

AGENDA

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

June 10, 2014, 6:00 p.m.
City Hall Council Chamber
400 Porter Street, Taylor Texas, 76574

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Minutes from April 8, 2014 meeting

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

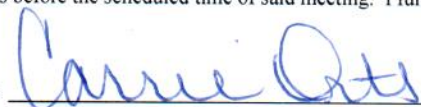
1. **PC-14-02 Review and recommend application** requesting abandonment of Wren Way right of way located west of Jason Drive as requested by adjoining property owner Roger Swonke.
2. **PC-14-03 Review and Consideration** of the final plat for Northpark Phase 3B.

ADJOURN

Next Meeting Date: July 8, 2014

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 meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **June 6, 2014** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:



Date:



Carrie Orts, Planning and Development
Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
April 8, 2014 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Leland Stevens
Karen Farley
Donna Frazier
Todd Osborn
Rick Selin
Jim Killough

ABSENT

Eric Weiner

OTHERS PRESENT

Bob van Til, Director of Planning & Development
Carrie Orts, Admin to Planning and Development

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

Mrs. Jo Mowdy of 1805 Carey Ave. spoke against the rezone of the park.

Review and approve Minutes from February 11, 2014

Motion made by Mrs. Farley to approve the minutes for the Planning and Zoning Commission meeting from February 11, 2014 as printed. Second by Mr. Stevens. All voted aye.

SUP 13-02 Conduct Public Hearing – on a request made by Mr. Humberto Suarez for a Specific Use Permit (SUP) on property owned by Tapimata LLC, consisting of 16.163 acres located in the James C. Eaves Survey, Abstract 214 and the William R. Williams Survey, Abstract 665, City of Taylor, Williamson County, Texas (1402 Welch Street) allowing for the sale of alcoholic beverages, concerts, live bands, flea markets, rodeos, weddings, revivals, carnivals, circuses, sporting events, and the preparation of and sale of food (Ordinance 2014-06).

Mr. McAlister opened Public Hearing. Mr. Van Til gave brief overview of SUP request and noted that the first two items were approved by commission and going to council. He further stated that the staff recommends approval of Ordinance 2014-06. Mr. Naik was present to answer questions and agreed to SUP as written. Janice Killian, Jose Orta, Jo Mowdy, Connie Zyca, Matt Temple, Kaitlin Olle, Ray Pina, Manoj Naik, Humberto Suarez, and Mark Campbell all present to speak on hearing. Hearing closed.

SUP 13-02 Make Recommendation - on a request made by Mr. Humberto Suarez for a Specific Use Permit (SUP) on property owned by Tapimata LLC, consisting of 16.163 acres located in the James C. Eaves Survey, Abstract 214 and the William R. Williams Survey, Abstract 665, City of Taylor, Williamson County, Texas (1402 Welch Street) allowing for the sale of alcoholic beverages, concerts, live bands, flea markets, rodeos, weddings, revivals, carnivals, circuses, sporting events, and the preparation of and sale of food (ordinance 2014-06).

Mrs. Farley made motion to approve Specific Use Permit 13-02 as amended to state the following. Remove section # 18 from ordinance, add verbiage to wall section 2, # 4 stating that sound dampening walls shall be put up immediately, and update section 2, # 8 to state that any activities conducted will follow the hours of the liquor license. Sunday's through Friday's ending by 12:00 PM and Saturday's ending by 1:00 AM. Second by Mr. Stevens. All voted aye.

ZC-14-03 Conduct Public Hearing – for an amendment of the Taylor Zoning Ordinance sub-section 3.3.8, section 3.3, Supplemental use Regulations, Chapter 3, relating to the regulation of distances between bars, taverns, and liquor stores and schools, hospitals, and churches (Ordinance 2014-07).

Mr. McAlister opened Public Hearing. Mr. Van Til stated that staff recommends approval of the amendment to zoning ordinance 2014-07 by removing section 3.3.8 which will remove any mention of section 109.33 of the TABC. Repealing the section relating to distances from the Zoning ordinance removes the conflict in the City Codes. Hearing closed.

ZC-14-02 Make Recommendation - for an amendment of the Taylor Zoning Ordinance sub-section 3.3.8, section 3.3, Supplemental Use Regulations, Chapter 3, relating to the regulation of distances between bars, taverns, and liquor stores and schools, hospitals, and churches (Ordinance 2014-07).

Mr. Stevens made motion to recommend to City Council that section 3.3.8 be removed from ordinance 2014-07. Second by Mrs. Frazier. All voted aye.

Adjourn

The meeting was adjourned at 7:34 p.m.

Bob van Til
Director of Planning & Development

Don McAlister
Planning & Zoning Commission Chairman

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Bob van Til, AICP, CEcD,
Director of Planning and Development

RE: Wren Way Right of Way Abandonment

DATE: June 3, 2014.

Mr. Swonke requested the abandonment of a portion of the Wren Way right of way (ROW) west of Jason Drive. Mr. Swonke lives south of the ROW. His address is 2007 Jason Drive.

Mr. Swonke had the land surveyed and submitted an application for consideration by the City.

ROW must be abandoned by ordinance. Ordinance 2014-10 is attached for your consideration. When ROW is abandoned one-half of the land is conveyed to one adjacent property owner and the other half will be conveyed to the other adjacent property owner.

There are no city utilities in the ROW. However, there is a gas line. It runs in an east-westerly direction. The ordinance abandons the ROW but retains a utility easement.

The DRC reviewed the application and recommended that the ROW be abandoned to the adjacent property owners. However, a utility easement should be retained.

Mr. Swonke will be at the meeting to address the Commission.

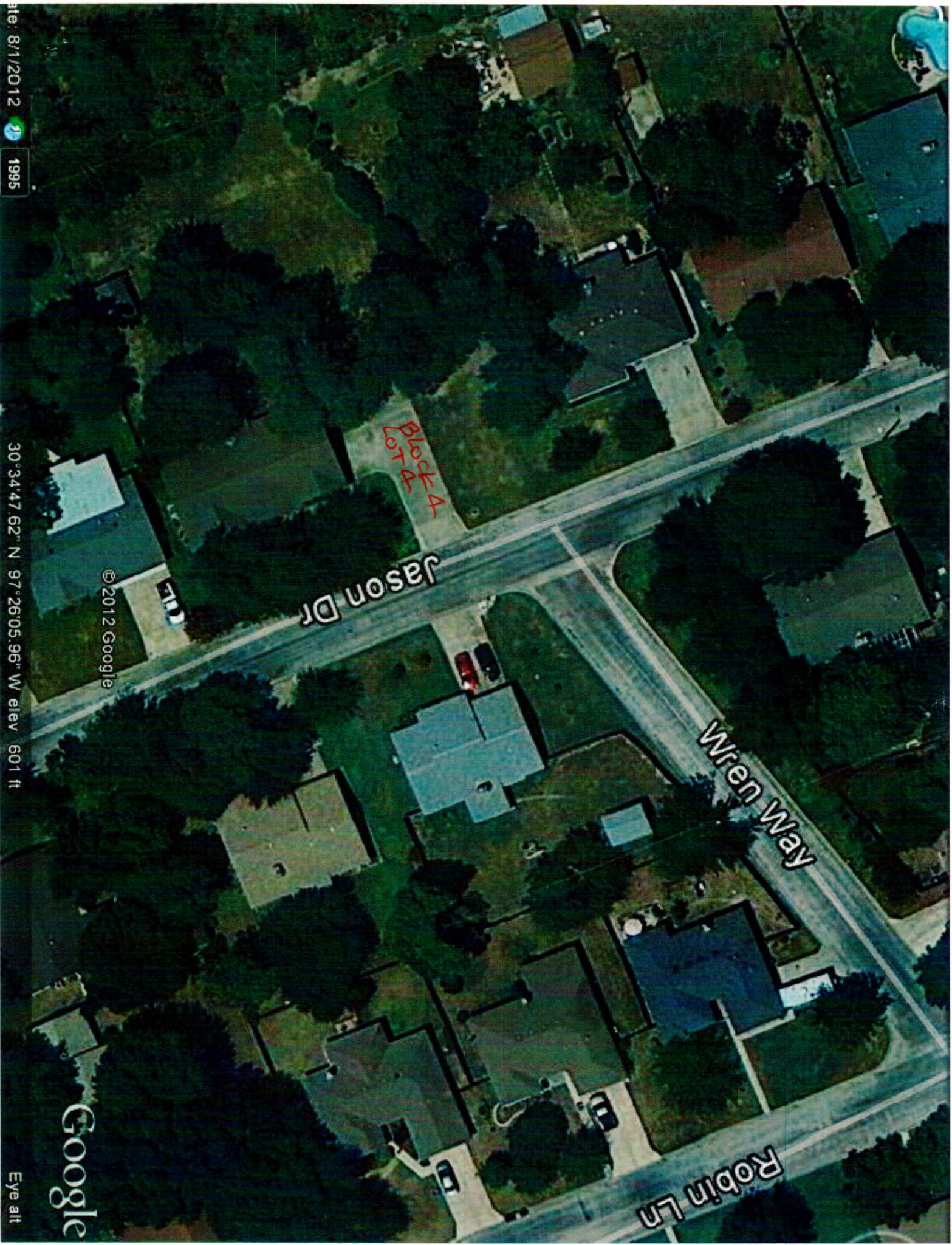
Attachments

Aerial
Ordinance 2014-10
Application
Survey and legal description
Plat map
Lot Survey

© 2012 Google

Google

Eye alt



ORDINANCE NO. 2014-10

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, VACATING A PORTION OF WREN STREET RUNNING GENERALLY EAST AND WEST BETWEEN LOT 4, BLOCK 4 AND LOT 11 BLOCK 5, GENE SEFCIK SUBDIVISION, SECTION TWO, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET "D", SLIDE 60 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR USE AS A STREET, BUT RETAINING A PUBLIC UTILITY EASEMENT ON THE PORTION VACATED FOR STREET USE; AND PROVIDING A SAVINGS CLAUSE

WHEREAS, the City of Taylor, Texas, ("City"), desires to vacate a portion of Wren Street, as dedicated for use as a street, being 0.239 acres, generally running east and west between Lot 4, Block 4 and Lot 11, Block 5 in the Gene Sefcik Subdivision, Section Two, recorded in Cabinet D, Slide 60 of the Plat Records in Williamson County Texas, described in Exhibit "A" attached hereto and by reference incorporated herein ("Wren"); and

WHEREAS, the City shall retain a public utility easement on Wren and this Ordinance shall not abandon Wren for use as a public utility easement ("PUE") and this Ordinance vacates Wren only for use as a public street; and

WHEREAS, the Planning and Zoning Commission, after a public meeting held _____, recommended that the Council approve abandonment of Wren for use as a street and that a PUE be retained; and

WHEREAS, based upon the recommendation, the Taylor City Council hereby abandons Wren for use as a street but retains Wren as a PUE.

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

SECTION 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. The City Council of the City of Taylor, Texas, does hereby vacate Wren as described in Exhibit "A" as a street, save and except a Public Utility Easement is retained on Wren as described in Exhibit "A".

SECTION 3. The filing of a copy of this Ordinance in the official records of Williamson County, Texas, will evidence the abandonment of the Wren Street right of way granted by this Ordinance and release of the abandoned Street to the adjoining property owners according to the centerline, subject to the Public Utility Easement retained by the City.

SECTION 4. 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

In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2014-_____ was introduced and a public hearing was held before the Taylor City Council on the 12th day of June, 2014.

PASSED, APPROVED, and ADOPTED on the ____ day of June, 2014.

Jesse Ancira, Jr, Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl, City Attorney

CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Susan Brock, being the City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2014-_____, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2014, 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.

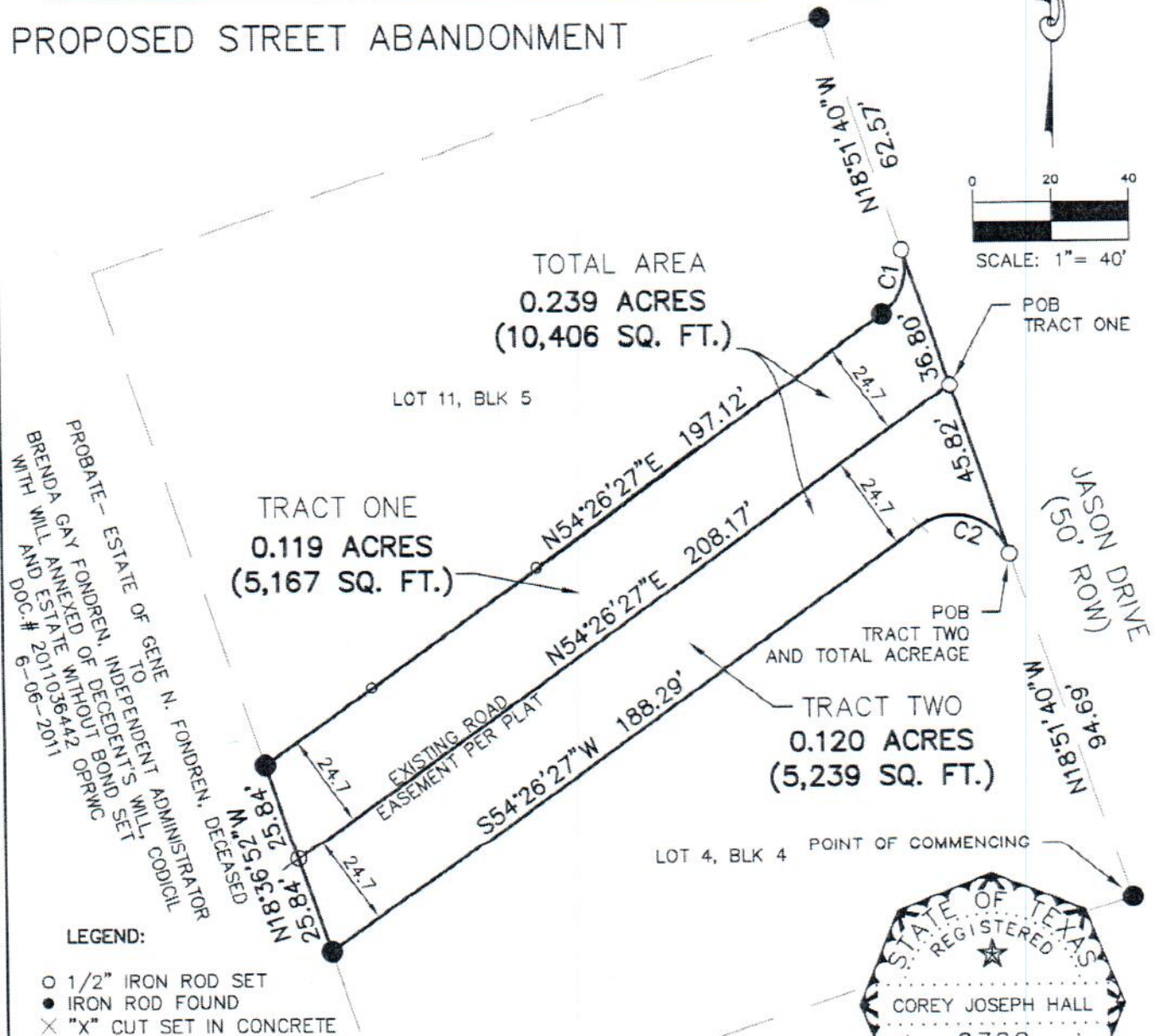
Witness my hand and seal of office this the _____ day of _____, 2014.

Susan Brock
City Clerk

EXHIBIT A

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	18.81	15.00	071°51'05"	10.87	N17°39'51"E	17.60
C2	27.63	15.00	105°33'12"	19.75	N72°10'14"W	23.89

PROPOSED STREET ABANDONMENT



THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED ON JASON DRIVE, CITY OF TAYLOR, IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: PROPOSED STREET ABANDONMENT OF EXISTING 0.239 ACRE ROAD EASEMENT, OUT OF THE GENE SEFCIK SUBDIVISION, SECTION TWO, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET "D", SLIDE 60 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

FLOOD NOTE:
 THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48491 C535E EFFECTIVE 9-26-2008 LOCATED IN

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN CABINET "D", SLIDE 60 PRWC.

City of Taylor
400 Porter Street
Taylor, Texas 76574
Phone 512-365-3863
Fax 512-352-8483



RIGHT OF WAY ABANDONMENT APPLICATION

Location of Right of Way to be Abandoned: Street (Name and address range) 1007 Jason Dr
Alley _____ Other _____ (Please attach copy of plat)

Reason for Abandonment Request from City for private use

Contact all adjacent property owners (required) in writing. List names, addresses and provide signed letters from all affected property owners: NORMAN ORTIZ 2101 JASON DRIVE

x Norman Ortiz

Contact all utility companies. City (Water, Sewer, Storm Drain) Oncor, TXU, SW Bell, Time Warner, other. Written verification must be provided. see attached

Size of Right of Way: Length 208' Width 50' Acres .239

Provide a survey of the area proposed for abandonment. Please attach it to the application.

Date of Planning and Zoning Commission meeting: June 10, 2014

Date of City Council Meeting: _____

Roger Swonke
APPLICANTS NAME (PLEASE PRINT)

Address 1007 Jason Dr, Taylor, TX 76574

Telephone: 512-297-4354

Email: rswonke@yahoo.com

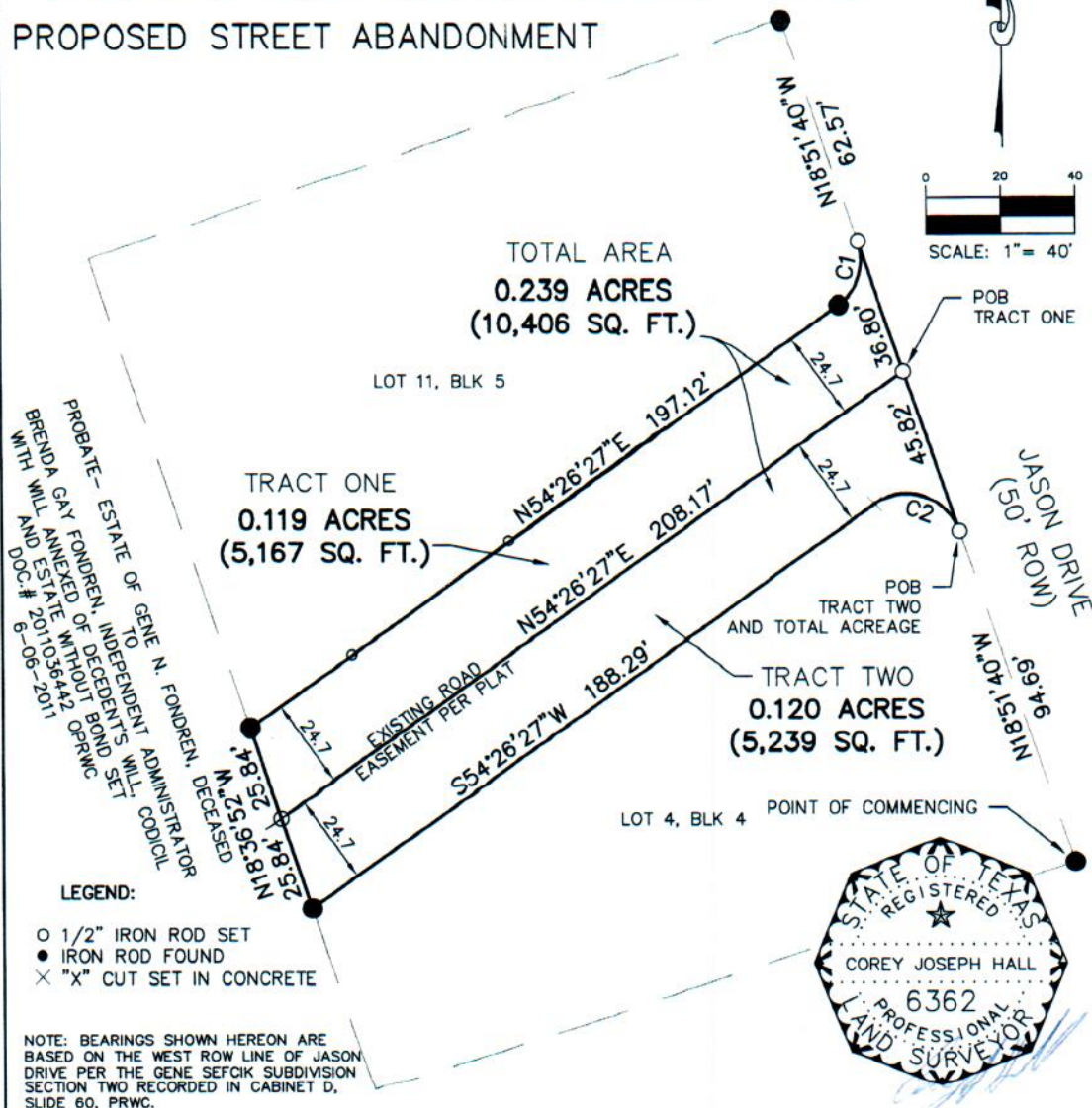
[Signature]
APPLICANT'S SIGNATURE

DATE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	18.81	15.00	071°51'05"	10.87	N17°39'51"E	17.60
C2	27.63	15.00	105°33'12"	19.75	N72°10'14"W	23.89

PROPOSED STREET ABANDONMENT



THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED ON JASON DRIVE, CITY OF TAYLOR, IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: PROPOSED STREET ABANDONMENT OF EXISTING 0.239 ACRE ROAD EASEMENT, OUT OF THE GENE SEFCIK SUBDIVISION, SECTION TWO, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET "D", SLIDE 60 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

FLOOD NOTE:

THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48491 C535E EFFECTIVE 9-26-2008 LOCATED IN ZONE "X".

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN CABINET "D", SLIDE 60 PRWC.

TO: CITY OF TAYLOR

RE: SWONKE, PROJ. NO. 14-158

NOTE: NO TITLE COMMITMENT SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

SURVEYORS CERTIFICATE

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

DATE: APRIL 8, 2014

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

surveying@austin.tx.com
bryantechnicalservices.com

APRIL 8, 2014

PROPOSED ROAD ABANDONMENT OF 0.120 ACRES

These notes describe that certain "0.120 Acres" of land situated in the **GENE SEFCIK SUBDIVISION**, recorded in Cabinet "D", Slide 60 of the Plat Records, Williamson County, Texas; subject tract being all of a called "Road Easement" on the West side of Jason Drive of said subdivision; being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on April 8, 2014; subject tract being more fully described as follows {Bearings described herein are based on the West Right-of-Way (50 feet wide) of Jason Drive per said plat};

COMMENCING at a 1/2" Iron Rod found in the West Right-of-Way of said Jason Drive at the Southeast corner of Lot 4, Block 4 of said subdivision; THENCE North $18^{\circ}51'40''$ West with said West line of Jason Drive and the East line of said "Lot 4, Block 4", a distance of 94.69 feet, to a 1/2" Iron Rod with an orange plastic cap stamped "Bryan Tech Services" set at the Southeast corner of said "Road Easement", being the Point of Curvature for a curve to the left, and marking the **PLACE OF BEGINNING** and Southeast corner of herein described tract;

THENCE with a said curve to the left, with a central angle of $105^{\circ}33'12''$, a radius of **15.00 feet**, a tangent of 19.75 feet, and an arc length of 27.63 feet, whose chord bears North $72^{\circ}10'14''$ West, with a distance of 23.89 feet, to an "X" cut set in concrete driveway, and marking the Point of Tangency of herein described tract;

THENCE South $54^{\circ}26'27''$ West, with the Northerly line of said "Lot 4, Block 4" and the Southerly line of said "Road Easement", a distance of **188.29 feet** {188.29 feet}, to a 1/2" Iron Rod found in the East line of a called "Fondren" tract conveyed in a Probate from the Estate of Gene N. Fondren, Deceased to Brenda Gay Fondren, Independent Administrator with will annexed of decedent's will, codicil and estate without bond set, dated 6-06-2011 and recorded in Document No. 2011036442 of the Official Public Records, Williamson County, Texas (OPRWC), being the Northwest corner of said "Lot 4, Block 4", the Southwest corner of said "Road Easement", and marking the Southwest corner of herein described tract;

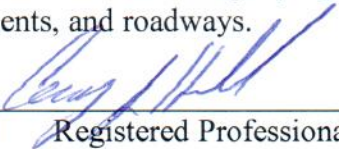
THENCE North $18^{\circ}36'52''$ West, with the Easterly line of said "Fondren" tract and the Westerly line of said "Road Easement", a distance of **25.84 feet**, to a 1/2" Iron Rod with an orange plastic cap stamped "Bryan Tech Services" set marking the Northwest corner of herein described tract; For Reference, a 1/2" Iron Rod found at the Southwest corner of "Lot 11, Block 5" and the Northwest corner of said "Road Easement" bears North $18^{\circ}36'52''$ West, 25.84 feet;

THENCE North $54^{\circ}26'27''$ East, over and across said "Road Easement", a distance of **208.17 feet**, to a 1/2" Iron Rod with an orange plastic cap stamped "Bryan Tech Services" set in the West Right-of-Way of said Jason Drive and the East line of said "Road Easement" marking the Northeast corner of herein described tract;

THENCE South 18°51'04" East, with the said West line of Jason Drive and the East line of said "Road Easement", a distance of **45.82 feet**, to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **0.120 Acres (5,239 Square Feet)**.

Surveyor's Note:

- Attention is invited to accompanying plat for location of improvements, visible utilities, encroachments, and roadways.


Corey Joseph Hall Registered Professional Land Surveyor No. 6362



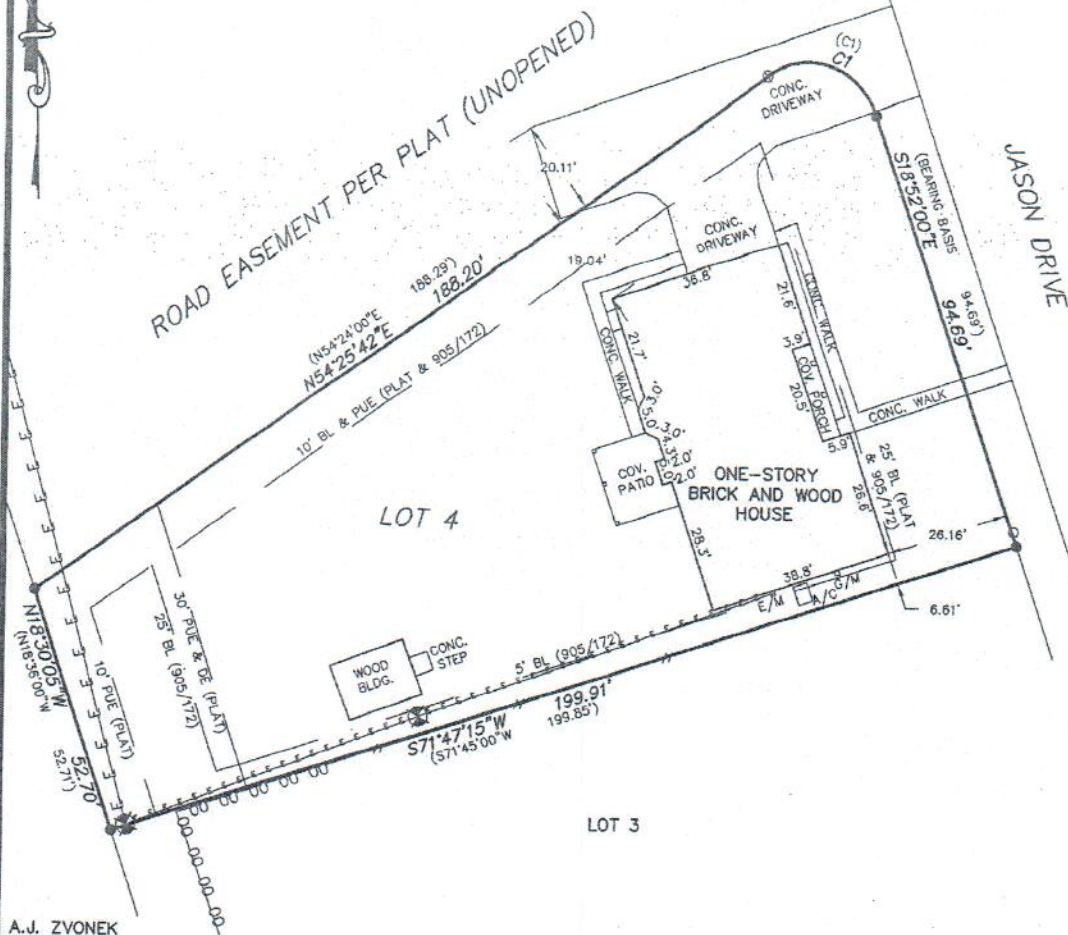
Rev. 3-31-78
DATE: 1-30-78

GEORGE LUCAS
TEL: 830-214-5109
FAX: 866-571-8323

SURVEY

2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130

SCALE
1" = 30'



A.J. ZVONEK

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊗ = "X" IN CONCRETE
- △ = CALC. PROP. COR.
- () = RECORD PER PLAT
- = WOOD FENCE
- = WIRE FENCE
- = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- G/M = GAS METER
- E/M = ELECTRIC METER
- = OVERHEAD POWERLINE
- ⊕ = POWER POLE
- = GUY WIRE ANCHOR

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	27.95	15.00	24.08	S72°09'45"E
(C1)	27.94	15.00	24.08	S72°12'00"E

RESTRICTIVE COVENANTS OF RECORD AS
ITEMIZED HEREIN: CABINET D, SLIDE 60, PLAT
RECORDS AND VOLUME 905, PAGE 172, DEED
RECORDS, WILLIAMSON COUNTY, TEXAS
(DOES AFFECT THIS TRACT)

BLANKET EASEMENT AS RECORDED IN VOLUME
282, PAGE 505, DEED RECORDS, TRAVIS
COUNTY, TEXAS.
(BLANKET EASEMENT--DOES AFFECT THIS
TRACT)

ADDRESS: 2007 JASON DRIVE, TAYLOR, TEXAS

LEGAL DESCRIPTION: LOT 4, BLOCK 4, GENE SEFCIK SUBDIVISION, SECTION TWO, ACCORDING TO THE MAP OR PLAT
THEREOF, RECORDED IN CABINET D, SLIDE 60, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS
PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY
SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS,
EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY,
EXCEPT AS SHOWN HEREON.

BUYER: ROGER D SWONKE
TITLE CO: INDEPENDENCE TITLE COMPANY
G.F.#: 1227840-RRK

LENDER: N/A

PLAN No.: 2012-578

SURVEY DATE: NOVEMBER 29, 2012

GEORGE E. LUCAS R.P.L.S. 4160



MEMORANDUM

TO: Planning and Zoning Commission

FROM: Bob van Til, AICP, CEcD
Director of Planning and Development

RE: Final Plat for Northpark Phase 3B

DATE: June 4, 2014

KB Home Lone Star, LP applied to re-approve phase 3B of the Northpark subdivision.

This is commonly known as the Summerfield Addition. It is located north of TH Johnson; west of WalMart, for instance.

The rezoning of the property was completed in 2002. The property was zoned as a planned development with varying lot sizes and masonry requirements.

The preliminary plat was approved in 2002.

Phase 3 was originally approved in June of 2004.

Only a portion of the approved subdivision was constructed; phase 3A.

The subdivision ordinance stipulates that plats expire if they are not filed at the County within six months.

Phase 3B will need to be approved (again) before construction can begin.

Recommendation:

Staff recommends approval of the final plat of Northpark Phase 3B subject to the staff comments being addressed.

Attachments:

Application
Aerial of the current Northpark Subdivision
Final Plat of Northpark Phase 3B

CITY OF TAYLOR
PLATTING APPLICATION

Date: May 19 2014

Plat Type and Application Fees:

Preliminary Plat (\$550 plus \$35/lot) ☐ Approval Plat (\$350 + \$25 per lot) ☐Final Plat (\$300 plus \$30/lot) Admin. ☒ $(\$300 + (\$30 \times 31)) = \$1,230$ Re Plat (\$330 plus \$25/lot) ☐Amended Plat (\$350) ☐Filing Fee (\$140) ☒

Applicant/Property Owner Information:

Name: KB Home Lone Star, LP

Address: 10800 Pecan Park Blvd. # 200, Austin, TX 78750

Phone Number: (512) 651-8100

Fax Number:

Email address:

Signature: 

Property Owners Certification:

Before me, the undersigned authority, on this day personally appeared John Zinsmeyer (owner or agent name) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

Given under my hand and seal of office on this 13th day of May 20 14

SEAL

Notary Public in and for the State of Texas

My Commission Expires: 12/19/14

Surveyor Information:

Name: Joseph Beavers
Company Name: Landesign Services, Inc.
Address: 1220 McNeil Road #200, Round Rock, TX 78681
Telephone Number: (512) 238-7901
Fax Number: (512) 238-7902
Email Address: j.beavers@lndsgn.com

Legal Description of the Property:

Legal Description: 7.237 acres out of the W.F. Baker Survey, Abstract No. 65 in Williamson County,
Address or General location: Hot Springs Drive, Wind Cave Drive (North of Grand Teton Trail)
Zoning: R-PD
Proposed Number of Lots: 31 Acres: 7.237
Appraisal District Tax I.D. Number ("R Number"): R430438
Located in the ETJ? No
Proposed Use of the Land? Single Family

Submittal Requirements:

Completed signed and notarized application
16 - 18" X 24" FOLDED copies of the plat(s)
16 FOLDED copies of supporting engineering data sheets
Payment of the appropriate fee(s)
A minimum of 21 days prior to the next Planning and Zoning Commission meeting
Owner's affidavit
Tax Payment Statement from all of the taxing entities

Applicant's Affirmation Statement:

I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Printed Name: John Zinsmeyer Date: 5/13/14

Signature: 

To Be Completed By Staff:

Accepted By: Bob V.T. Date: 5-19-14

Fee Paid: 1370.00 Date Paid: 5-19-14

Cash/Check/Other 8469399 Receipt Number: _____

Platting Checklist:

(These are the minimum requirements for all plats. Following staff review additional requirements may apply)

The applicant is strongly encouraged to become familiar with the City's Zoning Ordinance and Subdivision Ordinance for specific detailed requirements for platting property.

The City's thoroughfare plan applies to plat review also. This plan may require that you dedicate right of way for the provision of future roads.

The Planning and Zoning Commission has final authority over platting in the city of Taylor. For plats in the City's ETJ, the plat must also be submitted to Williamson County for review and approval prior to filing for record. The Planning and Zoning Commission meets on the first Tuesday of each month at 5:45 p.m. in the City's auditorium.

1. Title of the plat/name of Subdivision
2. Scale of 1" to 100' or better
3. 18" by 24" sheet size
4. Surveyor's statement, signature, and seal
5. Written legal description
6. Graphic description of the property showing metes and bounds and the "point of beginning" corresponding to the written legal description
7. Owner's dedication statement
8. North arrow
9. Vicinity map
10. Signature block for the city's approval
11. County filing information (signature block for county officials and an area documenting filing information)
12. Any existing and proposed easements
13. Existing one foot contours
14. Floodplain certification statement Building lines
15. Curve data and dimensions of lots
16. Surrounding property owners' property boundaries and their names (within 200' of the subject property)
17. All lots and blocks existing and proposed
18. All proposed and existing streets, parks, drainage facilities, dedication for future right-of-way requirements, etc.
19. Traffic study (not required in all cases – please consult with the Public Works Department prior to making application)
20. Performance bond for the installation of public roads, water, and wastewater, and drainage facilities that will be dedicated to the City.
21. All utilities on tract, specifying line size.
22. Documentation and location of monuments to support the exact location and dimensions of the existing and proposed rights-of-way including field ties across from subject plat or along the right-of-way for a sufficient distance beyond the boundary; or field ties to centerline of existing paving.
23. Drainage studies may be required pending site conditions. *Note: Engineering Division may waive drainage studies and traffic studies.
24. Finished Floor Elevations required on all lots adjacent to drainage ways or floodplains.
25. Perimeter Street Improvements are required unless specifically waived in the subdivision ordinance.
26. If the topographic, utility, or other supporting information is not going to be provided on the sealed plat, a separate sealed copy of this information must be submitted



Estes Park

Big Sur Trail

King's Canyon Dr

Zion Ave

Northpark Blvd

Yellowstone Dr

Grandteton Trail

Widcave Dr

TH Johnson Dr

Duck Ln

Davis St

© 2014 Google

Imagery Date: 10/31/2013 30°35'48.77" N 97°25'18.15" W elev



NUMBER	BEARING	DISTANCE
L1	N68°37'08"E	50.00'
L2	N28°18'21"W	40.53'
L3	S69°38'01"E	60.00'
L4	S69°41'40"W	13.80'
L5	S29°18'20"E	50.00'
L6	S69°41'40"W	22.68'
L9	S54°21'08"W	35.38'
L10	N60°41'40"E	22.68'
L11	S28°40'56"E	50.00'

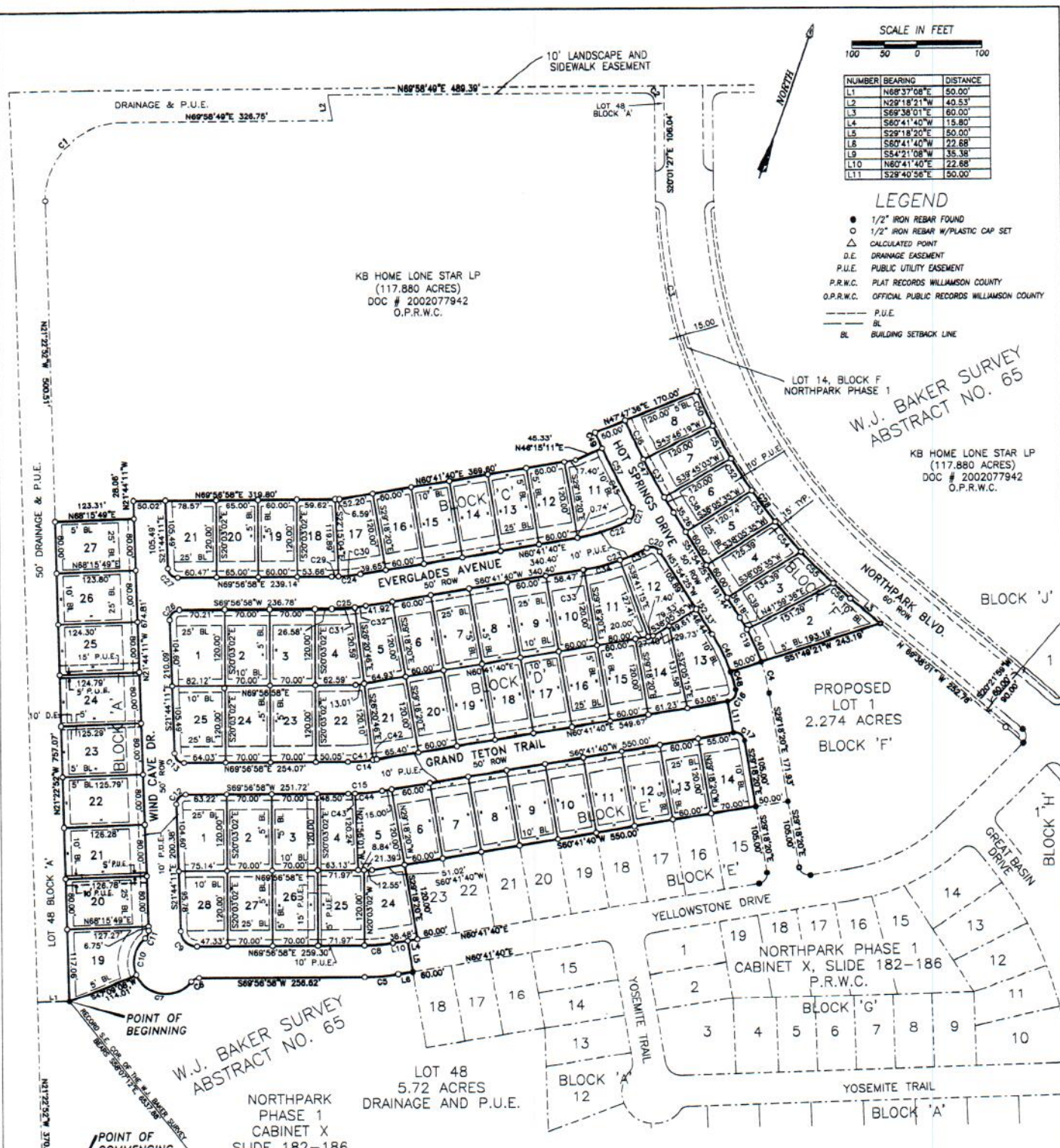
LEGEND

- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR W/PLASTIC CAP SET
- △ CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.W.C. PLAT RECORDS WILLIAMSON COUNTY
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- P.U.E.
- BL
- BL BUILDING SETBACK LINE

KB HOME LONE STAR LP
(117.880 ACRES)
DOC # 2002077942
O.P.R.W.C.

W.J. BAKER SURVEY
ABSTRACT NO. 65

KB HOME LONE STAR LP
(117.880 ACRES)
DOC # 2002077942
O.P.R.W.C.



NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length	NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length	NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C1	120.00	91°21'41"	191.35	N24°17'59"E	171.71	C23	325.00	18°21'33"	104.68	S5°12'03"W	104.22	C42	275.00	01°11'41"	5.73	N81°17'31"E	5.73
C2	15.00	90°00'00"	23.56	S69°01'11"E	21.21	C24	275.00	09°15'18"	44.42	N65°19'19"E	44.37	C43	325.00	01°52'59"	10.68	N69°00'28"E	10.68
C3	325.00	09°15'18"	52.50	S85°19'19"W	52.44	C25	325.00	09°15'18"	52.50	S85°19'19"W	52.44	C44	325.00	07°22'19"	41.82	N64°22'49"E	41.79
C4	15.00	52°01'12"	13.62	N43°56'21"E	13.16	C26	15.00	91°41'09"	24.00	S24°06'33"W	21.52	C45	1015.00	05°52'25"	104.05	S48°41'02"E	104.01
C5	50.00	119°13'22"	104.04	S77°32'26"W	86.26	C27	15.00	88°18'51"	23.12	S85°53'37"E	20.80	C46	275.00	13°43'47"	65.90	N45°02'32"W	65.74
C6	275.00	09°15'18"	44.42	N65°19'19"E	44.37	C28	845.00	27°25'37"	404.49	S55°55'12"E	400.64	C47	985.00	09°42'01"	163.38	S47°03'25"E	163.18
C7	25.00	88°18'51"	38.53	S85°53'37"E	34.83	C29	275.00	02°12'01"	10.56	N68°50'57"E	10.56	C48	275.00	05°59'24"	28.75	S39°10'53"E	28.74
C8	15.00	73°07'54"	83.82	N68°16'55"W	89.57	C30	275.00	07°03'16"	33.86	S64°13'18"W	33.84	C49	1015.00	01°32'25"	27.29	N42°58'37"W	27.29
C9	15.00	52°01'12"	13.62	N43°56'21"E	13.16	C31	325.00	06°17'43"	35.71	N68°48'08"E	35.69	C50	845.00	04°01'16"	59.31	S44°13'02"E	59.29
C10	50.00	73°07'54"	83.82	N68°16'55"W	89.57	C32	325.00	02°57'34"	16.79	N62°10'27"E	16.79	C51	845.00	04°01'16"	59.31	S48°14'19"E	59.29
C11	15.00	91°41'09"	24.00	S24°06'33"W	21.52	C33	325.00	00°16'10"	1.53	N60°33'35"E	1.53	C52	845.00	04°02'56"	59.72	S52°16'26"E	59.71
C12	15.00	88°18'51"	23.12	S85°53'37"E	20.80	C34	325.00	10°08'45"	57.36	N55°22'07"E	57.29	C53	845.00	04°04'53"	60.19	S56°20'22"E	60.18
C13	275.00	09°15'18"	44.42	N65°19'19"E	44.37	C35	325.00	08°04'18"	45.79	N48°16'36"E	45.75	C54	845.00	04°06'33"	60.68	S60°26'15"E	60.67
C14	325.00	09°15'18"	52.50	N65°19'19"E	52.44	C36	985.00	04°01'16"	67.73	S44°13'02"E	67.71	C55	845.00	04°46'24"	70.40	S64°52'53"E	70.38
C15	15.00	92°55'55"	24.32	S14°15'13"W	21.74	C37	985.00	04°01'16"	67.73	S48°14'19"E	67.71	C56	845.00	02°21'56"	34.89	N42°58'37"W	34.88
C16	15.00	90°00'00"	23.56	S74°18'20"W	21.21	C38	985.00	01°38'28"	27.92	S51°04'41"E	27.92	C57	1015.00	07°24'51"	131.34	S45°54'48"E	131.25
C17	15.00	13°43'47"	77.88	S45°02'32"E	77.69	C39	325.00	03°54'02"	22.13	S49°57'24"E	22.12						
C18	15.00	85°51'08"	22.48	S85°10'01"W	20.43	C40	325.00	09°49'45"	55.75	S43°05'31"E	55.69						
C19	325.00	09°15'18"	52.50	N65°19'19"E	52.44	C41	275.00	08°03'36"	36.69	N65°55'09"E	36.65						
C20	15.00	85°51'08"	22.48	S85°10'01"W	20.43												
C21	15.00	92°55'55"	24.32	S14°15'13"W	21.74												
C22	275.00	17°21'20"	83.30	N52°01'00"E	82.98												

PROJECT NAME: NORTH-PARK SUBD.
JOB NUMBER: 08-09-001
DATE: 08/04/04
DRAWING FILE PATH: L:\NORTH-PARK\LONG
FIELDNOTE FILE PATH: L:\NORTH-PARK\PROTOS
RPLS: DPH TISHA PARTHYCHER
CHECKED BY: J. P. BLOOMER 4/08

FINAL PLAT
NORTH-PARK
PHASE 3

LANDESIGN SERVICES, INC.
LAND SURVEYORS
117 W. 4th STREET
TAYLOR, TEXAS 76754
PHONE 512.352.8055
FAX 512.352.8907

[illegible][illegible][illegible]

1. Along south to the right, bearing a distance of 15.00 feet, leaving a corner angle of 90°00'00", a length of 23.56 feet and having a chord which bears South 74°18'20" East, 21.21 feet to a 1/2" rebar with a plastic cap set.

6. South 29°18'30" East 100.00 feet to a 1/2" rebar with a plastic cap set in the north line of DICKENS with the north line of the following lot (10) corner:

1. South 60°21'40" East a distance of 550.00 feet to a 1/2" rebar with a plastic cap set.

2. South 29°18'30" East a distance of 120.00 feet to a 1/2" rebar with a plastic cap set.

3. South 60°21'40" East a distance of 15.90 feet to a 1/2" rebar with a plastic cap set.

4. South 29°18'30" East a distance of 100.00 feet to a 1/2" rebar with a plastic cap set.

5. South 60°21'40" East a distance of 22.85 feet to a 1/2" rebar with a plastic cap set and on to the line of

ON 1518° - a length of 52.50 feet and having a chord which bears South 65°19' West, 52.44 feet. The distance between the two points is 107.50 feet.

7. South 69°56' East - a length of 10.75 feet and having a chord which bears South 65°19' West, 10.75 feet.

8. South 69°56' East - a distance of 256.62 feet to curve to the left and a 1/2° rather with a radius of 1000 feet.

9. To the left having a radius of 15.00 feet, bending a central angle of 55°10' 12". The distance between the two points is 24.50 feet.

10. A length of 13.82 feet and having a chord which bears North 43°56'21" East, 13.16 feet to curve to the right and a 1/2° rather with a radius of 1000 feet.

11. Along a curve to the right having a radius of 50.00 feet, bearing a central angle of 55°10' 12". The distance between the two points is 24.50 feet.

12. A length of 10.64 feet and having a chord which bears South 77°52'38" West, 10.64 feet.

13. A length of 10.64 feet and having a chord which bears South 77°52'38" West, 10.64 feet.

14. South 47°09'08" West - a distance of 114.01 feet to the POINT OF BEGINNING.

1. David R. Dorfman, Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plot is true and correctly made from an actual survey on the ground of property legally described herein, and that there are no apparent discrepancies, conflicts or overlapping of improvements, except as shown on the accompanying plat, and that the plat and this deed noted herein are a nonfinancial clause in compliance with the provisions of the Statute of Practice of the Texas Society of Professional Surveyors and the Rules and Regulations of the City of Austin to the best of my knowledge and belief.

David R. Hartman 7/01/04
Date
Registered Professional Land Surveyor No. 5264
State of Texas



STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS,

THAT KIRK BRUCE LONG STAY, JR., a Texas Limited Partnership, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document Number 2002073942 of the Official Public Records of Williamson County, Texas, do hereby agree to sell, convey and otherwise dispose of the certain and distinct portion of the land shown hereon and depicted on the subdivision plat of this subdivision plat and dedicate to the public use forever any and all of the certain and distinct portion of the land shown hereon. This subdivision is to be known as **INDUSTRIAL PARK 3**.

NO HOME LONG SLIP UP DATE
By: John Zimmerman, Assistant Secretary
1191 BROWN ROAD
BOSTON, MA 02118
PHONE: (512) 433-0880
FAX: (512) 795-6181

Before me, the undersigned authority, on this day personally appeared _____, known by me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the foregoing instrument on the date of the properly attested hereon.

Notary Public in and for the State of Texas
Signature and Date _____
Printed Name of Notary and Notary Stamp _____
Date Notary Commission Expires _____

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, THE UNDERSIGNED, DOES FURTHER CERTIFY THAT ALL AND/OR PORTIONS OF THE PROPERTY DESCRIBED HEREIN IS LOCATED IN ZONE "A" AND IS NOT WITHIN A FEDERAL INSURANCE GARANTY AREA AS DETERMINED BY THE FEDERAL INSURANCE ADMINISTRATION (F.I.A.) FILE NO.: 4849102675 C & 049102666 EFFECTIVE SEPT 27, 1991.

THAT I, S. DANNY MILLER, P. E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF TAYLOR, TEXAS.

S. DANNY MILLER, P.E. _____ DATE _____
 LICENSED PROFESSIONAL ENGINEER NO. 62725

THE STATE OF TEXAS }
 COUNTY OF WILLIAMSON }

I, S. DANNY MILLER, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION CONTAINED ON THE PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY OF TAYLOR.

S. DANNY MILLER, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 82725

1. SIDEWALK SHALL NOT BE BUILT BY THE DEVELOPER. THE BUILDERS WILL BE RESPONSIBLE FOR SIDEWALK INSTALLATION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. A 10 FOOT WIDE PUBLIC UTILITY EXPOSURE IS HEREBY DEDICATED ADJACENT TO AND PARALLEL WITH ALL STREET RIGHT-OF-WAY ACROSS ALL LOTS SHOWN HEREON.
3. PROPERTY OWNERS AFFECTED BY DRAINAGE ELEMENTS AS SHOWN ON THIS FINAL PLAT SHALL BE RESPONSIBLE FOR DESIGNING AND DRIVING EASEMENTS SATISFACTORY FOR THE SAFE AND EFFICIENT CONVEYANCE OF STORM WATER THROUGH:
4. SIDEWALKS SHALL BE LOCATED ALONG BOTH SIDES OF ALL INTERIOR STREETS AS REQUIRED BY THE UTAH SUBDIVISION ORDINANCE.
5. MINIMAL FINISHED FLOOR ELEVATIONS (FFE):

0715 24 AND 25, BLOCK "D" ----- 604.25'	
0715 1, 2, 27, AND 28, BLOCK "E" - 604.25'	
71 SINGLE FAMILY LOTS, 5 BLOCKS	TOTALING 13.448 ACRES
1,227 LINEAR FEET OF PUBLIC R.O.W.	TOTALING 3.677 ACRES
	TOTALING 17.125 ACRES

Approved this _____ day of _____, 200_, A.D., by the
Planning Commission Chairman of the City of Taylor, Texas and authorized
to be filed for record by the County Clerk of Williamson County, Texas.

Approved this _____ day of _____, 200____ A. D., by the
Planning Commission Secretary of the City of Taylor, Texas, and authorized
to be filed for record by the County Clerk of Williamson County, Texas.

SECRETARY

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, Nancy Ritter, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in and to which is subscribed the name of said _____, is a true and correct copy of the original as the same is recorded on the _____ day of _____, A.D., 200 _____, at _____ o'clock _____ M., in the _____ volume of the _____ Records of said County, in Book _____ of said _____.

WITNESS MY HAND AND SEAL of the County Court of said County at office in Georgetown, Texas, the date last above written.

NANCY RISTER, clerk, County Court Williamson County, Texas

By:



VICINITY MAP