

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574
May 14, 2019 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the 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. Review and approve minutes from the meeting on April 9, 2019.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. PZ-2019-1123 – Conduct Public Hearing on a request which proposes to change the current zoning of Rural/Agricultural Zoning District (R/A) to 22.70 acres of General Commercial (B-2) and 16.32 acres of Multi-Family Zoning Districts (MF-2) of land approximately 39.32 acres, more particularly described by Williamson Central Appraisal District Parcel R018646; part of and out of William J. Baker Survey, Abstract No. 65, located at the northeast intersection of Old Georgetown Road and N.W. Carlos G. Parker Boulevard, Taylor, Williamson County, Texas. (ORDINANCE 2019-XX)
2. PZ-2019-1123 – Make Recommendation on a request which proposes to change the current zoning of Rural/Agricultural Zoning District (R/A) to 22.70 acres of General Commercial (B-2) and 16.32 acres of Multi-Family Zoning Districts (MF-2) of land approximately 39.32 acres, more particularly described by Williamson Central Appraisal District Parcel R018646; part of and out of William J. Baker Survey, Abstract No. 65, located at the northeast intersection of Old Georgetown Road and N.W. Carlos G. Parker Boulevard, Taylor, Williamson County, Texas. (ORDINANCE 2019-XX)
3. Consider an update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: June 11, 2019

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 **May 10, 2019** 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: Carrie Orts
Carrie Orts Administrative Assistant to Development Services

Date: 5.10.19

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
April 9, 2019 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Michael Aplin
Mike Eaton
Leland Stevens
Kellie Billings-Ray
Donna Frazier
Rick Selin

ABSENT

Annette Maruska
Faith Gardner

OTHERS PRESENT

Tom Yantis, Director Development Services
Carrie Orts, Assistant Development Services
Shelly Shelton, Senior Planner Development Services

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the meeting on March 12, 2019.

Motion made by Mr. Stevens to approve minutes from March 12, 2019 with correction under "Introduction of New Members and Officer Elections" from Vice Chair to Secretary. Second by Mr. Eaton. All voted Aye.

PZ-2019-1125 – Conduct Public Hearing on a request which proposes to change the current zoning of Single-Family Residential Zoning District (R-1) to Commercial Planned Development with Local Commercial Base Zoning (B-1/CPD) for a parcel of land being approximately 1.75 acres, more or less, more particularly described by Williamson Central Appraisal District Parcel R430315; part of and out of the John Winsett Survey, Abstract No. 661, located at the northeast intersection of West 12th Street and Davis Street, Taylor, Williamson County, Texas.
(ORDINANCE 2019-18)

Mr. McAlister opened the public hearing. Mrs. Shelton made presentation. Cliff Olle and Britin Bostick was present to answer questions. Three citizens spoke regarding concerns they had on possible future types of tenants that could occupy the building. There was discussion between Board and Staff. Mr. McAlister closed the hearing.

PZ-2019-1125 – Make Recommendation on a request which proposes to change the current zoning of Single-Family Residential Zoning District (R-1) to Commercial Planned Development with Local Commercial Base Zoning (B-1/CPD) for a parcel of land being approximately 1.75 acres, more or less, more particularly described by Williamson Central Appraisal District Parcel R430315; part of and out of the John Winsett Survey, Abstract No. 661, located at the northeast intersection of West 12th Street and Davis Street, Taylor, Williamson County, Texas. (ORDINANCE 2019-18)

Motion made by Mr. Stevens to recommend approval to City Council with an exception that will exclude gas stations with pumps at that location. Second by Mrs. Billings-Ray All voted Aye.

Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Yantis stated that Council received the commission's recommendation on the East 3rd Street rezoning and introduced the ordinance. He also stated that he did expect it to be approved at the next meeting.

Adjourn

The meeting was adjourned at 6:42 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

City of Taylor
PZ-2019-1123
Zoning Map Amendment
Staff Report

Requested Action: Zoning Map Amendment to the official zoning map to re-zone approximately 39.32 acres Rural/Agricultural Zoning District (R/A) to 22.70 acres of General Commercial (B-2) and 16.32 acres of Multi-Family Zoning Districts (MF-2).

Applicant: D&L Land Development LLC/Dean Truong

Subject Property: Is approximately 39.32 acres, more particularly described by Williamson Central Appraisal District Parcel R018646; part of and out of William J. Baker Survey, Abstract No. 65, located at the northeast intersection of Old Georgetown Road (CR 366) and N.W. Carlos G. Parker Boulevard (SH 397), Williamson County, Texas.

Parcel Information

Current Zoning: Rural/Agricultural Zoning District (R/A)

Current Use: Agricultural

Proposed Zoning: General Commercial (B-2) and Multi-Family Zoning Districts (MF-2)

Future Land Use Plan: Commercial and Multi-Family

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Agricultural/Single-Family	Single-Family Residential (R-1)
South	N.W. Carlos G. Parker Blvd., R.O.W.	Local Commercial (B-1) across the right-of-way
East	Religious Institution	Rural/Agricultural (R/A) and Local Commercial (B-1)
West	Old Georgetown Road R.O.W.	Local Commercial (B-1) and Single-Family Residential (R-1) across the right-of-way

Purpose:

The applicant is proposing to re-zone the subject property, which has been used for agricultural purposes, for future development. The subject property is located at the northeast intersection of Old Georgetown Road and Carlos G. Parker Parkway; along approximately 1,100 feet on the west side of Old Georgetown Road and approximately 2,000 feet of the north side of Carlos G. Parker Parkway. The future plans include a variety of commercial land uses on the southwest corner of the tract. On the northeast corner of the subject property, the applicant is proposing multi-family development. The applicant intends to develop the south side of N.W. Carlos G. Parker with commercial land uses as well. That tract is already zoned for commercial land uses.

The applicant recently purchased the subject property and the tract directly across N.W. Carlos G. Parker to develop for commercial and multi-family uses. While the land on the south side of Carlos G. Parker is already zoned for commercial uses, the land fronting on the north side of N.W. Carlos G. Parker is zoned for agricultural land uses. For the proposed commercial and multi-family development to move forward a re-zoning to General Commercial (B-2) and Multi-Family Zoning Districts (MF-2) is necessary.

Staff Analysis:

As City Staff we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on proposed re-zoning requests.

The Comprehensive Plan includes Land Use Goals and Objectives along with associated actions to achieve those objectives. Some of the relevant Comprehensive Plan goals, objectives and actions to consider for this re-zoning case include:

Land Use Goal: A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City.

Objective L1: *Provide suitable areas for a variety of residential types and densities.*

Action L1.1: *Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities).*

Objective L3: *Provide viable retail, office and industrial areas that support opportunities for economic development.*

Action L3.5: *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.*

The Future Land Use Plan map identifies the subject property as an area for Commercial and Multi-Family residential land uses. The graphic representation on the map is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community. It is meant to guide us with regard to general land use patterns rather than a rigid, parcel-specific mandate for how land shall be developed. The land use narratives associated with the land use classifications on the FLUP are consistent with development proposed by the applicant and support the request to rezone.

Commercial (Red): *Includes operations involving sales, repair and/or storage of goods, services and equipment. Examples of these include retail centers, supermarkets, restaurants and entertainment facilities automobile repair, contractor sales and storage, home furnishings, showrooms, truck rentals and self-storage facilities. These uses are best located along major arterials in conjunction with other more intense uses such as industry.*

Multi-Family Residential (Orange): *Multi-family residential dwellings, typically identified as duplexes, triplexes, fourplexes, and apartments. Unlike the other residential categories, this classification generates sufficient traffic and utility impacts to be treated as nonresidential uses and is best located at the intersections of major arterials.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides, which are used to make land use decisions and zoning regulations. Some of the relevant statements include:

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Potential negative land use impacts (noise, odor, pollution, excessive light, traffic, etc.) should be considered and minimized.*
- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*

Retail/Office

- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Retail development should be clustered throughout the City and convenient to residential areas.*
- *Buffers should separate retail/office uses and residential areas.*
- *Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping that encourage pedestrian access.*
- *Low-intensity office and professional uses should provide a transition between more intense uses and residential areas.*

Commercial

- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.*
- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*
- *Parcels should be large enough to accommodate commercial use.*
- *Commercial uses with more intensive operational or traffic service characteristics should be located away from most residential areas.*
- *Buffers should separate commercial uses from residential areas, especially where the commercial use involves visible storage or display of merchandise or materials.*
- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

Staff Recommendation

Staff recommends approval of the requested re-zonings as the request is consistent with the Comprehensive Plan and the Future Land Use Plan.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for re-zoning and making a recommendation to City Council either in favor of or in opposition to each request.

In determining a recommendation on a re-zoning request, the Planning and Zoning Commission should consider the following factors:

- **Is the re-zoning consistent with the Comprehensive Plan?**

The staff analysis indicates this request to re-zone a parcel of land, consisting of just under 40 acres, to B-2 and MF-2 is consistent with the Comprehensive Plan. As stated above in the analysis, the request to re-zone the subject property promotes **Objectives 1 and 3. Action L1.1** (identify appropriate locations for residential land uses on the FLUP) and **Action L3.5** (orient commercial development on appropriately classified roadways) were completed as part of the subject property was classified Multi-Family and Commercial on the FLUP.

The applicant's request is consistent with the land use classifications on the Future Land Use Plan map and the land use narratives in Chapter 4 - Land Use of the Comprehensive Plan. The culmination of the different aspects of the land planning process is the re-zonings that will set the stage for future development and further the **Land Use Goal A** *a variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City.*

The re-zoning would further the goals in the Comprehensive Plan and is in line with best practices and policies mentioned previously in this report.

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

The staff analysis indicates this proposed re-zoning is compatible with the surrounding area. To the north, the property is zoned for single-family residential land uses and appears to be used for agricultural purposes. There are existing safeguards to mitigate different land uses, e.g., screening requirements and Performance Standards. To the south, the land across Carlos G. Parker is vacant and currently zoned B-1. As stated in the purpose statement, the subject property owner acquired the tract to the south of Carlos G. Parker Blvd also and is planning to develop commercial land uses in the future so the proposed re-zoning is compatible with the existing commercial zoning and the future commercial development. The properties to the west, across Old Georgetown Road are used for religious purposes and single-family residential and zone B-1 and R-1, which is compatible with and will compliment additional commercial and multi-family zoning. To the east, the subject property is next to a religious facility and farmland, which are zoned R/A and B-1, respectively. The proposed rezoning to MF-2 is compatible with the existing land uses and zoning.

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

Staff analysis indicates the rezoning of the subject property to B-2 and MF-2 will promote public health, safety and welfare. The purpose of the Planning Principles and Policy Guide in the Comprehensive Plan is to promote the health, safety and general welfare by promoting safe, orderly and economically sustainable development. To ensure the principles and policies are followed there are ordinances. The proposed development will comply with all ordinances ensuring that concerns with regard to public health, safety and general welfare are addressed. The Zoning Ordinance requires compliance with the standards set forth in the designated districts. Additionally, district requirements are

tailored to the type of land use i.e., requirements for residential land uses are not the same as requirements for commercial land uses. There are regulations to ensure compatibility. For example, any non-residential land use is required to screen when adjacent to residential land uses and zoning districts. There are other regulations in the City's development ordinances such as performance standards to minimize any adverse effects on adjacent properties and to enhance design standards to ensure cohesiveness. In addition to meeting regulations the proposed development that would require the re-zoning will provide access to new retail and residential choices.

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

There is infrastructure in the area to serve the proposed development if the zoning designation were to be changed. Any extensions of water or sewer to the private property would be the responsibility of the property owner. Old Georgetown Road is classified as a Major Arterial on the City's Thoroughfare Plan and Carlos G. Parker is classified as a Minor Arterial. The road classifications are appropriate for the proposed zoning designations of B-2 and MF-2. Any right-of-way dedication will occur during the platting process.

- **Do current conditions indicate that a re-zoning is necessary?**

At this time, the City of Taylor is experiencing growth; however, the subject property's zoning designation of R/A is not consistent with the FLUP. Re-zoning would be necessary for the land to be developed for commercial and multi-family land uses, which is consistent with the adopted FLUP and Comprehensive Plan. This re-zoning would possibly fill a need for new multi-family housing in Taylor. Additionally, for the City to increase revenues development is necessary and at times rezoning to promote development must occur.

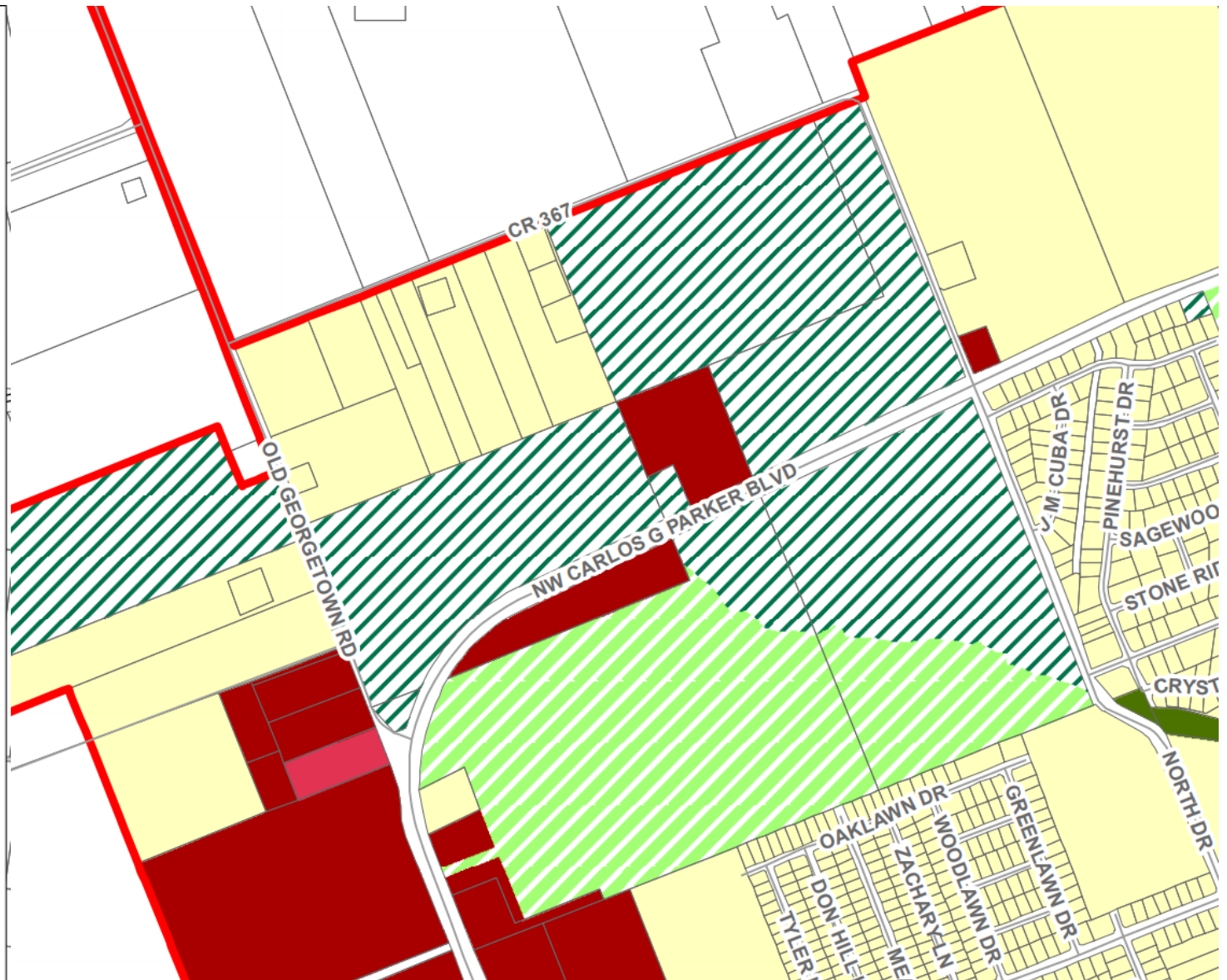
Attachments:

1. Location Map
2. Future Land Use Plan Map
3. Proposed Zoning Map
4. Proposed Ordinance 2019-19
5. Zoning Exhibit

Attachment 1

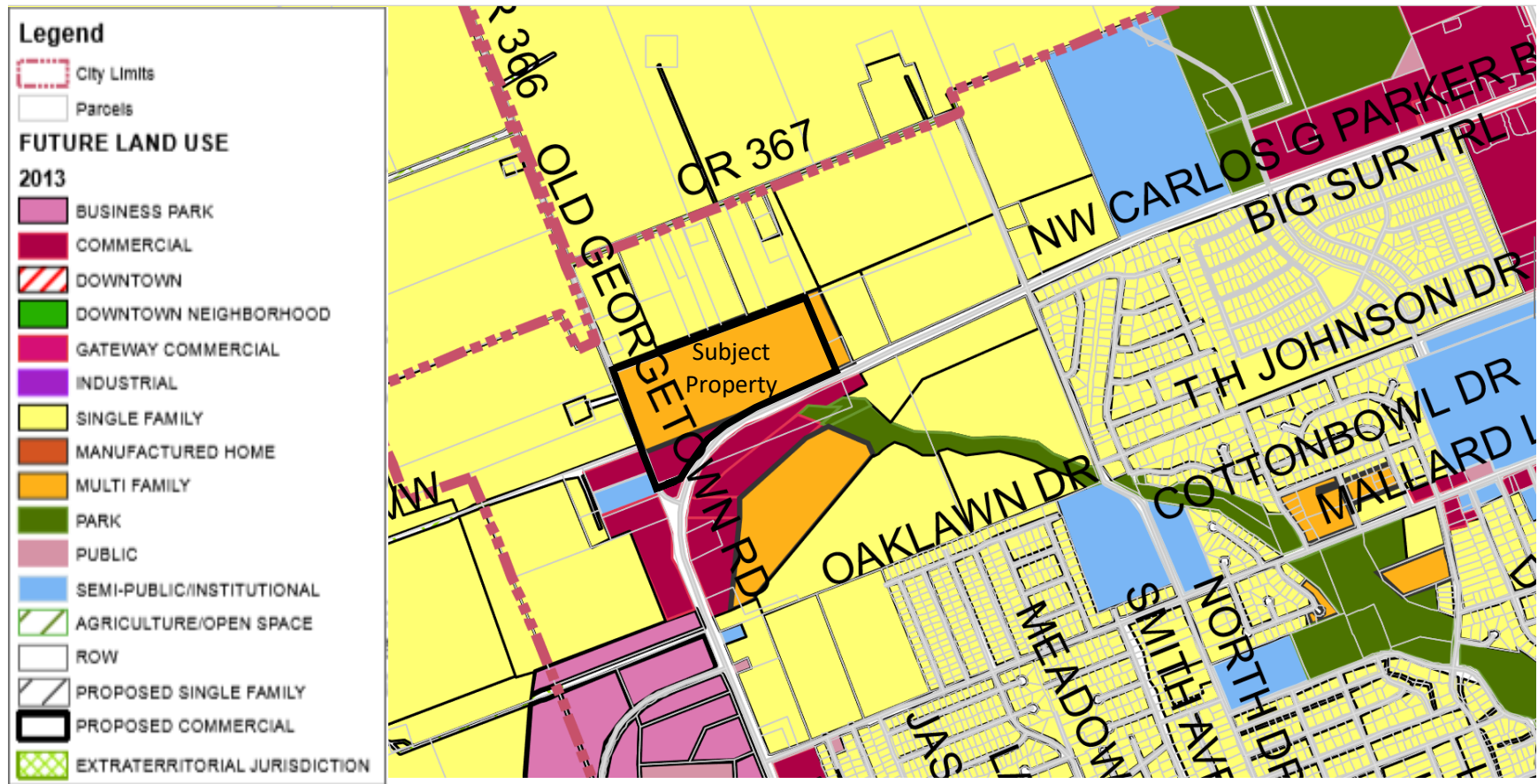
Legend

- City Limits
- Streets
- ZONING**
- B-1 Local Business
- B-2 General Business
- B-3 Central Business
- BP-1 Business Park 1
- BP-2 Business Park 2
- B1-CPD Commercial Planned Development
- D Duplex Residential
- DN Downtown Neighborhood
- I Institutional
- M-1 Light Industrial
- M-2 Heavy Industry
- M-H Manufactured Housing
- R1-MHS Manufactured Housing Overlay
- MF-1 Multi-Family
- MF-2 Multi-Family
- P Parks
- R-1 Single Family
- R-2 Single Family
- R-3 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture

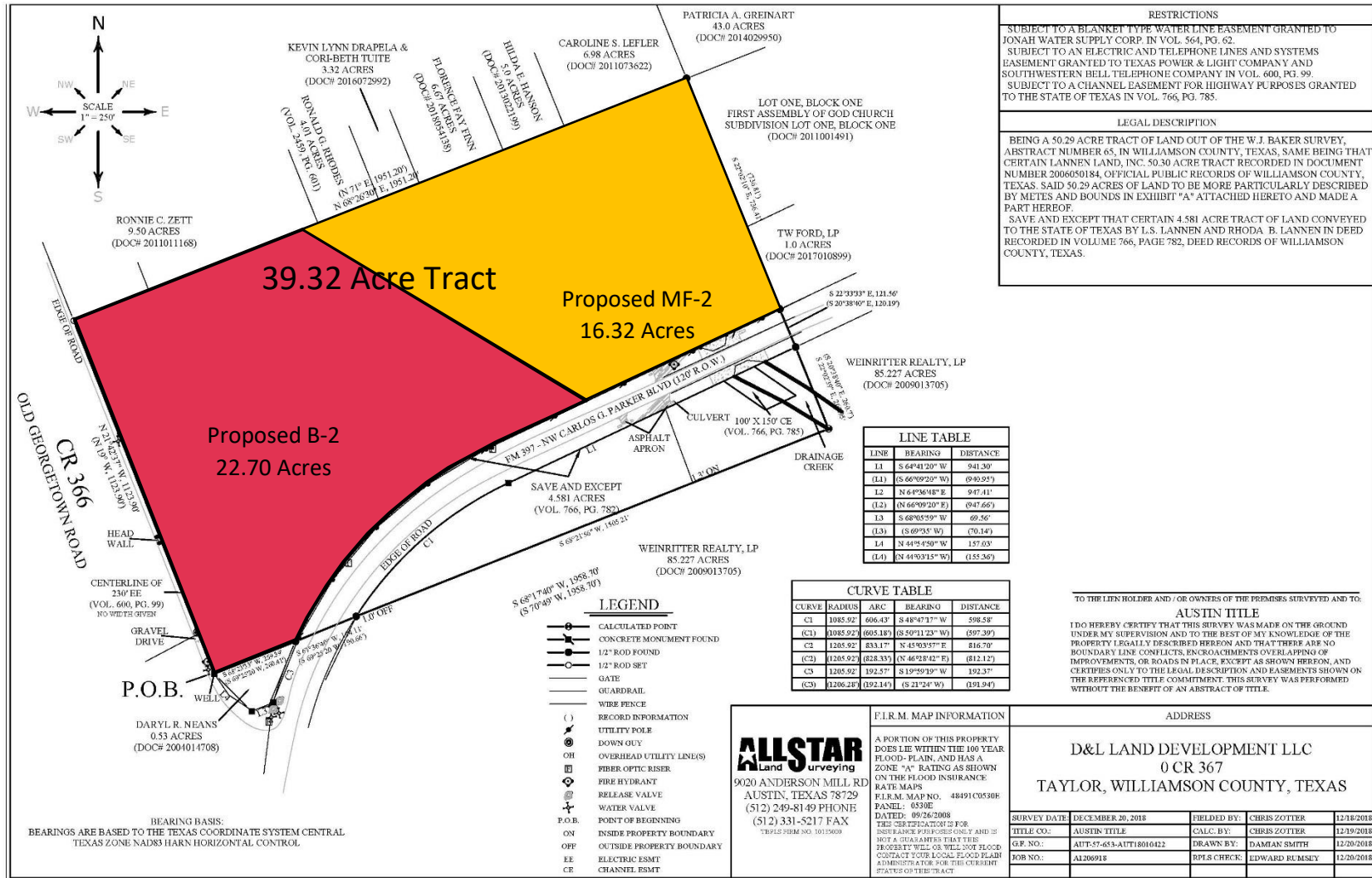


Attachment 2

Future Land Use Plan Map
Commercial and Multi-Family



Attachment 3



Attachment 4
ORDINANCE NO. 2019-19

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS RURAL/AGRICULTURAL ZONING DISTRICT (R/A) TO 22.70 ACRES OF GENERAL COMMERCIAL ZONING DISTRICT (B-2) AND 16.32 ACRES OF MULTI-FAMILY ZONING DISTRICT (MF-2) OF LAND APPROXIMATELY 39.32 ACRES, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R018646; PART OF AND OUT OF WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, LOCATED AT THE NORTHEAST INTERSECTION OF OLD GEORGETOWN ROAD (CR 366) AND N.W. CARLOS G. PARKER BOULEVARD (SH 397), 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 13, 2019, to consider the request made by D&L Land Development LLC, which 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 Rural/Agricultural Zoning District (R/A) to 22.70 acres of General Commercial Zoning District (B-2) and 16.32 acres of Multi-Family Zoning District (MF-2); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 14, 2019, to consider the zoning request, and recommended 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 changed from Rural/Agricultural Zoning District (R/A) to 22.70 acres of General Commercial Zoning District (B-2) and 16.32 acres of Multi-Family Zoning District (MF-2).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Rural/Agricultural Zoning District (R/A) to 22.70 acres of General Commercial Zoning District (B-2) and 16.32 acres of Multi-Family Zoning District (MF-2).

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 2019-19 was introduced before the Taylor City Council on the _____ day of May, 2019.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2019.

Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

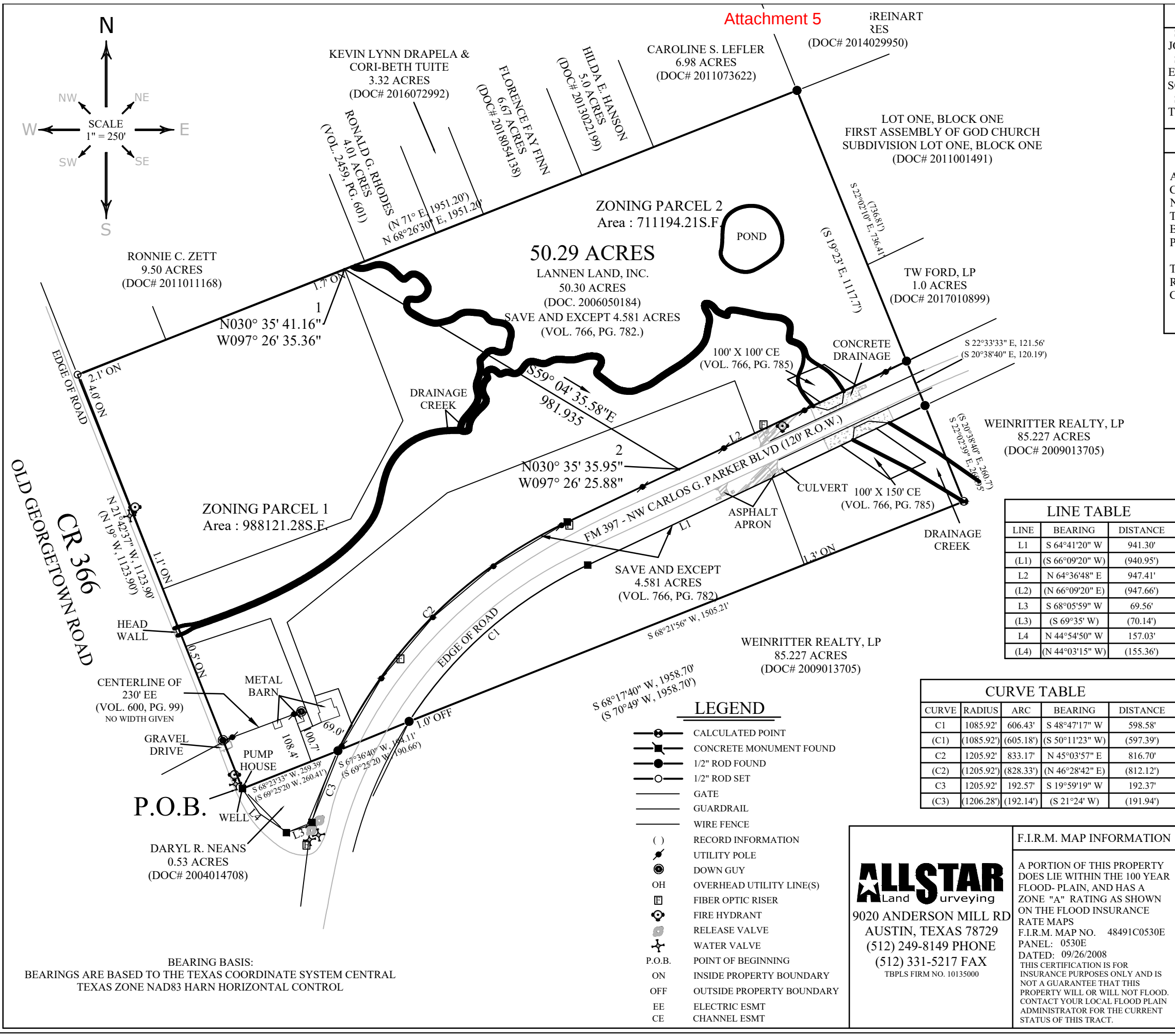
COUNTY OF WILLIAMSON

I, Dianna Barker, 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. 2019-19, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2019, 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 _____, 2019.

Dianna Barker
City Clerk

EXHIBIT A



RESTRICTIONS
SUBJECT TO A BLANKET TYPE WATER LINE EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. IN VOL. 564, PG. 62. SUBJECT TO AN ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY IN VOL. 600, PG. 99. SUBJECT TO A CHANNEL EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF TEXAS IN VOL. 766, PG. 785.
LEGAL DESCRIPTION
BEING A 50.29 ACRE TRACT OF LAND OUT OF THE W.J. BAKER SURVEY, ABSTRACT NUMBER 65, IN WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN LANNEN LAND, INC. 50.30 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2006050184, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 50.29 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. SAVE AND EXCEPT THAT CERTAIN 4.581 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY L.S. LANNEN AND RHODA B. LANNEN IN DEED RECORDED IN VOLUME 766, PAGE 782, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

AUSTIN TITLE

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

F.I.R.M. MAP INFORMATION		ADDRESS			
9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPLS FIRM NO. 10135000		D&L LAND DEVELOPMENT LLC 0 CR 367 TAYLOR, WILLIAMSON COUNTY, TEXAS			
		SURVEY DATE:	DECEMBER 20, 2018	FIELD BY:	CHRIS ZOTTER
		TITLE CO.:	AUSTIN TITLE	CALC. BY:	CHRIS ZOTTER
		G.F. NO.:	AUT-57-653-AUT18010422	DRAWN BY:	DAMIAN SMITH
		JOB NO.:	A1206918	RPLS CHECK:	EDWARD RUMSEY
A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD- PLAIN, AND HAS A ZONE "A" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48491C0530E PANEL: 0530E DATED: 09/26/2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.					