AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

May 11, 2021, 6:00 P.M.

In order to assist in maintaining the health of Planning and Zoning Commissioners, staff and the public, this meeting will be conducted via *video conference.*

You may view this meeting live through the City's web site at:

http://www.taylortx.gov/660/Taylor-Videos

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 11, 2021 in order to receive video conferencing instructions.

The agenda packet is available on the City's web site at:

http://www.taylortx.gov/18/Agendas-and-Minutes

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 13, 2021.

REGULAR AGENDA

PLATS

2. **PZ-2021-1274** - Consider disapproving Taylor 70 Minor Plat, consisting of 4.0 acres including right-of-way dedication, to create one lot; located at the northwest corner of North Drive and Carlos G. Parker; part of and out of William J. Baker Survey, Abstract No. 65, Volume 816, Page 449 D.R.W.C.T., Taylor, Williamson County, Texas.

3. **PZ-2021-1282** – Consider disapproving Duffy Addition Replat, being a replat of Lots 2, 3 and part of 1, Block 1, Duffy Addition to the City of Taylor, consisting of approximately 2.61 acres, to create Lots 1A and 2A, currently addressed as 205 Gym Street; recorded in Cabinet "A", Slide "79" O.P.R.W.C.T., Taylor, Williamson County, Texas.

5. **PZ-2019-1129** – Consider disapproving Taylor Estates Preliminary Plat, consisting 52.13 acres, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

6. **PZ-2021-1290** - Consider disapproving Gola Kid Acres Minor Plat, being a minor plat consisting of 5.507 acres, to create two lots and one block, currently addressed as 1403 Od Thorndale Road; part of and out of the Francis Bradley Survey, Abstract No. 74, conveyed by Brenda Kay Gola in instrument number 2000014976 of the O.P.R.W.C.T., Taylor, Williamson County, Texas.

7. **PZ-2021-1296** – Consider disapproving Taylor Sportsplex Preliminary Plat, being approximately 29.37 acres, to create 3 lots, part of and out of John Thomas Survey Abstract No. 610, located at the southwest corner of CR 101 and Chandler Road; conveyed to Jason Seaton in Special Warranty Deed 2021035103 O.P.R.W.C.T., Taylor, Williamson County, Texas.

8. **PZ-2021-1304** – Consider disapproving Castlewood South Preliminary Plat, consisting of approximately 69.99 acres, including 14.86 acres of right-of-way dedication, to create approximately 316 residential lots, along with reserves for parks, a trail and detention, Located on FM 973 south of its intersection with Wesley Miller Drive and across from the Avery Glen subdivision; part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

9. **PZ-2020-1255** - Consider disapproving Taylor Corner Preliminary Plat, consisting of approximately 6.50 acres to create one lot, at the location of Taylor Meat Market and currently addressed as 2211 W. 2nd Street; part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

ZONING

10. **PZ-2021-1303** – Hold a Public Hearing regarding a request to change 2.941 acres of land, designated for Single-Family uses on the Future Land Use Plan Map to the Multi-Family designation, located about 1,400 feet north of the intersection of Debus Drive and West 2nd 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. 655, Taylor, Williamson County, Texas.

11. **PZ-2021-1303** - Consider making a recommendation regarding a request to change 2.941 acres of land, designated for Single-Family uses on the Future Land Use Plan Map to the Multi-Family designation, located about 1,400 feet north of the intersection of Debus Drive and West 2nd 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. 655, Taylor, Williamson County, Texas.

12. **PZ-2021-1299** – Hold a Public Hearing regarding a request to change the zoning on 2.941 acres of land currently zoned Single-Family Residential Zoning District (R-1) to the Multi-Family Zoning District with a Residential Planned Development Overlay (MF-1/RPD), located about 1,400 feet north of the intersection of Debus Drive and West 2nd 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. 655, Taylor, Williamson County, Texas.

13. **PZ-2021-1299** - Consider making a recommendation regarding a request to change the zoning on 2.941 acres of land currently zoned Single-Family Residential Zoning District (R-1) to the Multi-Family Zoning District with a Residential Planned Development Overlay (MF-1/RPD), located about 1,400 feet north of the intersection of Debus Drive and West 2nd 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. 655, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: June 8, 2021

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 May 11, 2021. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 5.7.2021

Carrie Orts, Administrative Assistant

MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
April 13, 2021 6:00 p.m.
Video Streamed Online and Via Zoom

PRESENT	ABSENT	OTHERS PRESENT
Donna Frazier		Tom Yantis, Director, Development Services
Kellie Billings-Ray		Carrie Orts, Admin. Assistant, Development Services
Michael Aplin		McKenzi Hicks, Planning Tech, Development Services
Rick Selin		
Annette Maruska		
Mike Eaton		
Leland Stevens		
Faith Gardner		

CALL TO ORDER AND DECLARE A QUORUM
The meeting was called to order and a quorum declared at 6:01 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 9, 2021.
Mrs. Frazier made motion to approve minutes from March 9, 2021 as presented. Second by Mr. Eaton. All voted aye. Motion passed.

REGULAR AGENDA

Receive report on City Council appointment of members and elect officers.
Mrs. Frazier noted that we would receive a report on City Council appointment of members and elect officers. Mr. Yantis introduced Ms. Amy Everhart and stated that she was appointed to fill the vacancy created by Mr. Don McAlister whose term ended.

Mr. Yantis opened the floor for nominations for Chair.
Chair nominations
Mr. Aplin nominated Mrs. Frazier for Chair. Second by Mr. Eaton. Hearing no other nominations Mr. Stevens motioned to elect Mrs. Frazier by acclamation. All voted aye. Motion passes.

Mrs. Frazier opened the floor for nominations for Vice Chair.
Vice Chair nominations
Mr. Eaton nominated Mr. Stevens for Vice Chair. Second by Mr. Aplin. Hearing no other nominations Mrs. Frazier called for a vote. All voted aye. Motion passes.

Mrs. Frazier opened the floor for nominations for Secretary.

Secretary nominations

Mrs. Frazier nominated Mr. Eaton for Secretary. Second by Mr. Stevens. Hearing no other nominations Mrs. Frazier called for a vote. All voted aye. Motion passes.

PZ-2021-1274 - Consider disapproving Taylor 70 minor plat, consisting of 4.0 acres including right-of-way dedication, to create one lot; Volume 816, Page 449 Deed Records of Williamson County Texas, part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Ms. Hicks made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. Mrs. Maruska made motion to disapprove. Second by Mr. Stevens. All voted aye. Motion passes.

PZ-2019-1129 – Consider disapproving Taylor Estates Preliminary Plat, consisting 52.13 acres, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Ms. Hicks made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. Mrs. Maruska made motion to disapprove. Second by Mr. Eaton. All voted aye. Motion passes.

PZ-2021-1283 - Consider disapproving City of Taylor, Block 51, Lot 1A, Partial Replat No. 2, consisting of approximately 0.65 of an acre, addressed as 318 Burkett St., Taylor, Williamson County, Texas.

Ms. Hicks made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. Mrs. Maruska made motion to disapprove. Second by Mr. Eaton. All voted aye. Motion passes.

PZ-2021-1296 – Consider disapproving Hutto Sports Complex preliminary plat, addressed as 22201 US 79, part of and out of Hardy Pace Survey, Abstract No. 493, Extraterritorial Jurisdiction of Taylor, Williamson County, Texas.

Mrs. Frazier noted that the address for the Hutto Sports Complex should be at the southwest corner of CR 101 and Chandler Road. Ms. Hicks made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. Jason Seaton and Manuel Ramirez were present to answer questions. Discussion between Board, Staff and Applicants. Mrs. Maruska made motion to disapprove. Second by Mr. Eaton. All voted aye. Motion passes.

PZ-2021-1295 – Hold a public hearing regarding a request for a request for a change of zoning for 6.32 acres of land designated Single-Family Residential Zoning District to General Business Zoning District at 4002 N. Main St., Taylor, Williamson County, Texas.

Public hearing opened. Ms. Hicks made presentation including staff recommendation for approval of the proposed re-zoning, as the B-2 zoning district would be compatible with adjacent zoning districts and the request is in line with guiding documents such as the Future Land Use Plan (FLUP). Julie Downs was present to answer questions. Discussion between Board and Staff. Hearing closed.

PZ-2021-1295 – Consider making a recommendation regarding a request for a request for a change of zoning for 6.32 acres of land designated Single-Family Residential Zoning District to General Business Zoning District at 4002 N. Main St., Taylor, Williamson County, Texas.

Mr. Stevens made motion to approve the change of zoning from Single-Family Residential to General Business. Second by Mr. Eaton. All voted aye. Motion passes.

Update regarding Council actions

Mr. Yantis stated that there were no Council updates after the March meeting.

Adjourn

Meeting adjourned at 6:38 p.m.

_____	_____
Carrie Orts	Donna Frazier
Administrative Assistant, Development Services	Planning & Zoning Commission Chair

City of Taylor
Taylor 70 Minor Plat
PZ-2021-1274
Staff Report

Requested Action: Consider disapproving Taylor 70 Minor Plat.

Applicant: Brett Corwin/Intermandeco G.P., Inc.

Subject Property: Approximately 4.0 acres including right-of-way dedication, to create one lot; Volume 816, Page 449 Deed Records of Williamson County Texas, part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information
Current Zoning: B-1
Current Use: Vacant

Purpose: The purpose of the plat is to create one lot for future commercial development.

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

Brett Corwin
Intermandeco
PO Box 670649
Dallas TX 75367
brett@intermandeco.com

Date: Monday, May 3, 2021

Address: CR 367, Taylor 76574

Permit Number PZ-2021-1274

Dear Brett Corwin,

Staff has completed its review of plans for the Taylor 70 Commercial (4 Acres) Final Plat that is to be located at CR 367, Taylor 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 Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

This comment is still current as of 4.22.2021.

If the sidewalks are not constructed then they need to be bonded out.

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.

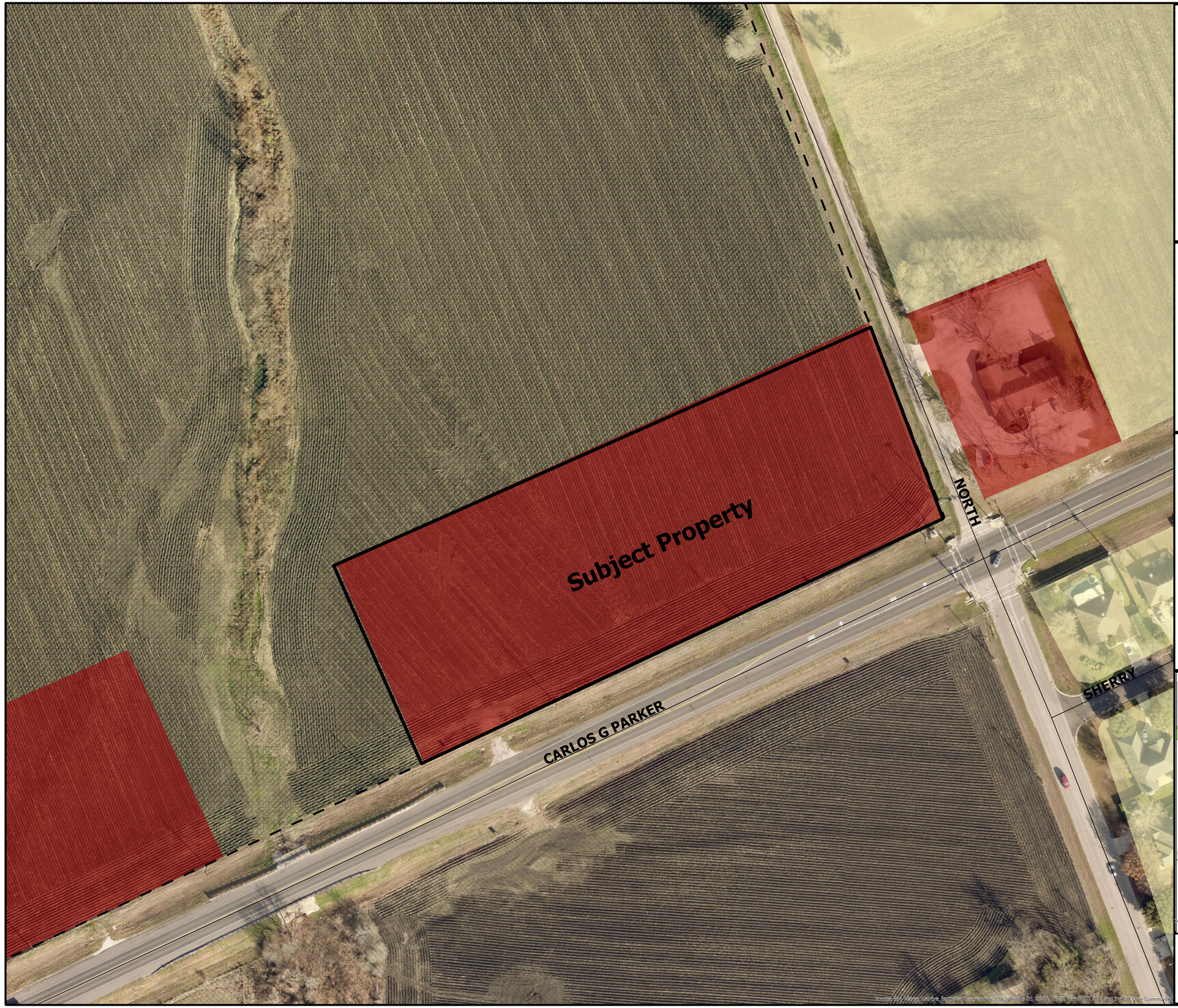
No objection taken for Minor Plat submitted on 3/19/2021, pending other Department comments are cleared.

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

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

Thank you,

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



Taylor Texas
CITY OF TAYLOR TX

N

PZ-2021-1274

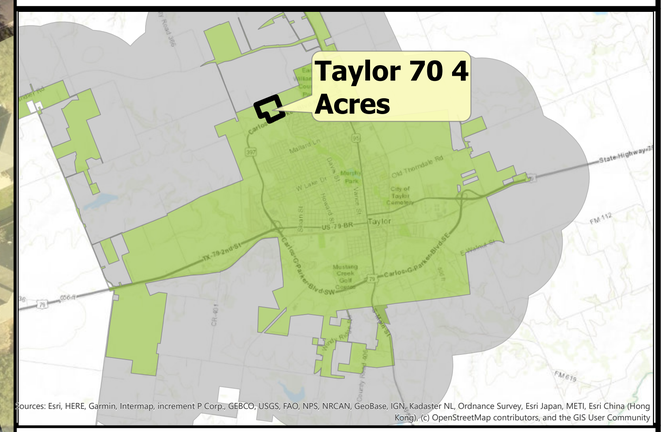
Taylor 70
Minor Plat
Approximately 4 Acres

Legend

- Streets
- Taylor 70 4 Acres
- Taylor 70 Boundary

ZONING

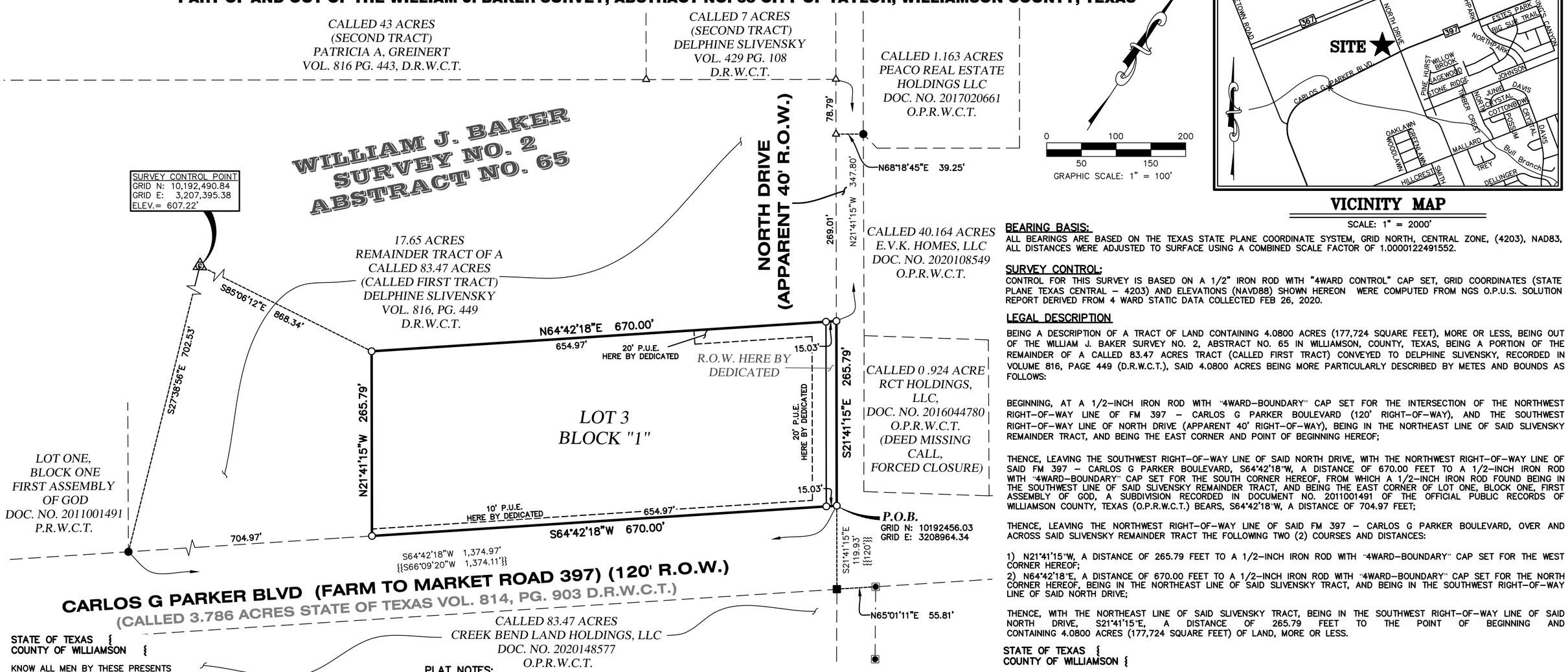
- B-1
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture

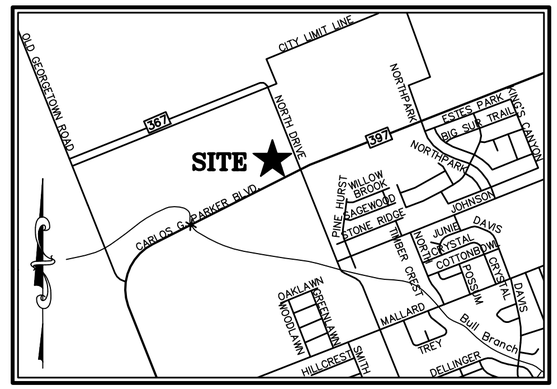


0 75 150 300 US Feet

TAYLOR 70 MINOR PLAT, BLOCK 1, LOT 3

CONSISTING OF 4.0800 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; VOLUME 816, PAGE 449 D.R.W.C.T.
PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65 CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS





VICINITY MAP

SCALE: 1" = 2000'

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000122491552.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL – 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4 WARD STATIC DATA COLLECTED FEB 26, 2020.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.0800 ACRES (177,724 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 4.0800 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2–INCH IRON ROD WITH "4WARD–BOUNDARY" CAP SET FOR THE INTERSECTION OF THE NORTHWEST RIGHT–OF–WAY LINE OF FM 397 – CARLOS G PARKER BOULEVARD (120' RIGHT–OF–WAY), AND THE SOUTHWEST RIGHT–OF–WAY LINE OF NORTH DRIVE (APPARENT 40' RIGHT–OF–WAY), BEING IN THE NORTHEAST LINE OF SAID SLIVENSKY REMAINDER TRACT, AND BEING THE EAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE SOUTHWEST RIGHT–OF–WAY LINE OF SAID NORTH DRIVE, WITH THE NORTHWEST RIGHT–OF–WAY LINE OF SAID FM 397 – CARLOS G PARKER BOULEVARD, S64°42'18"W, A DISTANCE OF 670.00 FEET TO A 1/2–INCH IRON ROD WITH "4WARD–BOUNDARY" CAP SET FOR THE SOUTH CORNER HEREOF, FROM WHICH A 1/2–INCH IRON ROD FOUND BEING IN THE SOUTHWEST LINE OF SAID SLIVENSKY REMAINDER TRACT, AND BEING THE EAST CORNER OF LOT ONE, BLOCK ONE, FIRST ASSEMBLY OF GOD, A SUBDIVISION RECORDED IN DOCUMENT NO. 2011001491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) BEARS, S64°42'18"W, A DISTANCE OF 704.97 FEET;

THENCE, LEAVING THE NORTHWEST RIGHT–OF–WAY LINE OF SAID FM 397 – CARLOS G PARKER BOULEVARD, OVER AND ACROSS SAID SLIVENSKY REMAINDER TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N21°41'15"W, A DISTANCE OF 265.79 FEET TO A 1/2–INCH IRON ROD WITH "4WARD–BOUNDARY" CAP SET FOR THE WEST CORNER HEREOF;
2) N64°42'18"E, A DISTANCE OF 670.00 FEET TO A 1/2–INCH IRON ROD WITH "4WARD–BOUNDARY" CAP SET FOR THE NORTH CORNER HEREOF, BEING IN THE NORTHEAST LINE OF SAID SLIVENSKY TRACT, AND BEING IN THE SOUTHWEST RIGHT–OF–WAY LINE OF SAID NORTH DRIVE;

THENCE, WITH THE NORTHEAST LINE OF SAID SLIVENSKY TRACT, BEING IN THE SOUTHWEST RIGHT–OF–WAY LINE OF SAID NORTH DRIVE, S21°41'15"E, A DISTANCE OF 265.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0800 ACRES (177,724 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, _____, CLERK OF THE COUNTY COURT OF WILLIAMSON 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 WILLIAMSON COUNTY IN DOC. NO._____

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

_____ CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY DATE

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

I, JOHN SLIVENSKY, ON BEHALF OF THE ESTATE OF DELPHINE SLIVENSKY, OWNER OF 4.0800 ACRES (177,724 SQ. FT.) TRACT OF LAND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES AS DESCRIBED IN VOL. 816, PG. 449 OF THE DEED RECORDS WILLIAMSON, COUNTY, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY PLAT 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

TAYLOR 70 MINOR PLAT, BLOCK 1, LOT 3

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

_____
JOHN SLIVENSKY, ON BEHALF OF DELPHINE SLIVENSKY ESTATE
2108 KENT STREET
TAYLOR, TX 76574

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 JOHN SLIVENSKY, 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: _____

DEVELOPMENT SERVICES DIRECTOR

I, TOM YANTIS, A.I.C.P. 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.

_____
DATE

PLAT NOTES:

1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
2. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP 48491C0531F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER, 20 2019.
3. A 10–FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
5. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
6. NO BUILDING PERMIT WILL BE ISSUED FOR THIS LOT UNTIL UTILITIES ARE EXTENDED TO IT.
7. 0.0915 ACRES HEREBY DEDICATED AS RIGHT–OF–WAY.

SURVEYOR'S CERTIFICATION:
I, JASON WARD, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN 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.

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

JASON WARD, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5811
2201 WOODWARD ST,
AUSTIN TEXAS 78744

LEGEND

———	PROPERTY LINE
— — —	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
◉	IRON ROD WITH "DIAMOND" CAP FOUND (UNLESS NOTED)
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
△	CALCULATED POINT
⊙	SURVEY CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT–OF–WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
{{.....}}	RECORD INFORMATION PER DEED VOL. 814 PG. 903

SUBMITTAL DATE: DEC. 31, 2020

LOT SUMMARY:

TOTAL NUMBER OF LOTS : 1		
TOTAL NUMBER OF BLOCKS : 1		
R.O.W. DEDICATION	0.0915 ACRES	(3,987 SQ. FT.)
LOT 3 (COMMERCIAL)	3.9885 ACRES	(173,737 SQ. FT.)
TOTAL	4.0800 ACRES	(177,724 SQ. FT.)

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/12/2021
Project:	00975
Scale:	1" = 100'
Reviewer:	PRB
Tech:	TE
Field Crew:	NH/JO/FH
Survey Date:	FEB. 2020
Sheet:	1 OF 1

P:\00975\Dwg\00975_4.08ac_PLAT.dwg

City of Taylor
Duffy Addition Replat
PZ-2021-1282
Staff Report

Requested Action: Disapproval of the Duffy Addition Replat

Applicant: Tommy Richter/Bryan Technical Services, Inc.

Subject Property: Approximately 2.61 acres and being a replat of Lots 2, 3 and part of 1, Block 1, Duffy Addition to the City of Taylor, to create Lots 1A and 2A, currently addressed as 205 Gym Street; recorded in Cabinet "A", Slide "79" O.P.R.W.C.T., Taylor, Williamson County, Texas.

Parcel Information
Current Zoning: B-1
Current Use: Vacant

Purpose: The purpose of the replat is to create two (2) lots; one of which will contain an existing billboard sign and the other will be for future commercial development.

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

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

JOHN HUGHES
TX
john@hughesamalgamated.com

Date: Monday, April 19, 2021

Address: 205 GYM ST, TAYLOR 76574 Permit Number PZ-2021-1282

Dear JOHN HUGHES,

Staff has completed its review of plans for the 205 Gym Replat that is to be located at 205 GYM ST, TAYLOR 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

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

Reviewed with no comments pertaining to the replat of this 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 at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

**Please see associated files portion of the permit page for comments provided on the PDF plat review document.*

Sheet 1 of 2

1. Notate right-of-way width for US 79, Gym St., and N. Dolan St.
2. Per City GIS, an existing wastewater line traverses across property in along south property line. Verify location of existing wastewater on-site and a min. 20-ft public utility easement shall be provided.
3. Per City GIS, an existing water line traverses along the west north property lines. Verify location of existing water on-site and a min. 20-ft public utility easement shall be provided.
4. Verify lot 2 use. If for existing signage, lot shall meet City of Taylor Ordinances, Chp. 24.
5. Remove additional text shown for 10-ft PUE on the plat.
6. Fix/move scale text for vicinity map.
7. For the bearing shown along the west property line, verify bearing noted in the metes and bounds including the portion running along proposed Lot 2.
8. Provide engineer information in title block. If no engineer required for the subdivision, remove information.

Sheet 2 of 2

1. Provide required plat certificates in order as noted in the Plat Application directions, Plat Content, Par. 9.
2. Complete information noted in the Owner and Professional Engineer (if verified to be required) certificates.
3. Provide required plat notes found in the City of Taylor Plat Application, Plat Content, Par. 8.
4. For the locations noted in the metes and bounds description, verify rod symbol shown on plat drawing as "set" noted and "found". The symbol type does not match metes and bounds description.
5. Verify and correct text noted in the metes and bounds description.
6. Verify to whom the request of "attention is invited to accompanying plat for further information" is being

made. Surveyor to provide complete information.

Planning Department Comments

The following comments have been provided by Mckenzi Hicks. Should you have any questions or require additional information regarding any of these comments, please contact Mckenzi Hicks at (512) 309-6173 or by email at mckenzi.hicks@taylortx.gov.

1. Remove the concrete pad and storage from the plat.
2. Revise titles.

The title of the Plat should be:

"Duffy Addition, Lots 1, 2 and 3 Replat"

The description should be be:

"Consisting of 2.61 acres and Lots 1A and 2A, being a replat of Duffy Addition to the City of Taylor and recorded in Cabinet "A", Slide "79" PRWCT, Taylor, Williamson County, Texas."

1. John Hughes is the President so include his title next to his name by the signature line.
2. Move Surveyor Certificate over to the bottom left.
3. Move the Director's Certificate over to the left where the Surveyor Certificate is.
4. Move the County Clerk's Certificate up some so she has room to seal it.
5. Correct the Title at the end of the Owner's Certificate.
6. The note on the bottom left that notes where your file is located is messed up so it needs to fixed.
7. Ensure the subdivision of Lot 2 (which includes the freestanding sign) will not result in any encroachment of the sign into Lot 1.
    i. Remove any building lines, etc.

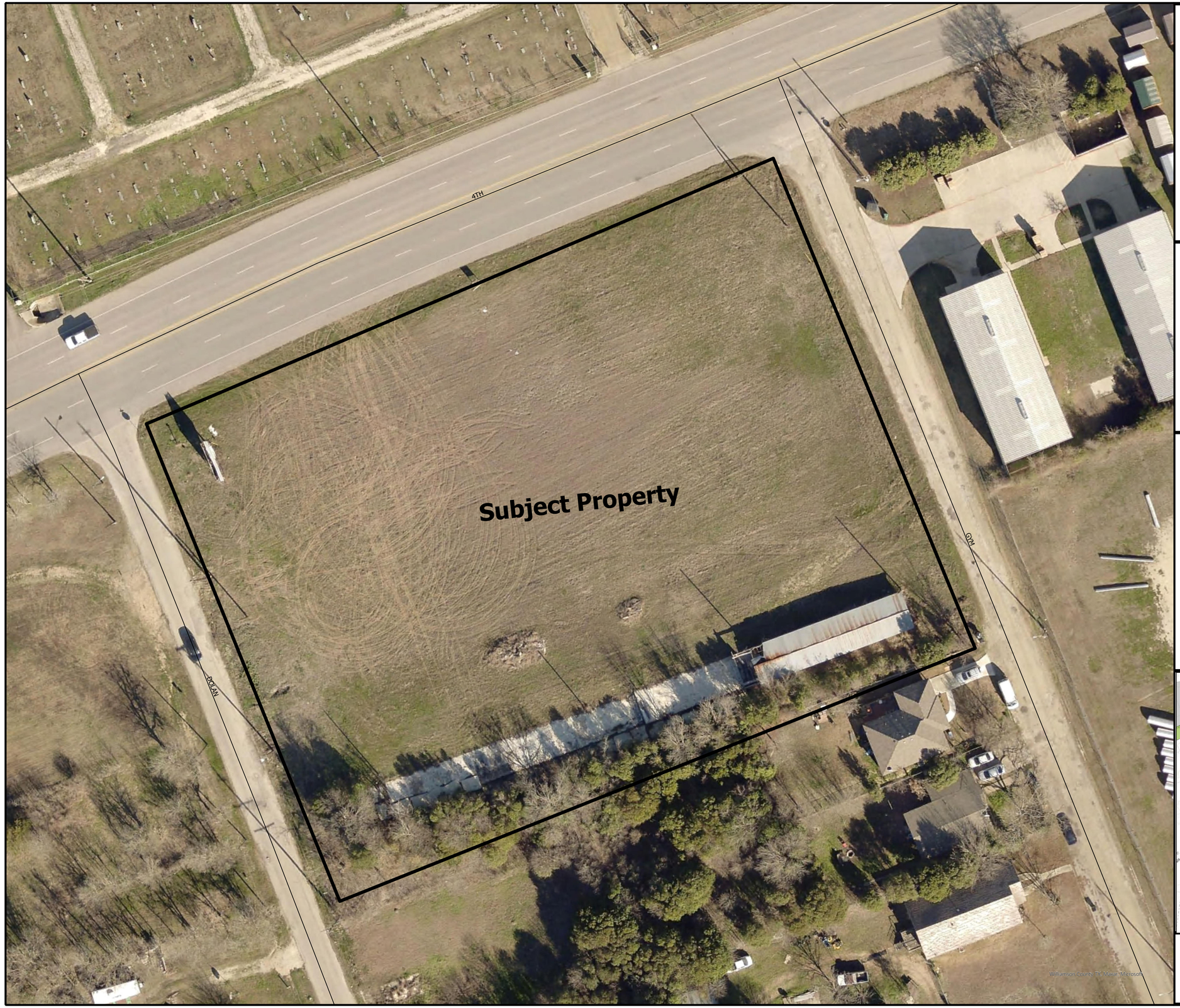
Please revise the plat to address the comments noted above. Following revision, submit the plat electronicall with a resolution letter in PDF format.

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) 309-6173, or by e-mail at mckenzi.hicks@taylortx.gov.

Thank you,



McKenzi Hicks



Taylor Texas
CITY OF TAYLOR TX

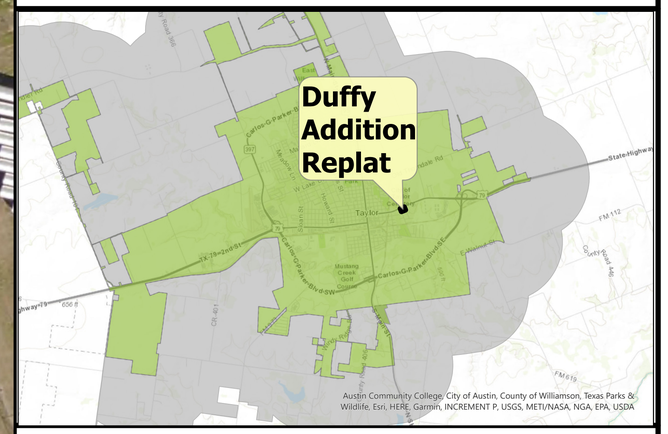
N

PZ-2021-1282

Duffy Addition Replat
Location Map
Approximately 2.61 Acres

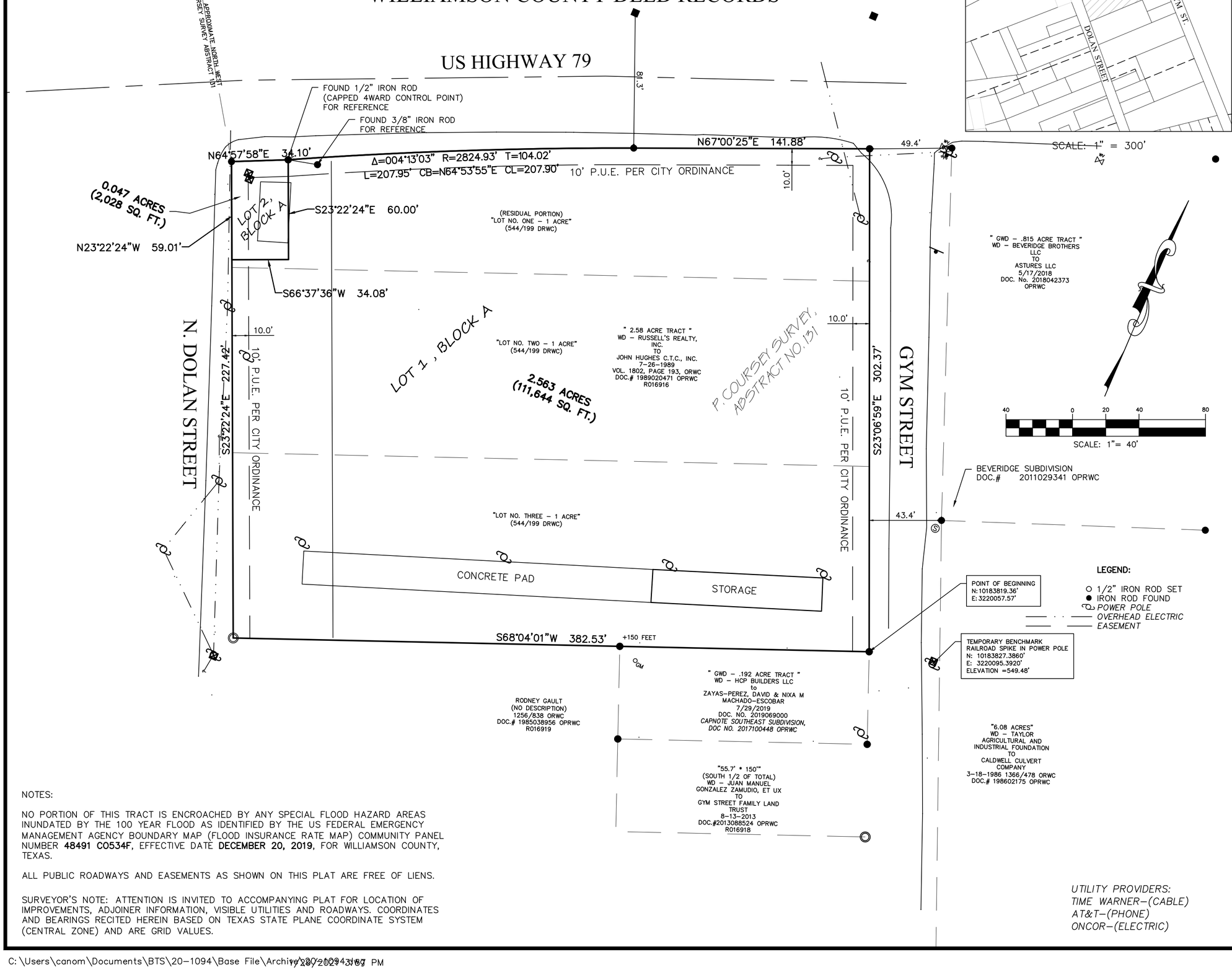
Legend

- Streets
- Subject Property

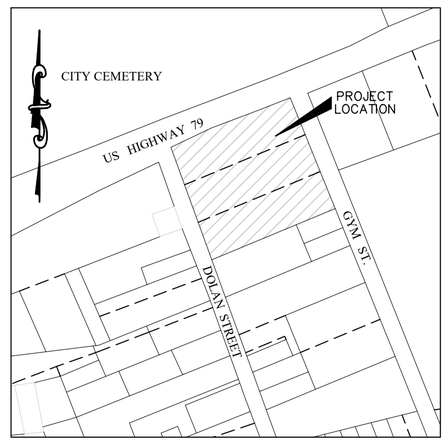


0 37.5 75 150 US Feet

GYM STREET SUBDIVISION
A REPLAT OF LOTS 1, 2 AND 3 OF 10 ACRES OF THE DUFFY ADDITION TO THE CITY OF TAYLOR, PLAT OF WHICH IS RECORDED IN CABINET "A", SLIDE 79, PLAT RECORDS OF WILLIAMSON COUNTY AND DESCRIBED IN VOLUME 554, PAGE 199 OF THE WILLIAMSON COUNTY DEED RECORDS



VICINITY MAP



OWNER:
JOHN HUGHES C.T.C., INC.
3830 N. NEW JERSEY STREET
INDIANAPOLIS, IN. 46205
512.844.4150

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
512.352.9090

ENGINEER:
ENGINEER
ADDRESS
CITY

ACREAGE:
2.610 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT – 3

ACREAGE BY LOT TYPE:
DEVELOPMENT – 2.610 ACRES
TOTAL ACREAGE – 2.610 ACRES

PATENT SURVEY:
P. COURSEY
ABSTRACT NO. 131

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

CONNECTIVITY INDEX: NOT APPLICABLE

SUBMITTAL DATE:
JANUARY 9, 2021

BENCHMARK DESCRIPTION:
RAILROAD SPIKE IN POWER POLE
N: 10183827.3860'
E: 3220095.3920'
ELEVATION =549.48'
(NAVD 88, GEOID MODEL 2012)

2.610 ACRE TRACT OF THE P. COURSEY SURVEY ABSTRACT NO. 131 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. 20–1094	DATE: January 29, 2021

NOTES:

NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE US FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER **48491 C0534F**, EFFECTIVE DATE **DECEMBER 20, 2019**, FOR WILLIAMSON COUNTY, TEXAS.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

SURVEYOR'S NOTE: ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR LOCATION OF IMPROVEMENTS, ADJOINER INFORMATION, VISIBLE UTILITIES AND ROADWAYS. COORDINATES AND BEARINGS RECITED HEREIN BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) AND ARE GRID VALUES.

GYM STREET SUBDIVISION
A REPLAT OF LOTS 1, 2 AND 3 OF 10 ACRES OF THE DUFFY ADDITION TO THE CITY OF TAYLOR, PLAT OF WHICH IS RECORDED IN CABINET "A", SLIDE 79, PLAT RECORDS OF WILLIAMSON COUNTY AND DESCRIBED IN VOLUME 554, PAGE 199 OF THE WILLIAMSON COUNTY DEED RECORDS

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

I, **JOHN HUGHES C.T.C., INC.**, SOLE OWNER OF THE CERTAIN **2.610** ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. **1989020471** 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 RESUBDIVIDE, 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 **GYM STREET SUBDIVISION A REPLAT OF LOT 1, 2 AND 3 10 ACRES OF THE DUFFY ADDITION TO THE CITY OF TAYLOR**
.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____DAY OF _____, 20___.

_____
JOHN HUGHES
3830 N. NEW JERSEY STREET
INDIANAPOLIS, IN. 46205

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: _____

I, _____, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS,
DO HEREBY CERTIFY THAT THIS <SUBDIVISION, PARCEL> 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 _____, 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 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 (SEALED)
NO. _____ STATE OF TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

JANUARY 28, 2021

2.610 ACRE

These notes describe that certain tract of land located in the P. COURSEY SURVEY, ABSTRACT No. 131, situated in Williamson County, Texas within the corporate city limits of Taylor; subject tract being a called "2.58 Acres" conveyed in a Warranty deed from Russell's Realty to John Hughes C.T.C., Inc dated 7-26-1989 of record in Volume 1802, Page 193, Official records of Williamson County (ORWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on January 28, 2021 and being more fully described as follows :

BEGINNING at a found 1/2" Iron rod (capped BRYAN TECHNICAL SERVICES, North = 10,183,819.36 feet, East = 3,220,057.57 feet) in the West line of Gym Street at the Northeast corner of the Capnote Southeast Subdivision, plat of which is recorded in Document No. 2017100448 of the Official Public Records of Williamson County (OPRWC), same being the Southeast corner of said "2.58 Acres";

THENCE South 68° 04' 01" West with the common line of said Capnote Southeast Subdivision and "2.58 Acres", passing a found 1/2" Iron rod (capped BRYAN TECHNICAL SERVICES at the Northwest corner of said Capnote Southeast Subdivision at 150.00 feet, same being the Northeast corner of a tract now or formerly owned by Rodney Gault as recorded in Document No. 1985038956, ORWC, and continuing with the common line of said "2.58 Acres" and "Rodney Gault" tract a total distance of 382.53 feet to a found ½" iron pipe found at a common corner of both tracts in the East line of Dolan Street;

THENCE North 23° 22' 24" West with said East line of Dolan Street, same being the West line of said "2.58 Acres", a distance of 286.44 feet to a found 1/2" iron rod in the South right-of-way line of U. S. Highway No. 79 at the Northeast Terminus of Dolan Street, same being the Northwest corner of said "2.58 Acres";

THENCE with the South right-of-way line of U. S. Highway No. 79, same being the North line of said "2.58 Acres" as follows:

- North 64° 57' 58" East 34.10 feet to a set ½" iron rod (capped "BTS") at the beginning pf a curve to the right, from which for reference (1) a 3/8" iron rod bearing North 76? 20' 05" East a distance of 17.87 feet and (2) a 1/2" iron rod (capped 4ward control point) bearing North 35° 09' 20" East a distance of 3.94 feet,
- With said curve to the right, having a radius of 2824.93 feet, a chord bearing of North 64° 53' 55" East, a chord length of 207.90 feet and an arc length of 207.95 feet to a found 3/8" iron rod at the end of same and
- North 67° 00' 25" East 141.88 feet to set 1/2" iron rod in the edge of asphalt (capped "BTS") at the Northeast corner of said "2.58 Acres", same being the Northwest terminus of Gym Street;

THENCE South 23° 06' 59" East with the East line of "2.58 Acres", same being the West line of Gym Street, a distance of 302.37 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 2.610 Acres of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values. Attention is invited to accompanying plat for further information.

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

I, BURUCE L. 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 _____, 2021.

_____
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

I, TOM YANTIS, 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.

_____ _ _____
TOM YANTIS, DIRECTOR DATE

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

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

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

_____ _____, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

2.610 ACRE TRACT OF THE
P. COURSEY SURVEY
ABSTRACT NO. 131
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. 20-1094	DATE: January 29, 2021

C:\Users\canom\Documents\BTS\20-1094\Base File\Archive\20-1094.dwg 1/28/2021 3:07 PM

City of Taylor
Taylor Estates Preliminary Plat
PZ-2019-1129
Staff Report

Requested Action: Consider a request to pay a fee in lieu of parkland dedication and disapproving the Taylor Estates Preliminary Plat

Applicant: Chris Elizondo, EIT/Cuatro Consultants

Subject Property: Approximately 52.13 acres, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Parcel Information
Current Zoning: Not zoned – outside the city limits
Current Use: Undeveloped

Purpose: The purpose of the plat is to create 40 lots for future residential development and one detention/open space lot.

Staff Recommendation:
The applicant is requesting to pay a fee in lieu of parkland dedication. In the applicant's statement, he states that the Park and Playground Site requirement is a choice the developer makes. The ordinance does state that new subdivisions are required to either dedicate land or pay an escrow with terms established by the City. It is up to the City to determine the terms of any fee in lieu of parkland dedication. Staff has consulted with the City Attorney regarding this interpretation of the Subdivision Ordinance and he determined that the ordinance does not grant the developer the discretion to determine whether a fee may be paid in lieu of dedicating parkland. See the Subdivision Ordinance excerpt below:

> ***ARTICLE II: SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS***
>
> ***2.12 Park and Playground Sites***
>
> *In a residential subdivision of twenty (20) acres or more, the subdivider is required to dedicate five per cent (5%) of the total area of the subdivision that is not in the floodplain for park purposes or pay an escrow, with terms established by the City, in lieu of the parkland dedication. All dedication of land is subject to the approval of the City.*

The Parks and Recreation Director has provided a memo with his recommendation that includes a combination of land dedication and fees for the proposed subdivision.

The Planning and Zoning Commission may provide direction related to the parkland dedication requirements for the Taylor Estates subdivision.

Because the preliminary plat as submitted does not meet the minimum requirements, staff recommends disapproval of the Taylor Estates Preliminary Plat.

Attachments:

1. Applicant letter requesting to pay a fee in lieu of parkland
2. Parks and Recreation Director memorandum
3. Plan Review Comments
4. Location Map
5. Proposed Plat

Customer Request

CUATRO Consultants, LTD.

Firm Registration No. F-3524

PROJECT MEMORANDUM

Shelly Shelton, Senior Planner
City of Taylor, Development Services
400 Porter Street
Taylor, TX 76574

RE: **TAYLOR ESTATES SUBDIVISION (PZ-2019-1129)**
22201 HIGHWAY 79, TAYLOR, TEXAS
CCL 20-276

SUBJECT: **PARKLAND FEE-IN-LIEU REQUEST**

DATE: April 16, 2021

Mrs. Shelton,

We appreciate the opportunity to discuss the Parkland requirements for the Taylor Estates subdivision.

Each of the thirty eight (38) lots in the subdivision will consist of one acre of land and once the house is built, the product will retail for over $600,000. After construction of the homes, driveways and various other impervious covers, the remaining green spaces will be roughly 38,000 square feet (0.8 acres). This is quite a bit of grass to cut. Further, anyone with the ability to purchase and build in this subdivision will have both the means and the open area to construct whatever recreational area they so choose on their own lot.

Appendix C: Section 2.12 of the City of Taylor Code of Ordinances states the following:

> In a residential subdivision of twenty (20) acres or more, the subdivider is required to dedicate five per cent (5%) of the total area of the subdivision that is not in the floodplain for park purposes or pay an escrow, with terms established by the City, in lieu of the *parkland* dedication.

The Code requires the developer to dedicate land OR pay an escrow. As worded, the choice is with the developer. I would note Section 2.12 does not grant the City the authority to require the

developer to build a park and give it to the HOA for maintenance. The Ordinance makes no requirement on the developer to build any park and gives no credit to the developer if he does so.

For this Project the developer believes there is no need for a park, public or private given the size of the lots and the affluence of the neighborhood. Further, the developer states that a park in this subdivision would not be used and would constitute a financial burden on the homeowners.

Per discussion with Shelly Shelton, Senior Planner, please see below parkland dedication and development fees for surrounding cities:

- Hutto
  - $800 per residential lot
- Georgetown
  - $1,650 per residential lot
- Leander
  - $1,450 per residential lot

Based on these values a fair fee-in-lieu of parkland dedication and development would be $800 per lot. We believe the City of Taylor aligns closer with the City of Hutto than it does with Georgetown and Leander.

Therefore, we request the City establish the terms for the fee in lieu of parkland dedication for this Project and be paid prior to the Final Plat recordation to satisfy the requirement outlined in Appendix C: Section 2.12 of the City of Taylor Code of Ordinances.

With this information, our Client can make an informed decision on meeting the parkland requirement.

Sincerely,

Chris Elizondo, E.I.T., S.I.T.
Project Manager

MEMORANDUM

TO: **Planning and Zoning Commission**
FROM: Tyler Bybee-Director of Parks and Recreation
DATE: 5/5/21
RE: Taylor Estates Parkland

Commissioners:

I am writing to share my recommendation on the Parkland Dedication requirements for the Taylor Estates Subdivision. Parkland dedication is a mechanism for municipalities to ensure that park facilities are available to residents of the community, secured through the subdivision development process. The current Taylor Parkland Dedication Requirements are as follows:
"In a residential subdivision of twenty (20) acres or more, the subdivider is required to dedicate five per cent (5%) of the total area of the subdivision that is not in the floodplain for park purposes or pay an escrow, with terms established by the City, in lieu of the parkland dedication. All dedication of land is subject to the approval of the City."

The Taylor Estates subdivision consists of 52.13 acres, requiring dedication of 2.6 acres of parkland. For this Project, the developer believes "there is no need for a park, public or private given the size of the lots and the affluence of the neighborhood. Further, the developer states that "a park in this subdivision would not be used and would constitute a financial burden on the homeowners".

I believe this statement to be presumptuous and that the homeowners in this development would benefit from the addition of a common space/park. Though the large lot size is conducive for the homeowners adding recreation amenities on their individual lots, I believe the addition of a centrally located park with shared amenities (pavilion, playground etc.) would be a welcome addition to the neighborhood.

I am recommending that the developer dedicate a minimum of one acre of privately maintained parkland space. Also, if a playscape is an amenity in this space, then it should meet standards outlined in the U.S. Consumer Products Safety Commission - Publication 325.

If one acre of parkland is provided, then a fee-in-lieu will need to be collected for remaining 1.6 acres of required parkland dedication. The plan is to divide the property into 38 dwelling units (DU). The dedication requirement of 2.6 acres equates to 0.068 acres per dwelling unit. If the developer dedicates 1 acre of parkland that satisfies the dedication for 15 DU. The 1.6-acre parkland shortage equates to a 23 DU shortage. The fee-in-lieu amounts per DU of neighboring cities are listed below.

- Hutto-$800 per DU
- Georgetown-$1,650 per DU
- Leander-$1,450 per DU

Using the above as a comparison it is my recommendation that the developer should pay $1,000 per DU in lieu of parkland for a total of $23,000. I will be present at the Commission meeting on May 11th to answer your questions, comments or concerns.

Regards,

Tyler Bybee CPRP

Tyler Bybee

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

Steven Hyde
22201 HWY 79 LLC
2207 West Parmer Lane
Austin TX 78727
sbhyde.biz@gmail.com

Date: Saturday, May 1, 2021

Address: 22201 HWY 79, Taylor 76574
Permit Number PZ-2019-1129

Dear Steven Hyde,

Staff has completed its review of plans for the Taylor Estates Preliminary Plat that is to be located at 22201 HWY 79, Taylor 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 Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

Updated 04.26.2021

Applicant is requesting to provide fee in lieu of providing parkland dedication. As the proposal has not been approved by the Planning and Zoning Commission the proposed plat cannot be approved.

Updated 03.29.2021 and 11.25.2020

The parkland dedication is required. See Subdivision excerpt below:

2.12 - Park and Playground Sites

In a residential subdivision of twenty (20) acres or more, the subdivider is required to dedicate five per cent (5%) of the total area of the subdivision that is not in the floodplain for park purposes or pay an escrow, with terms established by the City, in lieu of the parkland dedication. All dedication of land is subject to the approval of the City.

Park and playground sites shall be reserved as indicated on the Future Land Use Plan. Size shall be in accordance with the City's Comprehensive Plan for the park system.

Place the Title and description of the platted area in the middle of at the top of all sheets.

3.2 - Subdivision Preliminary Plat

The plat shall be drawn to a scale of one inch equals one hundred feet (1"=100'), and shall show or be accompanied by the following information:

1. Name of subdivision (check for duplication).

Updated 03.29.2021 Sidewalks do have to be shown on the plat. Sidewalk will be required on the east side of

Block 4, Lots 6 and 7. See Subdivision Ordinance excerpt below:

2.14 - Sidewalks

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

Though the Owner's Certificate is not required as this is a Preliminary Plat it should be corrected for the Final Plat. The is the LLC not Mr. Hyde. Change the owner's name to the LLC. If you want to add Mr. Hyde to the certificate then add, "acting through Steven Hyde" after the name of the LLC.

Blocks are to be numbered consecutively. If you use symbology for Blocks is a circle with the number in side of it. See Subdivision Ordinance excerpt below:

2.7 - Blocks

Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

Lot numbers start at one (1) and numbered consecutively in each Block. See Subdivision Ordinance excerpt below:

2.7 - Blocks

Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

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.

1. Please add plat note:

All dwelling units shall have the fire suppression system plans submitted to the Williamson County Texas, Fire Marshal's Office for review.

This note shall be added to page 2 of 5 under plat note #8.

2. The following note should be added to the utility layout:

Water Lines - All water lines shall be Polyvinyl Chloride (PVC) material and be designed, manufactured, and tested in accordance with the applicable requirements of AWWA C-900 (eight (8") inch through twelve (12") inch water pipe) AWWA C-905 (sixteen (16") inches and larger water pipe), and AWWA M-23. Pipe larger than 16" shall be Ductile Iron.

3. Page 2 of 5, utility layout should note that all valves, hydrant and other materials shall conform to the City of Taylor's Engineering manual and water system requirements.

4. Please add hydrant detail with utility plan.

5. The Williamson County Fire Marshal's Office shall be notified of this project for review of plans as well.

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.

Recent submittal on 4/16/2021 did not include updates to the plat and therefore no resolution to previous engineering comments.

**Refer to the Associated Files section of the permit page for the engineering comments shown on the PDF plat review document*

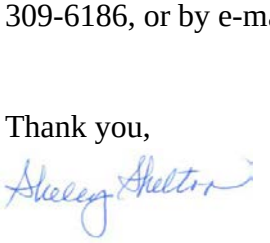
1. The format of sheet 1 shall be provided as a plat submittal document and not an engineering plan document. Remove the sheet list table and provide other plan sheets as schematics drawings submitted separately.
2. The vicinity map shown shall be formatted for a plat document.
3. Provide a street table notating the length and service type of each street per Subdivision Application Requirements, Plat Content, 5e.
4. Provide a tie to an original corner of the original tract and to the closest platted lot per per Subdivision Ordinance 3.2.9c and Subdivision Application – Plat Content 6b.
5. Verify if easement will be required for private electric facilities.
6. Verify if drainage easements will be required for perimeter drainage.
7. For all key lots shown, verify drainage easement requirements between the lots where noted on the plat review drawing.
8. The roadway and sidewalk shall be submitted as a separate schematic drawing and are not to be shown on the plat document.
9. For lots 39 and 40, these areas are to be shown as reserves for the intent of detention and for open space/utilities/drainage.
10. Verify pump station location within lot 40 and update use of the lot shown to include this feature.
11. For the Texas Power & Light easement shown, provide additional information on the plat drawing to dimension the easement.
12. Remove the street detail and provide on a separate schematic drawing. The detail shall also consider the configuration of the roadside drainage and sidewalk.

03/31/2021 Unresolved Comments
1. Provide utility service availability confirmation for water utility from City of Thrall.
2. Note: Site plan sheets submitted are not to be considered as subdivision improvement plans.

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

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

Thank you,



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



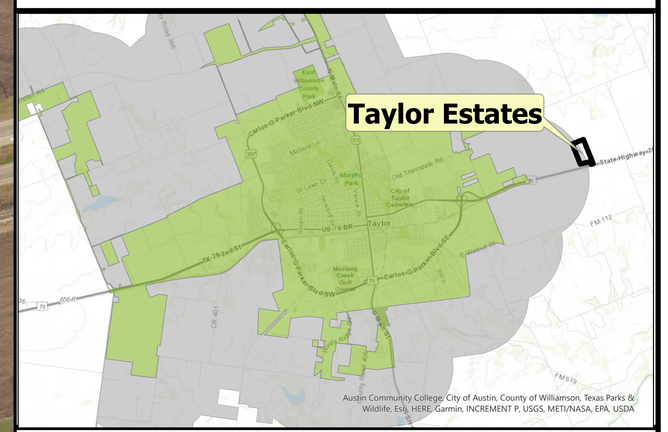
N

PZ-2019-1129

Taylor Estates Location Map

Legend

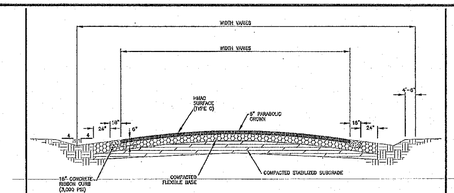
- Streets
- Subject Property
- ETJ
- City Limits



0 2 4 8 Miles

CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	25.00'	39.32'	S66°56'58"E	35.39'	25.05'	090°06'44"
C2	25.00'	39.22'	S23°03'02"W	35.32'	24.95'	089°53'16"
C3	25.00'	38.93'	N23°23'06"E	35.11'	24.66'	089°13'09"
C4	25.00'	39.32'	S66°56'54"E	35.39'	25.05'	090°06'36"
C5	25.00'	39.22'	S23°03'02"W	35.32'	24.95'	089°53'15"
C6	25.00'	39.61'	N66°36'54"W	35.60'	25.34'	090°46'51"
C7	25.00'	38.93'	N23°23'06"E	35.11'	24.66'	089°13'09"
C8	25.00'	39.32'	S66°56'58"E	35.39'	25.05'	090°06'45"
C9	25.00'	39.22'	S23°03'02"W	35.32'	24.95'	089°53'16"
C10	25.00'	39.61'	N66°36'54"W	35.60'	25.34'	090°46'51"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	21.07'	N66°36'54"W
L2	21.07'	N23°23'06"E
L3	21.23'	S66°56'58"E
L4	5.05'	S76°45'51"W



CITY OF TAYLOR, TEXAS	APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	CS	JULY 2009	TYPICAL STREET SECTION DETAIL W / RIBBON CURB	PV 003

0' 100' 200'

SCALE 1" = 100'

LEGEND

- DENOTES BENCHMARK (SEE NOTE)
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- D.E. DRAINAGE EASEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- CONCRETE MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- R.O.W. LINE
- UTILITY OR DRAINAGE EASEMENTS
- [1] BLOCK NUMBER

JACK W. STOLLE AND KATHERINE A. STOLLE 16.715 ACRES VOL. 510, PG. 341 O.P.R.W.C.T.

JACK W. STOLLE AND KATHERINE A. STOLLE 1.00 ACRES VOL. 510, PG. 341 O.P.R.W.C.T.

APPROX. CENTERLINE OF TEXAS POWER & LIGHT CO. ELECTRIC ESMT (VOL. 239, PG. 71)

DAWG SCOTT HESELMEYER 50.107 ACRES DOC. NO. 2010029121 O.P.R.W.C.T.

PLOTTING DATE:

S21°53'36"E 2,377.39'

50.00'

MINHAS LANE (50' R.O.W.)

MINHAS BLVD. (60 R.O.W.) 60.00'

BLOCK 5	BLOCK 6	BLOCK 7
5 1.10 AC.	6 1.03 AC.	7 1.08 AC.
5 1.11 AC.	6 1.05 AC.	7 1.11 AC.
5 1.11 AC.	6 1.05 AC.	7 1.11 AC.
	6 2.97 AC. DETENTION POND LOT	7 0.65 AC. OPEN SPACE/DRAINAGE
4 1.00 AC.	8 1.00 AC.	
4 1.00 AC.	8 1.00 AC.	
4 1.00 AC.	8 1.00 AC.	
	5 1.01 AC.	
3 1.00 AC.	9 1.00 AC.	
3 1.00 AC.	9 1.00 AC.	
3 1.00 AC.	9 1.00 AC.	
	4 1.00 AC.	
	3 1.01 AC.	
2 1.00 AC.	10 1.01 AC.	
2 1.00 AC.	10 1.00 AC.	
2 1.00 AC.	10 1.00 AC.	
	2 1.02 AC.	
1 1.00 AC.	11 1.04 AC.	
1 1.02 AC.	11 1.04 AC.	
1 1.06 AC.	11 1.08 AC.	
	1 1.00 AC.	

POINT OF BEGINNING

N12°51'32"W 256.43'

S76°05'53"W 190.66'

S76°07'10"W 198.19'

N21°13'28"W 1,962.28'

REDOUBT LANE (50' R.O.W.)

RETRO LANE (50' R.O.W.)

REFRESH LANE (50' R.O.W.)

REDUX LANE (50' R.O.W.)

N67°59'41"E 1,080.03'

KENNETH RAY HESELMEYER 47.61 ACRES VOL. 1411, PG. 42 O.P.R.W.C.T.

LARRY RAY ZEFLIN 15.416 ACRES VOL. 1858, PG. 247 O.P.R.W.C.T.

T W FORD LP 61.22 ACRES DOC. NO. 2015065599 O.P.R.W.C.T.

LEEN HOLDING COMPANY HWY 79 LLC 40.88 ACRES DOC. NO. 2015024012 O.P.R.W.C.T.

TOMECEK ELECTRIC MOTOR REPAIR, INC. 0.438 ACRES DOC. NO. 2010028735 O.P.R.W.C.T.

JUAN & EZEQUIEL ARCE 0.58 ACRES DOC. NO. 2016012796 O.P.R.W.C.T.

JUAN & EZEQUIEL ARCE 0.58 ACRES DOC. NO. 2016012796 O.P.R.W.C.T.

JACKY JONES 0.91 ACRES DOC. NO. 2010019342 O.P.R.W.C.T.

HIGHWAY NO. 79 (R.O.W. VARIES)

S76°09'28"W 412.03'

S76°45'51"W 45.10'

S76°47'44"W 308.36'

PLAT NOTES

1. UTILITY PROVIDERS: WATER – CITY OF THRALL
   WASTEWATER/SEPTIC – ON SITE SEPTIC SYSTEM
   ELECTRICITY – ONCOR ELECTRIC DELIVERY
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS OR ELECTRIC BUILDING BUFFERS.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0575E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
4. A 15-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG THE STREET FRONTAGES OF ALL LOTS.
5. ALL MINIMUM YARD (BUILDING) FRONT SETBACKS SHALL BE 25.0'
6. MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
7. ALL DRAINAGE EASEMENTS AND DETENTION ARE PRIVATELY OWNED AND WILL NOT BE MAINTAINED BY THE CITY OF TAYLOR.
8. ALL 38 DWELLING UNITS WILL BE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SUPPRESSION SYSTEM PER SECTION D107.1 OF THE 2009 INTERNATIONAL FIRE CODE.
9. SIDEWALKS WILL BE LOCATED AROUND THE EXTERIOR OF BLOCKS 1, 2 AND 3.

DATE	BY:	DESCRIPTION	REVISION

HUGO ELIZONDO, JR. 69781 LICENSED PROFESSIONAL ENGINEER 5/19/21

4QUATRO Consultants, LTD.
Registration No. F-5524
3401 Kyle Crossing, Suite A Phone: (512) 312-5560 Fax: (512) 312-5597
Kyle, Texas 78640 email: customerservice@4quatro.com

PRELIMINARY PLAT

TAYLOR ESTATES SUBDIVISION
TAYLOR, TEXAS 78574
WILLIAMSON COUNTY, TX

OWNER:
STEVEN HYDE
22201 HWY 79 LLC.
2207 WEST PARMER LANE
AUSTIN, TEXAS 78727

DATE:	OCTOBER, 2020
PROJECT:	20-276
DRAWING'S NAME:	PRELIMINARY PLAN
DESIGN: CDE	CHECKED: HE.jr.
DRAWN: CDE	APPROVED: HE.jr.
SHEET:	2 OF 5

FILE NAME:

City of Taylor
Gola Kid Acres Minor Plat
PZ-2021-1290
Staff Report

Requested Action: Consider disapproving Gola Kid Acres Minor Plat

Applicant: Aaron Cazalas/Bryan Technical Services, Inc.

Subject Property: Approximately 5.507 acres, to create two lots and one block, part of and out of the Francis Bradley Survey, Abstract No. 74, conveyed by Brenda Kay Gola in instrument number 2000014976 of the O.P.R.W.C.T., Taylor, Williamson County, Texas.

Parcel Information:
Current Zoning: R-1
Current Use: Vacant

Purpose: The purpose of the plat is to create two lots for residential development.

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

Aaron Cazalas
BRYAN TECHNICAL SERVICES
911 N. Main St.
Taylor TX 76574
aaron@bryantechnicalservices.com

Date: Friday, April 23, 2021

Address: 1403/1407 Old Thorndale Road, Taylor 76574 Permit Number PZ-2021-1290

Dear Aaron Cazalas,

Staff has completed its review of plans for the Gola Kid Acres Minor Plat that is to be located at 1403/1407 Old Thorndale Road, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

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

Reviewed with no comments.

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.

**Refer to the Associated Documents section of the permit page for the comments shown on the PDF plat review document*

Sheet 1

1. Notate full legal description under subdivision plat name per Taylor Plat Application, Par. 4
2. Label ROW Information for Old Thorndale Road per Taylor Plat Application, Plat Content Par. 6g.
3. Provide a tie to a corner of the original tract and a tie to the closest platted lot per Taylor Plat Application, Plat Content Par. 6b
4. For the locations noted on the plat review document pdf, show set iron rod graphic.
5. For location noted on the plat review document pdf, notate property 45.91ac along north boundary.
6. Notate dashed linetype indicated on the plat review document.
7. Verify ROW dedication width meets City requirements as noted in the City Thoroughfare Plan.

Sheet 2

1. Provide Williamson County Health Dept. certificate only if OSSF are proposed.
2. Verify and correct date noted in the metes and bounds description.
3. Provide all applicable plat notes found in the Taylor Plat Application, Par. 9

Planning Department Comments
The following comments have been provided by Mckenzi Hicks. Should you have any questions or require additional information regarding any of these comments, please contact Mckenzi Hicks at (512) 309-6173 or by email at mckenzi.hicks@taylortx.gov.

1. Revise title to say: "Gola Kid Acres Minor Plat

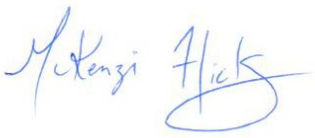
Being a minor plat consisting of 5.507 acres, to create two lots and one block, conveyed by Brenda Kay Gola in instrument number 2000014976 of the Official Records of Williamson County, Texas, part of and out of the Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas"

1. Tie plat to a corner of the original survey. [TLGC Sec. 232.001.b.2]
2. Remove building lines and setbacks.
3. Revise 'Block A' to 'Block 1.'
4. Put a circle with the number 1 inside of the circle to identify the block number.
5. Remove 'well house' and other existing structures from plat.
6. "Number of Lots by Type" section on left side of sheet one says Development – R1. Revise.
7. If zoning district is mentioned, the classification is 'R-1.'
8. Delete phone number after Ms. Gola's section on left side of sheet one as there is no number provided.
9. Provide right-of-way width for Old Thorndale Rd. [Appendix C, Ch. 3.3.5]

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) 309-6173, or by e-mail at mckenzi.hicks@taylortx.gov.

Thank you,



McKenzi Hicks



N

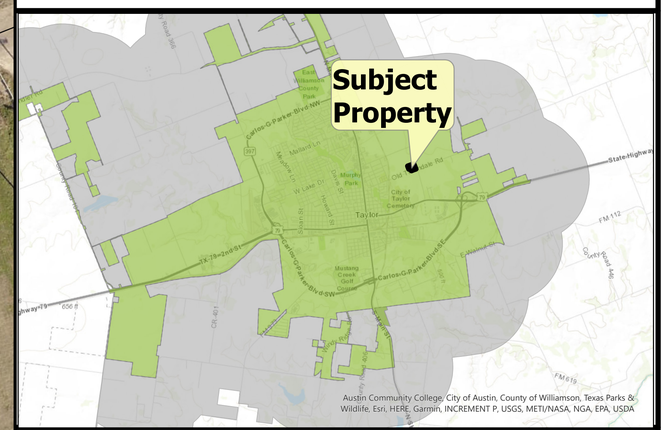
PZ-2021-1290

Location Map
1403 Old Thorndale Rd.
Approximately 5.507 Acres

Legend

— Streets

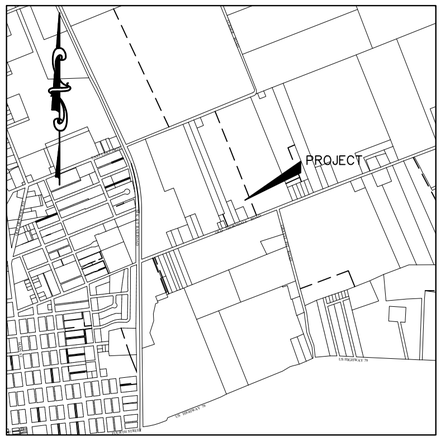
▭ Subject Property



0 60 120 240 US Feet

MINOR PLAT
GOLA KID ACRES SUBDIVISION
CITY OF TAYLOR

VICINITY MAP



SCALE: 1" = 2000'

OWNER:
BRENDA KAY GOLA
1403 OLD THORNDALE ROAD
TAYLOR, TX 76574
PHONE #

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

ENGINEER:
BELTON ENGINEERING INC.
106 N. EAST STREET
BELTON , TEXAS 76513
TBPE FIRM NO. 13392

ACREAGE:
5.507 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT – R1

ACREAGE BY LOT TYPE:
DEVELOPMENT – 5.507 ACRES
TOTAL ACREAGE – 5.507 ACRES

PATENT SURVEY: FRANCIS BRADLEY, ABSTRACT NO. 74

NUMBER OF BLOCKS: 1

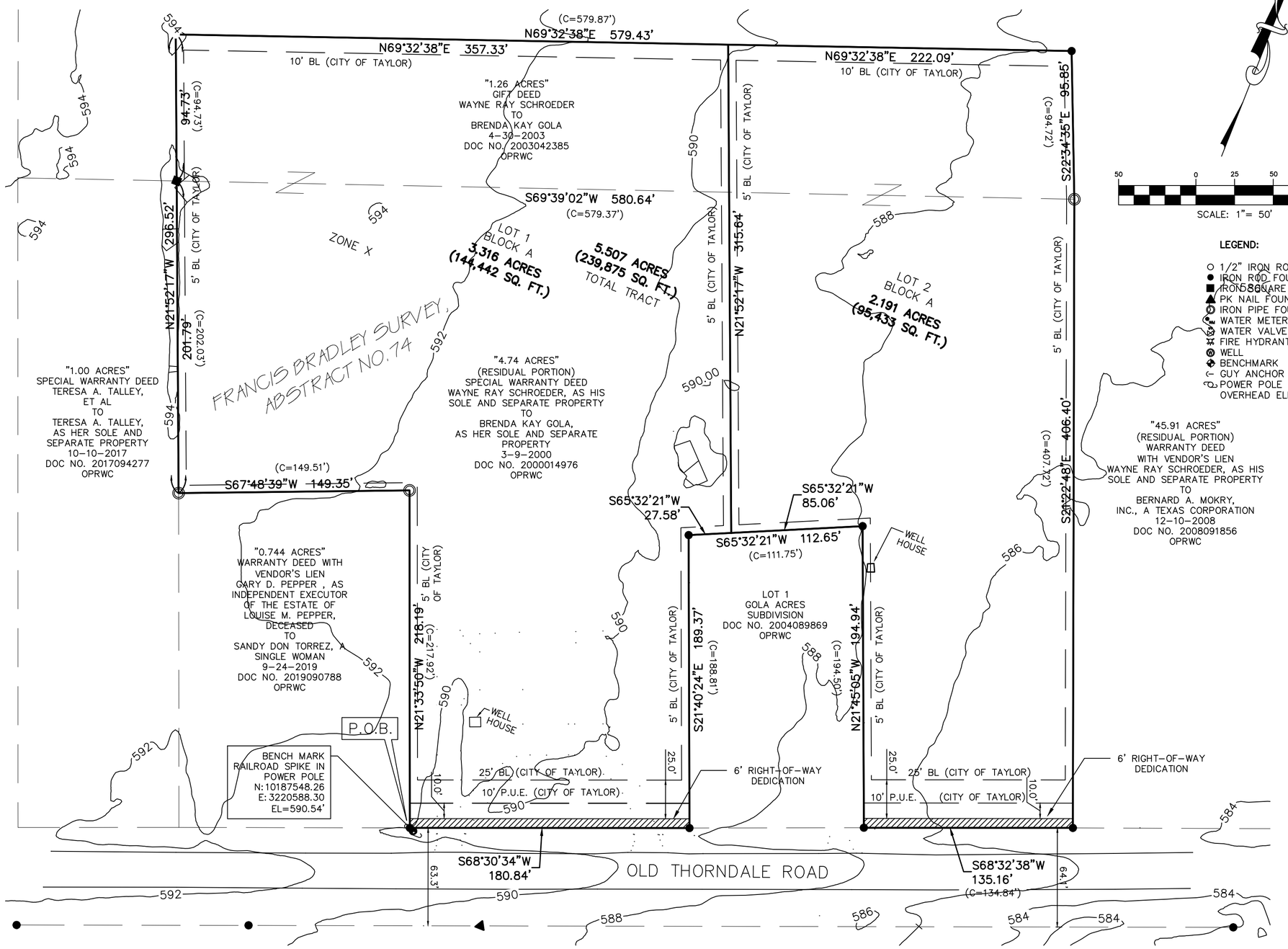
LINEAR FEET OF NEW STREETS: NONE

CONNECTIVITY INDEX: NO APPLICABLE

SUBMITTAL DATE: APRIL 2, 2021

BENCHMARK DESCRIPTIONS: RAILROAD SPIKE IN POWER POLE
N: 10,187,548.26 E: 3,220,588.30
EL=590.54'
(NAVD 88, GEOID MODEL 2012B)

ABBREVIATIONS
FND. – FOUND
I.R. – IRON ROD
I.P. – IRON PIPE
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
P.O.C. – PLACE OF COMMENCING
P.O.B. – PLACE OF BEGINNING



SCALE: 1"= 50'

LEGEND:
- 1/2" IRON ROD SET
- IRON ROD FOUND
- IRON SQUARE BOLT FOUND
- PK NAIL FOUND
- IRON PIPE FOUND
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WELL
- BENCHMARK
- GUY ANCHOR
- POWER POLE
- OVERHEAD ELECTRIC

UTILITYE PROVIDERS:
WATER: CITY OF TAYLOR
WASTEWATER: CITY OF TAYLOR
ELECTRICITY: ONCOR

2.24 – SIDEWALKS

THE SUBDIVIDER IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED AND EXTENDED ACROSS THEIR PROPERTY ALONG THE PERIMETER OF ALL PROPERTY BOUNDARIES ADJACENT TO PUBLIC RIGHT–OF–WAYS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER.

CITY OF TAYLOR PERMIT PZ–2021–1290

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, LOCATIONS 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.

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. 48491C0534F, EFFECTIVE DATE DECEMBER 20, 2019, LOCATED IN ZONE "X" (UNSHADED).

BTS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
512-352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

DRAWN BY: JC	CHECKED BY: BLB
SCALE: 1" = 50'	
DATE: MARCH 29, 2021	
JOB NUMBER	SHEET
20–1100	1 OF 2

MINOR PLAT
GOLA KID ACRES SUBDIVISION
CITY OF TAYLOR

OWNER'S SIGNATURE

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

I, **BRENDA KAY GOLA** SOLE OWNER OF THE CERTAIN 5.507 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2000014976 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE, SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, 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 GOLA KID ACRES SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____DAY OF _____, 2021.

_____
BRENDA KAY GOLA
3451 COUNTY ROAD 409
TAYLOR, TEXAS 76574

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 _____, 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 _____, 2021.

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

ENGINEER'S CERTIFICATION

I, _____, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS GOLA KID ACRES 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 DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS–OF–WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

_____
REGISTERED PROFESSIONAL ENGINEER
NO. _____ STATE OF TEXAS

CITY OF TAYLOR PERMIT PZ–2021–1290

SURVEYOR'S CERTIFICATION

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

I, BRUCE L. 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 _____, 2021.

_____
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

LEGAL DESCRIPTION

5.507 ACRES

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 "4.74 ACRES" (RESIDUAL PORTION) CONVEYED IN A SPECIAL WARRANTY DEED FROM WAYNE RAY SCHROEDER, AS HIS SOLE AND SEPARATE PROPERTY TO BRENDA KAY GOLA, AS HER SOLE AND SEPARATE PROPERTY, DATED 3–9–2000 AND RECORDED IN DOCUMENT NO. 2000014976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), SUBJECT TRACT ALSO BEING ALL OF CALLED "1.26 ACRES" CONVEYED IN A GIFT DEED FROM WAYNE RAY SCHROEDER TO BRENDA KAY GOLA, DATED 4–30–2003 AND RECORDED IN DOCUMENT NO. 2003042385 OPRWC; BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF FEBRUARY 2021, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (CAPPED BTS) IN THE NORTH LINE OF OLD THORNDALE ROAD, BEING THE LOWER SOUTHWEST CORNER OF SAID "4.74 ACRES" (RESIDUAL PORTION), BEING THE SOUTHEAST 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, SAME BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 21° 33' 50" WEST WITH THE LOWER WEST LINE OF SAID "4.74 ACRES" (RESIDUAL PORTION) AND THE EAST LINE OF SAID "0.744 ACRES" A DISTANCE OF 218.19 FEET TO A 1/2" IRON PIPE FOUND (STANDING 2 FEET TALL), BEING AN INTERIOR CORNER OF SAID "4.74 ACRES" (RESIDUAL PORTION), BEING THE NORTHEAST CORNER OF SAID "0.744 ACRES" AND ALSO BEING AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 67° 48' 39" WEST WITH AN INTERIOR LINE OF SAID "4.74 ACRES" (RESIDUAL PORTION) AND THE NORTH LINE OF SAID "0.744 ACRES" A DISTANCE OF 149.35 FEET TO A 1/2" IRON PIPE FOUND (STANDING 2 FEET TALL), BEING IN THE EAST LINE OF A CALLED "1.00 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM TERESA A. TALLEY, ET AL TO TERESA A. TALLEY, AS HER SOLE AND SEPARATE PROPERTY, DATED 10–10–2017 AND RECORDED IN DOCUMENT NO. 2017094277 OPRWC, BEING THE UPPER SOUTHWEST CORNER OF SAID "4.74 ACRES" (RESIDUAL PORTION), BEING THE NORTHWEST CORNER OF SAID "0.744 ACRES" AND ALSO BEING THE UPPER SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 21° 52' 17" WEST WITH THE UPPER WEST LINE OF SAID "4.74 ACRES" (RESIDUAL PORTION) AND THE EAST LINE OF SAID "1.00 ACRES", PASSING AN IRON SQUARE BOLT FOUND AT 201.79 FEET, BEING THE OCCUPIED NORTHEAST CORNER OF SAID "1.00 ACRES", BEING AN OCCUPIED 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 12–10–2007 AND RECORDED IN DOCUMENT NO. 2008091856 OPRWC, BEING THE NORTHWEST CORNER OF SAID "4.74 ACRES" (RESIDUAL PORTION) AND ALSO BEING THE SOUTHWEST CORNER OF SAID "1.26 ACRES", CONTINUING WITH THE WEST LINE OF SAID "1.26 ACRES", AND AN INTERIOR LINE OF SAID "45.91 ACRES" (RESIDUAL PORTION), A TOTAL DISTANCE OF 296.52 FEET TO A 1/2" IRON ROD SET (CAPPED BTS), BEING THE NORTHWEST CORNER OF SAID "1.26 ACRES", AND ALSO BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 69° 32' 38" EAST WITH THE NORTH LINE OF SAID "1.26 ACRES", WITH AN INTERIOR LINE OF SAID "45.91 ACRES" (RESIDUAL PORTION), A DISTANCE OF 579.43 FEET TO A 1/2" IRON ROD FOUND, BEING AN INTERIOR CORNER OF SAID "45.91 ACRES" (RESIDUAL PORTION), BEING THE NORTHEAST CORNER OF SAID "1.26 ACRES", AND ALSO BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 22° 34' 35" EAST WITH THE EAST LINE OF SAID "1.26 ACRES", WITH AN INTERIOR LINE OF SAID "45.91 ACRES" (RESIDUAL PORTION), A DISTANCE OF 95.85 FEET TO A 1/2" IRON PIPE FOUND, BEING THE SOUTHEAST CORNER OF SAID "1.26 ACRES", BEING THE NORTHEAST CORNER OF SAID "4.74 ACRES" (RESIDUAL PORTION), AND ALSO BEING AN ANGLE CORNER IN THE EAST LINE OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 21° 22' 48" EAST WITH THE EAST LINE OF SAID "4.74 ACRES" (RESIDUAL PORTION), WITH AN INTERIOR LINE OF SAID "45.91 ACRES" (RESIDUAL PORTION), A DISTANCE OF 406.40 FEET TO A 1/2" IRON ROD FOUND (CAPPED RPLS 1433), BEING IN THE NORTH LINE OF OLD THORNDALE ROAD, BEING THE SOUTHEAST CORNER OF SAID "4.74 ACRES" (RESIDUAL PORTION), BEING AN EXTERIOR CORNER OF SAID "45.91 ACRES" (RESIDUAL PORTION), AND ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 68° 32' 38" WEST WITH THE NORTH LINE OF OLD THORNDALE ROAD AND THE SOUTH LINE OF SAID "4.74 ACRES" (RESIDUAL PORTION), A DISTANCE OF 135.16 FEET TO A 1/2" IRON ROD FOUND (CAPPED), BEING AN EXTERIOR CORNER OF SAID "4.74 ACRES" (RESIDUAL PORTION), BEING THE SOUTHEAST CORNER OF LOT 1 OF GOLA ACRES, A SUBDIVISION IN WILLIAMSON COUNTY ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2004089869 OPRWC, BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 21° 45' 05" WEST WITH AN INTERIOR LINE OF SAID "4.74 ACRES" (RESIDUAL PORTION), AND THE EAST LINE OF SAID "LOT 1, GOLA ACRES", A DISTANCE OF 194.94 FEET TO A 1/2" IRON ROD FOUND (CAPPED BLB), BEING AN INTERIOR CORNER OF SAID "4.74 ACRES" (RESIDUAL PORTION), BEING THE NORTHEAST CORNER OF SAID "LOT 1, GOLA ACRES", ALSO BEING AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 65° 32' 21" WEST WITH AN INTERIOR LINE OF SAID "4.74 ACRES" (RESIDUAL PORTION), AND THE NORTH LINE OF SAID "LOT 1, GOLA ACRES", A DISTANCE OF 112.65 FEET TO A 1/2" IRON ROD FOUND (CAPPED BLB), BEING AN INTERIOR CORNER OF SAID "4.74 ACRES" (RESIDUAL PORTION), BEING THE NORTHWEST CORNER OF SAID "LOT 1, GOLA ACRES", ALSO BEING AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 21° 40' 24" EAST WITH AN INTERIOR LINE OF SAID "4.74 ACRES" (RESIDUAL PORTION), AND THE WEST LINE OF SAID "LOT 1, GOLA ACRES", A DISTANCE OF 189.37 FEET TO A 1/2" IRON ROD FOUND (CAPPED BLB), BEING AN EXTERIOR CORNER OF SAID "4.74 ACRES" (RESIDUAL PORTION), BEING THE SOUTHWEST CORNER OF SAID "LOT 1, GOLA ACRES", ALSO BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 68° 30' 34" WEST WITH THE NORTH LINE OF OLD THORNDALE ROAD AND THE SOUTH LINE OF SAID "4.74 ACRES" (RESIDUAL PORTION), A DISTANCE OF 180.84 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 5.507 ACRES.

DEVELOPMENT SERVICES DIRECTOR

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

I, TOM YANTIS, 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.

_____ _____ _____
TOM YANTIS, DIRECTOR DATE

WILLIAMSON COUNTY & CITIES HEALTH DISTRICT

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

_____ _____
DEBORAH L. MARLOW, RS, OS0029596 DATE
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

COUNTY CLERK'S CERTIFICATION

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021, A.D., AT _____ O'CLOCK, __.M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2021, 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.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
512-352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

DRAWN BY: JC	CHECKED BY: BLB
SCALE: 1" = 50'	
DATE: MARCH 29, 2021	
JOB NUMBER	SHEET
20–1100	2 OF 2

City of Taylor
Taylor Sportsplex Preliminary Plat
PZ-2021-1296
Staff Report

Requested Action: Consider disapproving Taylor Sportsplex Preliminary Plat

Applicant: Jayly Ortega/Texas Sports and Civil Engineering

Subject Property: Approximately 29.37 acres, to create 3 lots, part of and out of John Thomas Survey Abstract No. 610, located at the southwest corner of CR 101 and Chandler Road; conveyed to Jason Seaton in Special Warranty Deed 2021035103 O.P.R.W.C.T., Taylor, Williamson County, Texas.

Parcel Information
Current Zoning: B-1
Current Use: Vacant

Purpose: The purpose of the plat is to create a baseball sports complex.

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

Attachments:

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

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

Jayly Ortega
Texas Sports and Civil Engineering
3100 Richmond Avenue Suite 309
Houston TX 77098
j.ortega@texsce.com

Date: Saturday, May 1, 2021

Address: Chandler Rd & CR 101
Permit Number PZ-2021-1296

Dear Jayly Ortega,

Staff has completed its review of plans for the Taylor Sportsplex Preliminary Plat that is to be located at Chandler Rd & CR 101. 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 Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

Based on communication with the County the plat will need to be updated. See comment based the communication with the County:

The following is a summation of the Adam Boatright conveyed to me. Below is my interpretation of what will need to happen and you should contact him. His contact info is:

office: 512–943–3374

adam.boatright@wilco.org

The ultimate right-of-way for Chandler Rd will need to come from the south side, which will require 130-150' from this property (see attached exhibit). The County is also in the process of conducting a planning study for a future controlled access roadway near current CR 101, known as Corridor E. We will not have a preliminary alignment for that project for a few weeks but there is a high probability that right-of-way for Corridor E will be necessary from this property. In addition, there are planned to be direct connectors in the future to/from Chandler Rd and Corridor E that may also impact this property at the southwest corner of that intersection.

In Note F, the lots that will require a Floodplain Development Permit are 2 and 3 not 1 and 2 so make the correction.

Remove the parentheses around the "s" at the end of the word "lot". The word is supposed to be "lots" as there are three lots being created.

Update 04.24.2021

Show the proposed sidewalk on CR 394.

Sidewalks are required on the boundaries adjacent to public right-of-way. See the Subdivision Ordinance excerpt below:

2.14 - Sidewalks

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

with Disabilities Act (ADA). All sidewalks must be in compliance with specifications provided by the City Engineer.

Update 04.24.2021

Why would the tie to a corner of the original survey be made from the farthest possible corner of the proposed plat. It would be typical to tie the proposed plat to the corner of the original plat from the closest corner of the proposed plat.

Tie the plat to a corner of the original survey.

See Subdivision Ordinance excerpt below:

3.2 - Subdivision Preliminary Plat

9. Boundaries:

c. Provide a tie to an original corner of the original survey of which said land is a part.

Provide the right-of-way dimensions. Stating that right-of-way width is variable is not adequate. It's not possible to tell if dedication is needed.

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

No comments pertaining to the preliminary plat.

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.

**Refer to the Associated Documents section of the permit page for the PDF of the plat review document containing the engineering comments.*

See comments noted in bold below:

1. **For proposed detention (underground per response comments) and floodplain verification, a drainage study will be required. Drainage easement is required to encompass any floodplains within subdivision, easements shown on the preliminary plat shall be corrected accordingly. (see ordinance reference below)**

SECTION 8 - DRAINAGE DESIGN AND ANALYSIS CRITERIA

8.1 GENERAL

3. Detention Policy

1. No Increase in Site Discharge - A developer shall develop the property so that the rate of runoff created by the development as it leaves the property does not exceed the rate of runoff that is currently occurring in the existing conditions.
2. No Offsite Adverse Impacts – Land development shall not cause increase inundation of any building or roadway surface or create any additional adverse flooding impacts upstream or downstream of the proposed development. Engineer shall perform a downstream drainage assessment as described in Section 8.21 - Drainage Study Guidelines.
3. The conditions specified in 3.a. and 3.b. above shall be achieved for the 2-, 10-, 25-, and 100-year frequency storms.

8. Drainage Easements

f. Floodplains. A drainage easement shall be dedicated to encompass the City of Taylor floodplain and the easement provided on

preliminary and final plats.

- **Notate right-of-way information on the plan for CR 101. Verify if proposed driveway location on CR 101 has been approved by the County in consideration of future roadway relocation (see ordinance reference below).**

Plat Application – Plat Content

6. The following information drawn/expressed on the schematic/drawing of subdivision:

g. Label all ROW widths; include complete curve and line data if applicable.

- **Show all water courses on the plat (North Fork Mustang Creek) (see ordinance reference below).**

3.2 - Subdivision Preliminary Plat

Topography Within the Subdivision: Water courses and ravines, showing high bank and width

of existing or proposed easements, and contour lines at two (2) foot intervals and any other

physical features pertinent to the subdivision.

- **Verify if easement is required for private utility near southeast corner of subdivision adjacent to the Beran property (see ordinance reference below).**

2.9 - Utility Easements

The subdivider may be responsible for dedicating utility easements to the City. Easements shall be

worked out with private utility companies prior to plat submittal to the City.

- **For the Plat Notes provided, verify the following:**
  - **Note "A" - Verify if service provider is Texas Power & Light and update plat accordingly.**
  - **Note "F" - Verify information to include Lot 3, where floodplain is shown.**

- **It is noted that Plat Certificates will be required for Final Plat and shall include the certificate for Flooplain and for OSSF (on-site sewage facility)**

- **Traffic - ITE Trip Generation**

In reviewing the information that was provided trip generation, it appears counts from a similar type facility were to be used; however, it does not appear data from those observations were provided. Please coordinate this information with Kathy Smith (kathy.smith@hdrinc.com) to verify the trip generation calculations.

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

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

Thank you,



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



N

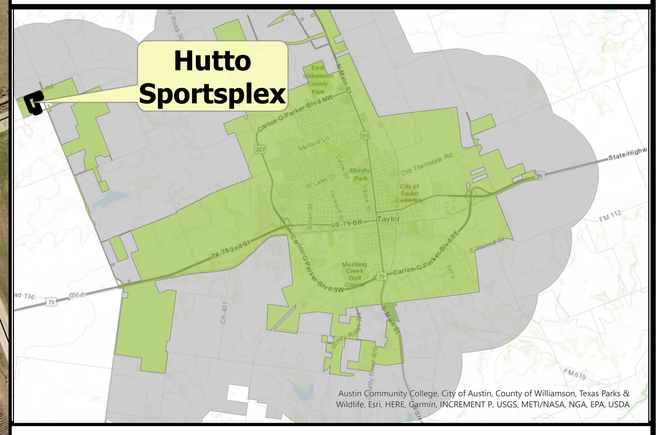
PZ-2021-1296

Taylor Sportsplex Preliminary Plat

Approximately 29.368 Acres

Legend

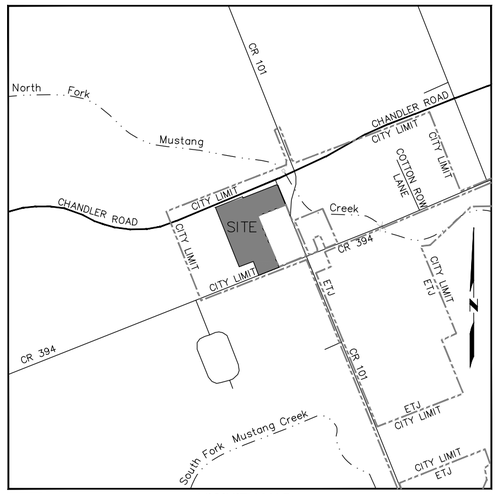
- Streets
- Subject Property



0 150 300 600 US Feet

TAYLOR SPORTSPLEX PRELIMINARY PLAT

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, TO CREATE 3 LOT(S) AND CONVEYED TO JASON SEATON, IN SPECIAL WARRANTY DEED 2021035103 O.P.R.W.C.T. AND PREVIOUSLY CONVEYED TO DON L. WEISS AND GLADYS O. WEISS AND RECORDED IN DOCUMENT NO. 2018019902 IN THE O.P.R.W.C.T., TAYLOR, WILLIAMSON COUNTY, TEXAS.



VICINITY MAP
(NOT TO SCALE)

OWNERS: ROBIN W. FAULK
151 MUSTANG DR,
HUTTO, TX 78734

JASON SEATON
3201 BAY HILL LN,
ROUND ROCK, TX 78664

SURVEYOR: SHANE SHAFER R.P.L.S
DIAMOND SURVEYING, INC.
T.B.P.E.L.S. #10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100
shane@DiamondSurveying.com

ENGINEER: KENNETH I JURADO, P.E.
TEXAS SPORTS AND CIVIL ENGINEERING
TEXAS PROFESSIONAL ENGINEERING FIRM F-19645
3100 RICHMOND AVE, SUITE 309
HOUSTON, TX 7098
(832) 367-5021
k.jurado@texsce.com

NUMBER OF LOTS: 3

NUMBER OF BLOCKS: 1

TOTAL LINEAR FEET OF NEW STREETS: NONE

TOTAL STREET R.O.W. AREA TO BE DEDICATED: 0.049 ACRE

TOTAL ACREAGE: 29.368 ACRES

DATE SUBMITTED: MARCH 05, 2021

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°28'09"E	27.07'
L2	S67°07'02"E	33.54'
L3	N19°39'44"W	9.08'
L4	N22°35'48"W	179.87'
L5	N21°15'40"W	12.71'
L6	N20°25'20"W	10.82'
L7	N67°14'31"E	40.42'
L8	N67°20'18"E	12.67'
L9	S84°33'06"W	85.89'
L10	S68°18'13"W	35.02'
L11	S21°13'51"E	47.90'
L12	S23°43'52"E	45.18'
L13	S66°39'52"E	35.76'
L14	N22°45'29"W	50.85'
L15	N22°50'31"E	69.78'
L16	N67°38'08"E	39.21'
L17	S21°13'51"E	45.16'

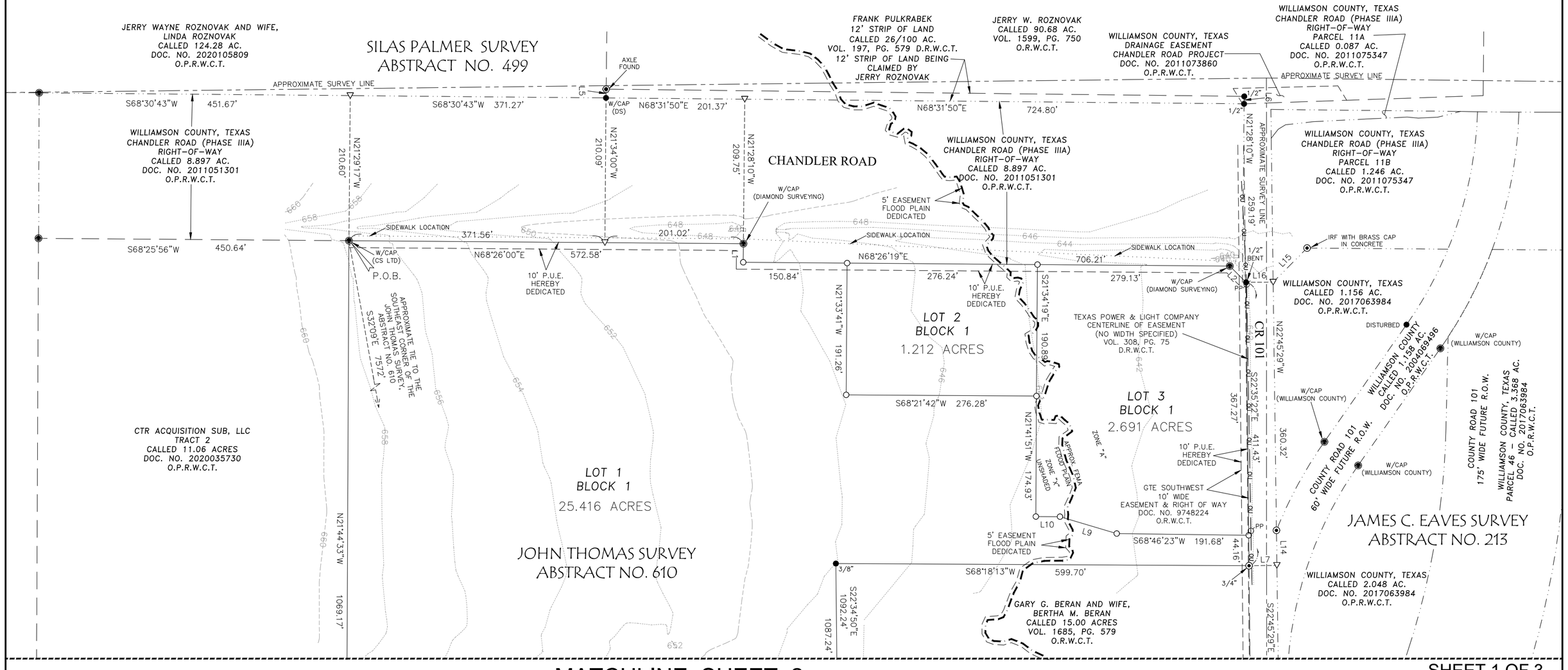
GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

●	IRON ROD FOUND
⊙	IRON PIPE FOUND
◉	IRON ROD FOUND WITH CAP
◉	AXLE FOUND
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
▽	CALCULATED POINT
⌀PP	POWER POLE
⟵	DOWN GUY
. . . . .	4 FT SIDEWALK LOCATION
— · — · —	RIGHT-OF-WAY DEED LINE
— — —	FEMA LINE
— — —	APPROXIMATE SURVEY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
P.O.B.	POINT OF BEGINNING
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS



MATCHLINE SHEET 2

SHEET 1 OF 3

TEXAS SPORTS & CIVIL ENGINEERING
3100 RICHMOND AVE. SUITE 309
HOUSTON, TEXAS 77098
PHONE No. 346.204.4854
FIRM No. 19645 WWW.TEXSCE.COM
Copyright ©2021 by Texas Sports & Civil Engineering

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

C:\Users\ejsed\Google Drive\Projects_2021\2101 - Prospect Farm Sports Complex\1 - Design Phase\1A - Site Information\1.3 - Plat\Preliminary Plat\TAYLOR SPORTSPLEX PRELIMINARY PLAT.dwg

TAYLOR SPORTSPLEX
PRELIMINARY PLAT

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, TO CREATE 3 LOT(S) AND CONVEYED TO JASON SEATON, IN SPECIAL WARRANTY DEED 2021035103 O.P.R.W.C.T. AND PREVIOUSLY CONVEYED TO DON L. WEISS AND GLADYS O. WEISS AND RECORDED IN DOCUMENT NO. 2018019902 IN THE O.P.R.W.C.T., TAYLOR, WILLIAMSON COUNTY, TEXAS.

MATCHLINE SHEET 1

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

LINE TABLE		
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L1	S21°28'09"E	27.07'
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L7	N67°14'31"E	40.42'
L8	N67°20'18"E	12.67'
L9	S84°33'06"W	85.89'
L10	S68°18'13"W	35.02'
L11	S21°13'51"E	47.90'
L12	S23°43'52"E	45.18'
L13	S66°39'52"E	35.76'
L14	N22°45'29"W	50.85'
L15	N22°50'31"E	69.78'
L16	N67°38'08"E	39.21'
L17	S21°13'51"E	45.16'

CTR ACQUISITION SUB, LLC
TRACT 2
CALLED 11.06 ACRES
DOC. NO. 2020035730
O.P.R.W.C.T.

N21°44'33"W 1069.17'

W/CAP (CS LTD)

JOHN THOMAS SURVEY
ABSTRACT NO. 610

LOT 1
BLOCK 1
25.416 ACRES

S22°34'50"E 1087.24'

1092.24'

LOT 1

L4

L3

S68°55'15"W 295.34'

1/2" BENT

W/CAP (RPLS 5748)

LOT 2

LOT 3

WHEELER SUBDIVISION
CABINET EE, SLIDE 38
P.R.W.C.T.

TEXAS POWER & LIGHT COMPANY CENTERLINE OF 20' WIDE EASEMENT VOL. 150, PG. 274 O.R.W.C.T.

N21°10'34"W 295.04'

290.04'

5' WIDE RIGHT-OF-WAY DEDICATION CABINET EE, SLIDE 38 P.R.W.C.T.

5' WIDE 0.049 AC. R.O.W. HEREBY DEDICATED

10' P.U.E. HEREBY DEDICATED

5.00'

W/CAP (DIAMOND SURVEYING)

S68°24'15"W 430.00'

S68°24'15"W 430.13'

N68°46'09"E 209.67'

1/2"

220.45'

L17

L11

COUNTY ROAD 394

10' R.O.W. DEDICATION PER PLAT

N69°02'30"E 579.65'

1011.73'

581.61'

L12

L13

W/CAP (WILLIAMSON COUNTY)

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD 101
RIGHT-OF-WAY
PARCEL 45
CALLED 0.005 AC.
DOC. NO. 2017026329
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD 101
RIGHT-OF-WAY
PARCEL 42
CALLED 0.007 AC.
DOC. NO. 2017003386
O.P.R.W.C.T.

MUSTANG CREEK (60' R.O.W. WIDTH)

MUSTANG CREEK NORTH
SECTION 1
CAB. P, SLDS. 293-294
P.R.W.C.T.

LOT 6 LOT 7 LOT 8 LOT 9 LOT 10

RONALD E. MORRISON
CALLED 5.7106 AC.
DOC. NO. 2014038317
O.P.R.W.C.T.

DESCRIBED IN
DOC. NO. 199941574

BOBBY RUE BARRON
CALLED 5.711 AC.
VOL. 889, PG. 48
D.R.W.C.T.

JANIE R. BARRON
TRACT 1 - CALLED 5.711 AC.
DOC. NO. 2000030575
O.P.R.W.C.T.

ZONE "A"

APPROX. FEMA FLOOD PLAIN

ZONE "X" UNSHADED

5' EASEMENT FLOOD PLAIN DEDICATED

GTE SOUTHWEST
10' WIDE
EASEMENT & RIGHT OF WAY
DOC. NO. 9748224
O.R.W.C.T.

TEXAS POWER & LIGHT COMPANY
CENTERLINE OF EASEMENT
(NO WIDTH SPECIFIED)
VOL. 308, PG. 75
D.R.W.C.T.

GARY G. BERAN AND WIFE, BERTHA M. BERAN
CALLED 15.00 ACRES
VOL. 1685, PG. 579
O.R.W.C.T.

5' EASEMENT FLOOD PLAIN DEDICATED

COUNTY ROAD 101

APPROXIMATE SURVEY LINE

366.40'

N22°55'29"W 174.49'

1/2"

L8

W/CAP (WILLIAMSON COUNTY)

WILLIAMSON COUNTY, TEXAS
CALLED 2.048 AC.
DOC. NO. 2017063984
O.P.R.W.C.T.

COUNTY ROAD 101
175' WIDE FUTURE R.O.W.

WILLIAMSON COUNTY, TEXAS
PARCEL 46 - CALLED 3.368 AC.
DOC. NO. 2017063984
O.P.R.W.C.T.

SHEET 2 OF 3

TEXAS SPORTS & CIVIL ENGINEERING
3100 RICHMOND AVE. SUITE 309
HOUSTON, TEXAS 77098
PHONE No. 346.204.4854
FIRM No. 19645 WWW.TEXSCE.COM

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DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

C:\Users\ejsed\Google Drive\Projects_2021\2101 - Prospect Farm Sports Complex\1 - Design Phase\1A - Site Information\1.3 - Plat\Preliminary Plat\TAYLOR SPORTSPLEX PRELIMINARY PLAT.dwg

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, TO CREATE 3 LOT(S) AND CONVEYED TO JASON SEATON, IN SPECIAL WARRANTY DEED 2021035103 O.P.R.W.C.T. AND PREVIOUSLY CONVEYED TO DON L. WEISS AND GLADYS O. WEISS AND RECORDED IN DOCUMENT NO. 2018019902 IN THE O.P.R.W.C.T., TAYLOR, WILLIAMSON COUNTY, TEXAS.

NOTES:

A. UTILITY PROVIDERS:
WATER: JONAH GROUP
WASTEWATER: SEPTIC WILLIAMSON COUNTY
ELECTRICITY: CENTER POINT ENERGY

B. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.

C. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0510F, EFFECTIVE DATE OF DECEMBER 20, 2019

D. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.

E. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.

F. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: 1 AND 2

G. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.

H. LOT AND BLOCK TABLE

LOT 1	BLOCK 1	25.416 ACRES	
LOT 2	BLOCK 1	1.212 ACRES	
LOT 3	BLOCK 1	2.691 ACRES	
		0.049 ACRES	RIGHT-OF-WAY DEDICATION
TOTAL:		29.368 ACRES	

I. THERE WILL BE A SHARED ACCESS AND PARKING LOT AGREEMENT ACCOMPANYING ALL LOTS.

J. EASEMENT ACCESS CANNOT BE OBSTRUCTED AT ANY TIME.

METES AND BOUNDS DESCRIPTION

FOR A 29.368 ACRE TRACT OF LAND BEING SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE 29.368 ACRE TRACT OF LAND CONVEYED TO DON L. WEISS AND GLADYS O. WEISS, RECORDED IN DOCUMENT NO. 2018019902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 29.368 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "CS LTD" monumenting the northwest corner of said 29.368 acre Weiss tract and the northeast corner of a called 11.06 acre tract of land (Tract 2) conveyed to CTR Acquisition Sub, LLC, recorded in Document No. 2020035730 of the Official Public Records of Williamson County, Texas, same being on the south boundary line of a called 8.897 acre tract of land described in a Special Warranty Deed (Chandler Road Phase IIIA Right of Way) to Williamson County, Texas, recorded in Document No. 2011051301, Official Public Records of Williamson County, Texas, same being the south right-of-way line of Chandler Road, for the northwest corner and POINT OF BEGINNING hereof;

THENCE, with the north boundary line of said 29.368 acre Weiss tract, said south boundary line of the 8.897 acre Williamson County, Texas tract and said south right-of-way line of Chandler Road, the following four (4) courses and distances:

1. N 68°26'00"E for a distance of 572.58 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for an angle point;

2. S 21°28'09"E for a distance of 27.07 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point

3. N 68°26'19"E for a distance of 706.21 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for the most northerly northeast corner of said 29.368 acre Weiss tract tract and for the most northerly northeast corner hereof;

4. S 67°07'02"E for a distance of 33.54 feet to a 1/2" iron rod found (bent) on the west right-of-way line of County Road 101, for the most easterly northeast corner of said 29.368 acre Weiss tract and for the most easterly northeast corner hereof;

THENCE, S 22°35'22"E with the east boundary line of said 29.368 acre Weiss tract and said west right-of-way line of County Road 101 for a distance of 411.43 feet to a 3/4" iron pipe found monumenting the northeast corner of a called 15.00 acre tract of land described in a Warranty Deed to Gary G. Beran and wife, Bertha M. Beran, recorded in Volume 1685, Page 579 of the Official Records of Williamson County, Texas, and the most easterly southeast corner of said 29.368 acre Weiss tract;

THENCE, departing said west right-of-way line of County Road 101, S 68°18'13"W with the north boundary line of said 15.00 acre Beran tract common with said 29.368 acre Weiss tract for a distance of 599.70 feet to a 3/8"iron rod found monumenting the northwest corner of said 15.00 acre Beran tract and an interior ell corner of 29.368 acre Weiss tract;

THENCE, S 22°34'50"E with the west boundary line of said 15.00 acre Beran tract common with said 29.368 acre Weiss tract for a distance of 1092.24 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for the southwest corner of said 15.00 acre Beran tract and the most southerly southeast corner of said 29.368 acre Weiss tract, same being on the north right-of-way line of County Road 394, from which an iron rod found with cap marked "Williamson County" monumenting the southwest corner of the called 0.005 acre tract of land (Parcel 45) conveyed to Williamson County, Texas (Chandler Road 101 Right-of-way), bears N 69°02'50" E for a distance of 579.65 feet;

THENCE, S 68°24'15"W with the south boundary line of said 29.368 acre Weiss tract and said north right-of-way line of County Road 394 for a distance of 430.13 feet to a power pole on the most southerly southwest corner of said 29.368 acre Weiss tract and the southeast corner of Lot 3, Wheeler Subdivision, recorded in Cabinet EE, Slide 38 of the Plat Records of Williamson County, Texas, for the most southerly southwest corner hereof;

THENCE, departing said north right-of way line of County Road 394, N 21°10'34"W with the east boundary line of said Lot 3, Wheeler Subdivision common with said 29.368 acre Weiss tract for a distance of 295.04 feet to a 1/2" iron rod found (bent) monumenting the northeast corner of said Lot 3 and an interior ell corner of said 29.368 acre Weiss tract;

THENCE, S 68°55'15"W with the north boundary line of said Lot 3, Wheeler Subdivision common with said 29.368 acre Weiss tract for a distance of 295.34 feet to an iron rod found with cap marked "RPLS 5748" monumenting the northwest corner of said Lot 3, Wheeler Subdivision and the most westerly southwest corner of said 29.368 acre Weiss tract, same being on the east boundary line of Lot 2, Wheeler Subdivision, for the most westerly southwest corner hereof;

THENCE, N 19°39'44"W with the west boundary line of said 29.368 acre Weiss tract and said east boundary line of Lot 2, Wheeler Subdivision for a distance of 9.08 feet to an iron rod set with cap marked "Diamond Surveying" for the northeast corner of said Lot 2 and the southeast corner of Lot 1, Wheeler Subdivision;

THENCE, N 22°35'48"W with the west boundary line of said 29.368 acre Weiss tract and the east boundary line of said Lot 1, Wheeler Subdivision for a distance of 179.87 feet to an iron rod found with cap marked "CS LTD" monumenting the northeast corner of said Lot 1, Wheeler Subdivision and the southeast corner of said 11.06 acre CTR Acquisition Sub, LLC tract;

THENCE, N 21°44'33"W with the west boundary line of said 29.368 acre Weiss tract and the east boundary line of said 11.06 acre CTR Acquisition Sub, LLC tract for a distance of 1069.17 feet to the POINT OF BEGINNING hereof and containing 29.368 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203), State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00012.

TEXAS SPORTS & CIVIL ENGINEERING
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City of Taylor
Castlewood South Preliminary Plat
PZ-202-1304
Staff Report

Requested Action: Disapproval of the Castlewood South Preliminary Plat

Applicant: Will Buzzelli, P.E./Kimley-Horn

Subject Property: Approximately 69.99 acres, including 14.86 acres of right-of-way dedication, to create approximately 316 residential lots, along with reserves for parks and detention, part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Parcel Information
Current Zoning: R-1/RPD
Current Use: Vacant

Purpose: The purpose of the plat is to layout a residential subdivision for development.

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

Attachments:

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

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

Aaron Levy
Townbridge Homes
5511 Reynolds Road
Austin TX 78749
aaron@townbridgehomes.com

Date: Saturday, May 1, 2021

Address: FM 973, Taylor 76574
Permit Number PZ-2021-1304

Dear Aaron Levy,

Staff has completed its review of plans for the Castlewood South Preliminary Plat that is to be located at FM 973, Taylor 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 Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

The description at the top of the plat needs to state that it is "part of and out of M. Dentler Survey, Abstract No. 211". I would like for the plat to state that it is creating a certain number of lots, 2 drainage reserves and the acreage includes the dedication of streets.

The Title should be Castlewood South Preliminary Plat

The description should be (this is an example below since I am not 100% on how many lots you are proposing and what open space means)

Being a Preliminary Plat of 69.99 acres, including 14.86 acres of street dedication, to create 316 lots residential lots, 6 reserves for parks, XX reserves for detention, etc., part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Additionally, you don't have to have a bunch of stuff over on the side if you put it in the description e.g., the plat is totally in the City of Taylor. That can be in the description.

Blocks are to be numbered. If using symbology then place the block number in a circle and show in the Legend. See Subdivision Ordinance excerpt below:

2.7 Blocks

Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

Correct Note 5 as the blocks are to be numbered.

Remove Note 7 as there is no maximum impervious surface regulation.

State exactly how many lots you are proposing.

Make the parks and drainage reserves rather than lots.

Use Property Owner's Association or P.O.A. throughout the documents as not all property has a home on it.

If Castlebridge Way is going to be Wesley Miller then remove all references to it in notes and on the plat.

Provide lot widths and depths and width of all streets. See Subdivision Ordinance excerpt below:

3.2 Subdivision Preliminary Plat

1. Proposed Features Inside Residential Subdivision:
2. Location, width, and name of streets.

Send a copy of the preliminary plat to the County as many of street names have to be checked as street names cannot be used more than once in the County. More than likely some of the street names will not be permitted e.g., Smith Street.

What are the "open spaces" going to be used for? If they are going to be used for drainage, park land, etc then they need to be reserved for the specific use.

I cannot tell what the scale is e.g., what does 400 equal on the first sheet and what is 200 equal to on the second sheet? The smallest scale is 1 to 100. See Subdivision excerpt below:

3.2 Subdivision Preliminary Plat

6. Scale: One inch equals one hundred feet (1"=100') (consent of Planning and Zoning Commission needed for smaller scale and then only if lots are more than one-half (½) acre in area).

In G. Development Standards of the Planned Development the front setbacks for the alley loaded lots is five (5) lots and rear setback is 10 feet. See Planned Development.

The minimum lot size for alley loaded lots is 3,850 in G. Development Standards. The note on the left hand side of Sheet 1 notes the smallest townhome lot as .1010 acres. This is in the Planned Development Ordinance so a note could be placed in the General Notes that states the minimum lot sizes are in accordance with the Planned Development Ordinance.

I was not aware that there were going to be townhomes and that is not reflected in the table in G. Development Standards as the interior side setback is five (5) feet for the small lots. The owner previously indicated that there was not interest in townhomes.

Sidewalks are not shown and labeled on the plat and the note that states the sidewalks for residential lots will be built by the builders while the common sidewalks will be built by the developer. The is a table that regulates the sidewalks in the Planned Development Ordinance, refer to H.1. Sidewalk Requirement Table.

Label the park split by the match line on Sheet 1. Don't split lots 9 and 19 of Block J. Alter the split so it's possible to read the info in the lots.

The north arrows are incorrect on all the plat sheets. As the Vicinity Map does not have the proposed platted area on the map it was not possible to orient oneself using it so it needs to be changed. The line work on the surrounding properties is too light and not legible enough to orient oneself easily by locating FM 973. Make the line work darker so that it is legible. See Subdivision Ordinance Excerpts below:

3.2 Subdivision Preliminary Plat

7. North arrow: North to be at top of sheet if possible.

9. Boundaries:

a. Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings.

b. Lines outside of boundaries of proposed subdivision to be dashed.

c. Provide a tie to an original corner of the original survey of which said land is a part.

10. Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines,

watercourses, etc.

The Cover Sheet of the plat states there will not be more than 316 residential lots but the application states 332 lots. First, make sure the application the plat are consistent with each other. Second, if you state what is being created in the plat description then it does not have to be anywhere else on the plat. As I mentioned, the description should state "creating so many lots, so many detention reserves, so many park reserves and so many open space reserves (if they are not parks, etc).

There are inconsistencies between the approved site plan in the ordinance for the P.D. and the preliminary plat. The 2.00 acre detention pond showed a park where Block O, Lots 1-6 and the open space labeled 1 are. Additionally, Lot 2 has a boundary outside the platted area. The open space could be part of Lot 2 if the residential lots are approved. The change needs to be discussed.

The Open Space that is 2.53 acres is labeled as detention on the approved site plan in the PD Ordinance. Lots 4 and 9 next to the Detention or Open Space do not need to be lots. They need to be part of the Detention/Open Space Reserve so you don't have to provide some sort of access easement or note on the plat so that access is granted and cannot be obstructed.

Blocks H and J, Lots 8 were shown as pedestrian paths on the approved site plan in the PD Ordinance. They should not be residential lots but pedestrian paths to the park. If a change is desired a discussion must be had with the Director of Development Services, Tom Yantis.

In Block H there are two lots numbered 14.

Copy the regulations for the sidewalks in the PD Ordinance and place it in the general notes on the plat as the sizes are specific to the parks and open spaces. Additionally, a not on the plat about the landscaping in the parks and open spaces needs to be in the general notes also.

The Lot Table for Block E shows a Lot numbered 7 and there is not Lot 7. The park should be a reserve and Lot 7 needs to be removed.

The alleys are to be owned and maintained by the Property Owners Association. A note in all of the alleys stating that the alleys are private will be required.

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.

1. Alley behind McFadin Street will require a street name.

2. Alley A will require a street name.

3. Fire hydrant placement and looped water system with 2 points of connection to water mains will be reviewed upon the construction plans.

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.

**Refer to Associated FIles for PDF of Engineering Review comments associated with review comments below.*

Sheet 1

- General: Verify preliminary plat layout/format is acceptable and update accordingly for final plat format (5 sheets with over/cover sheet)
- General: Add block and lot number symbology to sheet legend
- General: Fill in the submittal date information

- General: Add "P.E." after the Engineer on the Engineer Information
- General: Plat Notes – Verify contents provided in note 8. Verify note contents applies to this subdivision since there is master detention. Exceeding impervious cover total would not be allowed.
- General: Plat Notes – Complete note 11 information.
- General: Provide full legal description/information for the subdivision title, all sheets.

- Provide a tie Provide a tie to an original corner of the original survey of which said land is a part.

(Ref.) Chapter 3. - Review and Approval Procedures for Planning and Zoning Commission

3.2 Subdivision Preliminary Plat – 9c. Provide a tie to an original corner of the original survey of which said land is a part.

- Subdivider is responsible to note location of sidewalks on the plat.

(Ref.) ARTICLE II: - SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

2.14 Sidewalks – The subdivider is responsible to note the location of sidewalks on the plat.

- Verify block length requirements for Blocks A, B, D, G. Provide table for blocks to include length of each block

(Ref.) ARTICLE II: - SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

2.7 Blocks - Maximum block length: Six hundred (600) feet and the minimum block length is three hundred (300) feet, except upon approval by the City Planning and Zoning Commission

(Ref.) Plat Application; Plat Content; 5d. Site Data information in one location on first sheet; d. Lot and Block Table – Detail proposed lots per block, by type or use, including acreage or square feet, and length of each Block. Breakout by Phase if Phasing plan proposed.

- Provide Street Length, Type and Design Speed in table format.

(Ref.) Plat Application; Plat Content; 5.e Linear feet of new streets, table including type of street (residential, collector, etc.)

Sheet 2

- General: Label contour lines
- General: Label parcel noted on the review plat (adjacent to Block J)
- General: Label and dimension alley (adjacent to Block J)
- General: Dimension Alley "A"
- General: Dimension all HOA Lots on the plat
- General: Notate radius of proposed street knuckle
- General: Verify North arrow orientation. Recommend keeping the orientation consistent with key map and vicinity map on first sheet.
- General: Recommend consistent location of north arrow, scale bar, and key map on all sheets.
- General: Verify if any State (TxDOT) dedication requirements for driveway to Smith Street.
- General: If no vehicle access is allowed to FM 973 from Clark Street, notate on plat
- Include all roadway centerline bearing, distance, and curve information (TYP. All plat drawing sheets)

Ref.) Chapter 3. - Review and Approval Procedures for Planning and Zoning Commission

3.2 Subdivision Preliminary Plat – 16. Engineering Data Required; a. Streets: Complete curve data shown on each side of street; length and bearings of all tangents; dimensions from all angle points and points of curve to an adjacent side lot line.

- Verify Centerline Radius for Clark Street: Radius shall be 300-ft minimum for local street. Verify Centerline Radius for Smith Street: Radius shall be 800-ft minimum for collector road.

(Ref.) ARTICLE II: - SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

2.8.6 Minor Street Curves - Curves in minor or residential streets are to have a centerline radius of three hundred (300) feet or more unless approved by the City Engineer.

- Include all lot bearing information (TYP. All plat drawing sheets)

Ref.) Chapter 3. - Review and Approval Procedures for Planning and Zoning Commission

3.2 Subdivision Preliminary Plat – 16. Engineering Data Required; b. Lots: Complete dimensions and bearings for front, rear, and side lot lines.

Sheet 3

- General: Resolution of the proposed roadway for connection to Castlewood required where noted on the plat review drawing.
- General: Label contour lines
- General: Label and dimension alley (adjacent to Block J)
- General: Dimension Alley "A"
- General: Dimension all HOA Lots on the plat
- General: Verify if Lot 1, Block O is a lot or Open Space
- General: Notate radius of proposed street knuckle
- General: Verify North arrow orientation. Recommend keeping the orientation consistent with key map and vicinity map on first sheet.
- General: Recommend consistent location of north arrow, scale bar, and key map on all sheets.
- General: Due to match line, label all blocks for Sheet 3 where missing
- General: Verify street name for Wesley Miller Lane (Castlebridge Way)
- General: Add curve information for open space lot near Peterson Trail and Castlebridge Way
- General: If no vehicle access is allowed to FM 973 from Pickett Drive, notate on plat.
- Include all roadway centerline bearing, distance, and curve information (TYP. All plat drawing sheets)

(Ref.) Chapter 3. - Review and Approval Procedures for Planning and Zoning Commission

3.2 Subdivision Preliminary Plat – 16. Engineering Data Required; a. Streets: Complete curve data shown on each side of street; length and bearings of all tangents; dimensions from all angle points and points of curve to an adjacent side lot line.

- Include all lot bearing information (TYP. All plat drawing sheets)

Ref.) Chapter 3. - Review and Approval Procedures for Planning and Zoning Commission

3.2 Subdivision Preliminary Plat – 16. Engineering Data Required; b. Lots: Complete dimensions and bearings for front, rear, and side lot lines.

- Verify Centerline Radius for Castlebridge Way (Wesley Miller shown): Radius shall be 800-ft minimum for collector road.

(Ref.) ARTICLE II: - SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

2.8.6 Minor Street Curves - Curves in minor or residential streets are to have a centerline radius of three hundred (300) feet or more unless approved by the City Engineer.

- Add Street name, ROW width, and dimension for all streets (typ).

(Ref.) Chapter 3. - Review and Approval Procedures for Planning and Zoning Commission

3.2 Subdivision Preliminary Plat – 13.Proposed Features Inside Residential Subdivision: a. Location, width, and name of streets.

- Notate adjacent Castlewood Subdivision on plat.

(Ref.) Chapter 3. - Review and Approval Procedures for Planning and Zoning Commission

3.2 Subdivision Preliminary Plat – 10. Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines, watercourses, etc.

- Verify Lot 11, Block L meets lot requirements of the Subdivision Ordinance

(Ref.) ARTICLE II: - SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

2.6 – Lots (modified) The lot design of a neighborhood should provide for lots of adequate width and depth to provide open area and to eliminate overcrowding. Lots should be rectangular so far as practicable and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines.

- Verify intersection of McFadin Street and Peterson Trail to meet intersection standards of 90 degrees.

(Ref.) ARTICLE II: - SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

2.8.4 Intersection Angles - 1. All streets are to intersect at a ninety (90) degree angle. Variations must be approved by the City Engineer.2.Acute angle intersections approved by the City Engineer are to have twenty-five (25) foot radius at acute corners.3.Street intersections with or extending to meet an existing street will be tied to the existing street on centerline with dimensions and bearings to show relationship.

Sheet 4

- General: Notate units used for block area (Square Footage)
- General: Correct the sheet numbering to match number of sheets submitted

Sheet 5

- General: Complete information for areas noted on the Owner's Dedication Block and the Engineer's Certification Block
- General: Correct the sheet numbering to match number of sheets submitted
- General: Verify monuments and iron rods on plat drawing match type found in metes and bounds. Provide graphic in sheet legend.

Drainage Report and Modeling

- General: For table outputs, correct misprinted information on the sheets so they are legible.
- Section 3: DAM Modeling - This will require TCEQ approval prior to construction
- Drainage area map exhibit 9 of 18 - Drainage divides between DA-1 and DA-2 do not agree with proposed contours
- Drainage area map exhibit 9 of 18 - Notate location of proposed detention outfall
- Drainage area map exhibit 9 of 18 - Proposed flow direction not shown on map

- Drainage area map exhibit 9 of 18 - Show proposed storm sewer drain system for location along Sieders Street
- Drainage area map exhibit 9 of 18 - For Drainage Summary, follow Engineering Manual 8.6.5.d - When calculating peak runoff rates the undeveloped curve number shall be used and the impervious cover entered separately to represent existing and proposed conditions.

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

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

Thank you,



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



N

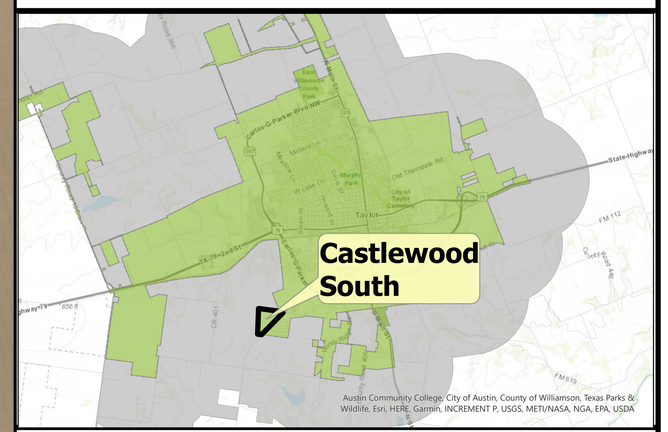
PZ-2021-1304

Castlewood South
Preliminary Plat
Approximately 69.99 Acres

Legend

— Streets

▭ Subject Property



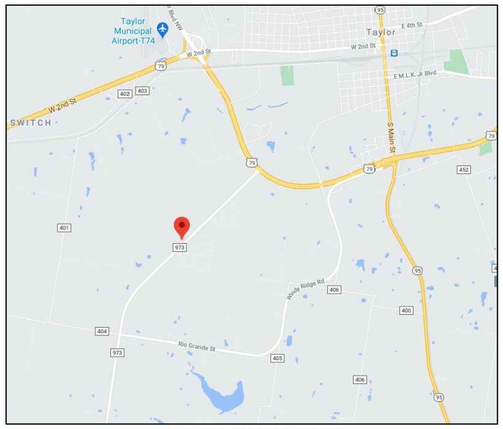
0 265 530 1,060 US Feet

PRELIMINARY PLAT OF
CASTLEWOOD SOUTH SUBDIVISION

A 69.99 ACRE SINGLE-FAMILY COMMUNITY,
TAYLOR, WILLIAMSON COUNTY, TEXAS

SHEET INDEX

OVERVIEW, VICINITY MAP, NOTES, SUMMARY .....SHEET 1
PLAT .....SHEET 2
PLAT .....SHEET 3
LOT AREAS & CURVE TABLES.....SHEET 4
DEDICATION .....SHEET 5



LOCATION MAP
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

LEGEND:
- H.O.A. LOT (25' DRAINAGE EASEMENT)
- H.O.A. LOT (20' WASTEWATER & HIKE AND BIKE TRAIL EASEMENT)

SUBMITTAL DATE:

ADDRESS:
F.M. 973 TAYLOR, TEXAS 76574

SITE SUMMARY:

SURVEY: M. DENTLER SURVEY, ABS 211.

1. TOTAL ACRES: 69.97 ACRES
2. NUMBER OF LOTS: NOT TO EXCEED 316 RESIDENTIAL LOTS (43.37 ACRES)

2 PARKLAND LOTS (4.21 ACRES)
4 POCKET PARKS (0.69 ACRES)
TOTAL PARKS (NOT LESS THAN 4.9 AC)

2 DRAINAGE/DETENTION AREAS (4.35 ACRES)

10 H.O.A. LOTS (2.50 ACRES)

2. PROPOSED RIGHT-OF-WAY AREA: 14.86 ACRES

AREA OF SMALLEST LOT: TOWNHOME= .1010 ACRES,
RESIDENTIAL= .1247 ACRES

3. THIS TRACT IS LOCATED ENTIRELY WITHIN THE CITY OF TAYLOR.

PROPOSED USE:
- SINGLE FAMILY RESIDENTIAL

STREET LENGTH AND DESIGN SPEEDS:
SMITH RD - 667 LF / 35 MPH (COLLECTOR)
CASTLEBRIDGE WAY - 1,526 LF / 35 MPH (COLLECTOR)
SIEDERS ST - 1,851 LF / 25 MPH (RESIDENTIAL)
MCFADIN WAY - 1,130 LF / 25 MPH (RESIDENTIAL)
WILSON SPRINGS LN - 1,642 LF / 25 MPH (RESIDENTIAL)
CLARK ST - 840 LF / 25 MPH (RESIDENTIAL)
PETERSON TR - 1,041 LF / 25 MPH (RESIDENTIAL)
WEDEMEYER ST - 1986 LF / 25 MPH (RESIDENTIAL)
THOMPSON COVE - 629 LF/ 25 MPH (RESIENTIAL)

NOTES:

1. UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS 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 NO. 48491C0540F OR FIRM MAP NO. 48491C0541F, EFFECTIVE DATE OF DECEMBER 20, 2019.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR.
5. PARKLAND DEDICATION REQUIREMENTS ARE MET BY THE DEDICATION OF BLOCK "E", LOT 8, BLOCK 'I', LOT 31, & BLOCK "O", LOT 1.
6. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
7. MAX. IMPERVIOUS COVER PER LOT: PER APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR.
8. STORM WATER DETENTION IS REQUIRED IF TOTAL IMPERVIOUS COVER EXCEEDS 20%.
9. ALL RESERVE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
10. TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
11. THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO.

THIS PROJECT IS ON THE GRID

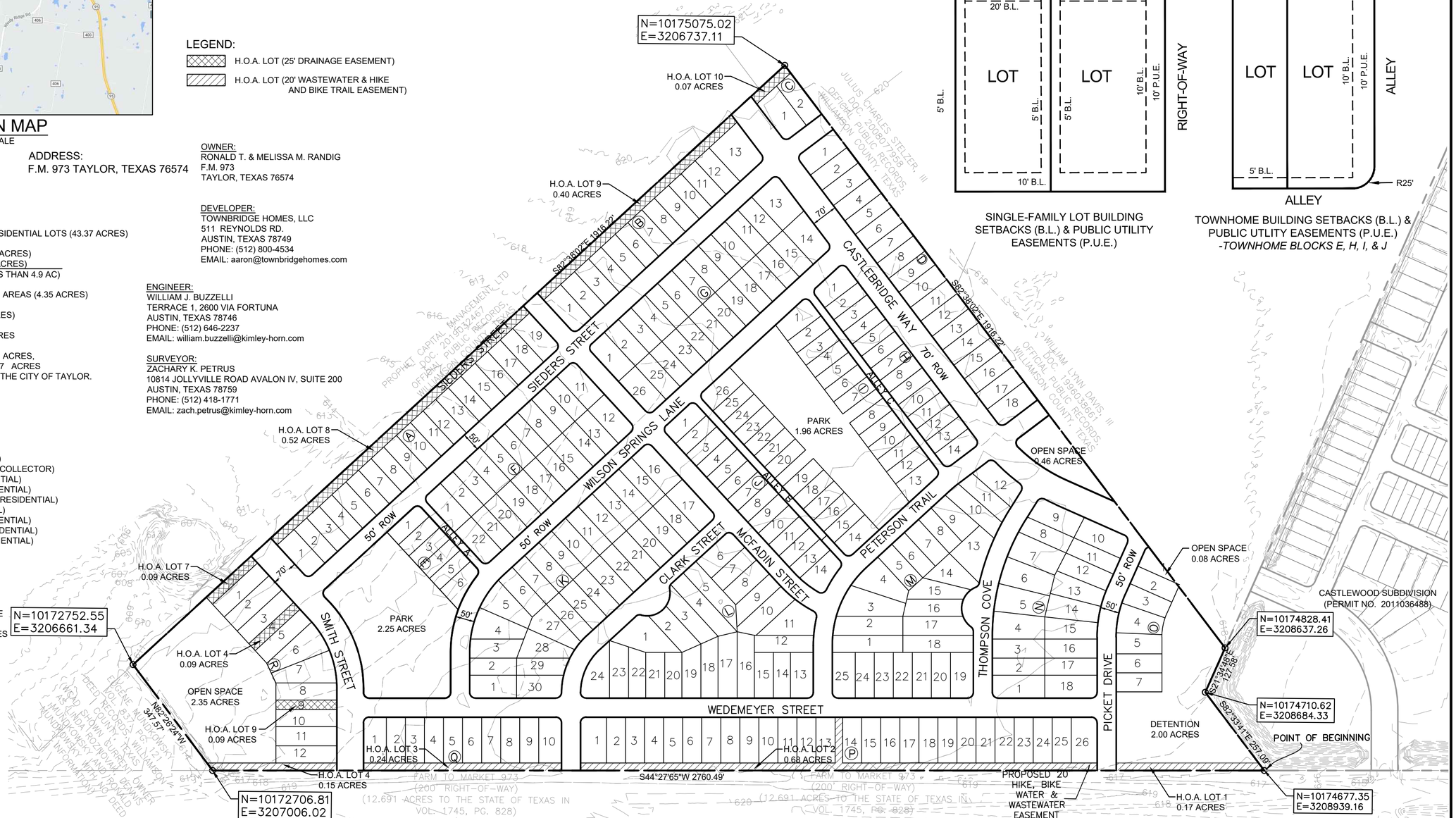
COORDINATES: TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE (4203)
HORIZONTAL DATUM: NAD '83
VERTICAL DATUM: NAD '88

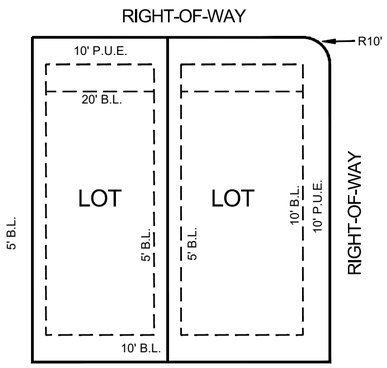
OWNER:
RONALD T. & MELISSA M. RANDIG
F.M. 973
TAYLOR, TEXAS 76574

DEVELOPER:
TOWNBRIDGE HOMES, LLC
511 REYNOLDS RD.
AUSTIN, TEXAS 78749
PHONE: (512) 800-4534
EMAIL: aaron@townbridgehomes.com

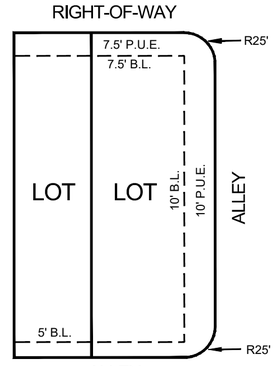
ENGINEER:
WILLIAM J. BUZZELLI
TERRACE 1, 2600 VIA FORTUNA
AUSTIN, TEXAS 78746
PHONE: (512) 646-2237
EMAIL: william.buzzelli@kimley-horn.com

SURVEYOR:
ZACHARY K. PETRUS
10814 JOLLYVILLE ROAD AVALON IV, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 418-1771
EMAIL: zach.petrus@kimley-horn.com

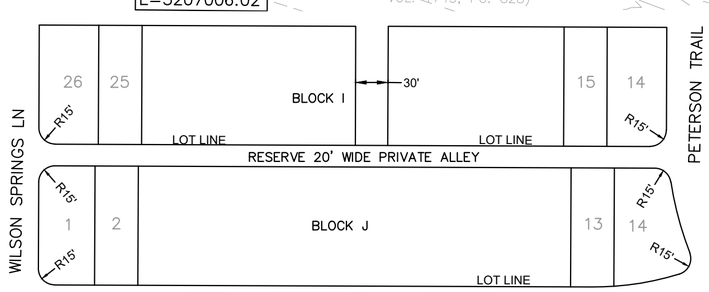




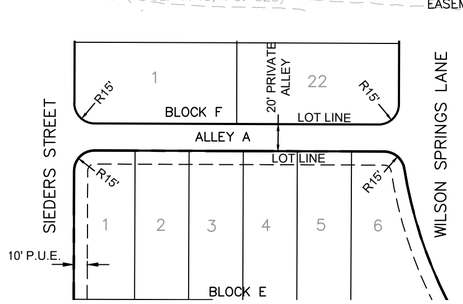
SINGLE-FAMILY LOT BUILDING SETBACKS (B.L.) & PUBLIC UTILITY EASEMENTS (P.U.E.)



TOWNHOME BUILDING SETBACKS (B.L.) & PUBLIC UTLITY EASEMENTS (P.U.E.)
-TOWNHOME BLOCKS E, H, I, & J



20' WIDE PRIVATE ALLEY & UTILITY EASEMENT DETAIL "A"
SCALE 1:100



20' WIDE PRIVATE ALLEY & UTILITY EASEMENT DETAIL "B"
SCALE 1:80

Kimley»Horn
2600 Via Fortuna, Terrace 1, Suite 300
Austin, Texas 78746
FIRM # 928
Tel. No. (512) 646-2237
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1: 200	TL	WB	4/1/2021	069278803	1 OF 5

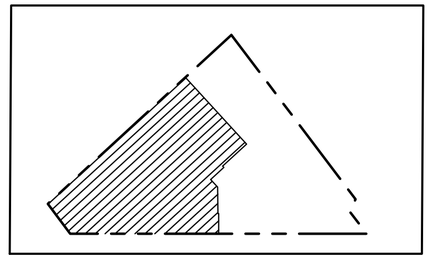
PRELIMINARY PLAT OF

CASTLEWOOD SOUTH SUBDIVISION

A 69.99 ACRE SINGLE-FAMILY COMMUNITY,
TAYLOR, WILLIAMSON COUNTY, TEXAS

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200



KEY MAP
SCALE 1:1000

MATCH LINE SEE SHEET 3

MCFADIN STREET

CLARK STREET

WEDEMEYER STREET

S44°27'65"W 2760.49'

FARM TO MARKET 973
(200' RIGHT-OF-WAY)
(12.691 ACRES TO THE STATE OF TEXAS IN VOL. 1145, PG. 825)

H.O.A. LOT 3
0.24 ACRES

70' ROW

H.O.A. LOT 4
0.15 ACRES

WILSON SPRINGS LANE 50' ROW

SMITH STREET

H.O.A. LOT 9
0.09 ACRES

PARK
2.25 ACRES

OPEN SPACE
2.35 ACRES

H.O.A. LOT 4
0.09 ACRES

ALLEY A

SIEDERS STREET 50' ROW

N=10172706.81
E=3207006.02

N82°26'24"W 347.57'

EUGENE MUNDKOWSKY
VOL. 837, PG. 121
DEED RECORDS, WILLIAMSON COUNTY, TEXAS
(WCAD SHOWN CURRENT OWNER AS
LINDA ROZNOVAK, DENNIS
MUNDKOWSKY AND RONALD
MUNDKOWSKY WITH NO DEED
INFORMATION)

N=10172752.55
E=3206661.34

S82°38'02"E 1916.22'

PROPHET CAPITAL MANAGEMENT LTD
DOC. 2019032467
OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS

H.O.A. LOT 8
0.52 ACRES

H.O.A. LOT 7
0.09 ACRES

Kimley»Horn
2600 Via Fortuna, Terrace 1, Suite 300
Austin, Texas 78746
FIRM # 928
Tel. No. (512) 646-2237
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1: 100	TL	WB	4/1/2021	069278803	2 OF 5

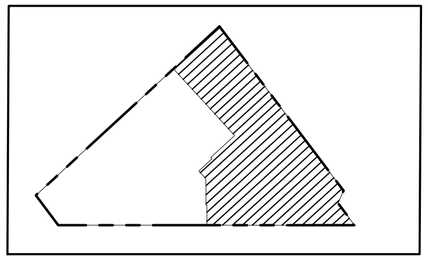
PRELIMINARY PLAT OF

CASTLEWOOD SOUTH SUBDIVISION

A 69.99 ACRE SINGLE-FAMILY COMMUNITY,
TAYLOR, WILLIAMSON COUNTY, TEXAS

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200



KEY MAP
SCALE 1:1000

H.O.A. LOT 2
0.68 ACRES

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

H.O.A. LOT 9
0.40 ACRES

H.O.A. LOT 10
0.07 ACRES

PARK
1.96 ACRES

PETERSON TRAIL

THOMPSON COVE

PICKET DRIVE

ALLEY C

WESLEY MILLER LANE
70' ROW

50' ROW

PROPOSED 20'
HIKE, BIKE,
WATER &
WASTEWATER
EASEMENT

H.O.A. LOT 1
0.17 ACRES

DETENTION
2.00 ACRES

OPEN SPACE
0.46 ACRES

OPEN SPACE
0.08 ACRES

FARM TO MARKET 973
(200' RIGHT-OF-WAY)
TO THE STATE OF TEXAS
VOL. 1745, PG. 828

JULIUS CHARLES STELZER, III
DOC. 2008077958
OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS

WILLIAM LYNN DAVIS, III
DOC. 1996038661
OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS

S82°38'02"E 1916.22'

S82°33'41"E 257.09'

S21°34'48"E 127.58'

N=10174710.62
E=3208684.33

N=10174677.35
E=3208939.16

P.O.B.
1/2" IRFC
"BRYAN TECH
SERVICES"

N=10174828.41
E=3208637.26

N=10175075.02
E=3206737.11

Kimley»Horn
2600 Via Fortuna, Terrace 1, Suite 300
Austin, Texas 78746
FIRM # 928
Tel. No. (512) 646-2237
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1: 100	TL	WB	4/1/2021	069278803	3 OF 5

PRELIMINARY PLAT OF

CASTLEWOOD SOUTH SUBDIVISION

A 69.99 ACRE SINGLE-FAMILY COMMUNITY,
TAYLOR, WILLIAMSON COUNTY, TEXAS

LOT TABLES

BLOCK A		
Parcel #	Area	Perimeter
1	7151.71	353.56
2	5400.00	330.00
3	5400.00	330.00
4	5400.00	330.00
5	6000.00	340.00
6	5400.00	330.00
7	5400.00	330.00
8	5400.00	330.00
9	5400.00	330.00
10	6000.00	340.00
11	5400.00	330.00
12	5400.00	330.00
13	5400.00	330.00
14	5400.00	330.00
15	6000.00	340.00
16	5400.00	330.00
17	5400.00	330.00
18	5400.00	330.00
19	7151.71	353.56

BLOCK B		
Parcel #	Area	Perimeter
1	7151.71	353.56
2	6000.00	340.00
3	6000.00	340.00
4	5400.00	330.00
5	6000.00	340.00
6	5400.00	330.00
7	6000.00	340.00
8	5400.00	330.00
9	6000.00	340.00
10	5400.00	330.00
11	6000.00	340.00
12	6000.00	340.00
13	11214.06	422.98

BLOCK C		
Parcel #	Area	Perimeter
1	8840.98	387.87
2	6639.74	365.82

BLOCK D		
Parcel #	Area	Perimeter
1	7151.71	353.56
2	6000.00	340.00
3	6000.00	340.00
4	6000.00	340.00
5	5400.00	330.00
6	6000.00	340.00
7	5400.00	330.00
8	6000.00	340.00
9	5400.00	330.00
10	6000.00	340.00
11	5400.00	330.00
12	6000.00	340.00
13	5400.00	330.00
14	6000.00	340.00
15	5400.00	330.00
16	6000.00	340.00
17	6000.00	340.00
18	7151.71	353.56

BLOCK E		
Parcel #	Area	Perimeter
1	4901.71	303.56
2	4400.00	300.00
3	4400.00	300.00
4	4400.00	300.00
5	4400.00	300.00
6	5554.90	329.95
7	97945.73	1264.05

BLOCK F		
Parcel #	Area	Perimeter
1	7151.71	353.56
2	5400.00	330.00
3	5400.00	330.00
4	6000.00	340.00
5	5400.00	330.00
6	5400.00	330.00
7	5400.00	330.00
8	6000.00	340.00
9	5400.00	330.00
10	5400.00	330.00
11	7151.71	353.56
12	7151.71	353.56
13	5400.00	330.00
14	5400.00	330.00
15	6000.00	340.00
16	5400.00	330.00
17	5400.00	330.00
18	5400.00	330.00
19	6000.00	340.00
20	5400.00	330.00
21	5400.00	330.00
22	7152.19	353.59

BLOCK G		
Parcel #	Area	Perimeter
1	7151.71	353.56
2	6000.00	340.00
3	5400.00	330.00
4	6000.00	340.00
5	5400.00	330.00
6	6000.00	340.00
7	5400.00	330.00
8	6000.00	340.00
9	5400.00	330.00
10	6000.00	340.00
11	5400.00	330.00
12	6000.00	340.00
13	9818.43	397.17
14	8447.01	376.86
15	6000.00	340.00
16	5400.00	330.00
17	6000.00	340.00
18	5400.00	330.00
19	6000.00	340.00
20	5400.00	330.00
21	6000.00	340.00
22	5400.00	330.00
23	6000.00	340.00
24	5400.00	330.00
25	6000.00	340.00
26	7151.71	353.56

BLOCK H		
Parcel #	Area	Perimeter
1	6431.00	326.08
2	4400.00	300.00
3	4400.00	300.00
4	4400.00	300.00
5	4400.00	300.00
6	4400.00	300.00
7	4400.00	300.00
8	4400.00	300.00
9	4400.00	300.00
10	4400.00	300.00
11	4400.00	300.00
12	4400.00	300.00
13	4400.00	300.00
14	5403.43	307.12

BLOCK I		
Parcel #	Area	Perimeter
1	6323.04	328.54
2	4400.00	300.00
3	4400.00	300.00
4	4400.00	300.00
5	4400.00	300.00
6	4400.00	300.00
7	4400.00	300.00
8	4400.00	300.00
9	4400.00	300.00
10	4400.00	300.00
11	4400.00	300.00
12	4400.00	300.00
13	5976.22	324.75
14	6000.78	323.54
15	4400.93	300.02
16	4400.01	300.00
17	4400.00	300.00
18	4400.00	300.00
19	4400.00	300.00
20	4400.00	300.00
21	4400.00	300.00
22	4400.00	300.00
23	4400.00	300.00
24	4400.00	300.00
25	4400.00	300.00
26	6002.22	323.57

BLOCK J		
Parcel #	Area	Perimeter
1	5623.43	311.12
2	4400.00	300.00
3	4400.00	300.00
4	4400.00	300.00
5	4400.00	300.00
6	4400.00	300.00
7	4400.00	300.00
8	4400.00	300.00
9	4400.00	300.00
10	4400.00	300.00
11	4400.00	300.00
12	4400.00	300.00
13	4394.77	299.25
14	6316.31	322.11

BLOCK K		
Parcel #	Area	Perimeter
1	7332.92	359.60
2	5541.87	336.31
3	6613.39	366.98
4	8031.52	394.38
5	7989.24	389.31
6	6820.54	364.33
7	5962.50	355.00
8	6625.00	365.00
9	5962.50	355.00
10	6625.00	365.00
11	5962.50	355.00
12	6625.00	365.00
13	5962.50	355.00
14	6625.00	365.00
15	5962.50	355.00
16	7901.71	378.56
17	7901.71	378.56
18	5962.50	355.00
19	6625.00	365.00
20	5962.50	355.00
21	6625.00	365.00
22	5962.50	355.00
23	6625.00	365.00
24	5962.50	355.00
25	6625.00	365.00
26	5971.76	356.28
27	7305.46	376.45
28	7143.51	383.36
29	5871.16	355.91
30	7115.77	355.41

BLOCK L		
Parcel #	Area	Perimeter
1	10262.61	453.05
2	6658.06	375.52
3	7318.36	427.38
4	8865.39	490.11
5	8200.84	480.15
6	7151.71	353.56
7	5400.00	330.00
8	6000.00	340.00
9	6236.31	380.55
10	7697.72	409.50
11	8829.38	414.51
12	6985.26	401.16
13	7151.71	353.56
14	5400.00	330.00
15	6000.00	340.00
16	7633.15	430.19
17	8410.15	437.85
18	6847.69	398.57
19	6554.67	366.89
20	5400.00	330.00
21	6000.00	340.00
22	5729.28	346.95
23	7138.27	388.11
24	8150.35	396.75

BLOCK M		
Parcel #	Area	Perimeter
1	8315.43	458.89
2	9000.15	459.34
3	9877.38	450.53
4	8947.57	408.98
5	6000.00	340.00
6	5400.00	330.00
7	6000.00	340.00
8	5400.00	330.00
9	6766.16	353.45
10	7322.67	417.31
11	6498.00	381.11
12	7557.59	366.86
13	8628.76	393.91
14	6731.94	365.11
15	6294.07	384.61
16	6779.51	399.54
17	8707.20	452.49
18	8325.00	460.00
19	7151.71	353.56
20	6000.00	340.00
21	6000.00	340.00
22	6000.00	340.00
23	6000.00	340.00
24	6000.00	340.00
25	7151.71	353.56

BLOCK N		
Parcel #	Area	Perimeter
1	8201.71	388.56
2	6187.50	365.00
3	6875.00	375.00
4	9002.71	404.00
5	8880.39	402.36
6	8843.07	401.34
7	9264.07	406.74
8	6084.42	360.24
9	7856.88	379.25
10	7866.10	377.47
11	6071.90	359.94
12	6918.81	376.35
13	7293.26	382.07
14	7344.40	384.31
15	7013.92	379.50
16	6875.00	375.00
17	6187.50	365.00
18	8201.71	388.56

BLOCK O		
Parcel #	Area	Perimeter
1	7151.71	353.56
2	6000.00	340.00
3	6022.48	340.37
4	7490.32	364.84
5	6297.76	344.96
6	6000.00	340.00
7	6000.00	340.00

BLOCK P		
Parcel #	Area	Perimeter
1	8107.23	369.49
2	6000.00	340.00
3	6000.00	340.00
4	6000.00	340.00
5	6000.00	340.00
6	6000.00	340.00
7	6000.00	340.00
8	6000.00	340.00
9	6000.00	340.00
10	6000.00	340.00
11	6000.00	340.00
12	6000.00	340.00
13	6000.00	340.00
14	6000.00	340.00
15	6000.00	340.00
16	6000.00	340.00
17	6000.00	340.00
18	6000.00	340.00
19	6000.00	340.00
20	6000.00	340.00
21	6000.00	340.00
22	6000.00	340.00
23	6000.00	340.00
24	6000.00	340.00
25	6000.00	340.00
26	8107.23	369.49

BLOCK Q		
Parcel #	Area	Perimeter
1	7131.45	353.22
2	6000.00	340.00
3	6000.00	340.00
4	6000.00	340.00
5	6000.00	340.00
6	6000.00	340.00
7	6000.00	340.00
8	6000.00	340.00
9	6000.00	340.00
10	7131.45	353.22

BLOCK R		
Parcel #	Area	Perimeter
1	7200.00	410.00
2	8000.00	420.00
3	7200.00	410.00
4	4000.00	370.00
5	7199.97	409.98
6	9434.77	440.17
7	9366.57	439.84
8	7198.40	409.65
9	4000.00	370.00
10	7200.00	410.00
11	8000.00	420.00
12	7200.00	410.00

CURVE TABLES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C2	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C3	15.00'	22.12'	S40°22'08"E	20.17'	84°28'25"
C4	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C5	15.00'	23.56'	N52°23'42"E	21.21'	90°00'00"
C6	15.00'	23.56'	S37°36'18"E	21.21'	90°00'00"
C7	15.00'	23.56'	N52°23'42"E	21.21'	90°00'00"
C8	325.00'	103.02'	N16°25'33"W	102.59'	18°09'41"
C9	15.00'	21.15'	N47°44'18"W	19.44'	80°47'11"
C17	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C19	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C20	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C21	15.00'	23.76'	N46°29'40"E	21.35'	90°44'54"
C22	325.00'	4.24'	N12°29'40"E	4.24'	0°44'54"
C23	15.00'	23.56'	N43°07'53"W	21.21'	90°00'00"
C24	15.00'	25.01'	S46°37'54"W	22.21'	95°31'35"
C25	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C26	15.00'	23.56'	N46°52'07"E	21.21'	90°00'00"
C27	15.00'	22.12'	N40°22'08"W	20.17'	84°28'25"
C28	15.00'	23.56'	N52°23'42"E	21.21'	90°00'00"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C29	15.00'	23.56'	N37°36'18"W	21.21'	90°00'00"
C30	15.00'	25.01'	S49°37'54"W	22.21'	95°31'35"
C31	15.00'	22.12'	S40°22'08"E	20.17'	84°28'25"
C32	15.00'	22.12'	N40°22'08"W	20.17'	84°28'25"
C36	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C37	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"
C38	275.00'	21.02'	N89°40'43"E	21.02'	4°22'47"
C39	205.00'	47.98'	N25°36'19"W	47.87'	13°24'36"
C40	205.00'	25.89'	N15°16'56"W	25.83'	7°14'08"
C41	205.00'	25.89'	N8°02'48"W	25.83'	7°14'08"
C42	205.00'	122.29'	N15°13'15"W	120.48'	34°10'43"
C53	15.00'	23.56'	N43°07'53"W	21.21'	90°00'00"
C56	15.00'	23.56'	S46°52'07"W	21.21'	90°00'00"
C58	275.00'	19.46'	S0°09'30"E	19.45'	4°03'13"
C59	275.00'	87.31'	S11°16'50"E	86.94'	18°11'26"
C70	275.00'	86.47'	S29°23'02"E	86.12'	18°00'58"
C71	275.00'	227.59'	S21°50'25"E	221.15'	47°25'03"
C75	15.00'	23.56'	N89°27'04"E	21.21'	90°00'00"
C77	15.00'	23.43'	N0°17'43"W	21.12'	89°29'35"
C78	205.00'	45.55'	N38°40'34"W	45.46'	12°43'54"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C79	60.00'	55.23'	N15°22'46"E	53.30'	52°44'36"
C80	60.00'	47.03'	N33°26'47"W	45.83'	44°54'30"
C81	15.00'	11.65'	N33°39'02"W	11.36'	44°30'00"
C82	15.00'	3.47'	N4°45'58"W	3.47'	13°16'09"
C86	15.00'	23.56'	N46°52'07"E	21.21'	90°00'00"
C91	325.00'	50.24'	N86°49'21"E	50.19'	8°51'28"
C92	325.00'	50.24'	N86°49'21"E	50.19'	8°51'28"
C93	325.00'	57.77'	N77°16'08"E	57.69'	10°11'02"
C94	15.00'	19.66'	S70°14'28"E	18.28'	75°05'55"
C95	330.00'	46.75'	S36°45'00"E	46.71'	8°07'00"
C96	330.00'	27.30'	S43°10'43"E	27.30'	4°44'26"
C99	15.00'	23.56'	S0°32'56"E	21.21'	90°00'00"
C111	15.00'	23.56'	N0°32'56"W	21.21'	90°00'00"
C112	625.00'	11.47'	N45°01'23"W	11.47'	1°03'06"
C114	15.00'	14.37'	N71°56'18"W	13.83'	54°52'56"
C115	60.00'	35.44'	N82°27'36"W	34.92'	33°50'19"
C116	60.00'	46.16'	N43°30'09"W	45.03'	44°04'42"
C117	60.00'	31.83'	N6°15'53"W	31.46'	30°23'46"
C118	60.00'	13.81'	N15°31'40"E	13.78'	13°11'19"
C119	15.00'	14.37'	N5°19'09"W	13.83'	54°52'56"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C120	625.00'	124.28'	N27°03'49"W	124.07'	11°23'35"
C121	625.00'	46.60'	N19°13'52"W	46.59'	4°16'20"
C122	625.00'	39.63'	N15°15'52"W	39.63'	3°38'39"
C123	15.00'	22.41'	N56°13'41"W	20.38'	85°35'18"
C124	505.00'	85.47'	S85°46'34"W	85.36'	9°41'48"
C125	15.00'	21.80'	S49°02'05"W	19.93'	83°16'46"
C126	275.00'	26.52'	S4°37'54"W	26.51'	5°31'35"
C127	275.00'	26.52'	S4°37'54"W	26.51'	5°31'35"
C128	275.00'	61.69'	S4°33'29"E	61.56'	12°51'11"
C129	275.00'	89.86'	S20°20'42"E	89.46'	18°43'16"
C130	275.00'	50.93'	S35°00'41"E	50.86'	10°36'41"
C131	275.00'	25.11'	S42°55'59"E	25.10'	5°13'55"
C132	15.00'	23.56'	N89°27'04"E	21.21'	90°00'00"
C133	505.00'	33.02'	S70°16'53"W	33.01'	3°44'45"
C134	15.00'	22.41'	S29°21'36"W	20.38'	85°35'18"
C135	575.00'	37.98'	S15°19'31"E	37.98'	3°46'58"
C136	575.00'	71.63'	S20°47'09"E	71.59'	7°08'16"
C137	575.00'	73.64'	S28°01'25"E	73.59'	7°20'16"
C138	575.00'	73.64'	S35°21'41"E	73.59'	7°20'16"
C139	575.00'	65.42'	S42°17'23"E	65.38'	6°31'07"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C140	15.00'	23.56'	N89°27'04"E	21.21'	90°00'00"
C141	15.00'	23.56'	N0°32'56"W	21.21'	90°00'00"
C142	325.00'	38.18'	N42°11'01"W	38.16'	6°43'51"
C143	325.00'	43.24'	N35°00'25"W	43.21'	7°37'22"
C144	325.00'	43.24'	N27°23'03"W	43.21'	7°37'22"
C145	325.00'	135.89'	N33°34'13"W	134.91'	23°57'28"
C146	15.00'	23.56'	N66°35'30"W	21.21'	90°00'00"
C147	15.00'	13.60'	S4°22'59"W	13.14'	51°56'56"
C151	275.00'	23.78'	S24°04'08"E	23.77'	4°57'13"
C152	275.00'	79.84'	S34°51'44"E	79.56'	16°38'03"
C153	275.00'	79.84'	S34°51'44"E	79.56'	16°38'03"
C157	15.00'	9.98'	N49°23'01"E	9.76'	38°03'07"
C159	155.00'	64.81'	S33°34'13"E	64.34'	23°57'28"
C160	155.00'	45.00'	S34°51'44"E	44.84'	16°38'03"
C161	155.00'	64.81'	S33°34'13"E	64.34'	23°57'28"
C162	15.00'	23.56'	S89°27'04"W	21.21'	90°00'00"
C163	15.00'	23.56'	S0°32'56"E	21.21'	90°00'00"
C164	15.00'	23.56'	S89°27'04"W	21.21'	90°00'00"
C165	15.00'	23.56'	S0°32'56"E	21.21'	90°00'00"
C166	260.00'	193.23'	N66°50'25"W	188.82'	42°34'57"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C167	260.00'	88.09'	N58°14'33"W	87.67'	19°24'43"
C168	260.00'	88.08'	N77°39'15"W	87.66'	19°24'40"
C169	260.00'	193.23'	N66°50'25"W	188.82'	42°34'57"
C170	15.00'	24.50'	S44°56'04"E	21.86'	93°34'21"
C171	330.00'	265.83'	S68°37'35"E	258.70'	46°09'18"
C172	15.00'	23.56'	N89°27'04"E	21.21'	90°00'00"
C173	15.00'	23.56'	N0°32'56"W	21.21'	90°00'00"
C174	325.00'	113.69'	N35°31'40"W	113.11'	20°02'32"
C175	15.00'	23.56'	N46°52'07"E	21.21'	90°00'00"
C177	15.00'	25.01'	S49°37'54"W	22.21'	95°31'35"
C179	275.00'	61.17'	N81°07'00"E	61.04'	12°44'40"
C180	15.00'	24.56'	N27°46'27"E	21.93'	93°56'26"
C181	330.00'	67.98'	N13°17'41"W	67.86'	11°48'10"
C182	15.00'	21.14'	N47°45'45"W	19.43'	80°44'17"
C184	15.00'	23.77'	S89°50'58"W	21.38'	90°47'46"
C185	155.00'	126.12'	N21°28'31"W	122.67'	46°37'14"
C186	15.00'	15.12'	N30°46'11"E	14.49'	57°46'09"
C187	60.00'	18.73'	N50°41'40"E	18.65'	17°53'11"
C189	15.00'	23.56'	S43°07'53"E	21.21'	90°00'00"

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	TL	WB	4/1/2021	069278803	6 OF 8

PRELIMINARY PLAT OF
CASTLEWOOD SOUTH SUBDIVISION
A 69.99 ACRE SINGLE-FAMILY COMMUNITY, TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER'S DEDICATION STATEMENT

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

That AARON LEVY, PRESIDENT OF TOWNBRIDGE HOMES, LLC SOLE OWNER OF THAT CERTAIN 69.99 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. XXXXXXXXX AND DOCUMENT NO. XXXXXXXXX, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SOUTH SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2021.

_____
AARON LEVY, PRESIDENT
TOWNBRIDGE HOMES, LLC
551 REYNOLDS RD.
AUSTIN, TEXAS 78749

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

LIEN HOLDER

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

I, _____ OF FROST BANK, LIENHOLDER OF THAT CERTAIN 69.97 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. XXXXXXXX OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SOUTH SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2021.

_____
(LIEN HOLDER SIGNATURE)
FROST BANK
P.O. BOX 1600
SAN ANTONIO, TEXAS 78296

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

FIELD NOTE DESCRIPTION

These notes describe a certain "69.993 Acre" tract of land situated in the M. DENTLER SURVEY, A-211, the GEORGE M. REESE SURVEY, A-533 and the H. & T. B. R. R. SURVEY, A-315, all located in Williamson County, Texas; subject tract being a part of and out of a called "150 acres" (same and except "12.91 Acres" conveyed for roadway purposes) conveyed in an Executon's Deed from Rose Marie Hafernik Apel and John Fred Hafernik, Independent Executors of the Estate of Vernon G. Hafernik to Vernon G. Hafernik, Jr., Rose Marie Hafernik Apel and John Fred Hafernik dated 5-27-2011 and recorded in Document No. 2011036488 of the Official Public records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on October 4, 2013; subject tract being more fully described as follows:

BEGINNING at the Northwest corner of subject tract, same being the Northwest corner said "150 Acres" and the Southwest coner of a called "89.4 Acres" as titled to Julius Charles Stelzer, III, as recorded in document No. 2008077958, Official Public Records of Williamson County (OPRWC) in the East line of a called "150 Acres" currently titled to Roland Telehelman, et al recorded in volume in 1608, page 847 of the Official Records of Williamson County (OPRWC); found a concrete marker (unrecorded, standing 36" tall) at same corner (North= 10,175,074,960 East= 3,206,736,816);

THENCE South 82°38'02" East with the common line of said "150 acres" and said "89.4 Acres" passing a 3" iron pipe (18" below surface) at the southwest corner of said "89.4 Acres", same being the Southwest corner of a called "100 Acres" currently tied to William Lynn Davis as recorded in Document No. 9638661, Official Records of Williamson County (OPRWC) at a disctance of 719.48 feet, and continuing with the common line of said "150 acres" and "100 acres"an additional 1196.74 feet for total distnace of **1916.22 feet** to a found concrete marker (unrecorded, stnading 36" tall) at the Southeast corner of said "100 Acres" in the West line of a called "Second Tract - 60.32 Acres" currently titled the John Wesley Miller Family Trust as recorded in Document No. 2010074538, OPRWC, same being an exterior corner of subject tract;

THENCE South 82°38'02" East with the South line of "Second Tract - 60.32 Acres", a distance of **127.58 feet** to a found concrete marker (unrecorded, standing 36" tall) at the Southwest corner of same, also being an interior corner of said "150 Acres" in the common survey line of aforementioned **M. DENTLER SURVEY, A-211** and **GEORGE M. REESE SURVEY, A-533;**

THENCE South 82°33'41" East with the common line of said "150 Acres" and said "Second Tract - 60.32 Acres", also being the North line of aforementioned **M. DENTLER SURVEY, A-211** and South line of the **GEORGE M. REESE SURVEY, A-533,** a distance of **257.09 feet** to a 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Northeast corner of subject tract, same being in the West right-of-way line to Farm-to-Market road No. 973 at the Northeast corner of subject tract, same being in the west right-of-way line of Farm-to-Market road No. 973 at the Northwest corner of aforementioned "parcel 6-12.691 Acres"; found a 1/2" iron rod at the Southwest corner of Lot 1, Block "A" of the Taylor high School Addition to the City of Taylor as recorded as in Document No. 2011040451, OPRWC, bearing South 82°35'27" East, 250.47 feet;

THENCE South 44°27'05" West with the West right-of-way line of Farm-to-Market Road No. 973 (right-of-way width = 2000.00 feet), a distance of **2760.49 feet** to the 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Southeast corner of subject tract, at the Southwest corner of aforemnetioned "Parcel 6 - 12.691 Acres", same being in the South line of said "150 Acres" and for the Northeast corner of a called "79.21 Acres" currently titled to Eugene Mundkowsky as recorded in volume 837, page 121, Williamson County Deed Records (DRWC);

THENCE North 82°26'24" West with the common line of said "150 Acres" and "79.21 Acres", a distance of **347.57 feet** to a 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Southwest upper Northwest corner of said "79.21 Acres"; 1/2" iron rod found at the Southwest corner of said Teichelman "150 Acres", same being an interior corner of said "79.21 Acres" bears South 01°51'41" West, 335.32 feet;

THENCE North 01°51'41" East with the common line of aforementioned "150 acres" and Teichelman "150 Acres", a distance of **2323.66 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **69.993 ACRES (3,048,913 Square Feet).**

FLOODPLAIN ADMINISTRATOR

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

BASED UPON THE 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 SUCH 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 WITHIN IT.

_____ _____
J. TERRON EVERTSON, P.E., D.R., C.F.M. DATE
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

SURVEYORS CERTIFICATION:

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

I, SEAN PATTON, 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

_____
Zachary K. Petrus
Registered Professional Land Surveyor No. 6769
Kimley-Horn and Associates, Inc.
10814 N Jollyville Road Avalon IV, Suite 200
Austin, Texas 78759
Ph. (512) 418-1771
zach.petrus@kimley-horn.com

ENGINEERS CERTIFICATION:

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

I, WILLIAM BUZELLI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F OR PANEL NUMBER 48491C00541F, 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 ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

_____
WILLIAM BUZZELLI
Registered Professional Engineer
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace
Austin, Texas 78746
Ph. 512-646-2237

PLANNING & ZONING COMMISSION

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOW AS "CASTLEWOOD SOUTH" HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 2021.

_____ _____
DATE
_____, CHAIRMAN

_____ _____
DATE
_____, SECRETARY

WILLIAMSON COUNTY CLERK

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021 A.D., AT _____ O'CLOCK _____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2021 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 MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____, DEPUTY

Kimley»Horn
2600 Via Fortuna, Terrace 1, Suite 300
Austin, Texas 78746
FIRM # 928
Tel. No. (512) 646-2237
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	TL	WB	4/1/2021	069278803	8 OF 8

TAYLOR CORNER

6.485 ACRES OF LAND OUT OF THE Wm. R WILLIAMS SUVEY ABSTRACT No. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

GENERAL INFORMATION

SITE ADDRESS: 2211 HIGHWAY 79

OWNER: 2211 W 2 TAYLOR, LLC
NAJIB WEHBE, Managing Member
5902 Mountain Villa Drive
Austin, Texas 78731

SURVEYOR: HOLT CARSON RPLS 5166

ENGINEER: MIRZA T. BAIG P.E. 82577

BENCHMARK: CHISELED SQUARE ON CONCRETE AS INDICATED HEREON.
ELEVATION = 555.17' (NAVD88)

ACREAGE SUMMARY:
LOT ACREAGE = 6.485 ACRES
NUMBER OF LOTS 1
NUMBER OF BLOCKS 1

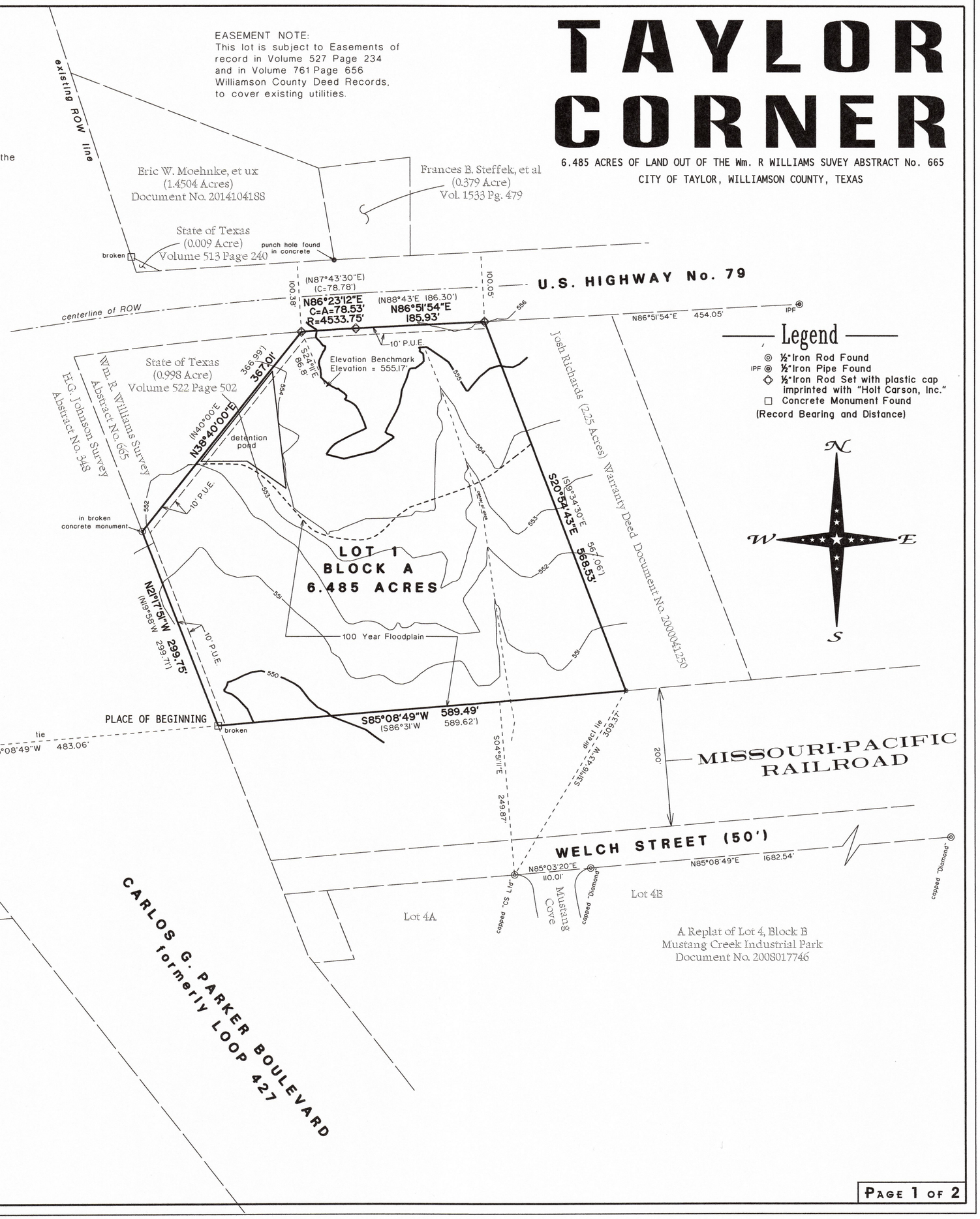
UTILITY PROVIDERS:
Water City of Taylor
Wastewater City of Taylor
Electric Oncor
Gas

SCALE: 1" = 100'

graphic scale
0 100 200 300

ORIENTATION NOTE:
The orientation for this survey is based upon the Texas State Plane Coordinate System. (4203 -- Texas Central Zone)

EASEMENT NOTE:
This lot is subject to Easements of record in Volume 527 Page 234 and in Volume 761 Page 656 Williamson County Deed Records, to cover existing utilities.



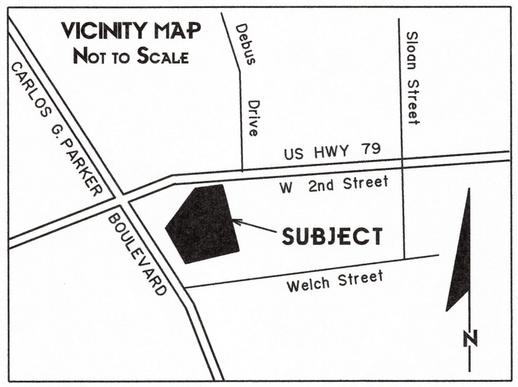
Legend

- ◎ ½"Iron Rod Found
- IPF ◎ ½"Iron Pipe Found
- ◇ ½"Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- □ Concrete Monument Found

(Record Bearing and Distance)

CARLOS G. PARKER BOULEVARD
formerly LOOP 427

State of Texas
Volume 525 Page 269
Volume 523 Page 202
Volume 545 Page 418



1061078

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

That, 2211 W 2 Taylor, LLC, acting by and through Najib Wehbe, its Managing Member, owner of all of that certain (6.485 acres) tract of land out of the Wm. R. Williams Survey Abstract No. 665 in Williamson County, Texas, as conveyed to it by Special Warranty Deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, do hereby subdivide said (6.485 acres) tract in accordance with the attached map or plat shown hereon to be known as **TAYLOR CORNER**

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the _____day of _____, A.D. 20____.

_____

Najib Wehbe Managing Member for
2211 W 2 Taylor, LLC
5902 Mountain Villa Drive
Austin, Texas 78731

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this the_____ day of_____, A.D., 20____, did personally appear Najib Wehbe, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

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

That, Frontier Bank of Texas, Lien Holder of that certain 6.485 acre tract of land shown hereon and described in Special Warranty Deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as TAYLOR CORNER.

TO CERTIFY WHICH, WITNESS by my hand this the _____ day of _____20____.

_____
for

Frontier Bank of Texas
1213 HWY 290
Elgin, Texas 78621

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this the_____ day of_____, A.D., 20____, did personally appear _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

ENGINEER'S CERTIFICATION

I, Mirza T. Baig, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C 0533 F, 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.

_____ _____
Date

MIRZA T. BAIG P.E. 82577
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
2205 W. PARMER LANE
SUITE 201
AUSTIN, TEXAS 78727
FIRM F-4951

SURVEYOR'S CERTIFICATION

I, Holt Carson, 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 proprety 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 direct supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

_____ 4-01-2021
Date

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
Firm 10050700

STATE OF TEXAS REGISTERED HOLT CARSON 5166 PROFESSIONAL LAND SURVEYOR

This subdivision to be known as TAYLOR CORNER has been accepted and approved for filing of record with the County Clerk of Williamson County, Texas, according ot the minutes of the meeting of the Taylor Planning and Zoning Commission on the____day of_____ 20____, A.D.

_____ _____
Chairman Date

_____ _____
Secretary Date

10610178

TAYLOR CORNER

6.485 ACRES OF LAND OUT OF THE Wm. R WILLIAMS SUVEY ABSTRACT No. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 6.485 ACRES OF LAND OUT OF THE Wm. R. WILLIAMS SURVEY ABSTRACT No. 665 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (6.485 ACRE) TRACT OF LAND AS CONVEYED TO 2211 W 2 TAYLOR, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2020104229 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a broken concrete monument found at the point of intersection of the North line of the Missouri-Pacific Railroad and the East right-of-way line of Carlos G. Parker Boulevard (Loop 427) for the Southwest corner of that certain (6.485 acre) tract of land as conveyed to 2211 W Taylor, by Special Warranty Deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, and being the Southwest corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the East right-of-way line of Carlos G. Parker Boulevard and with the West line of said (6.48 acre) tract, N 21 deg. 17' 51" W 299.75 ft. to a ½" iron rod found in the remains of a broken concrete monument for the South corner of that certain (0.998 acre) tract of land as conveyed to the State of Texas by deed recorded in Volume 522 Page 502 of the Deed Records of Williamson County, Texas, and for the westerly Northwest corner of said (6.485 acre) tract of land and being the westerly Northwest corner of this tract of land;

THENCE with the common line of said (6.48 acre) tract and said (0.998 acre) tract, N 38 deg. 40' 00" E 367.01 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the curving South right-of-way line of U.S. Highway No. 79 for the Northeast corner of said (0.998 acre) tract and for the northerly Northwest corner of said (6.485 acre) tract and being the northerly Northwest corner of this tract of land;

THENCE with the South right-of-way line of U.S. Highway No. 79, the following two (2) courses;

1) along a curve to the right with a radius of 4533.75 ft. for an arc length of 78.53 ft. and which chord bears N 86 deg. 23' 12" E 78.53 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for a point of tangency;

2) N 86 deg. 51' 54" E 185.93 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northeast corner of said (6.48 acre) tract and for the Northwest corner of that certain (2.25 acre) tract of land as conveyed to Josh Richards by Warranty Deed recorded in Document No. 2000041250 of the Official Public Records of Williamson County, Texas, and being the Northeast corner of this tract of land, and from which a ½" iron pipe found in the South right-of-way line of U.S. Highway No. 79 bears N 86 deg. 51' 54" E 454.05 ft.;

THENCE leaving the South right-of-way line of U.S. Highway No. 79 with the common line of said (6.485 acre) tract and said (2.25 acre) tract, S 20 deg. 54' 43" E 568.53 ft. to a ½" iron rod found in the North line of the Missouri-Pacific Railroad for the Southeast corner of said (6.48 acre) tract and for the Southwest corner of said (2.25 acre) tract and being the Southeast corner of this tract of land, and from which a capped iron rod found (marked CS Ltd) at the point of intersection of the South right-of-way line of Welch Street and the West right-of-way line of Mustang Cove for the Northeast corner of Lot 4A, A Replat of Lot 4, Block B, Mustang Creek Industrial Park, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2008017746 of the Official Public Records of Williamson County, Texas, bears S 31 deg. 16' 43" W 309.37 ft. (direct tie);

THENCE with the North line of the Missouri-Pacific Railroad and with the South line of said (6.485 acre) tract, S 85 deg. 08' 49" W 589.49 ft. to the PLACE OF BEGINNING, containing 6.485 acres of land.

NOTES:
1. All structures and/or obstructions are prohibited in drainage easements.
2. There are no areas within the boundaries of this subdivision in the 100-Year Flood Plain as defined by FIRM Number 48491C 0533 F, effective date of December 20, 2019.
3. A 10 feet wide Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
4. All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
5. No development shall begin prior to the issuance of a floodplain development permit for each of the following lots: Lot 1 Block A
6. Minimum fire flow of 1500 gallons per minute for not less than two (2) hours shall be provided.

Based on the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's Office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

_____ _____
J. Terron Evertson, PE, DR, CFM Date
County Engineer

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON
I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing Instrument of Writing and 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 on the _____ day of _____ 20 ___, A.D., at ___ o'clock_____.M., in the Official Public Records of said County in Document No._____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____ 20 ___, A.D

NANCY RISTER, COUNTY CLERK WILLIAMSON COUNTY, TEXAS

BY:_____
Deputy

City of Taylor
Taylor Corner Preliminary Plat
PZ-2020-1255
Staff Report

Requested Action: Disapproval of the Taylor Corner Preliminary Plat

Applicant: Sarah Corona/PSCE, Inc.

Subject Property: A preliminary plat consisting of approximately 6.50 acres to create one lot part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information
Current Zoning: M-1
Current Use: Retail/The site of Taylor Meat Market

Purpose: The purpose of the plat is the future construction of a convenience store.

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

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

Sarah Corona
PSCE, Inc.
2205 W. Parmer Lane Suite 201
Austin TX 78727
psce@psceinc.com

Date: Saturday, May 1, 2021

Address: 2211 West 2nd Street, Taylor 76574
Permit Number PZ-2020-1255

Dear Sarah Corona,

Staff has completed its review of plans for the Taylor Corner Preliminary Plat that is to be located at 2211 West 2nd Street, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

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

Reviewed plat with no comments.

Will review water lines, hydrants and locations etc. with site plan.

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

1. Remove Note 5.

3.2 - Subdivision Preliminary Plat

The developer or owner of the land to be subdivided shall submit a preliminary plat of the entire area under one ownership at the time the preliminary plat is submitted.

2. Legal description of the land being subdivided attached to preliminary plat under the Title of the plat.

3. Total acreage and total number of lots and blocks.

The description of the property being platted is incorrect. It should be something like: Being a preliminary plat consisting of approximately 6.5 0 acres to create one lot part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

4. Date: Each revision to bear new date.

5. Show the sidewalk on the plat. See the Subdivision Ordinance excerpt below:

2.14 Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the subdivider shall be responsible for the construction of all other sidewalks including all required ADA ramps. Sidewalks shall be installed on

at least one (1) side of the street, be a minimum of four (4) feet in width and be in compliance with the Americans with Disabilities Act (ADA). All sidewalks must be in compliance with specifications provided by the City Engineer.

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.

** Refer to the uploaded plat review drawing found under the Associated Documents section of the permit page.*

1. Show and notate existing utility easements within the lot on the plat that are noted on the site plan.
2. No Floodplain portion is within lot. Update per current mapping.
3. Provide easement for City sign and planter.
4. For plat signature blocks noted, provide language used in the Taylor Plat Requirements Packet.
5. For the P&Z plat block, use the preliminary plat version.
6. For the Engineers and Surveyors plat block, include the "Certify Which" portion of the block.
7. The County OSSF plat block is not required if no OSSF proposed.

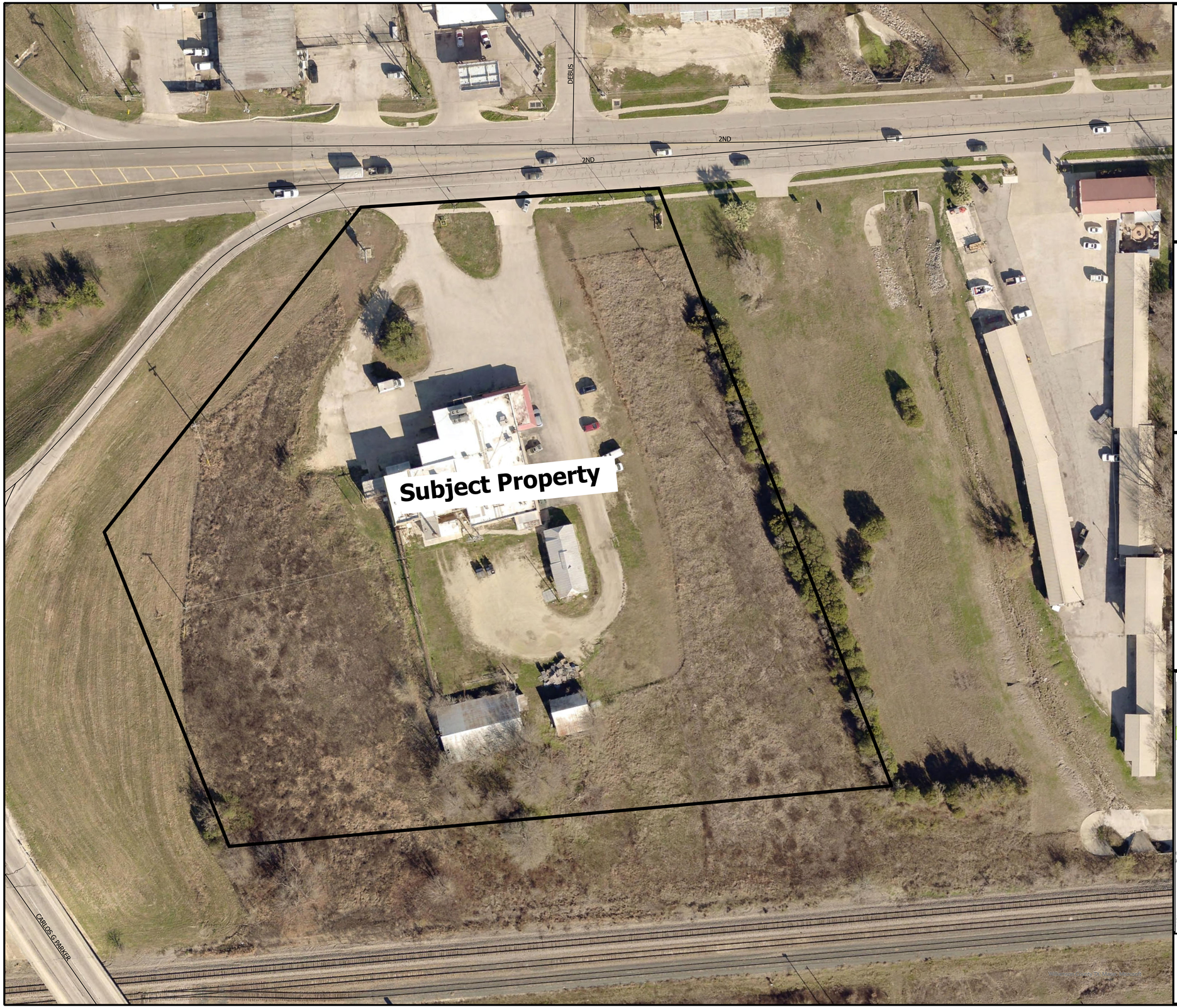
Please revise the plat to address the comments noted above. Following revision, submit the plat electronicall with a resolution letter in PDF format.

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

Thank you,



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



Taylor Texas
CITY OF TAYLOR TX

N

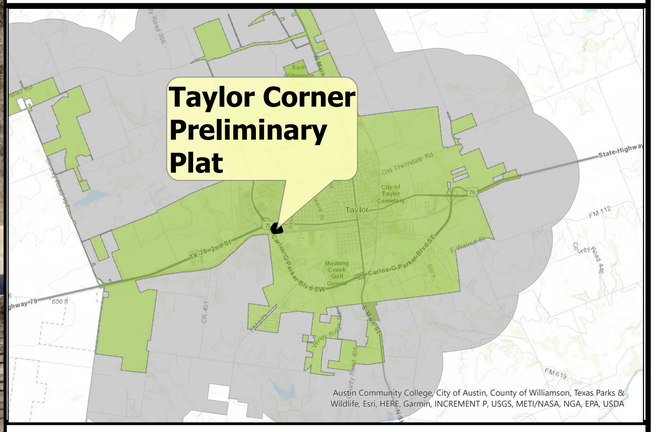
PZ-2020-1255

Taylor Corner Preliminary Plat
Location Map
Approximately 6.50 Acres

Legend

— Streets

▭ Subject Property



0 60 120 240 US Feet

TAYLOR CORNER

6.485 ACRES OF LAND OUT OF THE Wm. R WILLIAMS SUVEY ABSTRACT No. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

GENERAL INFORMATION

SITE ADDRESS: 2211 HIGHWAY 79

OWNER: 2211 W 2 TAYLOR, LLC
NAJIB WEHBE, Managing Member
5902 Mountain Villa Drive
Austin, Texas 78731

SURVEYOR: HOLT CARSON RPLS 5166

ENGINEER: MIRZA T. BAIG P.E. 82577

BENCHMARK: CHISELED SQUARE ON CONCRETE AS INDICATED HEREON.
ELEVATION = 555.17' (NAVD88)

ACREAGE SUMMARY:
LOT ACREAGE = 6.485 ACRES
NUMBER OF LOTS 1
NUMBER OF BLOCKS 1

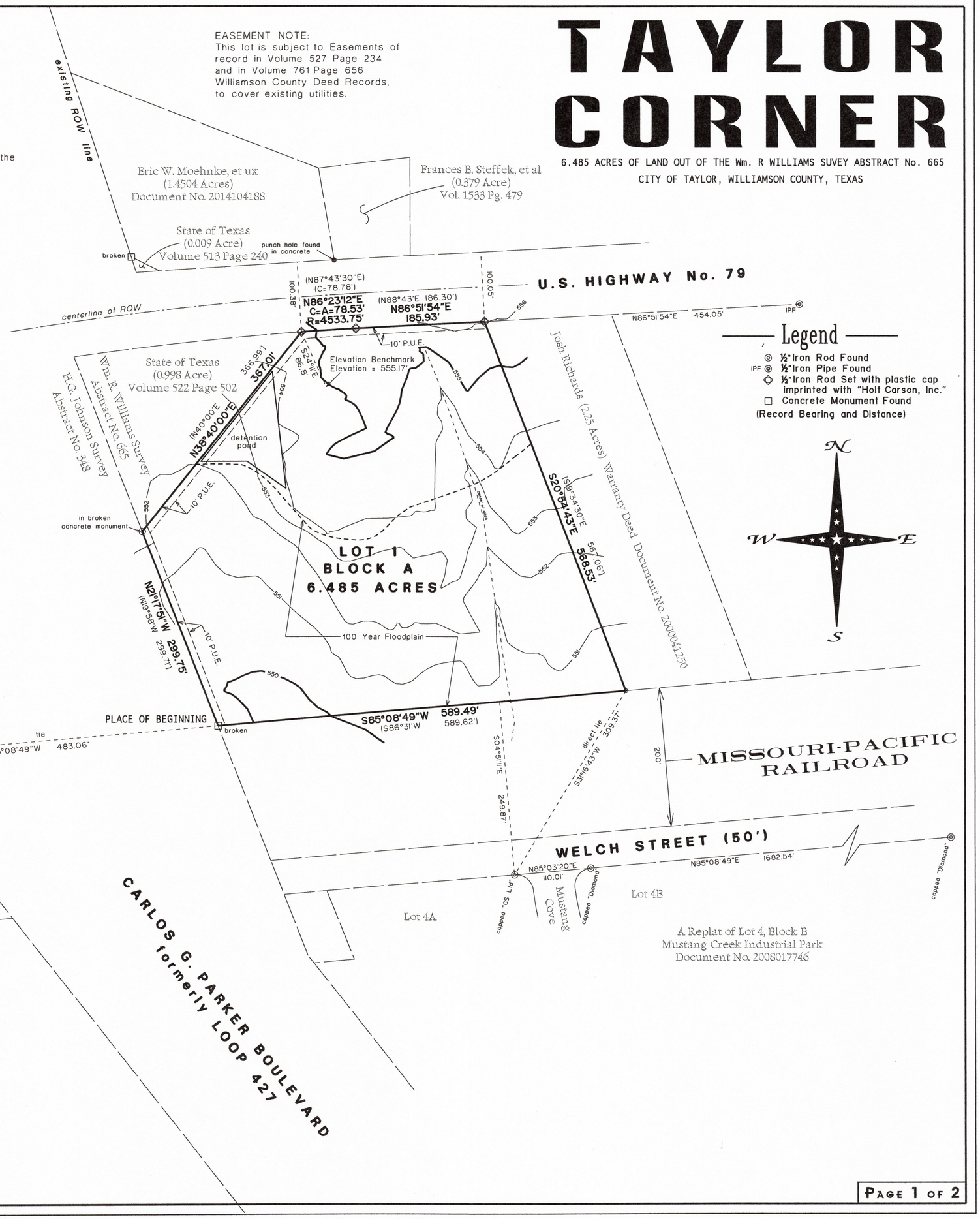
UTILITY PROVIDERS:
Water City of Taylor
Wastewater City of Taylor
Electric Oncor
Gas

SCALE: 1" = 100'

graphic scale
0 100 200 300

ORIENTATION NOTE:
The orientation for this survey is based upon the Texas State Plane Coordinate System. (4203 -- Texas Central Zone)

EASEMENT NOTE:
This lot is subject to Easements of record in Volume 527 Page 234 and in Volume 761 Page 656 Williamson County Deed Records, to cover existing utilities.



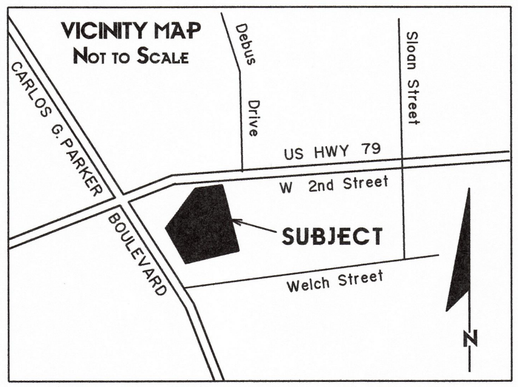
Legend

- ◎ ½"Iron Rod Found
- IPF ◎ ½"Iron Pipe Found
- ◇ ½"Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- □ Concrete Monument Found

(Record Bearing and Distance)

CARLOS G. PARKER BOULEVARD
formerly LOOP 427

State of Texas
Volume 525 Page 269
Volume 523 Page 202
Volume 545 Page 418



1061078

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

That, 2211 W 2 Taylor, LLC, acting by and through Najib Wehbe, its Managing Member, owner of all of that certain (6.485 acres) tract of land out of the Wm. R. Williams Survey Abstract No. 665 in Williamson County, Texas, as conveyed to it by Special Warranty Deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, do hereby subdivide said (6.485 acres) tract in accordance with the attached map or plat shown hereon to be known as **TAYLOR CORNER**

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the _____day of _____, A.D. 20____.

_____

Najib Wehbe Managing Member for
2211 W 2 Taylor, LLC
5902 Mountain Villa Drive
Austin, Texas 78731

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this the_____ day of_____, A.D., 20____, did personally appear Najib Wehbe, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

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

That, Frontier Bank of Texas, Lien Holder of that certain 6.485 acre tract of land shown hereon and described in Special Warranty Deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as TAYLOR CORNER.

TO CERTIFY WHICH, WITNESS by my hand this the _____ day of _____20____.

_____
for

Frontier Bank of Texas
1213 HWY 290
Elgin, Texas 78621

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this the_____ day of_____, A.D., 20____, did personally appear _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

ENGINEER'S CERTIFICATION

I, Mirza T. Baig, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C 0533 F, 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.

_____ _____
Date

MIRZA T. BAIG P.E. 82577
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
2205 W. PARMER LANE
SUITE 201
AUSTIN, TEXAS 78727
FIRM F-4951

SURVEYOR'S CERTIFICATION

I, Holt Carson, 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 proprety 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 direct supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

_____ 4-01-2021
Date

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
Firm 10050700

STATE OF TEXAS REGISTERED HOLT CARSON 5166 PROFESSIONAL LAND SURVEYOR

This subdivision to be known as TAYLOR CORNER has been accepted and approved for filing of record with the County Clerk of Williamson County, Texas, according ot the minutes of the meeting of the Taylor Planning and Zoning Commission on the____day of_____ 20____, A.D.

_____ _____
Chairman Date

_____ _____
Secretary Date

10610178

TAYLOR CORNER

6.485 ACRES OF LAND OUT OF THE Wm. R WILLIAMS SUVEY ABSTRACT No. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 6.485 ACRES OF LAND OUT OF THE Wm. R. WILLIAMS SURVEY ABSTRACT No. 665 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (6.485 ACRE) TRACT OF LAND AS CONVEYED TO 2211 W 2 TAYLOR, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2020104229 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a broken concrete monument found at the point of intersection of the North line of the Missouri-Pacific Railroad and the East right-of-way line of Carlos G. Parker Boulevard (Loop 427) for the Southwest corner of that certain (6.485 acre) tract of land as conveyed to 2211 W Taylor, by Special Warranty Deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, and being the Southwest corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the East right-of-way line of Carlos G. Parker Boulevard and with the West line of said (6.48 acre) tract, N 21 deg. 17' 51" W 299.75 ft. to a ½" iron rod found in the remains of a broken concrete monument for the South corner of that certain (0.998 acre) tract of land as conveyed to the State of Texas by deed recorded in Volume 522 Page 502 of the Deed Records of Williamson County, Texas, and for the westerly Northwest corner of said (6.485 acre) tract of land and being the westerly Northwest corner of this tract of land;

THENCE with the common line of said (6.48 acre) tract and said (0.998 acre) tract, N 38 deg. 40' 00" E 367.01 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the curving South right-of-way line of U.S. Highway No. 79 for the Northeast corner of said (0.998 acre) tract and for the northerly Northwest corner of said (6.485 acre) tract and being the northerly Northwest corner of this tract of land;

THENCE with the South right-of-way line of U.S. Highway No. 79, the following two (2) courses;

1) along a curve to the right with a radius of 4533.75 ft. for an arc length of 78.53 ft. and which chord bears N 86 deg. 23' 12" E 78.53 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for a point of tangency;

2) N 86 deg. 51' 54" E 185.93 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northeast corner of said (6.48 acre) tract and for the Northwest corner of that certain (2.25 acre) tract of land as conveyed to Josh Richards by Warranty Deed recorded in Document No. 2000041250 of the Official Public Records of Williamson County, Texas, and being the Northeast corner of this tract of land, and from which a ½" iron pipe found in the South right-of-way line of U.S. Highway No. 79 bears N 86 deg. 51' 54" E 454.05 ft.;

THENCE leaving the South right-of-way line of U.S. Highway No. 79 with the common line of said (6.485 acre) tract and said (2.25 acre) tract, S 20 deg. 54' 43" E 568.53 ft. to a ½" iron rod found in the North line of the Missouri-Pacific Railroad for the Southeast corner of said (6.48 acre) tract and for the Southwest corner of said (2.25 acre) tract and being the Southeast corner of this tract of land, and from which a capped iron rod found (marked CS Ltd) at the point of intersection of the South right-of-way line of Welch Street and the West right-of-way line of Mustang Cove for the Northeast corner of Lot 4A, A Replat of Lot 4, Block B, Mustang Creek Industrial Park, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2008017746 of the Official Public Records of Williamson County, Texas, bears S 31 deg. 16' 43" W 309.37 ft. (direct tie);

THENCE with the North line of the Missouri-Pacific Railroad and with the South line of said (6.485 acre) tract, S 85 deg. 08' 49" W 589.49 ft. to the PLACE OF BEGINNING, containing 6.485 acres of land.

NOTES:
1. All structures and/or obstructions are prohibited in drainage easements.
2. There are no areas within the boundaries of this subdivision in the 100-Year Flood Plain as defined by FIRM Number 48491C 0533 F, effective date of December 20, 2019.
3. A 10 feet wide Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
4. All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
5. No development shall begin prior to the issuance of a floodplain development permit for each of the following lots: Lot 1 Block A
6. Minimum fire flow of 1500 gallons per minute for not less than two (2) hours shall be provided.

Based on the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's Office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

_____ _____
J. Terron Evertson, PE, DR, CFM Date
County Engineer

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON
I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing Instrument of Writing and 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 on the _____ day of _____ 20 ___, A.D., at ___ o'clock_____.M., in the Official Public Records of said County in Document No._____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____ 20 ___, A.D

NANCY RISTER, COUNTY CLERK WILLIAMSON COUNTY, TEXAS

BY:_____
Deputy

City of Taylor
PZ-2021-1303
Comprehensive Plan/Future Land Use Plan Amendment
Staff Report

Requested Action: Amend the City of Taylor Comprehensive Plan, Future Land Use Plan Map (FLUP) for approximately 2.941 acres from Single-Family to Multi-Family.

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

Subject Property: Approximately 2.941 acres, located about 1,400 feet north of the intersection of Debus Drive and West 2nd 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 William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information
Current Zoning: Single-Family Residential
Current Use: Vacant Land
Current Future Land Use Plan Designation: Single-Family
Proposed Future Land Use Designation: Multi-Family

Adjacent Parcel Zoning Information

Direction	Land Use	Zoning
North	Large acreage homesite	Single-Family Residential (R-1)
South	Cecilia St. Right-of-Way, Single-Family Homes, and Proposed Multi-Family Development (Boxwood)	Multi-Family Residential (MF-2)
East	Single-Family Homes	Multi-Family Residential (MF-2)
West	Debus Dr. Right-of-Way and Single-Family Homes	Single-Family Residential (R-1)

Purpose of the Future Land Use Plan

The adopted Future Land Use Plan is intended to guide development and influence policy to achieve the goals of the community as expressed in the City of Taylor 2004 Comprehensive Plan. It provides the City with a rational basis for current and future zoning decisions; however, the plan is intended to allow changes to accommodate the needs of Taylor as it grows and develops. Keep in mind that the FLUP is conceptual and not lot by lot designations like a zoning map.

Purpose of the Request

The applicant is proposing to amend the Comprehensive Plan FLUP to change the designation of the 2.941 acres from Single-Family to Multi-Family to allow for future multi-family development. The applicant is also seeking a re-zoning of the property to a Multi-Family Residential Planned Development (MF-1/RPD), and the re-zoning cannot be granted without the proposed FLUP Amendment.

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 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 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 the Future Land Use Plan (site suitability, access, utilities).*
> ***Action L1.5:*** *Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides. Some of the relevant statements include:

- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Housing should be available for all income levels.*
- *There should be a variety of housing types on a variety of lot sizes to create complementary neighborhoods.*

The FLUP Narratives describe the current and proposed land use categories as follows:

Existing FLUP Designation
Residential (Single-Family):

Residential development, including conventional detached homes, as well as patio homes, zero lot-line homes and cluster units *(p. 4-5)*.

Proposed FLUP Designation
Residential (Multi-Family):

Multi-family residential dwellings, typically identified as duplexes, triplexes, quadruplex, 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 *(p. 4-5)*.

The applicant requests the update to the Future Land Use Plan be granted so affirmative action can be taken on the concurrent request to change the zoning district from R-1 to MF-1/RPD. The Multi-Family designation would permit the applicant to move forward with the request for the change of zoning designation for the subject property. Although the Future Land Use Plan does consider Multi-Family to be best located along arterials, in this specific case, the proposed development is required to contribute to the neighborhood's street network by constructing Cecilia St. Further, this project will utilize the neighborhood's existing infrastructure by developing a large infill lot, which would effectively lessen the strain of development on the City's current utility system by minimally extending water and wastewater lines. The proposed amendment will result in a future land use category for the area that is consistent with the zoning and land uses to the east and south which will, in turn, enhance the proposed adjacent residential neighborhood by providing nearby amenities and encouraging a mix of uses and walkability.

Staff Recommendation

Staff recommends approval of the requested FLUP Amendment.

There is adequate public infrastructure along Debus Dr. and the construction of Cecilia St. will ensure there will be a primary point of access for the development. The proposed development will tie into existing infrastructure which meets a primary tenet of economic development and planning best practices. As a City, it is crucial to steer growth to areas where there are adequate public facilities to capitalize upon existing resources and use them as efficiently as possible.

This proposed FLUP Amendment is consistent with the intent of the Comprehensive Plan as the land in the area is located within an existing neighborhood with existing infrastructure and will have an additional, neighboring multi-family development to the south in the near future. In the long term, the Multi-Family designation will further promote infill development and a land use, which is compatible with the existing and proposed residential development. As described in the Comprehensive Plan, "additional higher density multifamily and infill projects [are recommended] to curb sprawl" *(p. 4-1)*.

Planning and Zoning Commission Recommendation

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

In determining a recommendation on a FLUP Amendment request, the Planning and Zoning Commission should consider the following factors:

- **Is the FLUP Amendment consistent with the Comprehensive Plan?**

The staff analysis indicates the Future Land Use Plan Amendment would further the goals in the Comprehensive Plan and is in line with best practices and policies mentioned previously in this report. In addition to furthering the goals in the Comprehensive Plan through the ***Actions*** below, this request promotes economic development, which is an objective in the Comprehensive Plan. Amending the FLUP in order to allow a re-zoning to MF-1/RPD would be consistent with –

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

Action L1.5: *Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*

- **Is the FLUP Amendment compatible with the surrounding area?**

The staff analysis indicates this proposed FLUP Amendment is compatible with the surrounding area. The surrounding development is single-family residential, duplex, and multi-family.

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

The purpose of the Comprehensive Plan and the City's development ordinances is to promote the health, safety, and general welfare by promoting safe, orderly, and economically sustainable development. According to the staff analysis, the purposes of the Planning Principles and Policy Guide of the Comprehensive Plan will be met as the proposed development will comply with all ordinances ensuring that concerns with regard to public health, safety and general welfare are addressed. For example, the applicant's planned development is proposing a vegetative buffer between the uses to promote compatibility.

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

The staff analysis indicates that there is some adequate infrastructure for this proposed development. As Cecilia Street was never constructed it will be constructed during the platting process of the proposed development. The utility infrastructure has been available for years and this development will capitalize on an area which is ripe for development. As stated in the Comprehensive Plan, "*Both single and multi-family uses should be permitted, but one should not have a negative impact on the other. New infill housing should be encouraged..."* This development fulfills that vision by locating where the City established a development pattern for the efficient use of land, infrastructure, and fiscal resources, as well as integrating with respect into the existing neighborhood.

- **Do current conditions indicate that an amendment is necessary?**

Taylor has seen increased development recently. This land is ready for development; however, the FLUP does not reflect the recent activity. Changing the designation from Single-Family to Multi-Family will promote multi-family development on a large-sized lot which is ideal for infill development. Additionally, there have not been many multi-family developments so this will fill a void as the City grows.

Attachments:

1. Applicant statement
2. Existing Future Land Use Plan Map
3. Current Zoning Map
4. Proposed Future Land Use Plan Map
5. Proposed Ordinance 2021-11

Applicant Statement

CIVIL INSITE, LLC

Civil Insite, LLC
10200 Highway 290 W, Suite 202
Austin, TX, 78736

April 14, 2021

City of Taylor
Development Services Department
400 Porter St
Taylor TX 76574
Via: mypermitnow

RE: Cecelia Street Multifamily FLUP Amendment – Justification Letter

Dear City Staff:

I am writing to provide justification for a FLUP Amendment request on a 2.94 acre tract of land in the Taylor, TX full purpose jurisdiction. The application proposes a FLUP amendment from Single Family to Multi Family to allow for the construction of 24 apartment units on the property. Please see below for the answers to the questions in City's application:

1. Why do you want to change the FLUP Map designation? ***To allow for the development of 24 apartments.***
2. What designation do you want for the subject property? ***The application requests the Multi Family designation.***
3. Will the proposed map amendment support uses that are consistent with existing or proposed adjacent or nearby uses? ***Yes, the tract is approximately 365 feet from the Burnett Place Apartment parcel. Additionally, the properties immediately south and east of the subject parcel are zoned MF-2.***
4. Will the proposed FLUP amendment adversely affect adjacent or nearby properties? ***No, screening will be provided to all residential land uses and zoning districts. Sufficient transportation and utility access is available to serve the tract without adverse impact to adjacent or nearby properties.***
5. Have you hired an engineer who has studied the City's capacity of the existing public infrastructure to serve your proposed development? ***Yes, the owner has hired an engineer who has verified that sufficient infrastructure capacity exists to serve the proposed development.***
6. Would the proposed map amendment support uses that could result in an excessive or burdensome use of existing public facilities such as streets, schools, transportation facilities, or utilities? ***No, the 24 apartment units proposed will not be an excessive or burdensome use of existing public facilities.***
7. Are there any existing or changing conditions affecting the use or development of the property which justifies either approval or disapproval of the request? ***No such conditions exist.***
8. Will the proposed FLUP amendment be consistent with the current adopted Comprehensive Plan i.e. if the FLUP amendment were to be approved, would it further the goals of the City of Taylor? If so, explain. ***The proposed FLUP amendment will further goals of the City as outlined in the Comprehensive Plan by meeting the following objectives:***

- Objective L1: Provide suitable areas for a variety of residential types and densities. ***The proposed in-fill development would provide medium density housing options for the City's residents in an area suitable for higher density due to proximity to Downtown, without contributing to urban sprawl.***
- Objective T4: Ensure adequate access and circulation within the City. ***The proposed development would include the construction of approximate 300 linear feet of Cecelia Street, including sidewalks and landscaping, at the developer's expense. This brings the city closer to a future connection with the existing Cecilia Street to the east, which would improve circulation within the City.***

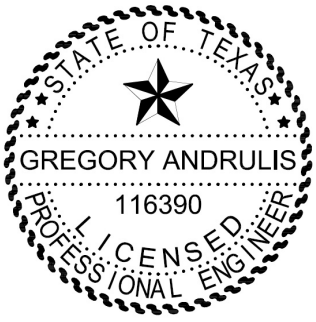
Please let me know if you have any questions about the FLUP amendment application or the proposed development.

Thank you,

Civil Insite, LLC

Gregg Andrulis, P.E.

4/14/2021



PZ-2021-1303

Future Land Use Plan Map
North of Cecilia St. and East of Debus Dr.

Approximately 2.941 Acres

N

Subject Property

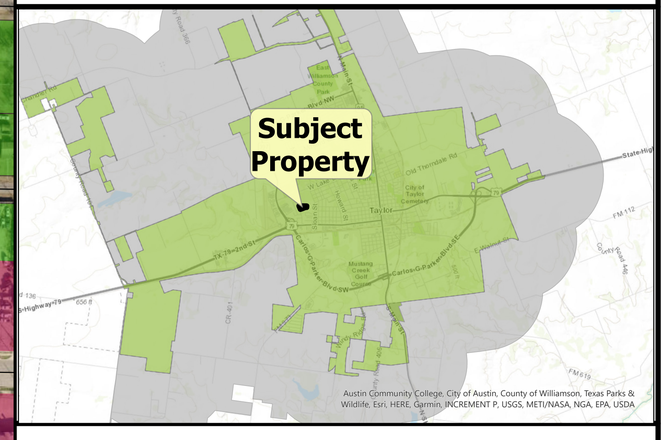
LAKE
LEE
WEST
DEBRA
DEBUS
THOMAS
ADAMS
FAIRGROUNDS
GRACE
CECELIA
EDMOND
7TH
6TH
4TH
SLOAN
WYETH
GARDEN LANE
3RD
2ND
TRAVIS
FRANKLIN

Legend

- Streets

2013 Future Land Use

- BUSINESS PARK
- COMMERCIAL
- DOWNTOWN NEIGHBORHOOD
- SINGLE FAMILY
- MULTI FAMILY
- SEMI-PUBLIC/INSTITUTIONAL
- ROW
- Subject Property



0 205 410 820 US Feet

Williamson County TX, Maxar, Microsoft

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PZ-2021-1303

Cecilia Residential Planned Development (MF-1/RPD) Current Zoning Map

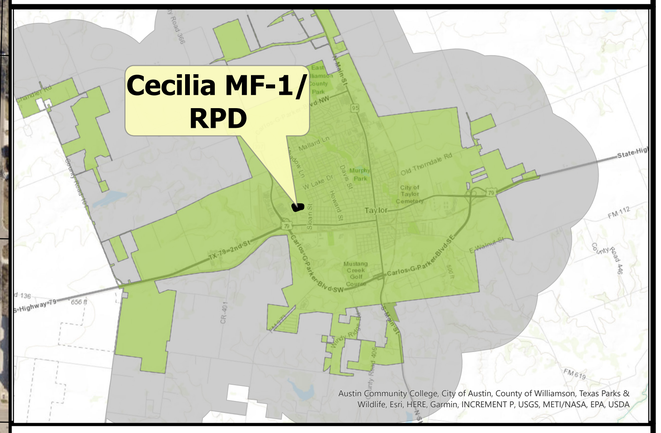
Approximately 2.941 Acres

Legend

- Streets

ZONING

- B-1
- M-1 Light Industrial
- MF-2 Multi-Family
- R-1 Single Family
- Subject Property



0 205 410 820 US Feet

Taylor Texas
CITY OF TAYLOR TX

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PZ-2021-1303

Proposed Future Land Use Plan Amendment
North of Cecilia St. and East of Debus Dr.

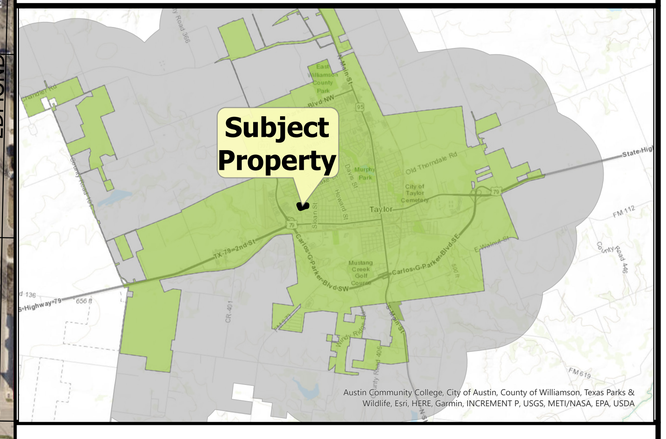
Approximately 2.941 Acres

Legend

- Streets

2013 Future Land Use

- BUSINESS PARK
- COMMERCIAL
- DOWNTOWN NEIGHBORHOOD
- SINGLE FAMILY
- MULTI FAMILY
- SEMI-PUBLIC/INSTITUTIONAL
- ROW
- Propsed Multi-Family



0 205 410 820 US Feet

ORDINANCE NO. 2021-11

AN ORDINANCE CHANGING THE COMPREHENSIVE PLAN FUTURE LAND USE PLAN MAP DESIGNATION ON PROPERTY DESCRIBED AS APPROXIMATELY 2.941 ACRES FROM SINGLE-FAMILY TO MULTI-FAMILY LOCATED AT ABOUT 1,400 FEET NORTH OF THE INTERSECTION OF DEBUS DRIVE AND WEST 2ND 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; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on May 27, 2021, to consider the request made by Gregg Andrulis, for property which is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the Comprehensive Plan Future Land Use Plan Map designation from Single-Family to Multi-Family; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 11, 2021, to consider the Comprehensive Plan Future Land Use Plan Map Amendment, and recommended the change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the amendment to the Comprehensive Plan Future Land Use Plan Map designation for the Property.

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 Single-Family designation to Multi-Family designation as shown in the map attached hereto as Exhibit "B".

SECTION 3. All other terms and conditions contained in the official Future Land Use Plan Map, except as amended herein, shall continue, and remain in full force and effect.

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.

DRAFT

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2021-11 was introduced before the Taylor City Council on the _____day of _____, 2021.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2021.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl,
City Attorney

DRAFT

EXHIBIT "A" page 1 of 2

THE STATE OF TEXAS§
COUNTY OF WILLIAMSON§

Being a 2.941 acre (128,132 square feet) tract of land out of the WILLIAM R. WILLIAMS SURVEY, A-665, located in Williamson County, Texas, said 2.941 acre tract being all of a called 2.974 acre tract as conveyed from Annie S. Dana, a widow to Lonnie L. Raschke, filed May 18, 1972 and recorded in Volume 549, Page 318 of the Deed Records of Williamson County, Texas (DRWC), said 2.941 acre tract being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on September 9, 2020. All bearings shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, and being more fully described as follows:

BEGINNING at a 1/2 inch iron rod found for the Southeast corner of Block 2, Sunset Addition as recorded in Cabinet A, Slide 262 of the Plat Records of Williamson County, Texas, the Southwest corner of the said 2.974 acre tract in the North line of a Cecelia Street (undeveloped), and marking the Southwest corner of the herein described tract;

THENCE, North 21°45'12" West, with the East line of said Sunset Addition and the West line of said 2.974 acre tract, a distance of 336.36 feet (called 338.60 feet), to a 1/2 inch iron rod found for the Northwest corner of the said 2.974 acre tract, the Southwest corner of Hummingbird Fields, a subdivision recorded in Document No. 2009085909 of the Official Public Records of Williamson County, Texas (OPRWC), and marking the Northwest corner of the herein described tract;

THENCE, South 89°01'37" East, with the South line of said Hummingbird Fields and the North line of said 2.974 acre tract, a distance of 686.77 feet (called 690.50 feet), to a 1/2 inch iron rod found for the Northeast corner of the said 2.974 acre tract, the Northwest corner of a called 2 acre tract as conveyed from T.F. Pierce and wife, Iris Eilers Pierce to Gladys Nell Klein, filed November 9, 1961 and recorded in Volume 447, Page 562 DRWC, and marking the Northeast corner of the herein described tract;

THENCE, South 00°07'36" East, with the West line of said 2 acre tract and the East line of said 2.974 acre tract, a distance of 123.00 feet (called 124.90 feet), to a 1/2 inch iron rod found for the Southeast corner of the said 2.974 acre tract, the Southwest corner of said 2 acre tract, being in the North line of a called 1.88 acre tract as conveyed from Gloria Ann Wright to Tammy Anne Sharp, filed February 15, 2019 and recorded in Document No. 2019012209 OPRWC, and marking the Southeast corner of the herein described tract;

THENCE, South 89°53'44" West, with the North line of said 1.88 acre tract and a South line of the said 2.974 acre tract, passing a 3/4 inch iron pipe at a distance of 218.67 feet, and continuing for a total distance of 232.90 feet (called 229.00 feet), to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for an interior corner of the said 2.974 acre tract, the Northwest corner of the said 1.88 acre tract, and marking an interior corner of the herein described tract;

THENCE, South 00°06'16" West, with the West line of said 1.88 acre tract and the lower East line of the said 2.974 acre tract, a distance of 45.93 feet (called 49.00 feet), to a 1/2 inch iron rod found near an old fence post for the Southeast corner of the said 2.974 acre tract, the Northeast corner of a called 5.528 acre tract as conveyed from Cynthia A. McLaughlin, Trustee of the Hofmeister and McLaughlin Living Trust, dated 11/19/2018 to One World Development, LLC, a Texas Limited Liability Company, filed May 18, 1972 and recorded in Document No. 2020047328 OPRWC, and marking the Southeast corner of the herein described tract;

THENCE, South 68°15'28" West, with the common line of the said 2.974 acre tract and the said 5.528 acre tract, passing at a distance of 186.95 feet, a 1/2 inch iron rod found at the Northwest corner of the said 5.528 acre tract and the North corner of said Cecelia Street, and continuing for a total distance of 354.70 feet (called 359.00 feet), to the **PLACE OF BEGINNING,** containing within these metes and bounds 2.941 acres (128,132 square feet) of land, more or less.

Corey Joseph Hall Registered Professional Land Surveyor No. 6362
TBPLS Firm No. 10194591



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

Taylor Texas
CITY OF TAYLOR TX

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PZ-2021-1303

Proposed Future Land Use Plan Amendment
North of Cecilia St. and East of Debus Dr.

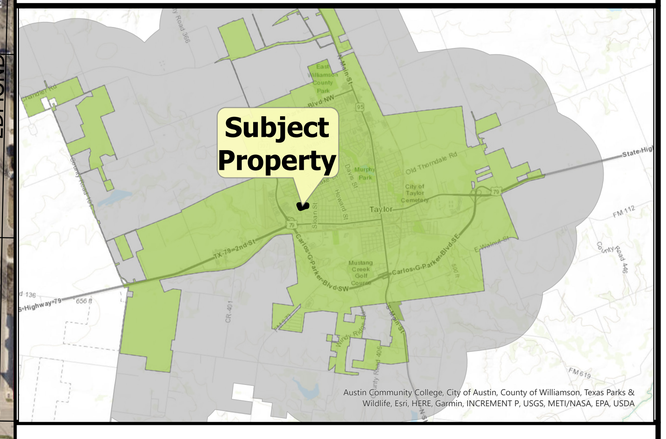
Approximately 2.941 Acres

Legend

- Streets

2013 Future Land Use

- BUSINESS PARK
- COMMERCIAL
- DOWNTOWN NEIGHBORHOOD
- SINGLE FAMILY
- MULTI FAMILY
- SEMI-PUBLIC/INSTITUTIONAL
- ROW
- Propsed Multi-Family



0 205 410 820 US Feet

City of Taylor
PZ-2021-1299
Zoning Map Amendment
Staff Report

Requested Action: Zoning Map Amendment to the official zoning map to re-zone approximately 2.941 acres of Single-Family Residential Zoning District (R-1) to 2.941 acres of Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD).

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

Subject Property: Approximately 2.941 acres, located at about 1,400 feet north of the intersection of Debus Drive and West 2nd 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 William R. Williams Survey, Abstract No. 665; Taylor, Williamson County, Texas.

Parcel Information
Current Zoning: Single-Family Residential (R-1)
Current Use: Residential
Proposed Zoning: Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD)
Future Land Use Plan: Single-Family (Current Designation)

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Large acreage homesite	Single-Family Residential (R-1)
South	Cecilia St. Right-of-Way, Single-Family Homes, and Proposed Multi-Family Development (Boxwood)	Multi-Family Residential (MF-2)
East	Single-Family Homes	Multi-Family Residential (MF-2)
West	Debus Dr. Right-of-Way and Single-Family Homes	Single-Family Residential (R-1)

Purpose:
The applicant, has submitted a re-zoning request to ensure the zoning will be appropriate for a proposed apartment project. At this time, the Current zoning is R-1, which does not permit multi-family land uses. To move forward with the proposal a change of zoning to a district which permits multi-family land uses would be required. The Multi-Family Zoning District (MF-1) would permit the proposed development by-right. Consequently, the applicant is proposing to re-zone the subject property from Single-Family Residential Zoning District (R-1) to Multi-Family Zoning District with a Residential Planned Development Overlay (MF-1/RPD). The Residential Planned Development Overlay would permit the property owner to tailor the development to this particular property as part of the property is in the floodplain and it is adjacent to existing single-family homes.

Staff Analysis:
Staff believes that a mulit-family land use can be an appropriate use of this property and is in keeping with the comprehensive plan. However, staff is requesting that the Planning and Zoning Commission consider recommending some changes to the Residential Planned Development

prior for City Council consideration. The most important consideration for this rezoning request is the compatibility of the proposed project with the existing single-family homes. The proposed apartment buildings are out of scale with the adjacent existing development because the applicant is proposing three story buildings. Though the applicant has agreed to a 25-foot buffer between the apartments and any residentially zoned or developed property next door, three stories next to mostly single-story homes is not contextually cohesive. It would be appropriate in this case to request a two-story and 25-foot maximum height for units one through four that are closest to the rear yards of the homes facing Debus Drive. The proposed buildings also utilitze the first floor exclusively for garage parking which does not support the Comprehensive Plan's goal of creating "human scale" development. Staff recommends revising the architecture of the proposed apartment buildings to reduce the prominence of the garage doors on the first floor of the buildings.

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 request case include:

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

> ***Action L1.1:*** *Identify appropriate residential development areas on the Future Land Use Plan (site suitability, access, utilities).*
> ***Action L1.5:*** *Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides. Some of the relevant statements include:

- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Housing should be available for all income levels.*
- *There should be a variety of housing types on a variety of lot sizes to create complementary neighborhoods.*

The City uses the Future Land Use Plan (FLUP) map as a guide as it is the visualization of the vision for Taylor that was established during the last Comprehensive Planning process. As the FLUP was created almost 20 years ago it is not always current, especially with the surge in the housing sales that Taylor is experiencing. At times, the FLUP has to change to keep up with the current climate. If the applicant's request to change the FLUP designation from Single-Family to Multi-Family the request to re-zone the subject property to Multi-Family and the considerations the City Staff has included in this report are agreed to by the applicant then the request will be consistent with the Comprehensive Plan.

Alongside the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides to incorporate into decisions and land use management. Some of the relevant statements include:

In General

- *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.*
- *Parking, both on and off street, should be located to provide accessibility in safe and attractive ways.*

Residential

- *Residential and commercial areas may be adjacent if separated by a buffer.*
- *Residential developments should include adequate area for parks and recreation facilities, schools and churches, and other public facilities.*
- *Housing should be available for all income levels.*
- *There should be a variety of housing types on a variety of lot sizes to create complementary neighborhoods.*

Staff Recommendation

Staff recommends approval of the requested re-zoning contingent upon:

- the approval of the Future Land Use Plan Amendment request associated with this re-zoning request; and
- revisions to the Planned Development to address compatibility with the adjacent single-family homes by reducing the height of the proposed apartment buildings; and
- revising the architecture of the buildings by reducing the prominence of garage doors on the front facades of the buildings to meet the goal of the Comprehensive Plan of creating "human scale" development.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for Residential Planned Developments and the base zoning and making a recommendation to City Council.

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

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

  Staff analysis indicates this request would be consistent with the Comprehensive Plan if the FLUP amendment were approved and the applicant agrees to adjust the scale of units one through four and address the architecture of the buildings as mentioned previously in the Staff Analysis. Keeping ***Objective L1; Action L1.5*** in mind scale is integral to infill development as new development must be compatible with the existing development. Also, the FLUP Narrative states: Multi-Family Residential (Orange): Multi-family residential dwellings, typically identified as duplexes, triplexes, quadruplex, 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 (4-6). As stated above in the analysis, the request does promote ***Objective L1; Action L1.1*** (encouraging compatible development and a variety of housing types within neighborhoods). Further, the Comprehensive Plan states "additional higher density multifamily and infill projects [are recommended] to curb sprawl" (p. 4-1). As we are experiencing growth encouraging infill development as one mechanism to use our existing infrastructure efficiently and increases in the density where infrastructure exists decreases the cost of maintenance.

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

  The staff analysis of the existing land uses indicates the subject property is in an area that has a variety of housing types including single-family land uses to the west, duplexes, and multi-family to the east and southeast. To the north and south, the land has been underutilized just as the subject property has been. Though the City cannot predict which projects will come to fruition, there have been a variety of housing types proposed on the south side of Cecilia Street and to the north off Sloan Street. As the request is adjacent to different types of housing it is compatible with existing uses; however, as proposed, the project is not in context with the existing development without some adjustment being made as recommended above.

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

  Staff believes this request will promote the public health, safety, and general welfare once the planned development ordinance is revised.

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

  The developer will be required to construct Cecilia Street during the platting process as it was not constructed during the previous platting process. *W*ater and wastewater are available in the area – there is currently a 6" water line and an 8" wastewater line which runs through the subject property. Any improvements to the water and wastewater system will be determined at platting and, typically, the cost of improvements is borne by the developer.

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

  As mentioned, for the first time in a long time, Taylor is experiencing significant growth. Much of the growth has been in the housing market. The existing housing varies but the vast majority of the new housing stock is single-family detached housing. Single-family detached houses do meet the needs of many people but there are other people whose needs are not being met as there have been no new apartments built in some time. Additionally, we have been and must continue to promote infill development, so we stop underutilizing the land and existing infrastructure. Further, we must encourage maximizing our resources to build a strong, deep, and healthy economy for those vested in this community. The City must manage the growth so the that the new development is directed methodically, lessening leapfrog and fringe development; both of which are inefficient and lead to more alienation and lack of community spirit.

Attachments:

1. Location Map
2. Current Zoning Map
3. Future Land Use Plan Map
4. Proposed Zoning Map
5. Ordinance 2021-12 with exhibits

N

PZ-2021-1299

Current Zoning
North of Cecilia St. and East of Debus Dr.

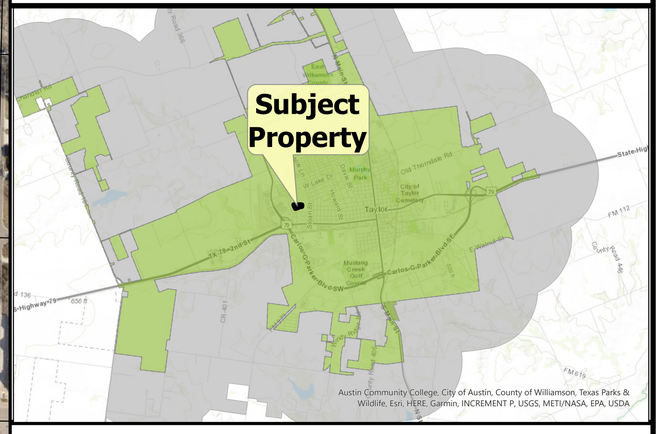
Approximately 2.941 Acres

Legend

- Streets

ZONING

- B-1
- M-1 Light Industrial
- MF-2 Multi-Family
- R-1 Single Family
- Subject Property



0 205 410 820 US Feet

Taylor Texas
CITY OF TAYLOR TX

N

PZ-2021-1299

Future Land Use Plan Map
North of Cecilia St. and East of Debus Dr.

Approximately 2.941 Acres

Subject Property

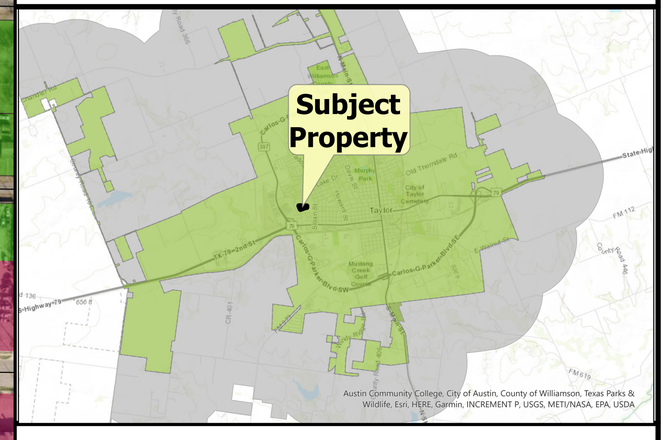
LAKE
LEE
WEST
DEBRA
DEBUS
THOMAS
ADAMS
FAIRGROUNDS
GRACE
CECELIA
EDMOND
7TH
6TH
4TH
SLOAN
WYETH
GARDEN LANE
3RD
2ND
TRAVIS
FRANKLIN

Legend

- Streets

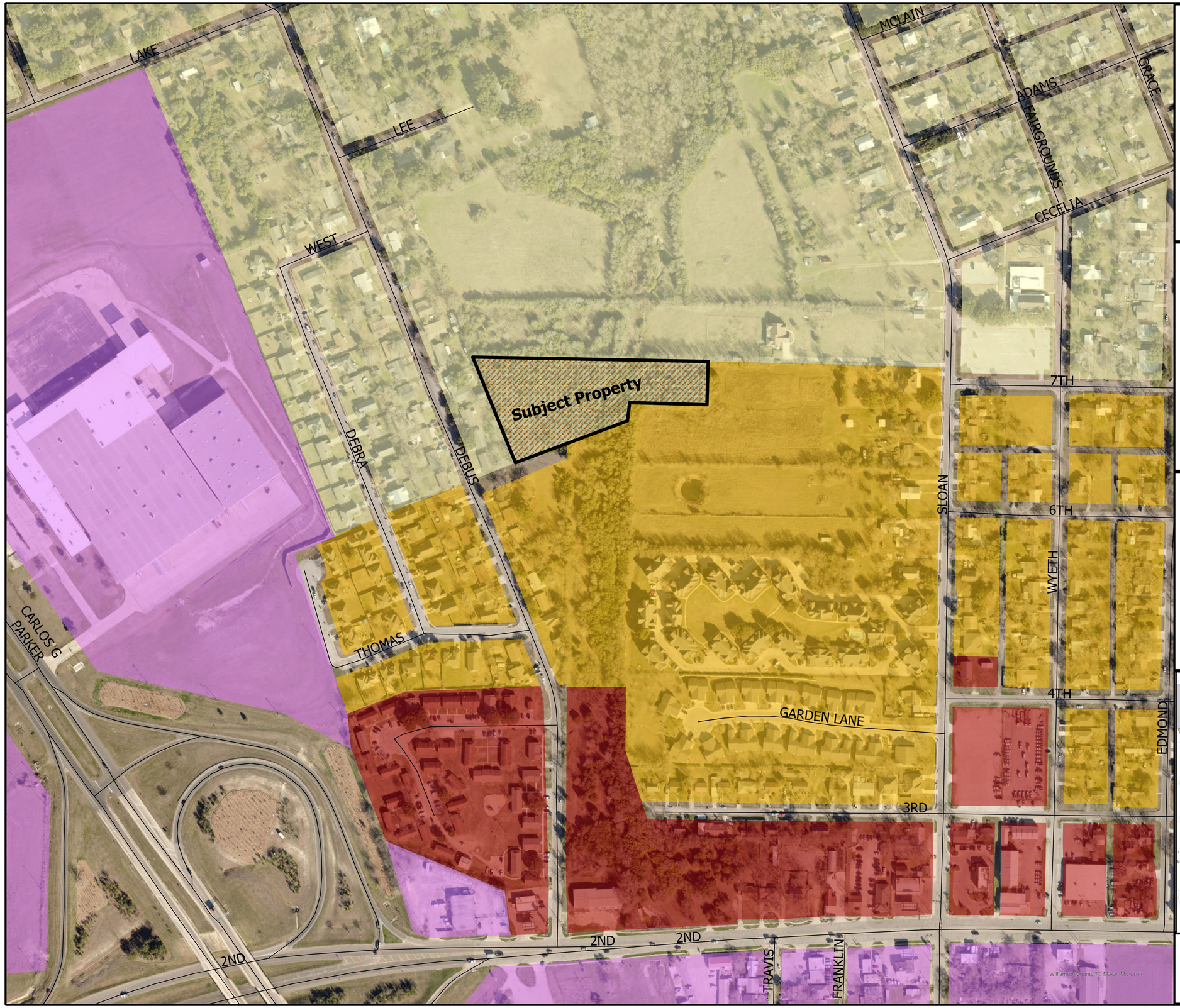
2013 Future Land Use

- BUSINESS PARK
- COMMERCIAL
- DOWNTOWN NEIGHBORHOOD
- SINGLE FAMILY
- MULTI FAMILY
- SEMI-PUBLIC/INSTITUTIONAL
- ROW
- Subject Property



0 205 410 820 US Feet

Williamson County TX, Maxar, Microsoft



Taylor Texas
CITY OF TAYLOR TX

N

PZ-2021-1299

Proposed Zoning
North of Cecilia St. and East of Debus Dr.

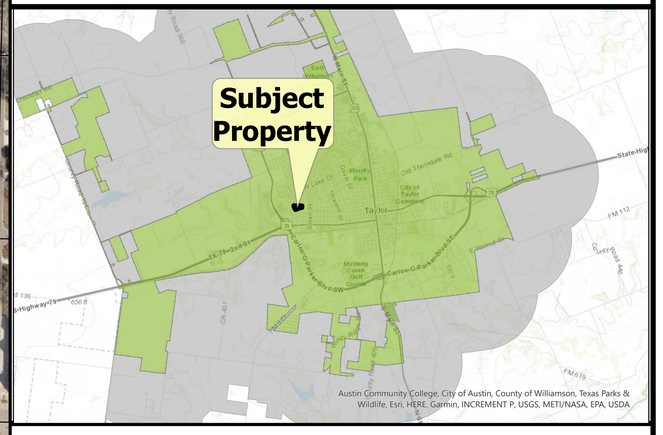
Approximately 2.941 Acres

Legend

- Streets

ZONING

- B-1
- M-1 Light Industrial
- MF-2 Multi-Family
- R-1 Single Family
- Proposed MF-1/RPD Zoning



0 205 410 820 US Feet

ORDINANCE NO. 2021-12

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 2.941 ACRES FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO MULTI-FAMILY WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (MF-1/RPD), LOCATED AT ABOUT 1,400 FEET NORTH OF THE INTERSECTION OF DEBUS DRIVE AND WEST 2ND 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; 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 May 27, 2021, 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 Single-Family Residential Zoning District (R-1) to Multi-Family with a Residential Planned Development overlay (MF-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 11, 2021, 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 Single-Family Residential Zoning District (R-1) to Multi-Family with a Residential Planned Development overlay (MF-1/RPD).

SECTION 3. The Residential Planned Development overlay hereby referred to as the Cecilia Street Multifamily Residential Planned Development that shall be applied to the Property is described in Exhibit "B" attached hereto and incorporated by reference herein.

SECTION 4. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single-Family Residential District (R-1) to Multi-Family with a Residential Planned Development overlay (MF-1/RPD) as shown in Exhibit "C" attached hereto and incorporated herein for all purposes.

DRAFT

SECTION 5. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue, and remain in full force and effect.

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

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2021-12 was introduced before the Taylor City Council on the _____day of May, 2021.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2021.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder, 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. 2021-12, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2021, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the

DRAFT

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 _____ 2021.

_____
Dianna Barker
City Clerk

EXHIBIT A

(legal description)

DRAFT

EXHIBIT B

(zoning map)

DRAFT

EXHIBIT C

(planned development overlay)

DRAFT

EXHIBIT A

THE STATE OF TEXAS§
COUNTY OF WILLIAMSON§

Being a 2.941 acre (128,132 square feet) tract of land out of the WILLIAM R. WILLIAMS SURVEY, A-665, located in Williamson County, Texas, said 2.941 acre tract being all of a called 2.974 acre tract as conveyed from Annie S. Dana, a widow to Lonnie L. Raschke, filed May 18, 1972 and recorded in Volume 549, Page 318 of the Deed Records of Williamson County, Texas (DRWC), said 2.941 acre tract being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on September 9, 2020. All bearings shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, and being more fully described as follows:

BEGINNING at a 1/2 inch iron rod found for the Southeast corner of Block 2, Sunset Addition as recorded in Cabinet A, Slide 262 of the Plat Records of Williamson County, Texas, the Southwest corner of the said 2.974 acre tract in the North line of a Cecelia Street (undeveloped), and marking the Southwest corner of the herein described tract;

THENCE, North 21°45'12" West, with the East line of said Sunset Addition and the West line of said 2.974 acre tract, a distance of 336.36 feet (called 338.60 feet), to a 1/2 inch iron rod found for the Northwest corner of the said 2.974 acre tract, the Southwest corner of Hummingbird Fields, a subdivision recorded in Document No. 2009085909 of the Official Public Records of Williamson County, Texas (OPRWC), and marking the Northwest corner of the herein described tract;

THENCE, South 89°01'37" East, with the South line of said Hummingbird Fields and the North line of said 2.974 acre tract, a distance of 686.77 feet (called 690.50 feet), to a 1/2 inch iron rod found for the Northeast corner of the said 2.974 acre tract, the Northwest corner of a called 2 acre tract as conveyed from T.F. Pierce and wife, Iris Eilers Pierce to Gladys Nell Klein, filed November 9, 1961 and recorded in Volume 447, Page 562 DRWC, and marking the Northeast corner of the herein described tract;

THENCE, South 00°07'36" East, with the West line of said 2 acre tract and the East line of said 2.974 acre tract, a distance of 123.00 feet (called 124.90 feet), to a 1/2 inch iron rod found for the Southeast corner of the said 2.974 acre tract, the Southwest corner of said 2 acre tract, being in the North line of a called 1.88 acre tract as conveyed from Gloria Ann Wright to Tammy Anne Sharp, filed February 15, 2019 and recorded in Document No. 2019012209 OPRWC, and marking the Southeast corner of the herein described tract;

THENCE, South 89°53'44" West, with the North line of said 1.88 acre tract and a South line of the said 2.974 acre tract, passing a 3/4 inch iron pipe at a distance of 218.67 feet, and continuing for a total distance of 232.90 feet (called 229.00 feet), to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for an interior corner of the said 2.974 acre tract, the Northwest corner of the said 1.88 acre tract, and marking an interior corner of the herein described tract;

EXHIBIT A

THENCE, South 00°06'16" West, with the West line of said 1.88 acre tract and the lower East line of the said 2.974 acre tract, a distance of 45.93 feet (called 49.00 feet), to a 1/2 inch iron rod found near an old fence post for the Southeast corner of the said 2.974 acre tract, the Northeast corner of a called 5.528 acre tract as conveyed from Cynthia A. McLaughlin, Trustee of the Hofmeister and McLaughlin Living Trust, dated 11/19/2018 to One World Development, LLC, a Texas Limited Liability Company, filed May 18, 1972 and recorded in Document No. 2020047328 OPRWC, and marking the Southeast corner of the herein described tract;

THENCE, South 68°15'28" West, with the common line of the said 2.974 acre tract and the said 5.528 acre tract, passing at a distance of 186.95 feet, a 1/2 inch iron rod found at the Northwest corner of the said 5.528 acre tract and the North corner of said Cecelia Street, and continuing for a total distance of 354.70 feet (called 359.00 feet), to the **PLACE OF BEGINNING,** containing within these metes and bounds 2.941 acres (128,132 square feet) of land, more or less.

Corey Joseph Hall Registered Professional Land Surveyor No. 6362
TBPLS Firm No. 10194591

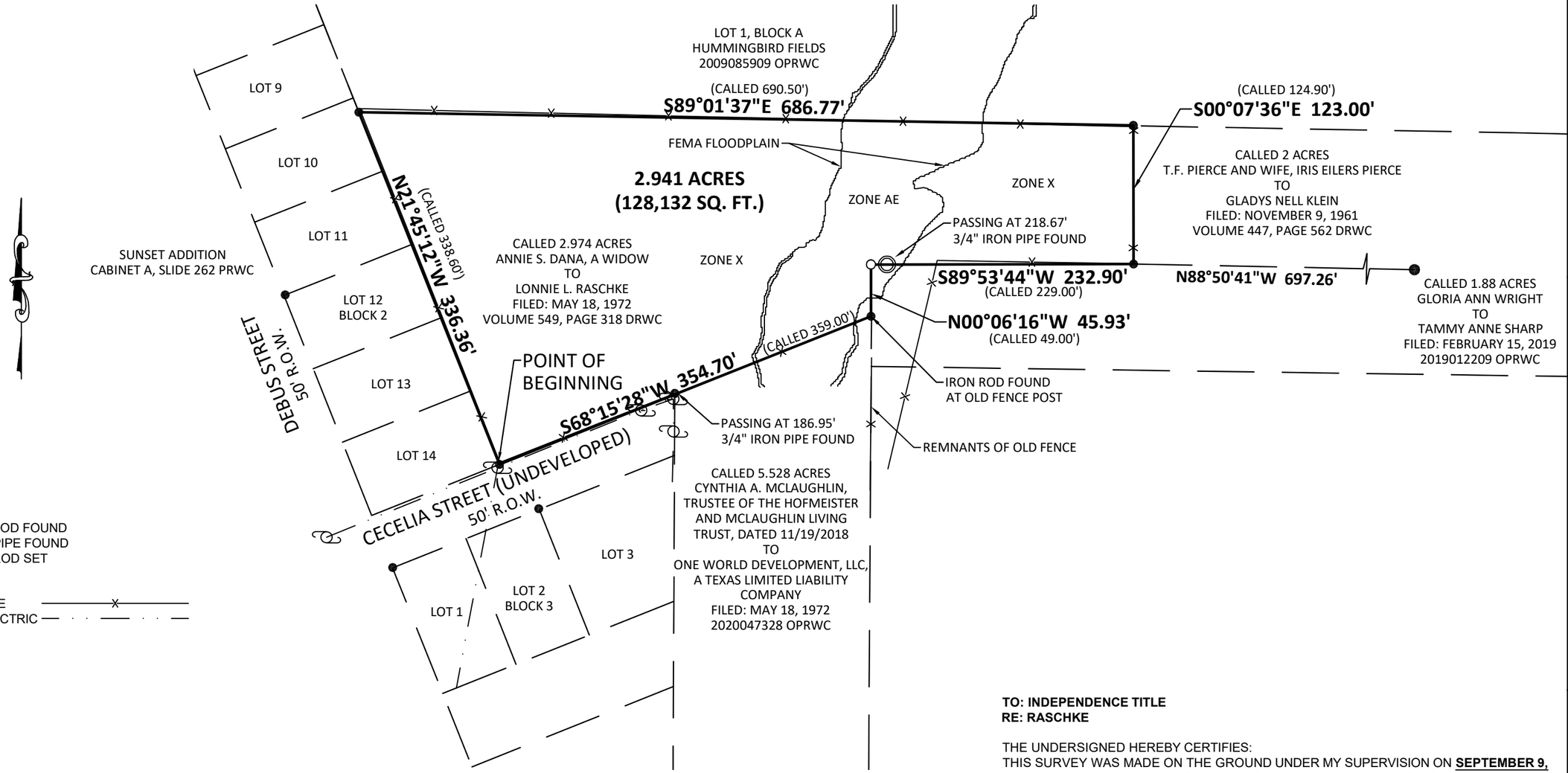


BEING A 2.941 ACRE (128,132 SQUARE FEET) TRACT OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY, A-665, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 2.941 ACRE TRACT BEING ALL OF A CALLED 2.974 ACRE TRACT AS CONVEYED FROM ANNIE S. DANA, A WIDOW TO LONNIE L. RASCHKE, FILED MAY 18, 1972 AND RECORDED IN VOLUME 549, PAGE 318 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

EXHIBIT A

100 0 50 100 200

SCALE: 1"=100'



LEGEND

- ● 1/2 INCH IRON ROD FOUND
- 3/4 INCH IRON PIPE FOUND
- O 5/8 INCH IRON ROD SET
- GUY ANCHOR
- POWER POLE
- EXISTING FENCE —x—x—
- OVERHEAD ELECTRIC — · · — · · —

NOTES:

1. NO TITLE COMMITMENT WAS 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.
2. 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
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

ABBREVIATIONS

DRWC	=	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC	=	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC	=	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PRWC	=	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	=	RIGHT-OF-WAY

STATE OF TEXAS
REGISTERED
COREY JOSEPH HALL
6362
PROFESSIONAL
LAND SURVEYOR

TO: INDEPENDENCE TITLE
RE: RASCHKE

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **SEPTEMBER 9, 2020**, AND 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, AND 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.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0533F, EFFECTIVE DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONES "X & AE"**, WHICH IN THIS CASE **IS PARTIALLY** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362

DATE: 09/09/2020 | SCALE: 1" = 100' | SHEET 1 OF 1
DRAWN BY: CJH | JOB NO.: 4043.001

LAND TITLE SURVEY

KONTUR TECHNICAL, LLC
26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

9/11/2020 11:45 AM

P:\Shared drives\Active\Survey\County\WILLIAMSON\TAYLOR\WILLIAM R WILLIAMS SURVEY, A-665\4043.001\DWG\4043.001.dwg

EXHIBIT B
CECELIA STREET MULTIFAMILY
RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY

The subject property is located north of an undeveloped portion of the Cecelia Street right-of-way between Debus Drive and Sloan Street. The tract includes approximately 2.94 acres of land, as more particularly described in Exhibit A. No address is currently assigned to the property.

PURPOSE

The purpose of the request is to construct multi-family dwelling units. To move forward with our project we are making application for a Residential Planned Development overlay with Multi-Family Zoning District base zoning (MF-1/RPD).

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the site has been attached to this RPD as Exhibit B.1 to illustrate where the buildings, amenities and private drive are being proposed on the property. The primary use of the development shall be for multifamily apartment buildings; fourplexes are being proposed. Each unit will include 3 bedrooms, 2 bathrooms and a 2-car garage. Architectural renderings have been included as Exhibits B.2.1 and B.2.2. Buildings which are oriented toward adjacent existing single-family residential homes may not have balconies on the rear of the buildings. Units are not required to face the street which they are addressed from.

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance	
	MF-1/RPD
Setbacks	
Sides Adjacent to Residential (feet)	25
Street Frontage Setback (feet)	25
Interior Side Setback (feet)	10
Maximum Density	36 dwelling units
Off-Street Parking Spaces (per dwelling unit)	2

STREET REQUIREMENTS

The project will include the construction of Cecelia Street in the existing right-of-way from Debus Drive to the end of the Cecelia Street adjacent to the subject tract. The typical section for this street design is shown on the attached Exhibit B.4.

SIDEWALKS

A four-foot wide sidewalk will be constructed along the north side of Cecelia Street in the public right-of-way. On the interior of the site, a private sidewalk will provide pedestrian access between all units and the Cecelia Street right-of-way. Sidewalks will be provided from the off-street parking to the dwelling units. Sidewalks will be provided for access to the community amenities.

LANDSCAPE REQUIREMENTS

To ensure the sanctity of the adjacent single-family residential developments a vegetative buffer will be provided along the boundary of the community. Existing mature trees will be maintained when possible to provide screening between the property lines and the building setback lines. When it is not possible to use of existing trees for screening, 50 % of the trees used for screening will be evergreens that are canopy trees, or a screening fence will be installed. All landscaping selections shall be from the preferred plant list in Chapter 28 Vegetation of the City of Taylor Code of Ordinances. All common area landscaping shall be maintained by the Homeowner's Association. The Landscape Plan is Attached as B.3.

COMMON AREA AMENITIES

The following common area amenities are proposed on-site and located in the center of the community so neighboring single-family residential development will not be negatively impacted:

- A playground
- A covered patio and grill area
- A landscaped central courtyard

Each of the proposed common area amenities will be maintained by the Property Owner's Association. The final dimensions of each amenity shall be established during the site plan review phase.

SIGNAGE REQUIREMENTS

Entry signage will be placed at the entrance to the development, outside of the right-of-way, and in accordance with Chapter 24 of the Code. No off-premise signage will be installed.

PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association shall be created to own and maintain the common area amenities, detention ponds, signage, private paving and sidewalks. The Property Owner's Association must be registered with the Texas Secretary of State.

LIST OF EXHIBITS

Exhibit B.1 – Conceptual Site Plan

Exhibit B.2.1 – Architectural Elevations

Exhibit B.2.2 – Architectural Axons

Exhibit B.3 – Conceptual Landscape Plan

Exhibit B.4 – Typical StreetSection

LOT 9
ZONING: R-1

LOT 10
ZONING: R-1

LOT 11
ZONING: R-1

LOT 12
ZONING: R-1

LOT 13:
ZONING: R-1

LOT 14
ZONING: R-1

LOT 1, BLOCK A
HUMMINGBIRD FIELDS
2009085909 OPRWC
ZONING: R-1

FEMA 100 YEAR FLOODPLAIN

S89°01'37"E 686.77'

25' BUILDING SETBACK

3 BR APARTMENT UNIT, TYP. OF 24

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

PLAYGROUND

COVERED PATIO AND GRILL

DETENTION POND

SUBJECT TRACT
2.94 ACRES
2020167477 OPRWC
CURRENT ZONING: R-1
PROPOSED ZONING: MF-1/RPD

S00°07'36"E 123.00'

CALLED 2 ACRES
T.F. PIERCE AND
WIFE, IRIS EILERS
PIERCE TO GLADYS
NELL KLEIN FILED:
NOVEMBER 9, 1961
VOLUME 447, PAGE
562 DRWC
ZONING: MF-2

S89°53'44"W 232.90'

N88°50'41"W 697.26'

N00°06'16"W 45.93'

CALLED 1.88 ACRES GLORIA
ANN WRIGHT TO TAMMY
ANNE SHARP FILED:
FEBRUARY 15, 2019
2019012209 OPRWC
ZONING: MF-2

N21°45'12"W 336.36'

S68°15'28"W 354.70'

CALLED 5.528 ACRES
ONE WORLD
DEVELOPMENT, LLC
DOC#: 2020047328
OPRWC
ZONING: MF-2

DEBUS DRIVE
50' R.O.W.

CECELIA STREET
50' R.O.W.

LOT 3
BLOCK 3
ZONING: MF-2

LOT 1 BLOCK 3
ZONING: MF-2

LOT 2
BLOCK 3

N

0 30'
SCALE: 1" = 30'

CECELIA STREET MULTIFAMILY

CONCEPTUAL SITE PLAN

EXHIBIT B.1

CIVIL INSITE, LLC
CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

C:\USERS\GREGG\ONEDRIVE - CIVILINSITE.COM\CECELIA STREET MF\DRAWINGS\EXHIBITS\REZONE SITE PLAN MF1 V3.DWG, 4/23/2021, GREGG A

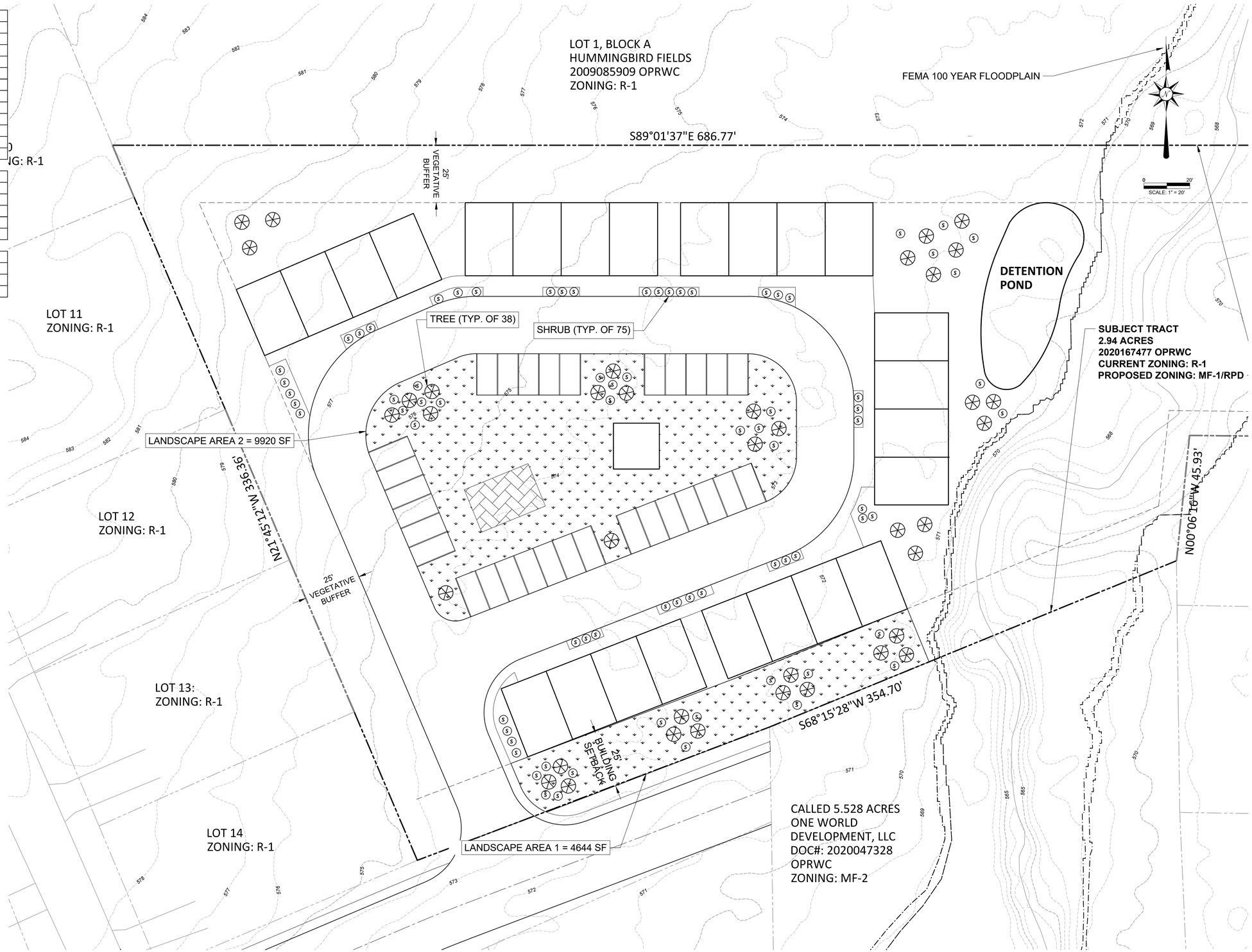
Required Landscaping		
Total Lot Area	2.94	acres
Proposed Impervious Coverage	44773	sf
Lanscaping Required (25% I.C. Area)	11193.25	sf
Credit for Tree Preservation	TBD	sf
Total Landscaping Required	TBD	sf
Trees Required (2 per 600 SF)	38	
Shrubs Required	75	
Rear (feet)	10	
Maximum Height (feet)	35	
Maximum Lot Coverage	80%	
Maximum Density (dwelling units per SF)	1 per 3,000 SF	
Off-Street Parking Spaces (per dwelling unit)	1	

Tree Inventory		
Total number of DBH inches on the site	TBD	inches
Total number of DBH inches to be removed	TBD	inches
Total number of DBH inches to be preserved	TBD	inches
Tree preservation credit	TBD	inches
Total mitigation required	TBD	inches

Parking Lot Landscaping		
Total Paved Area	4896	sf
Required Parking Lot Landscape Area (5%)	244.8	sf
2" Caliper Trees Required (1/250sf)	1	tree

LANDSCAPE NOTES:

1. **TREES AND SHRUBS TO BE SELECTED FROM CITY OF TAYLOR PREFERRED PLANT LIST PRIOR TO SITE PLAN SUBMITTAL.**
2. **TOTAL LANDSCAPE AREA REQUIRED TO DETERMINED UPON ESTABLISHMENT OF THE CREDIT FOR TREE PRESERVATION PRIOR TO SITE PLAN SUBMITTAL.**
3. **TOTAL TREE MITIGATION REQUIRED TO BE DETERMINED UPON ESTABLISHMENT OF THE CREDIT FOR TREE PRESERVATION PRIOR TO SITE PLAN SUBMITTAL.**
4. **LANDSCAPE AREAS TO BE IRRIGATED IN ACCORDANCE WITH SEC. 28-28(C)(1).**



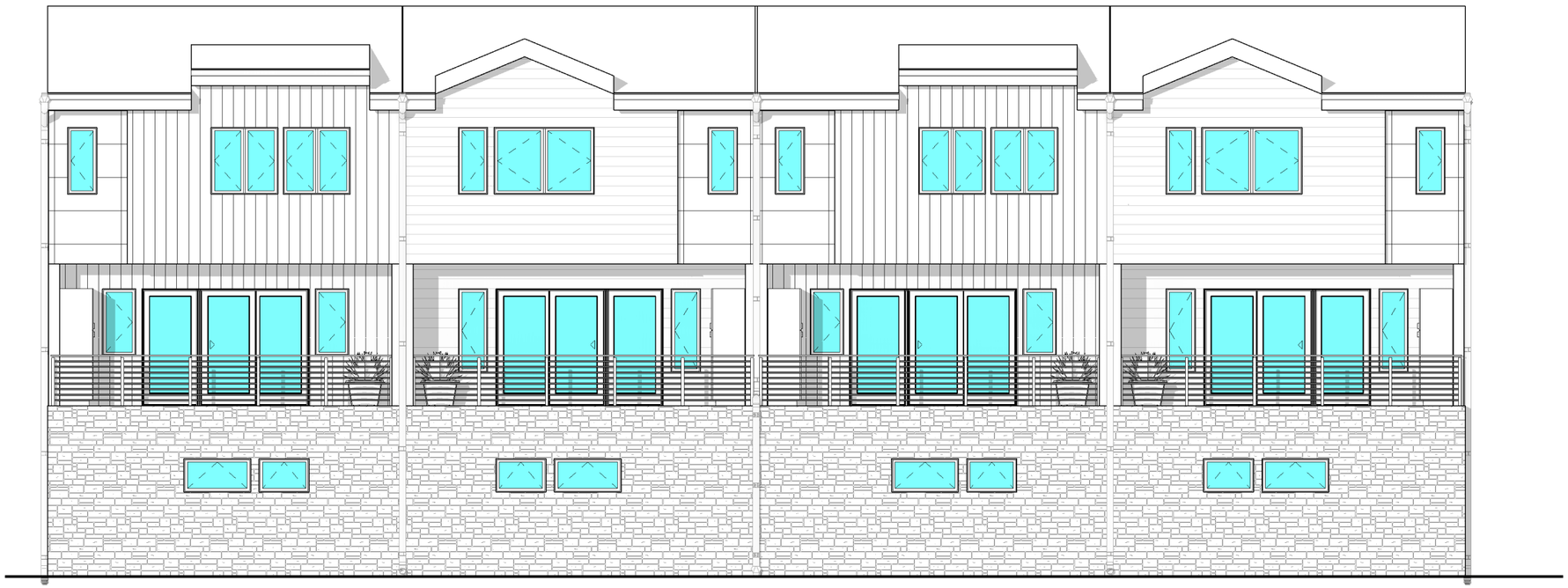
CECELIA STREET MULTIFAMILY
CONCEPTUAL LANDSCAPE PLAN
EXHIBIT B.3

CIVIL INSITE, LLC
CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

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1 **STREET FRONT**
1/8" = 1'-0"



2 **GREEN SPACE**
1/8" = 1'-0"

EXHIBIT B.2.1

MATERIALS

CMR — CORRUGATED METAL ROOF:
COLOR: TBD
MFR: TBD

WINDOWS AND DOORS
COLOR: TBD
MFR: TBD

NOTE: Operable windows to have tested air infiltration rate of less than 0.2 CFM/sq.ft. Infiltration rate to be tested prior to install

VS — HARDIBOARD VERTICAL SIDING:
COLOR: TBD
STYLE: TBD

HS — HARDIBOARD HORIZONTAL SIDING:
COLOR: TBD
STYLE: TBD

MSV — MANUFACTURED STONE VENEER:
COLOR: TBD
STYLE: TBD

MPS — METAL PANEL SIDING:
COLOR: TBD
MFR: TBD

*** MATERIALS LISTED ABOVE ARE TO BE REFINED DURING THE BIDDING AND DESIGN DEVELOPMENT PHASE BEFORE EXACT SPECIFICATIONS ARE APPROVED BY OWNER & ARCHITECT

5 10 15 20 30 40

ARCHITECTURAL 2
PO BOX 1153
MOAB, UTAH 84532
p 512-656-1745
courtneykizer@gmail.com

DATE:
2021 02 09

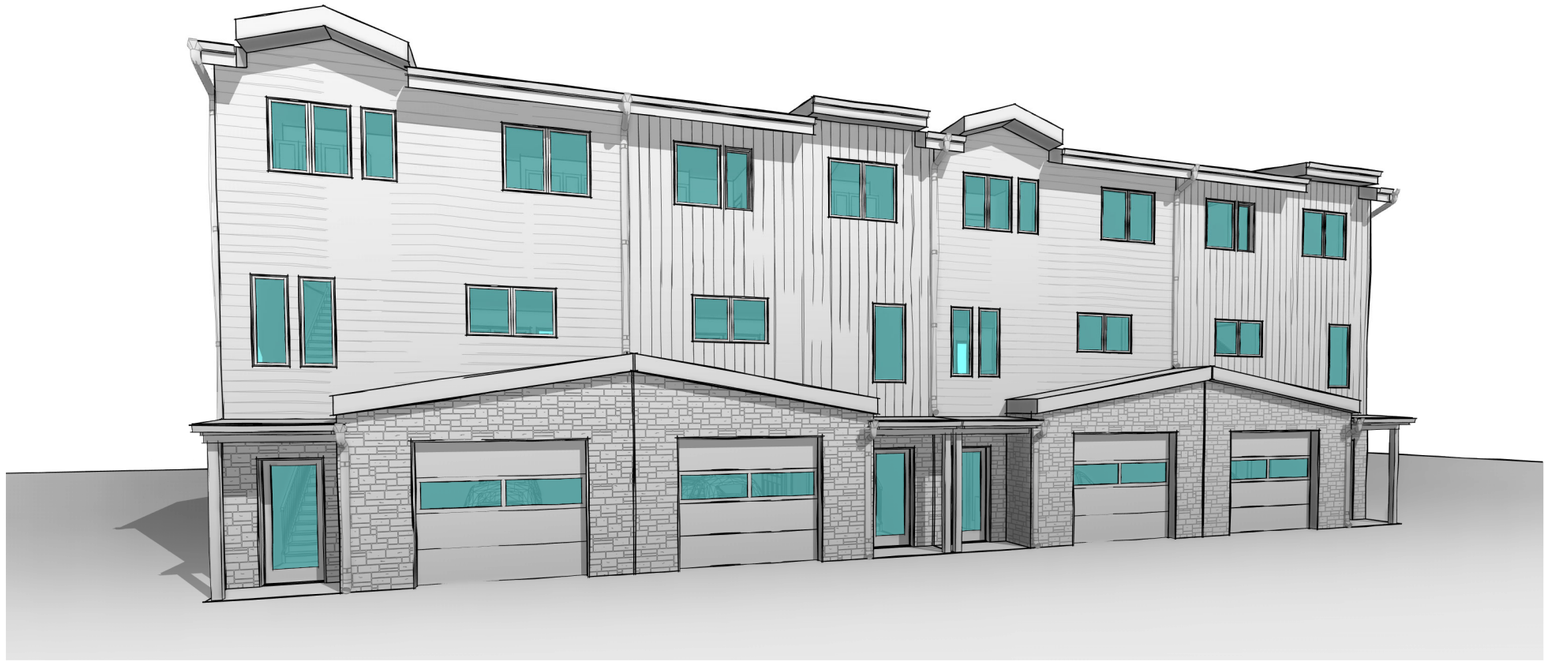
AUSTIN - TAYLOR
CECELIA STREET
WILLIAMSON COUNTY
TAYLOR, TX 76574

ELEVATIONS
3-BED

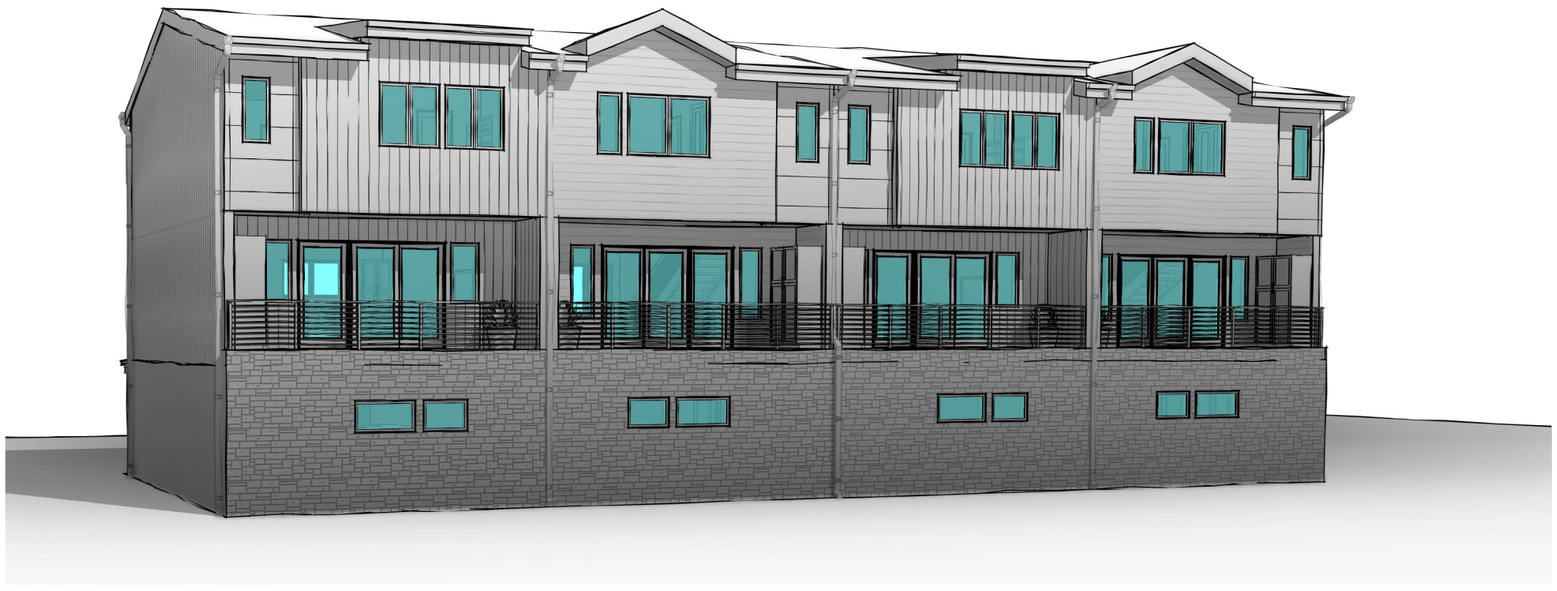
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AP201

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1 STREET VIEW



2 REAR VIEW

EXHIBIT B.2.2

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courtneykizer@gmail.com

DATE:
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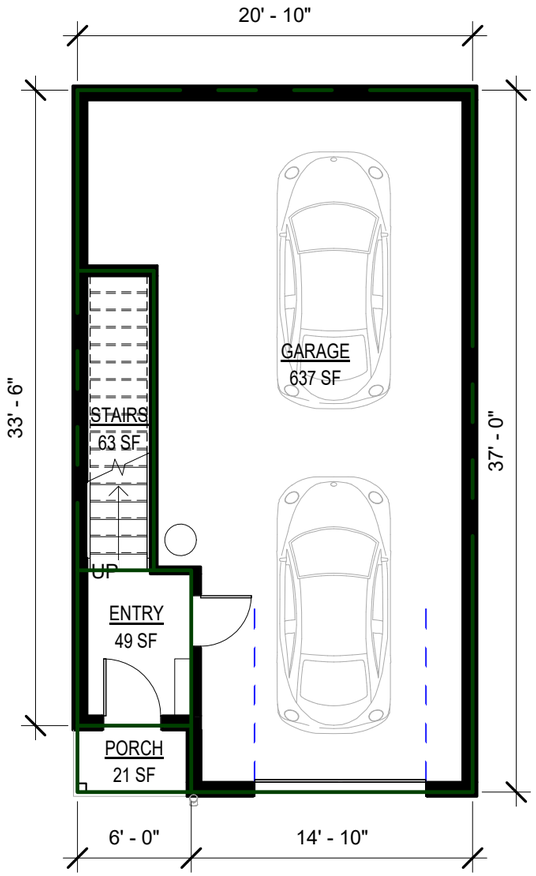
AUSTIN - TAYLOR
CECELIA STREET
WILLIAMSON COUNTY
TAYLOR, TX 76574

AXONS
3-BED

© KIZER

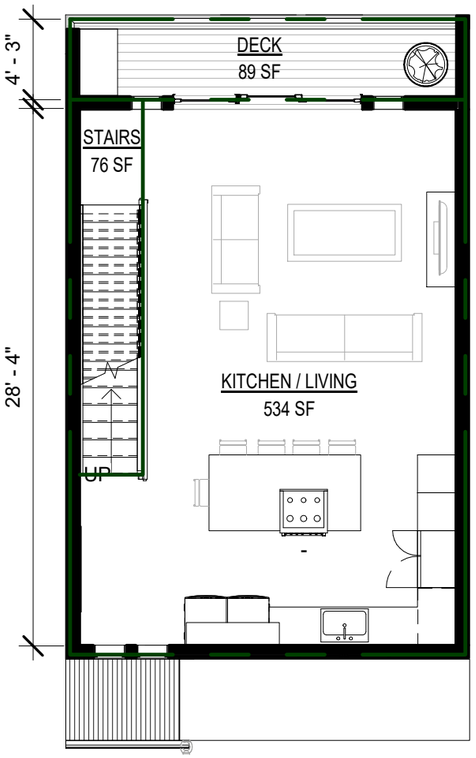
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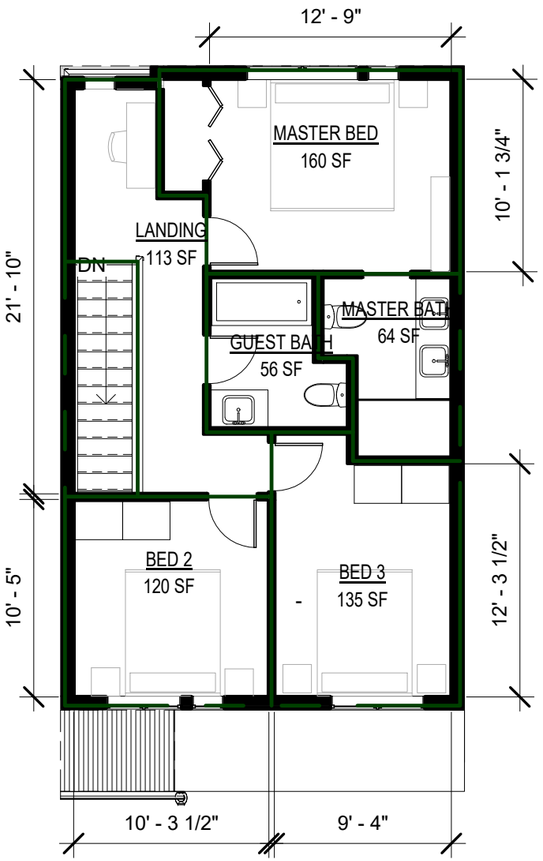
ROAD SIDE

1 **Level 1**
1/8" = 1'-0"



ROAD SIDE

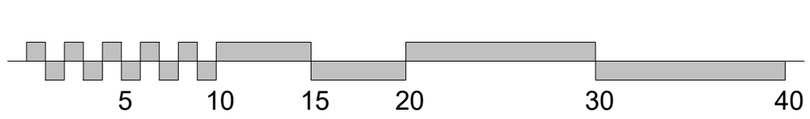
2 **Level 2**
1/8" = 1'-0"

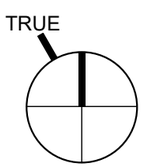


3 **Level 3**
1/8" = 1'-0"

AREA SCHEDULE		
Level	Name	Area
Level 1	ENTRY	49 SF
Level 1	GARAGE	637 SF
Level 1	PORCH	21 SF
Level 1	STAIRS	63 SF
Level 1		771 SF
Level 2	DECK	89 SF
Level 2	KITCHEN / LIVING	534 SF
Level 2	STAIRS	76 SF
Level 2		698 SF
Level 3	BED 2	120 SF
Level 3	BED 3	135 SF
Level 3	GUEST BATH	56 SF
Level 3	LANDING	113 SF
Level 3	MASTER BATH	64 SF
Level 3	MASTER BED	160 SF
Level 3		648 SF
		2117 SF

TOTAL CONDITIONED:	**1,370 SF**
TOTAL COVERED EXTERIOR:	110 SF
TOTAL UNCONDITIONED:	637 SF





NOT FOR CONSTRUCTION

ARCHITECTURAL 2
PO BOX 1153
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courtneykizer@gmail.com

DATE:
2021 02 09

AUSTIN - TAYLOR

CECELIA STREET
WILLIAMSON COUNTY
TAYLOR, TX 76574

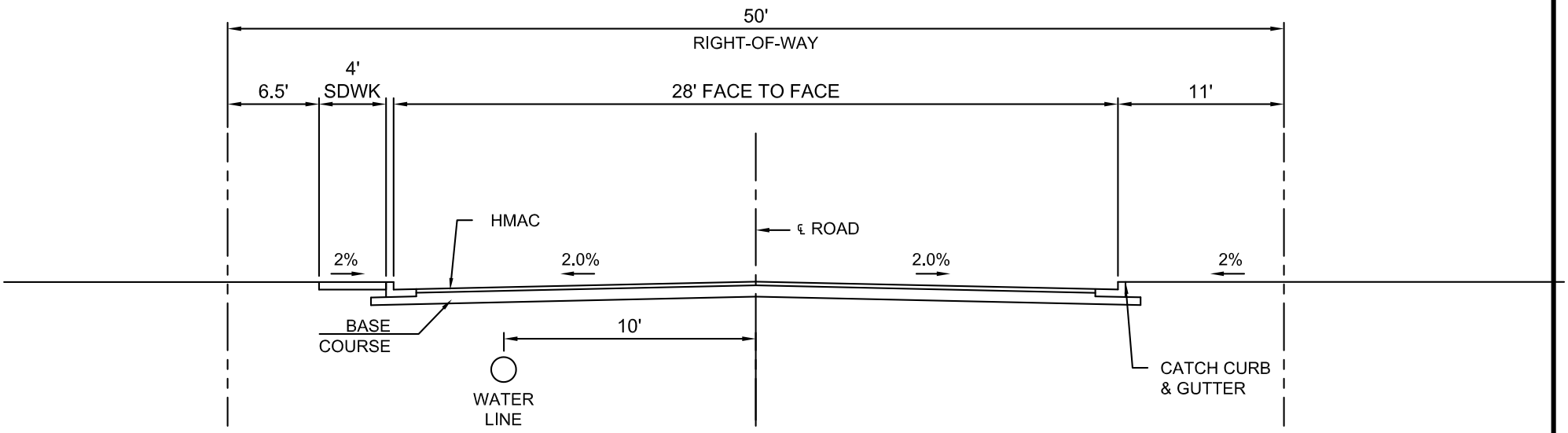
FLOOR PLANS
3-BED

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Exhibit B4



NOTE:
SEE PLANS FOR EXACT LOCATIONS OF UTILITY LINES.

TYPICAL SECTION THROUGH ROADWAY

NOT TO SCALE

CECELIA STREET MULTIFAMILY
TYPICAL SECTION
EXHIBIT B.4

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FIRM REGISTRATION NO. F-19483

C:\USERS\GREG\ONEDRIVE - CIVIL INSITE, LLC\CECELIA STREET MF\05-PLANS\EXHIBITS\EXHIBIT B.4 SITE PLAN.MFS, V2 2/9/23, 4:31:00 PM, GREG A.