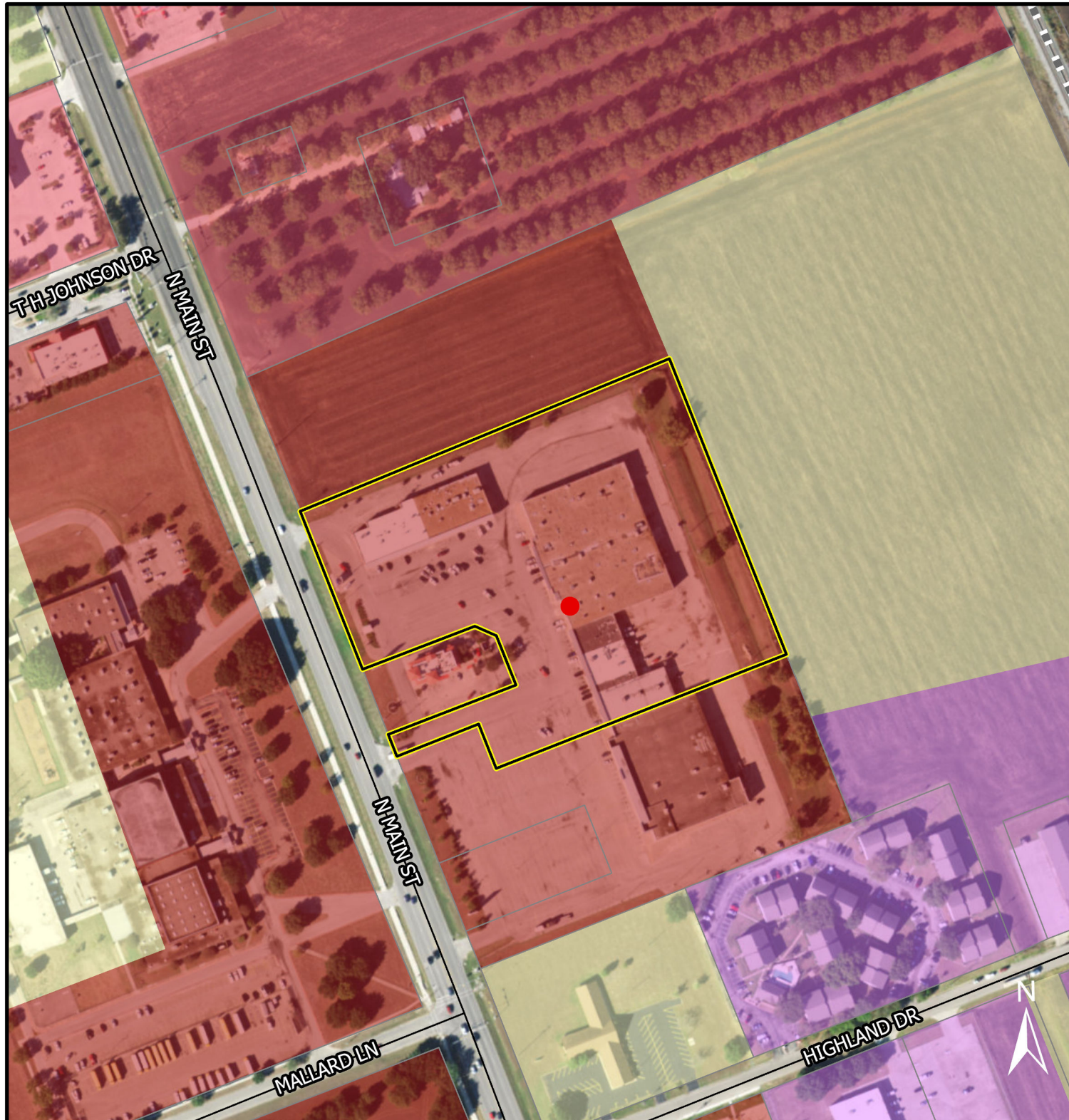
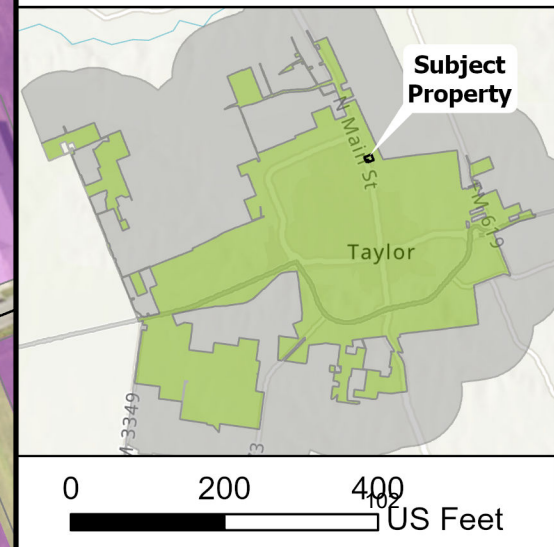
0 50 100 200
US Feet



PZ-2023-1675

3100 N. Main Street Ste. 127
Specific Use Permit
Zoning Map

- Suite 127
- ▭ 3100 N. Main St. Ste. 127
- ▭ Parcels
- Streets
- - - Railroads
- Zoning**
- B-1
- B-2
- M-1 Light Industrial
- R-1 Single Family

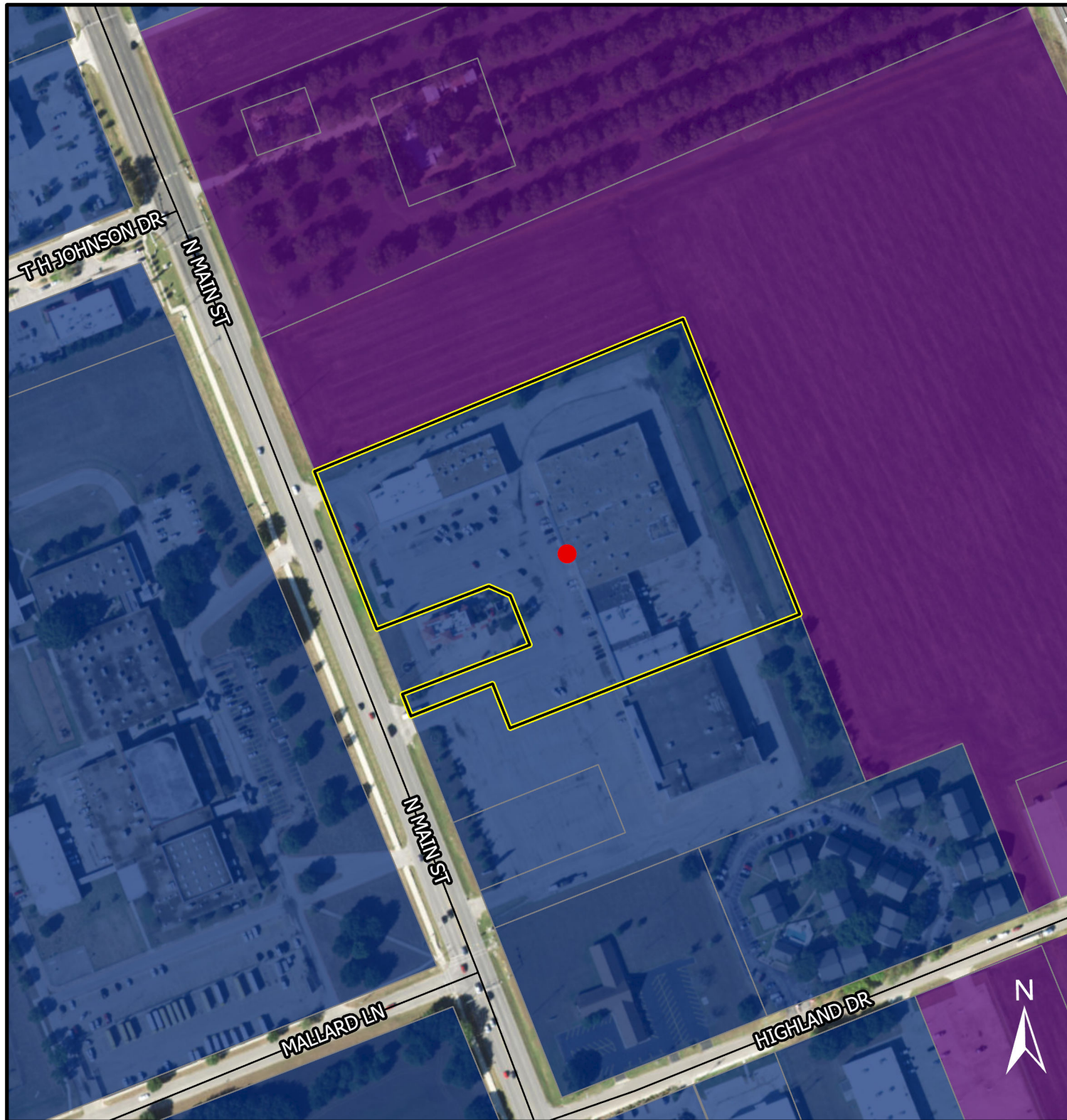
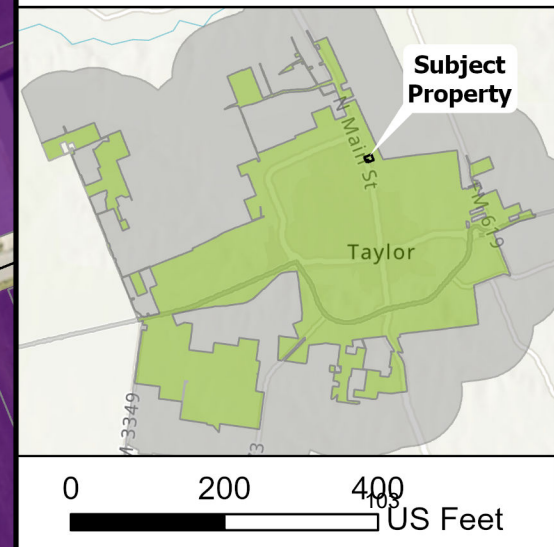




PZ-2023-1675

3100 N. Main Street Ste. 127
Specific Use Permit
Growth Sector Map

- Suite 127
- ▭ 3100 N. Main St. Ste. 127
- ▭ Parcels
- Streets
- - - Railroads
- Growth Sector**
 - Intended Growth Sector (G-3)
 - Infill Growth Sector (G-5)

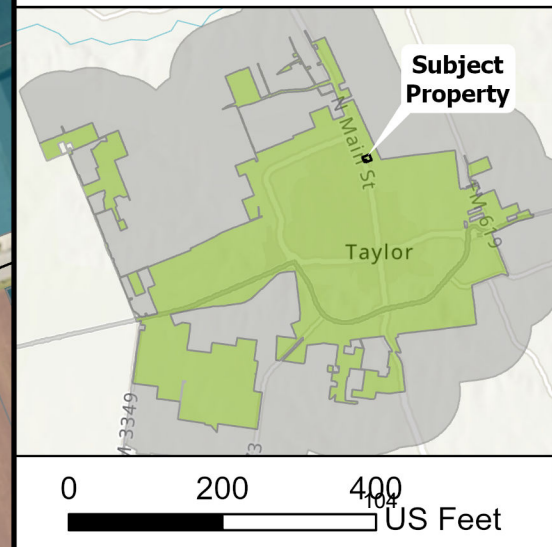




PZ-2023-1675

3100 N. Main Street Ste. 127
Specific Use Permit
Future Land Use Map

- Suite 127
- ▭ 3100 N. Main St. Ste. 127
- ▭ Parcels
- Streets
- - - Railroads
- Future Land Use**
- ▭ Civic: Community
- ▭ Employment: Neighborhood
- ▭ Market: Community
- ▭ Market: Regional

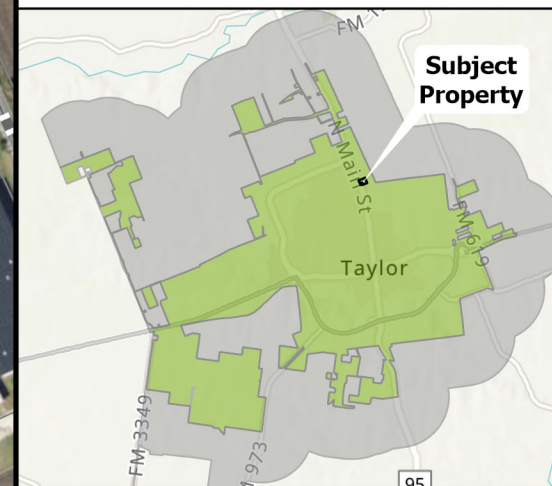




PZ-2023-1675

3100 N. Main Street Ste. 127
Specific Use Permit
Notification Map

- Suite 127
- ▭ 3100 N. Main St. Ste. 127
- ⋯ 200' Buffer
- Notified Properties
- Parcels
- Streets
- - Railroads



0 200 400
US Feet

ORDINANCE NO. 2023-XX

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A LIQUOR STORE GENERALLY LOCATED AT 3100 NORTH MAIN STREET STE 127, LEGALLY DESCRIBED AS APPROXIMATELY 8.5136 ACRES OF LAND, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R363579, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on June 22, 2023, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Specific Use Permit for a Liquor Store, which is a use required to obtain a Specific Use Permit to grant approval within the Local Business District (B-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on June 13, 2023, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

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

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

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

SECTION 2. The Property is approved for a Specific Use Permit for a Liquor Store use.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit “B” attached hereto for all purposes.

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

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-XX was introduced before the Taylor City Council on the 22nd day of June 2023.

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2023.

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)

DRAFT