

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
Taylor City Hall, 400 Porter Street

May 12, 2015 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Minutes from the regular meeting of April 14, 2015 and from the special meeting of April 20, 2015.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. **SUP 15-03 Conduct Public Hearing** for an application submitted by Louren Karkoska, property owner, and Mike Ringstaff, agent for the property owner, requesting a Specific Use Permit for construction of a manufactured home in an R-1 MHS overlay area on the property located at 415 Branch Street, property also described as Block 66, Lot 4 City of Taylor, Williamson County, Texas.
2. **SUP 15-03 Make Recommendation** for an application submitted by Louren Karkoska, property owner, and Mike Ringstaff, agent for the property owner, requesting a Specific Use Permit for construction of a manufactured home in an R-1 MHS overlay area on the property located at 415 Branch Street, property also described as Block 66, Lot 4 City of Taylor, Williamson County, Texas.
3. **SUP 15-04 Conduct Public Hearing** for an application submitted by Manoj Naik for property owned by Tapimata LLC requesting a Specific Use Permit for “Outdoor Music Concerts and Dance Hall” as allowed with Specific Use Approval in the M-1 (Light Industrial) zoning district at 1402 Welch Street, property also described as 12.44 acres out of a 16.163 acre tract in the James C. Eaves Survey, Abstract No. 214, and the William R. Williams Survey, Abstract No. 665, City of Taylor, Williamson County, Texas.
4. **SUP 15-04 Make Recommendation** for an application submitted by Manoj Naik for property owned by Tapimata LLC requesting a Specific Use Permit for “Outdoor Music Concerts and Dance Hall” as allowed with Specific Use Approval in the M-1 (Light Industrial) zoning district at 1402 Welch Street, property also described as 12.44 acres out of a 16.163 acre tract in the James C. Eaves Survey, Abstract No. 214, and the William R. Williams Survey, Abstract No. 665, City of Taylor, Williamson County, Texas.
5. **Review and Make Recommendation** of the Abandonment of a portion of Mills Street and a portion of alley South of 1523 W. Lake Drive

DISCUSSION ITEMS

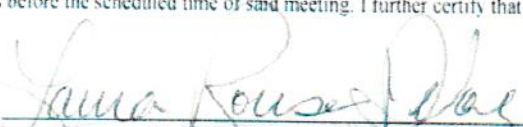
1. Discussion of Plat Variance Policies

ADJOURN

Next Meeting Date: June 9, 2015

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **May 8, 2015** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press

Posted By:


Laura Rouse-DeVore, Deputy Building Official
Development Services

Date: 5-8-15

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
April 14, 2015 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Annette Maruska
Karen Farley
Jim Killough
Eric Weiner

ABSENT

Leland Stevens
Rick Selin
Donna Frazier

OTHERS PRESENT

Laura Rouse-DeVore, Deputy Building Official
Carrie Orts, Admin to Development Services
Bob van Til, Director of Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:06 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 individually as part of the Regular agenda.)

Review and approve minutes from March 10, 2015

Mrs. Farley made motion to approve minutes from March 10, 2015. Seconded by Mrs. Maruska. All voted Aye. Motion passed.

Election of Officers

Mrs. Farley made motion to elect Don McAlister as Chair. Seconded by Mr. Killough. All voted aye. Motion passed.

Mrs. Maruska made motion to elect Leland Stevens as Vice Chair. Seconded by Mr. Osborn. All voted aye. Motion passed.

Impact Fee Advisory Report

Mrs. Rouse-Devore presented Impact Fee Advisory Report to Commission.

PC-15-01 Conduct Public Hearing of the Replat for First Assembly of God Subdivision.

Mr. McAlister opened the hearing at 6:16 p.m. Mrs. Rouse-Devore stated that the Staff recommends approval of the request, subject to staff's comments. Mr. Shane Allen was present to answer questions. Hearing closed at 6:21 p.m.

PC-15-01 Review and Consideration of the Replat for First Assembly of God Subdivision.

Mr. Killough made a motion to approve the replat for the First Assembly of God Subdivision. Seconded by Mrs. Maruska. All voted aye. Motion passes.

SUP-15-02 Conduct Public Hearing for an application for a Specific Use Permit to locate a beer brewing business facility at the property of 201 N. Main Street, property also described as Lots 5-6, 1-4 of Block 9 in the City of Taylor, Williamson County, TX. Property owner is CWMRYBOYD II, LLC and the applicant is Ian Davis with Texas Beer Company.

Mr. McAlister opened the hearing at 6:30 p.m. Mrs. Rouse-DeVore stated that Staff recommends that the Planning and Zoning Commission send a favorable recommendation to the City Council on the basis that the use is consistent with the site context and with the current zoning and uses of the property. Mr. Ian Davis, Judy Blundell and Mark Nibbelinewere present to answer questions. Hearing closed at 6:35 p.m.

SUP-15-02 Make Recommendation for an application for a Specific Use Permit to locate a beer brewing business facility at the property of 201 N. Main Street, property also described as Lots 5-6, 1-4 of Block 9 in the City of Taylor, Williamson County, TX. Property owner is CWMRYBOYD II, LLC and the applicant is Ian Davis with Texas Beer Company.

Mrs. Farley made motion to recommend to City Council approval for an application for a Specific Use Permit to locate a beer brewing business facility at the property of 201 N. Main Stree, property also described as Lots 5-6, 1-4 of Block 9 in the City of Taylor, Williamson County, TX. Seconded by Mrs. Maruska. All voted Aye.

Adjourn

The meeting was adjourned at 6:36 p.m.

Bob van Til
Director of Planning & Development

Don McAlister
Planning & Zoning Commission Chairman

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION SPECIAL MEETING
April 20, 2015 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Annette Maruska
Karen Farley
Jim Killough
Leland Stevens
Donna Frazier

ABSENT

Eric Weiner
Rick Selin
Todd Osborn

OTHERS PRESENT

Laura Rouse-DeVore, Deputy Building Official
Carrie Orts, Admin to Development Services
Bob van Til, Director of Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:06 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 individually as part of the Regular agenda.)

Downtown Master Plan - Review & Make Recommendation for the Master Plan established for the Downtown Area of the City of Taylor, Williamson County, TX.

Mrs. Annette Maruska made a motion to approve the Downtown Master Plan as well as send the City Council comments from the meeting to be noted in the file. Seconded by Mr. Stevens. All voted Aye. Motion passed.

Planning & Zoning Commission Special Meeting Notes:

- Mrs. Farley appreciated the work that went into the Downtown Master Plan as well as the creative thinking that went into the planning of the Skate Park.
- Mrs. Maruska stated that the Downtown Master Plan is a wonderful thing for Taylor. She questioned if Design Workshop would help the City after the Plan had been accepted with the tasks needing to be done. Mrs. Maruska stated that she was not in favor of a two story building in front of City Hall and that she didn't believe the City should be in the business of real estate. Mrs. Maruska further stated that she is concerned about the Christmas lights that are on the poles. She wants to make sure that they are incorporated into the plan. Concerned about the birds migrating downtown and keeping that area clean. Mrs. Maruska suggested looking at Murphy Park for the Skate Park and use portable ramps to test it out and see how it goes.

- Mrs. Frazier stated that she does not feel downtown is a good location for the Skate Park. She would like the group to consider Murphy or Robinson Park as an alternate location. Mrs. Frazier further stated that she was concerned about the parking spaces being taken away due to the Skate Park and a lane being closed under the bridge.

Adjourn

The meeting was adjourned at 6:36 p.m.

Bob van Til
Director of Planning & Development

Don McAlister
Planning & Zoning Commission Chairman

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Laura Rouse-DeVore
Deputy Building Official

RE: 415 Branch Street

DATE: May 12, 2015

Date of the Public Hearing

May 14, 2015

Location and Acres of the Property

Located on the West side of Branch Street near the Southwest corner of the intersection of Branch Street and 5th Street, consisting of approximately .15 acres

Property Owner and Applicant

The applicants are Louren Karkoska, property owner of 415 Branch Street and Mike Ringstaff, representing the owner.

Applicant's intentions for the property (development objective)

The petitioner is seeking Specific Use Permit Approval to construct a single-family manufactured home in the R1-MHS Single-Family Residential Overlay zoning area.

Existing Zoning

Single-Family Overlay (R1-MHS)

Proposed Zoning

No zoning change is being proposed for the property.

Existing Conditions on the Property

The property is currently vacant.

Existing Thoroughfares and Traffic Volumes

The lot sits on the Westside of Branch Street and has an alley in the rear of the lot. The closest cross street is 5th Street to the North of the lot.

Existing Conditions Surrounding the Property (land use/zoning)

North: Single-Family Overlay / R1-MHS

South: Single-Family Overlay / R1-MHS

East: Single-Family Overlay / R1-MHS

West: Single-Family Overlay / R1-MHS

Future Land Use Map

Downtown Neighborhood

The City's Thoroughfare Plan

Not applicable

Other Information

Aerial Photo:



Discussion:

The proposed residence, being a manufactured home, does require Specific Use Permit approval under the current zoning of the parcel. The proposed use, however, is consistent with surrounding uses in the area and would offer an infill opportunity for this block and neighborhood.

Staff feels that Approval of the proposed Specific Use Permit is contextually consistent with the uses of surrounding parcels in the area.

Recommendation:

Staff feels that the proposed Specific Use Permit is contextually consistent with the uses of surrounding parcels in the area.

Staff recommends sending a favorable recommendation to the City Council regarding approval of the Specific Use Permit.

Please contact me at (512) 595-9759 or via email at laura.rouse-devore@taylortx.gov if you have any questions or concerns.

Attachments:

Draft Ordinance

ORDINANCE NO. 2015-04

AN ORDINANCE ALLOWING A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME ON PROPERTY DESCRIBED AS CITY OF TAYLOR, BLOCK 66, LOT 4; ALSO KNOWN AS 415 BRANCH STREET, TAYLOR, TX.

WHEREAS, notices for the proposed specific use permit were published in accordance with the Zoning Ordinance and the request referred to the Planning and Zoning Commission.

WHEREAS, Louren Karkoska, property owner of 415 Branch Street and Mike Ringstaff, representing the property owner have requested a Specific Use Permit to allow construction of a single-family manufactured home in a R1-MHS Single-Family Residential Overlay zoning area on the property described as City of Taylor, Block 66, Lot 4; Also known as 415 Branch Street in the City of Taylor. That after a public hearing held by the Planning and Zoning Commission on May 12, 2015, the Planning and Zoning Commission voted to recommend a specific use permit to allow a single-family manufactured home on said property.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

1.0 That after public hearing held on May 14, 2015 before the City Council of the City of Taylor for the purpose of considering an application submitted by Louren Karkoska, property owner of 415 Branch Street and Mike Ringstaff, representing the owner have requested a Specific Use Permit to allow construction of a single-family manufactured home in a R1-MHS Single-Family Residential Overlay zoning area on the property described as City of Taylor, Block 66, Lot 4; Also known as 415 Branch Street in the City of Taylor, a specific use permit is hereby granted to Louren Karkoska and Mike Ringstaff, representing the owner, to the property described.

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

3.0 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

4.0 In accordance with Article 8, of the City Charter, Ordinance No. 2015-04 was introduced before the City Council on the 14th day of May, 2015.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2015.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock, City Clerk

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan L. Brock, 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. 2015-04, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2015, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2015.

Susan L. Brock
City Clerk

**CITY OF TAYLOR
ZONING CHANGE APPLICATION**

ZC / SUP - 15 - 03

Type of Request:

☐ Re-Zoning

☒ Specific Use Permit

☐ R-PD

☐ C-PD

Applicant Information:

Name: LAUREN KARKOSKA

Address: 2 SANDY LANE

Day Time Phone: 512-352-6435

Fax Number: 512-869-2306

Email: MIKEVINGSTAFF @ GMAIL

☐ Owner

☒ Owner's Representative

☐ Tenant

☐ Prospective Buyer

Signature: _____

Property Owner Information

Name: SAME AS ABOVE

Corporation/Partnership/etc Name: _____

Address: _____

Phone #: _____

Fax #: _____

Email: _____

Signature _____

Property Owners Certification

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

Given under my hand and seal of office on this 27th day of April 2015

Notary Public in and for the State of Texas.

My Commission expires: 8-17-2016

Seal



Carrie Fay Orts
Notary Public, State of Texas
My Commission Expires
August 17, 2016

Zoning Change Information

Location or address: _____

The property ☐ is ☐ is not platted Acres: _____

Legal description: _____

CITY OF TAYLOR ZONING CHANGE APPLICATION

ZC / SUP - 15 - 03

Zoning District	Existing Zoning	Requested Zoning
Rural/Agriculture (RA)		
Single Family (R1)		
Single Family (R2)		
Single Family (R3)		
Manufactured Homes (M-H)		
Manufactured Home Overlay (Special use Permit)	X	X
Multi Family (MF-1)		
Duplex (D)		
Local Business (B1)		
General Business (B2)		
Central Business (B3)		
Light Industrial (M1)		
Light Industrial (M2)		
Residential PD (R-PD)		
Commercial PD (C-PD)		

Indicate proposed use(s) _____

Other information

Requires an amendment to the future land use plan Yes ☐ No ☒
 Requires an amendment to the thoroughfare plan Yes ☐ No ☒

Submittal Requirements:

1. Straight Zoning Change/SUP:
 - a) Completed application
 - b) Map of subject property with legal description (8.5" X 11")
 - c) Traffic impact analysis (or waiver request letter)
 - d) A site plan
2. Residential or Commercial Planned Development:
 - a) Completed application
 - b) 10 copies of the site plan (for initial staff review)
 - c) Traffic Impact analysis (or waiver request letter)

Applicant Acknowledgement:

I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate. I also understand the fee for processing this request is dependent on the type of request as listed below.

	1-10 Notices	11-20 Notices	21+ Notices
Specific Use Permit	\$250.00	\$250.00	\$250.00
Zoning Change	\$150.00	\$200.00	\$250.00
Planned Developments	\$500.00	\$500.00	\$500.00

I also understand that the fee is non-refundable. My signature indicates my awareness of the fee. Additionally, my signature below authorizes the City staff to proceed with the request.

Printed Name: M. A. RIVEST Signature: _____
 Date: 4/27/15

For Office Use:

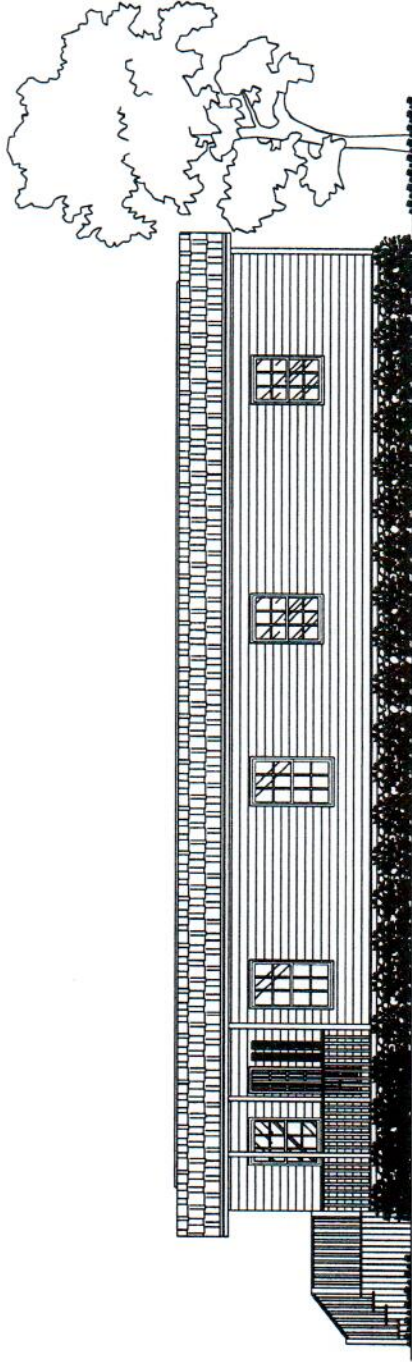
Zoning Case Number: _____
 Fee: \$250.00 Receipt Number: _____ Date: 4.27.15
 Accepted by: _____ Date: _____



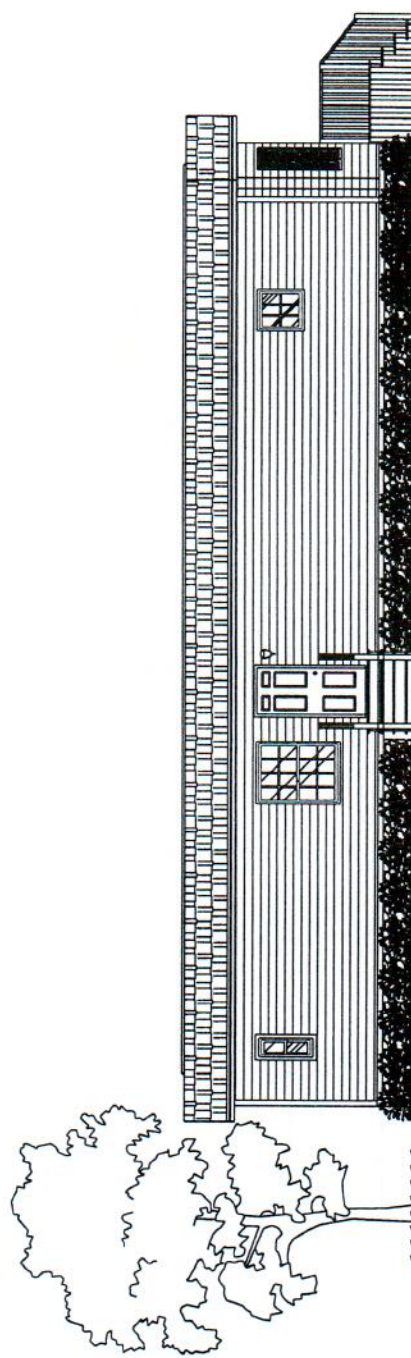








FRONT ELEVATION



REAR ELEVATION

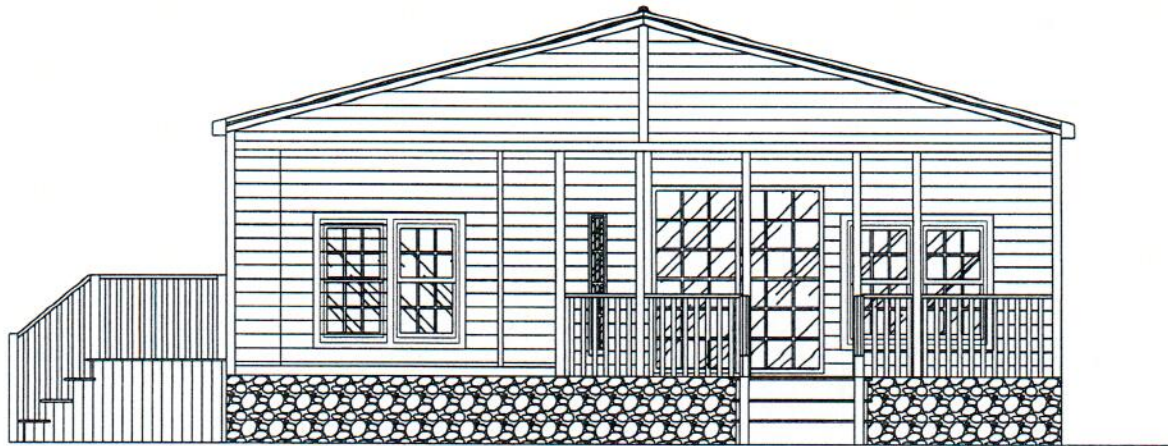
Legacy Housing

DATE: 04/26/2013
SCALE: NTS

MODEL: B-3264-32AP
DRAWN BY: WEC

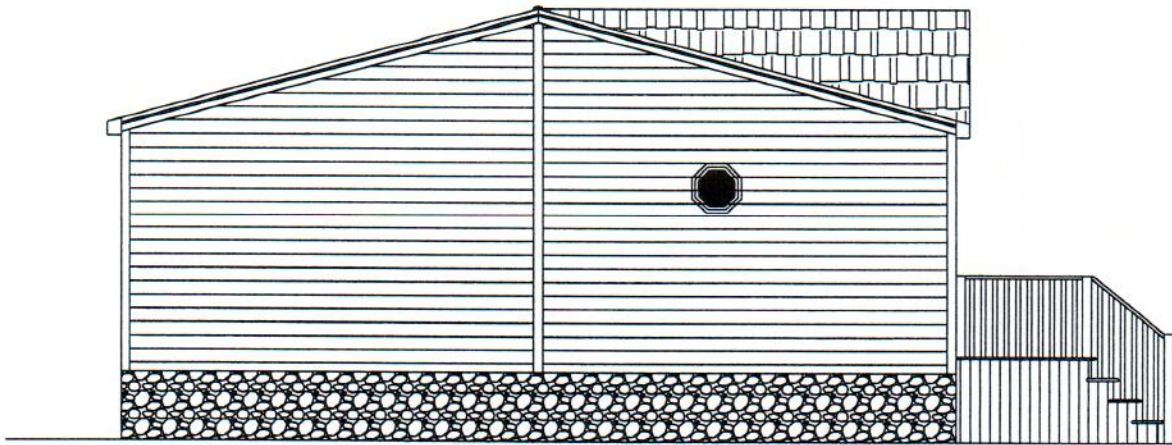
EXTERIOR ELEVATIONS

DWG. #:
REVISED BY:
DATE:



LEFT-SIDE ELEVATION

B-3264-32AP



RIGHT-SIDE ELEVATION

B-3264-32AP



Legacy Housing

FLOOR PLAN

DATE:	07/16/2012	MODEL:	B-3264-32AP
-------	------------	--------	-------------

DATE: 07/

10

1

10

1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1

1

[illegible]

May 1, 2015

**NOTICE OF HEARING
FOR SUP CASE # 15-03
ON MAY 12, 2015
6 P.M.**

Dear Property Owner:

You have received this notice because you own property within a 200-foot radius of property located at 415 Branch Street, also known as Block 66, Lot 4, City of Taylor. This property is owned by Louren Karkoska. The owner or the owner's representative have requested a Specific Use Permit for this property in order to construct a manufactured home on the property, as allowed with Specific Use Approval in the R-1-MHS overlay area.

The city of Taylor is required to notify property owners who own property within a 200-foot radius of the property for this application. This notice serves as formal notice that the Planning and Zoning Commission will hold a hearing for this request on:

**May 12, 2015
6:00 p.m.
City of Taylor Council Chambers
400 Porter Street, Taylor, TX 76574**

For more information, please contact Laura Rouse-DeVore, Deputy Building Official, at 512-365-3863 or by email at laura.rouse-devore@taylortx.gov.

MEMORANDUM

TO: Taylor Planning and Zoning Commission

FROM: Laura Rouse-DeVore
Deputy Building Official

RE: 1202/1402 Welch Street/Hidalgo Park Specific Use Permit Request

DATE: May 8, 2015

Date of the Public Hearing
May 12, 2015

Location of the Property
1202/1402 Welch Street

Property Owner and Applicant
Tapimata, LLC property owner; Manoj Naik, applicant and property owner

Applicant's intentions for the property (development objective)
Outdoor Music Concerts and Dance Hall

Existing Zoning
M-1

Proposed Zoning
No changes to the current zoning are being requested. The Specific Use Permit is required for the property to be utilized for the Outdoor Music Concerts and Dance Hall, which includes weddings, private parties, special events, etc.

Future Land Use Map
Semi-Public/Institutional

Current Use of Property
Special Events

Zoning of Surrounding Property
North: M-1/Light Industrial
East: M-1/Light Industrial
South: R-1/Single-Family Residential
West: R-1/Single-Family Residential

Land Use of Surrounding Property
North: Pavilion
South: Creek
East: Federal Facility
West: Vac

Right of Way Issues
None

Platting Information
Property is currently platted

Other Information

An aerial photo map, a timeline from the previous SUP filing (SUP 13-02) and a copy of the signed ordinance from the 2013-2014 filing have been included with your packet materials for reference.

Discussion:

In response to issues surrounding a large event that was thrown on this property on August 2, 2013, the petitioner filed to rezone the property and requested a Specific Use Permit for rodeo events as well as for outdoor concerts, carnivals, flea markets, etc. on August 22, 2013. (A timeline of this filing has been included with your packet materials for reference) This filing was approved and the ordinance was signed on May 8, 2014 with numerous conditions. (A copy of this signed ordinance has been provided with this report for your reference.) Due to the applicant's failure to meet the conditions present in the ordinance within the appropriate timeframes, the ordinance expired and the Specific Use Permit was terminated. The petitioner has decided to apply for a Specific Use Permit for this same property and the proposed use is for "Outdoor Music Concerts and Dance Hall".

The Future Land Use Map shows the designation of this land as Semi-Public/Institutional. One important change in this filing is that the petitioner has indicated to staff that he has no intentions of using the property for rodeo events, carnivals, large-scale music concerts, and/or flea markets. The petitioner has indicated to staff that his intention is to utilize the property for weddings, private parties, quinceneras, etc.

Recommendation

Staff recommends that consideration be given to sending the City Council a favorable recommendation of the Specific Use Permit if the petitioner is willing to meet the all of the conditions that were part of the signed and approved ordinance from the previous submission.

Please call me at (512) 595-9759 or email me at laura.rouse-devore@taylortx.gov if you have any questions or concerns.

Hidalgo Plaza Timeline (13-02 SUP)

Aug. 2, 2013: Big Event. This caused many problems due to the size of the function and due to the consumption of alcoholic beverages.

Aug. 11, 2013: Rodeo Event. A second event took place on the property.

***Extensive research was conducted on the grandfathering of activities at the park. Zoning strategy jointly developed for the owners of Hidalgo Park.

Aug. 22, 2013: Mr. Suarez and Tapimata, LLC apply to rezone the Southern 12.4 acres from R-1 to M-1 and also apply for an Specific Use Permit for "Rodeo" use, which was later amended to include other outdoor events and activities, such as outdoor concerts, carnivals, flea markets, etc.

August 2013: City Attorney determines no zoning category appropriate for proposed uses. Decision is made with the Hidalgo "Team" to create a new category in the zoning ordinance called "Outdoor Concerts".

Sept. 10, 2013: Planning & Zoning Commission Public Hearing: Favorable Recommendation sent to City Council regarding both, Rezoning from R-1 to M-1 with SUP for "Rodeo" and on the Text Amendment to the zoning ordinance adding outdoor concerts.

Oct. 24, 2013: City Council conducts public hearing on the rezoning R-1 to M-1 with SUP for Rodeo and text amendment to zoning ordinance adding outdoor concerts. Both public hearings were continued to the next meeting.

Nov. 14, 2013: City Council completes the public hearing on rezoning from R-1 to M-1 with SUP for the rodeo and the text amendment. Cases sent back to P&Z because of opposition from CCA and Union Pacific which the P&Z didn't know about. (CCA and/or Union Pacific did not attend the P&Z public hearing)

Nov. 27, 2013: Group Meeting with the Hidalgo Team, CCA, Union Pacific, and City Staff. Strategy established to resolve issues and chart a course forward.

***City hires a sound specialist to evaluate the impact on the surrounding areas.

***City hires a local surveyor to correct legal description of the park property.

Dec. 10, 2013: P&Z conducted a public hearing on the rezoning of the 12 southern acres from R-1 to M-1. Favorable recommendation sent to City Council. Also, conducted public hearing on the text amendment to the zoning ordinance adding "Outdoor Concerts". Favorable recommendation sent to City Council as well.

Jan. and Feb, 2014: Results of the sound study were provided and routed. Numerous conversations were held with Mr. Naik, CCA, Mr. Orta (re: no parking signs), and Union Pacific, regarding the questions sent by CCA regarding the proposed operations plan. Site Plan was created, amended, and routed. SUP ordinance was drafted.

Mar. 11, 2014: P&Z public hearing on the Hidalgo Park SUP ordinance allowing for outdoor concerts, flea markets, sporting events, etc. No quorum was achieved and therefore, since there was no meeting, the City convened a meeting with the Hidalgo Team, CCA and City Staff to work out remaining issues, such as noise issues, fencing costs, security costs, etc.

Apr. 8, 2014: P & Z scheduled to consider the Hidalgo Park SUP.

Apr. 15, 2015: Special-called council meeting to conduct public hearings on rezoning the southern 12 acres from R-1 to M-1 and amend the zoning ordinance to add the "Outdoor music concerts and dance halls" category

Apr. 24, 2014: Council Meeting: Final readings on rezoning from R-1 to M-1 and the text amendment; public hearing on the Hidalgo Park SUP.

May 8, 2014: Council Meeting: Final reading of the Hidalgo Park SUP. Hidalgo Park SUP Ordinance was approved.

ORDINANCE NO. 2014-06

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT ALLOWING THE SALE OF ALCOHOLIC BEVERAGES, CONCERTS, LIVE BANDS, FLEA MARKETS, RODEOS, WEDDINGS, REVIVALS, CARNIVALS, CIRCUSES, SPORTING EVENTS THAT INCLUDE BASEBALL, SOCCER, FOOTBALL, WRESTLING AND OTHER SIMILAR SPORTING EVENTS, AND THE PREPARATION OF AND THE SALE OF FOOD ON PROPERTY LOCATED AT 1402 WELCH STREET; AND PROVIDING A SAVINGS CLAUSE

Whereas, Humberto Suarez ("Applicant") and Tapimata LLC ("Owner and Applicant"), requested a Specific Use Permit ("SUP") allowing the sale of alcoholic beverages, concerts, live bands, flea markets, rodeos, weddings, revivals, carnivals, circuses, sporting events that include baseball, soccer, football, wrestling and other similar sporting events, and the preparation of and of the sale of food on real property owned by Tapimata LLC which is described in Exhibit "A" and also shown in the site plan in Exhibit "B" ("Site Plan"), both of which are attached hereto and incorporated by reference herein, and are referred to as "Property", having a physical address on 1402 Welch Street; and

Whereas, notices required by ordinance and law for a public hearing before the Taylor Planning and Zoning Commission ("P & Z") to determine if a SUP should be granted were properly published and given; and

Whereas, the P & Z conducted a public hearing on April 8, 2014, to determine if the SUP should be granted; and

Whereas, the P & Z approved the Applicants' and Owner's request for a SUP on the Property and referred its recommendation for further required action to the Taylor City Council ("City Council"); and

Whereas, the City Council provided notices required by ordinance and law for a public hearing on the Applicants' and Owner's SUP request and on the recommendation from the P & Z; and

Whereas, the City Council conducted a public hearing on April 15, 2014, on the SUP request and P & Z recommendation after which the City Council determined the SUP should be granted conditioned upon and subject to the Applicants' and Owner's compliance to the following terms and conditions.

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

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

SECTION 2. The SUP is conditionally granted subject to the following terms and conditions which shall be conditions precedent and subsequent for the SUP to remain in effect without automatic revocation and required for Applicants' and Owner's SUP use and operation on the Property.

1. The SUP is granted to Applicants' and Owner only and shall not be assigned, transferred, used or conveyed without knowledge and consent of the City. Applicants have verified the correct names of all the members, managers, and officers of Tapimata LLC and all of them shall comply with all rules, regulations and laws pertaining to the use, sale and possession of alcohol on the Property.

2.

(a). The owner shall construct according to the existing Site Plan two hundred twenty-three (223) parking spaces clearly designated on the Property as shown on the Site Plan within thirty-six (36) months from the date this Ordinance is adopted.

(b). The owner shall construct in accordance with the Site Plan no less than nine (9) handicapped parking spaces designate and correctly marked as required by law for handicapped parking.

(c)). The Owner shall shall construct and properly designate sixty (60) parking spaces by the rodeo area as shown on the Site Plan.

(d). The paring areas on the Property must be compacted with dust free material and parking areas must comply with City Ordinances.

3.

(a). The Owner must construct a fence on the entire east Property line, as shown in the Site Plan, excluding the property line located in the designated flood plane at the southeast corner of the Property shown on the current FEMA flood plane map. All fencing must be no less than

nine (9') feet high above ground level and must be constructed with material that blocks view of the Property from the eastern contiguous property on the east side of the Property.

(b). The fence required in 3.(a). above on the east property line must be properly constructed in compliance with all applicable ordinances and installed on or before nine (9) months from the adoption of this SUP Ordinance.

4. The Owner shall install sound dampening and absorbing materials on the walls of the covered concrete pavilion to dampen and contain sound within the facility, all of which shall be installed according to applicable ordinances prior to the issuance of the conditional certificate of occupancy.

5. The Applicants and Owner shall maintain security at its cost of the entire Property at all times using certified peace officers or certified security personnel if no certified peace officers are available ("Security Officers"). The ratio of Security Officers to persons attending the event shall be two (2) Security Officers to three hundred (300) persons when alcoholic beverages are present on the Property; and one (1) Security Officers to three hundred (300) persons if no alcoholic beverages are present in accordance with the Taylor Police Department's Policies and Procedures as now written or hereafter amended.

6. No less than four(4) no trespassing signs of a size that can be plainly seen shall be installed and evenly spaced on the fence erected on the east Property line and shall face west, prohibiting trespass from the Property to the eastern contiguous property.

7. Applicants and Owner shall install lights that shall provide adequate illumination to all parking areas for safety and convenience to all patrons attending any event held on the Property and such lights shall be no less then the number installed at the locations shown in the site plan per city code.

8. Applicants and Owner shall not conduct any activity allowed under this SUP on any day or time except as allowed in the following schedule:

- (a). Thursday ending at 12:00 midnight on the same Thursday.
- (b). Friday and ending at 12:00 midnight on the same Friday.
- (c)). Saturday ending on the following Sunday morning at 1:00 a. m.
- (d). Sunday ending at 12:00 midnight on the same Sunday.
- (e). All other days shall end on the same day at 12:00 midnight.

9. The Applicants and Owner shall operate the Property and conduct all events allowed under this SUP in compliance with all rules, regulations, orders, ordinances, laws, and statutes applicable to the use and operation of the Property and any activities conducted on the Property, including without limitation the Texas Alcohol Beverage Code, and any violations shall be enforceable under them and in addition as allowed under this Ordinance by the City.

10. Applicants and Owner shall provide no less than fourteen (14) calendar days prior notice to neighboring property owners, the Taylor Police and Fire Departments of any event to be conducted on the Property before the event is held.

11. Applicants and Owner must maintain the Property in a clean and sanitary condition and will have no less than one(1), two (2) cubic yard dumpster on the Property to contain refuse which dumpster must be properly emptied by a franchised hauler no less than once a week.

12. No alcoholic beverage shall be allowed to be brought on to the Property at any time except by Applicants and Owner for events permitted by this SUP.

13. The Applicants and Owner will have management oversight for all alcoholic beverage sales by a person who is qualified by the Texas Alcoholic Beverage Commission and who shall be additionally responsible that alcohol beverage sales comply with rules pertaining to the sale and consumption of alcohol on the Property.

14. Applicants and Owner must insure the safety and well

being of all animals maintained on the Property, those used for any event on the Property or owned and kept by the Applicants and Owner on the Property.

15. The Applicants and Owner shall use the Property and build all improvements on the Property in conformity with the Site Plan and in compliance with all ordinances and rules regarding such use and construction.

16. The Applicants and Owner shall pay all costs for security provided by the Taylor Police Department.

17. This SUP shall terminate without further action when Owner (1) no longer owns all legal and equitable title to the Property; (2) the Owner leases, assigns, transfers or subleases the Property under any verbal or written agreement; (3) Applicants or Owner grants consent, either directly or indirectly, to any other person or entity approval to allow events allowed under this SUP on the Property; (4) Applicants or Owner fails to start the improvements required by this SUP on the Property on or before three (3) months from the date this ordinance is adopted and completes all of them on before one year from the date this Ordinance is adopted, except the parking lot required (2.(a) above) which shall be completed as required in 2.(a); (5) when Owner terminates events allowed under this SUP on the Property; and (6) when the Applicants or Owner do not receive beneficial interest from all events allowed by this SUP; or (7) when the Owner assigns, transfers or conveys any legal or equitable interest in Tapimata, LLC to another person or entity.

18. Selling firearms, weapons, ammunition, sexually explicit or obscene material, drugs or drug paraphernalia, fireworks, counterfeit merchandise, counterfeit logos and labels is prohibited on the Property. The City of Taylor reserves the right to restrict the sale or display of any item it deems not in the best interest of the City of Taylor.

19. All conditions described and shown in the Site Plan must be followed and completed.

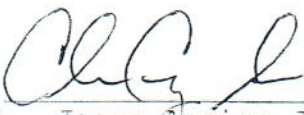
SECTION 3. This SUP will terminate immediately upon the

failure of Applicants or Owner to comply with the conditions required herein for continuation of the SUP. If not earlier terminated, this SUP shall terminate on the tenth anniversary date of the adoption of this Ordinance without notice to the Applicants or Owner.

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.

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2014-02 was introduced before the Taylor City Council on the 24 day of April, 2014.

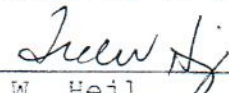
PASSED, APPROVED, and ADOPTED on the 8th day of May, 2014.


for Jesse Ancira Jr., Mayor
CHRIS GONZALES SR

ATTEST:


Susan Brock, City Clerk

APPROVED AS TO FORM:


Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2014-06, passed and approved by the City Council of the City of Taylor, Texas, on the 8th day of May, 2014, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates,

places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this 8th day of May, 2014.

Susan Brock
Susan Brock
City Clerk

Exhibit 'A' 1 of 2

8.24 acres out of the J.C. Eaves Survey, Abstract #214; and 7.923 acres out of the W.R. Williams Survey, Abstract #665, consisting of a total of 16.163 acres, generally located at 1202-1402 City of Tevid, Texas, Williamson County, Texas as recorded in document 2009034401 dated May 14, 2009 of the official public records of Williamson County

WELCH STREET

PLACE OF
BEGINNING

16.163 ACRES

NEA Properties of Texas
44513 Acre Tract
Box 8200000000

PLAZA HIDALGO

Exhibit B

LEGEND

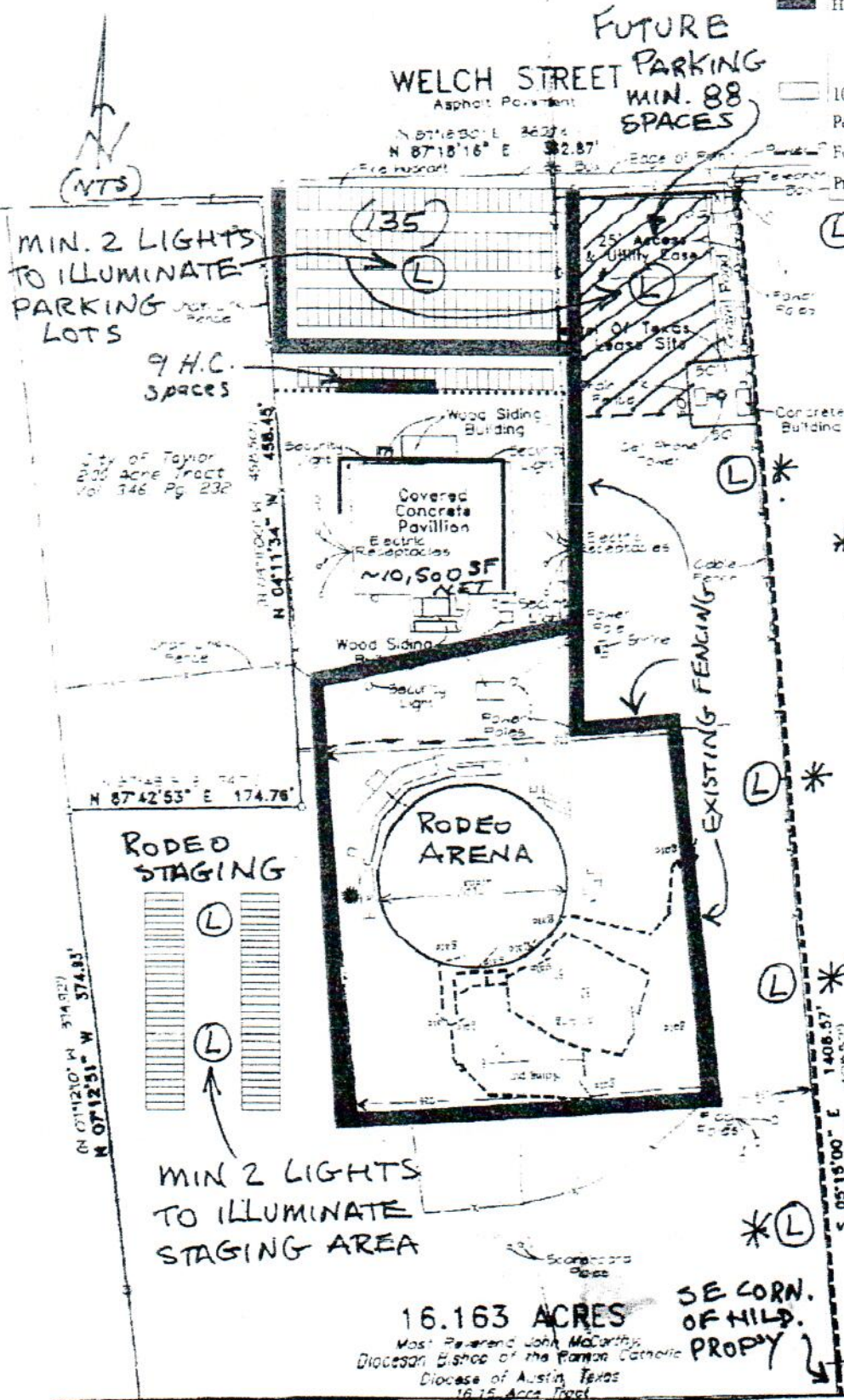
- Fire Lane 24' wide
- 9X18 Parking Space (135)
- Handy Cap Parking (9)

- 10X24 Parking Space for Rodeo Personal (60)

Fence on East side of property
Private or Chain Link (min 9' Height)

(L) = PARKING LOT LIGHTS/FENCE LIGHTS

* No trespass signs on Hidalgo side of screening



April 9 2014

**CITY OF TAYLOR
ZONING CHANGE APPLICATION**

ZC / SUP - 15-04

Type of Request:

☐ Re-Zoning

☒ Specific Use Permit

☐ R-PD

☐ C-PD

Applicant Information:

Name: MANOJ NAIK

Address: 2003 W. 2nd

Day Time Phone: 512 300 9578

Fax Number: _____

Email: manojnaik101@yahoo.com

☒ Owner

☐ Owner's Representative

☐ Tenant

☐ Prospective Buyer

Signature: [Signature]

Property Owner Information

Name: MANOJ NAIK

Corporation/Partnership/etc Name: TAPIMATA LLC

Address: 2003 W. 2nd TAYLOR TX 76774

Phone #: 512-300-9578

Fax #: _____

Email: manojnaik101@yahoo.com

Signature: [Signature]

Property Owners Certification

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

Given under my hand and seal of office on this _____ day of _____ 20__

Notary Public in and for the State of Texas.

My Commission expires: _____

Seal

Zoning Change Information

Location or address: _____

The property ☐ is ☐ is not platted Acres: _____

Legal description: _____

CITY OF TAYLOR ZONING CHANGE APPLICATION

ZC / SUP - _____ - _____

Zoning District	Existing Zoning	Requested Zoning
Rural/Agriculture (RA)		
Single Family (R1)		
Single Family (R2)		
Single Family (R3)		
Manufactured Homes (M-H)		
Manufactured Home Overlay (Special use Permit)		
Multi Family (MF-1)		
Duplex (D)		
Local Business (B1)		
General Business (B2)		
Central Business (B3)		
Light Industrial (M1)	X	X
Light Industrial (M2)		
Residential PD (R-PD)		
Commercial PD (C-PD)		

Indicate proposed use(s) _____

Other information

Requires an amendment to the future land use plan Yes ☐ No ☐
 Requires an amendment to the thoroughfare plan Yes ☐ No ☐

Submittal Requirements:

1. Straight Zoning Change/SUP:
 - a) Completed application
 - b) Map of subject property with legal description (8.5" X 11")
 - c) Traffic impact analysis (or waiver request letter)
 - d) A site plan
2. Residential or Commercial Planned Development:
 - a) Completed application
 - b) 10 copies of the site plan (for initial staff review)
 - c) Traffic Impact analysis (or waiver request letter)

Applicant Acknowledgement:

I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate. I also understand the fee for processing this request is dependent on the type of request as listed below.

	1-10 Notices	11-20 Notices	21+ Notices
Specific Use Permit	\$250.00	\$250.00	\$250.00
Zoning Change	\$150.00	\$200.00	\$250.00
Planned Developments	\$500.00	\$500.00	\$500.00

I also understand that the fee is non-refundable. My signature indicates my awareness of the fee.

Additionally, my signature below authorizes the City staff to proceed with the request.

Printed Name: MANJANA Signature: [Signature]

Date: 5-2-2009

For Office Use:

Zoning Case Number: _____

Fee: _____ Receipt Number: _____ Date: _____

Accepted by: _____ Date: _____

May 1, 2015

**NOTICE OF HEARING
FOR SUP CASE # 15-04
ON MAY 12, 2015
6 P.M.**

Dear Property Owner:

You have received this notice because you own property within a 200-foot radius of property located at 1402 Welch St, also known as Hidalgo Park. This property is owned by Tapimata, LLC. Manoj Naik, representing the owner has requested a Specific Use Permit for this property in order to use the property for "Outdoor Music Concerts and Dance Hall" as allowed with Specific Use Approval in the M-1 (Light Industrial) zoning district.

The city of Taylor is required to notify property owners who own property within a 200-foot radius of the property for this application. This notice serves as formal notice that the Planning and Zoning Commission will hold a hearing for this request on:

**May 12, 2015
6:00 p.m.
City of Taylor Council Chambers
400 Porter Street, Taylor, TX 76574**

For more information, please contact Laura Rouse-DeVore, Deputy Building Official, at 512-365-3863 or by email at laura.rouse-devore@taylortx.gov.

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Laura Rouse-DeVore
Deputy Building Official

RE: 1523 W. Lake Drive

DATE: May 12, 2015

Date of the City Council Meeting
May 14, 2015

Location and Acres of the Property

Located at the Southeast corner of the intersection of Mills Street and W. Lake Drive, consisting of approximately .393 acres

Property Owner and Applicant

The applicant is Mark Schroeder.

Applicant's intentions for the property (development objective)

The petitioner is seeking to resolve a fence, house, and garage encroachment issue.

Existing Zoning

Single-Family Residential (R-1)

Proposed Zoning

No zoning change is being proposed for the property.

Existing Conditions on the Property

An existing home currently exists on the adjacent property at 1523 W. Lake Drive.

Existing Thoroughfares and Traffic Volumes

The lot sits on the Northwest corner of the intersection of Second Street and N. Main Street.

Existing Conditions Surrounding the Property (land use/zoning)

North: Single-Family Residential/R-1

South: Single-Family Residential/R-1

East: Single-Family Residential/R-1

West: Single-Family Residential/R-1

Future Land Use Map

Single-Family Residential

The City's Thoroughfare Plan

Not applicable

Discussion:

The existing parcel currently contains a house, garage, and fence that slightly encroach into the right of way. In order to alleviate the encroachment issues on the property, the applicant has requested a Right of Way abandonment.

Staff has reviewed the application and finds no issues with the abandonment of the right of way as it pertains to this request.

Recommendation:

Staff recommends sending a favorable recommendation to the City Council regarding approval of the Right of Way Abandonment.

Please contact me at (512) 595-9759 or via email at laura.rouse-devore@taylor.tx.gov if you have any questions or concerns.

Attachments:

Draft Ordinance
Exhibits A & B

By April 21, 2015 @ 3:30p
550 797 452 tickets

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



RIGHT OF WAY ABANDONMENT APPLICATION

Location of Right of Way to be Abandoned: Street (Name and address range) 1523 Lake Drive
Alley ✓ Other ✓ Mills & Benton (Please attach copy of plat)

Reason for Abandonment encroachments of house and garage

Contact all adjacent property owners (required) in writing. List names, addresses and provide signed letters from all affected property owners: _____

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

Size of Right of Way: Length Alley Width 20 feet Acres _____
Street 2 feet

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

Date of Planning and Zoning Commission meeting: May 12, 2015

Date of City Council Meeting: May 14, 2015

Mark Schroeder
APPLICANTS NAME (PLEASE PRINT)

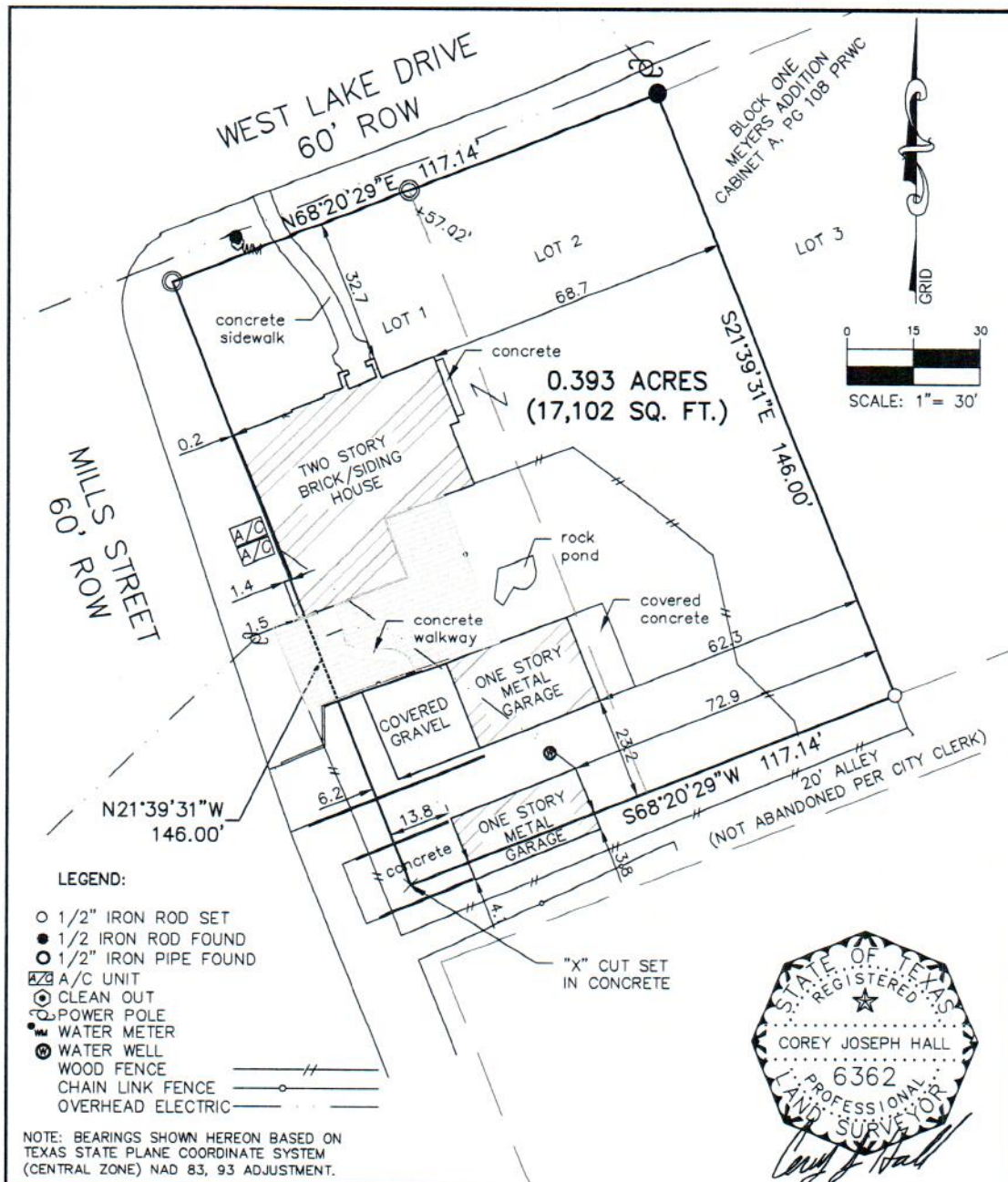
Address 1312 Kimbro Taylor, TX 76574

Telephone: (512) 365-4272

Email: markjameschroeder@gmail.com

Mark Schroeder
APPLICANT'S SIGNATURE

4/16/15
DATE



THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 1523 W. LAKE DRIVE, TAYLOR, IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOTS ONE AND TWO, BLOCK ONE, MEYER'S FIRST ADDITION TO THE CITY OF TAYLOR, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET A, SLIDE 108 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

FLOOD NOTE:
THE PROPERTY DEPICTED HEREON IS **NOT** WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. **48491C0535E** EFFECTIVE **9-26-2008** LOCATED IN ZONE "X" (UNSHADED).

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN CABINET A, SLIDE 108, PRWC.

TO: LONGHORN TITLE COMPANY

RE: SCHROEDER, GF# 15051994, PROJ. NO. 15-156

SURVEYORS CERTIFICATE

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

DATE: MARCH 19, 2015

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76774

FIRM No. 10128500
surveying@austin.tx.com
bryantechnicalservices.com

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

ORDINANCE NO. 2015-06

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, VACATING A PORTION OF MILLS STREET AND AN ALLEY DESCRIBED WHILE RETAINING A UTILITY EASEMENT AS SHOWN ON EXHIBIT A & B; AND PROVIDING A SAVINGS CLAUSE

WHEREAS, THE City of Taylor, Texas, ("City"), desires to vacate a portion of Mills Street and an alley described in Exhibit "A" and "B" attached hereto and by reference incorporated herein ("Mills"); and

WHEREAS, the Planning and Zoning Commission, after a public meeting held May 12, 2015 recommended that the Council approve abandonment of a portion of Mills Street and a portion of an alley South of 1523 W. Lake Drive; and

WHEREAS, based upon the recommendation, the Taylor City Council hereby abandons a portion of Mills Street and a portion of the alley South of 1523 W. Lake Drive and retaining a utility easement in the alley.

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

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

SECTION 2. The City Council of the City of Taylor, Texas, does hereby vacate a portion of Mills Street and a portion of the alley South of 1523 W. Lake Drive, as described in Exhibit "A" and "B"

SECTION 3. The filing of a copy of this Ordinance in the official records of Williamson County, Texas, will evidence the abandonment of the Mills Street and a portion of the alley South of 1523 W. Lake Drive right of way granted by this Ordinance and release of the abandoned alley to the adjoining property owners according to the centerline.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2015-06 was introduced before the City Council on the 14th day of May, 2015.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2015.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock, City Clerk

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan L. Brock, 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. 2015-06, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2015, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2015.

Susan L. Brock
City Clerk

APRIL 30, 2015

**0.002 ACRE TRACT – PROPOSED ABANDONMENT AREA OF MILLS STREET IN
TAYLOR, TEXAS**

These notes describe that certain "0.002 acre" tract of land located in the **PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131**, located in Williamson County, Texas; being out of and a part of Mills Street, Taylor, Texas; being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on April 30, 2015; subject tract being more fully described as follows {Bearings described herein are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83, 93 adj. Distances and Areas are shown in grid values.}:

BEGINNING at a calculated corner in the East Right-of-Way (ROW) of Mills Street (based on a width of 60 feet) and the West line of Block One, Meyer's Addition to Taylor, recorded in Cabinet A, Slide 108 of the Plat Records, Williamson County, Texas (PRWC) from which the Northwest corner of said Block One bears North 21°39'31" West, 36.87 feet;

THENCE South 21°39'31" East, with the East line of said Mills Street, a distance of **44.14 feet**, to a calculated corner, being the Southeast corner of herein described tract from which an "X" cut in concrete at the Southwest corner of said block bears South 21°39'31" East, 64.99 feet;

THENCE South 68°20'29" West, over and across said Mills Street, a distance of **2.00 feet**, to a 1/2" Iron Rod with cap stamped "Bryan Tech Services" set marking the Southwest corner of herein described tract;

THENCE North 21°39'31" West, continuing over and across said Mills street, a distance of **44.14 feet**, to a 1/2" Iron Rod with cap stamped "Bryan Tech Services" set marking the Northwest corner of herein described tract;

THENCE North 68°20'29" East, continuing over and across said Mills Street, a distance of **2.00 feet**, to the **POINT OF BEGINNING**, containing according to the dimensions herein stated an area of **0.002 Acres (88 Square Feet)**.

Surveyor's Note: Attention is invited to accompanying plat for visible utilities, improvements and roadways.

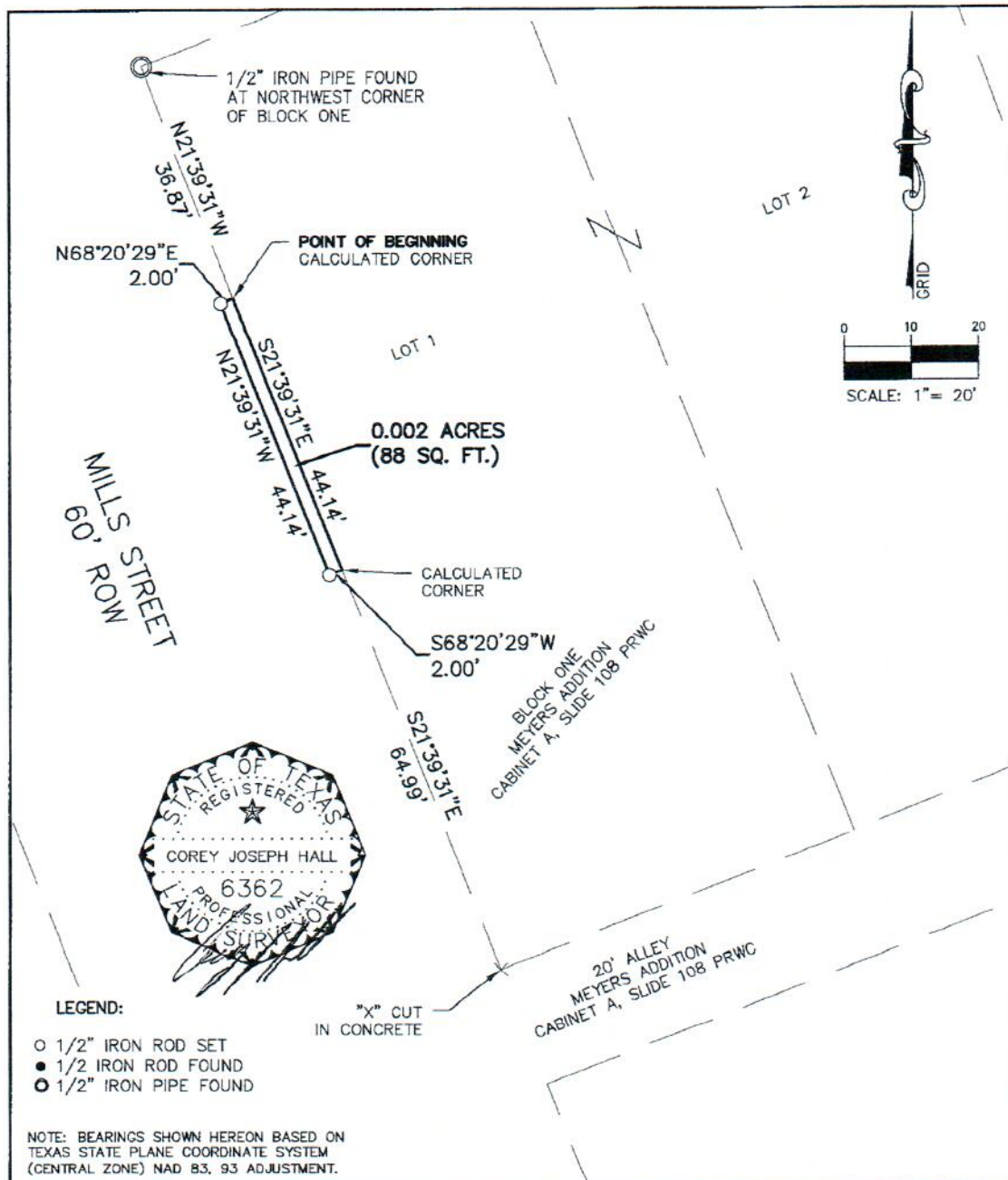
Corey Joseph Hall



Registered Professional Land Surveyor No. 6362

Bryan Technical Services, Inc.
911 North Main, Taylor, Texas 76574
Firm No. 10128500
www.bryantechncalservices.com





THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 1523 W. LAKE DRIVE, TAYLOR, IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: A 2.00 FEET WIDE STRIP OF LAND BEING OUT OF AND A PART OF THE PARTHINIA COURSEY SURVEY, A-131, AND BEING A PART OF MILLS STREET, IN TAYLOR, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.

FLOOD NOTE:

THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48491C0535E EFFECTIVE 9-26-2008 LOCATED IN ZONE "X" (UNSHADED).

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY PER THE CITY OF TAYLOR, TEXAS.

TO: HEJL & SCHROEDER, P.C.

RE: SCHROEDER, PROJ. NO. 15-156 MILLS STREET

SURVEYORS CERTIFICATE

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

DATE: APRIL 30, 2015

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76774

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

FIRM No. 10128500

surveying@austin.rr.com
bryantechnicalservices.com

APRIL 30, 2015

0.051 ACRE TRACT – PROPOSED 20 FEET WIDE ALLEY ABANDONMENT

These notes describe that certain "0.054 acre" tract of land located in the **PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131**, located in Williamson County, Texas; being out of and a part of a 20 feet wide alley in Block One, Meyer's Addition to Taylor, recorded in Cabinet A, Slide 108 of the Plat Records, Williamson County, Texas (PRWC); being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on April 30, 2015; subject tract being more fully described as follows {Bearings described herein are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83, 93 adj. Distances and Areas are shown in grid values.}:

BEGINNING at an "X" cut in concrete in the East Right-of-Way (ROW) of Mills Street (based on a width of 60 feet) at the Southwest corner of said Block One, and marking the Northwest corner of herein described tract;

THENCE North 68°20'29" East, with the South line of said block one and the North line of said Alley, a distance of **117.14 feet**, to a 1/2" Iron Rod with cap stamped "Bryan Tech Services" set the Southeast corner of Lot Two, Block One, and marking the Northeast corner of herein described tract;

THENCE South 21°39'31" East, over and across said alley, a distance of **20.00 feet**, to a 1/2" Iron Rod with cap stamped "Bryan Tech Services" set in the South line of said alley, and the North line of Meyer's Addition Blocks Two and Three, recorded in Cabinet A, Slide 166 PRWC, and marking the Southeast corner of herein described tract;

THENCE South 68°20'29" West, with the South line of said alley, a distance of **117.14 feet**, to a 1/2" Iron Rod with cap stamped "Bryan Tech Services" set in the aforesaid East line of Mills Street at the Southwest corner of said alley, and marking the Southwest corner of herein described tract;

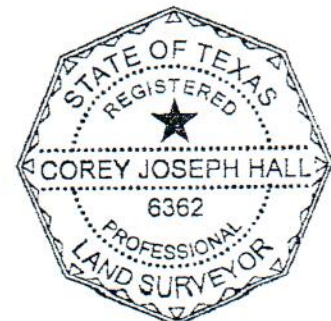
THENCE North 21°39'31" West, with the East line of said Mills Street, a distance of **20.00 feet**, to the **POINT OF BEGINNING**, containing according to the dimensions herein stated an area of **0.054 Acres (2,343 Square Feet)**.

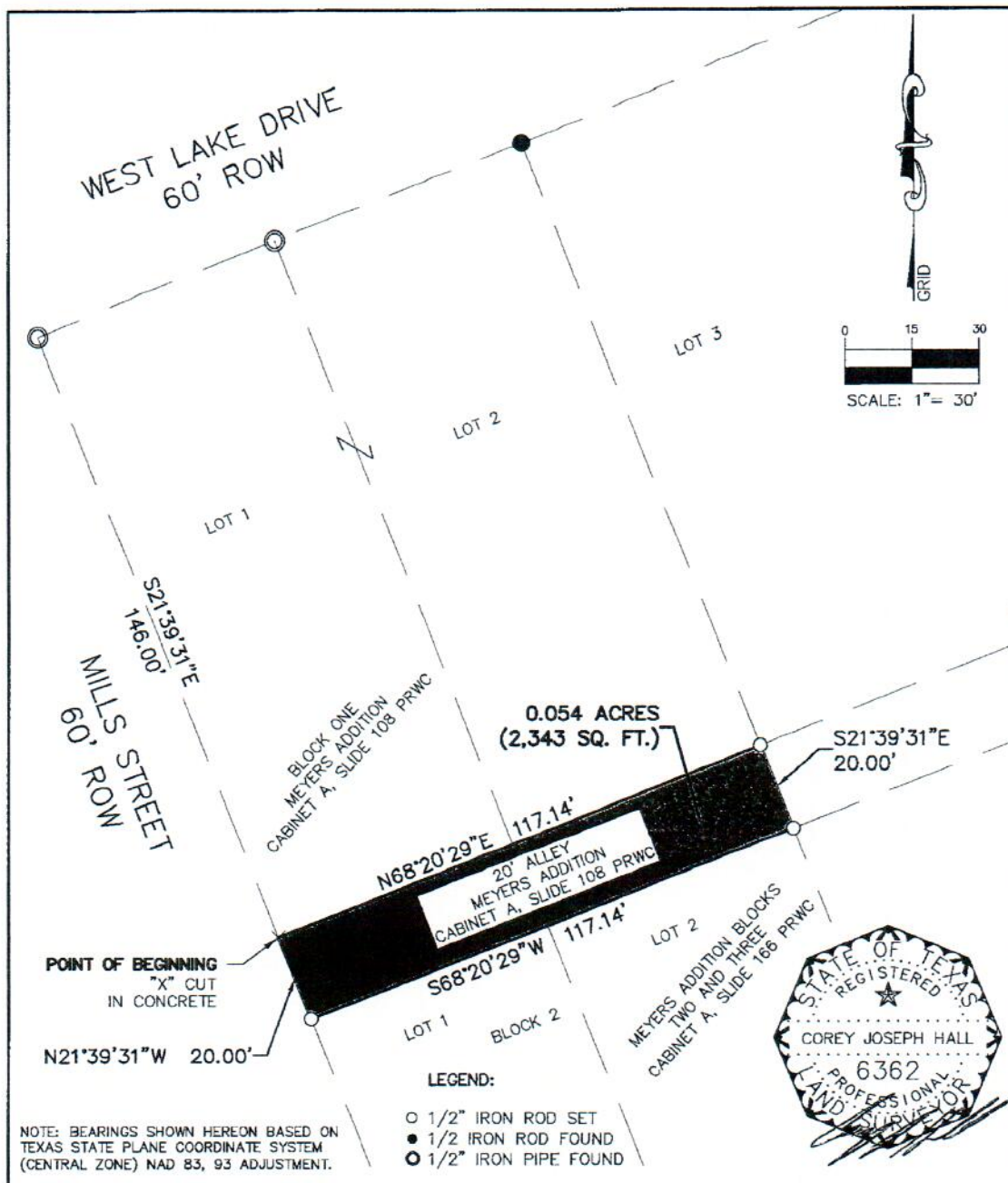
Surveyor's Note: Attention is invited to accompanying plat for visible utilities, improvements and roadways.

Corey Joseph Hall

Registered Professional Land Surveyor No. 6362

Bryan Technical Services, Inc.
911 North Main, Taylor, Texas 76574
Firm No. 10128500
www.bryantechnicalservices.com





THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 1523 W. LAKE DRIVE, TAYLOR, IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: BEING 0.054 ACRES OUT OF A 20 FEET WIDE ALLEY, BLOCK ONE MEYERS ADDITION TO TAYLOR, RECORDED IN CABINET A, SLIDE 108 OF THE PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.

FLOOD NOTE:

THE PROPERTY DEPICTED HEREON IS **NOT** WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48491C0535E EFFECTIVE 9-26-2008 LOCATED IN ZONE "X" (UNSHADED).

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN CABINET A, SLIDE 108, PRWC.

TO: HEJL & SCHROEDER, P.C.

RE: SCHROEDER, PROJ. NO. 15-156 ALLEY ABANDONMENT

SURVEYORS CERTIFICATE

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

DATE: APRIL 30, 2015

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

FIRM No. 10128500

surveying@austin.tx.com
bryantechnicalservices.com

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

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Laura Rouse-DeVore
Deputy Building Official

RE: Plat Variance Exception Policy Points

DATE: May 12, 2015

Discussion:

In response to the Memo that you were provided for the March 4, 2015 Planning and Zoning Commission Meeting, Staff has developed some possible policy points that we would like the Commission to provide feedback on as we look to craft language for an ordinance revision concerning Plat Variances.

Staff is considering the addition of an Exemption from Platting Requirements for properties if the director determines they meet the following criteria:

- If the division of land results in parts greater than 5 acres each where no public improvement is dedicated and each part has access to a public street; or
- The combination of two residential platted lots for the creation of a more developable site or to create the opportunity to build over lot lines if the property has been previously platted; or
- If the property existed in its current configuration on or before the effective date of this ordinance.

Recommendation:

Staff recommends that the Commission engage in a discussion regarding these particular criteria and any other suggested criteria that the Commission would like Staff to research. Following tonight's discussion, Staff will conduct additional research and polish these policy points to bring back to you for further discussion at the June 9, 2015 meeting.

Please contact me at (512) 595-9759 or via email at laura.rouse-devore@taylor.tx.gov if you have any questions or concerns.

Attachments:

March 4, 2015 Memo regarding Plat Variances and Exceptions

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Laura Rouse-DeVore
Deputy Building Official
City of Taylor, TX

RE: Plat Variances and Exceptions

DATE: March 4, 2015

At the August 5, 2014 Planning and Zoning Commission meeting, an item appeared on the agenda seeking a Variance from the Platting Requirement in Taylor's Subdivision Ordinance pursuant to a provision found in Section 3.6 of Appendix C of Taylor's City Code of Ordinances. At that meeting, the Planning and Zoning Commission requested that staff look at other municipal ordinances as they relate to this provision to see if Taylor's ordinance is consistent with other surrounding local municipalities in content and procedure.

Since that time, City staff has looked at a number of subdivision ordinances from many of our surrounding cities and towns, including Austin, Round Rock, Hutto, Georgetown, Leander, Cedar Park, and Pflugerville. Out of these municipal subdivision ordinances, all of them include a provision for an "exception" or an "exemption" from the Platting requirements. Below is a brief synopsis identifying key points and provision from Staff's research of each of these municipal ordinances:

Austin: Austin's Subdivision Ordinance (Chapter 25-4, Article 1 Compliance) includes a provision that the Director can grant an Exception from Platting requirements based upon four specific scenarios (See A, B, C, D of Section 25-4-2 below from City of Austin's Code of Ordinances):

§ 25-4-2 EXCEPTION FROM PLATTING REQUIREMENTS.

- (A) The director may except a parcel of land from the requirement to plat if the director determines that the parcel existed in its current configuration before becoming subject to the City's jurisdiction over subdivision of land.
- (B) The director may except a parcel of land from the requirement to plat if the director determines that the parcel:
 - (1) contains a health or safety hazard associated with a private sewage facility or private water well or other conditions that adversely affect public health, safety or welfare;
 - (2) existed in its current configuration on August 8, 1992;
 - (3) was served by a private sewage facility or private water well on August 8, 1992;
 - (4) is located on an existing street; and
 - (5) complies with the requirements of this title for roadway frontage.

- (C) The director may except a parcel of land from the requirement to plat if the director determines that the parcel:
 - (1) is five acres or less;
 - (2) existed in its current configuration on August 31, 1987;
 - (3) was receiving utility service that was authorized under the rules of the utility provider on August 31, 1987;
 - (4) is located on an existing street; and
 - (5) complies with the requirements of this title for roadway frontage.
- (D) In the full-purpose limits of the city, the director may except a parcel of land from the requirement to plat if the director determines that the parcel:
 - (1) is five acres or less;
 - (2) existed in its current configuration on January 1, 1995;
 - (3) was receiving utility service that was authorized under the rules of the utility provider on January 1, 1995;
 - (4) is located on an existing street; and
 - (5) complies with the requirements of this title for roadway frontage.
- (E) An applicant shall demonstrate to the director that a parcel is excepted under this section from the requirement to plat. An applicant shall provide the director with the current deed to the property, an adequate legal description, and proof of ownership.
- (F) If the director excepts a parcel from the requirement to plat, the director shall certify the parcel's exception.
- (G) An approval to extend or change utility service to a parcel is not a certification under this section or an approval of a plat.

Source: Section 13-2-402.1 Ord 990225-70 Ord 031120-41 Ord 031211-11

Round Rock: Round Rock's Subdivision Code (Chapter 36 in the Round Rock Code of Ordinances) includes a provision for Exceptions to the Platting Requirements. The Planning Director is given the authority to make the determination that a plat is not required based upon specific criteria (See Section 36-4 of Round Rock's Code of Ordinances below):

Sec. 36-4. - Exceptions.

A plat is required for any tract of land divided into two or more parts, as provided for in [section 36-3](#), except as provided in the Texas Local Government Code or for the following:

- (1) The division of land into parts greater than five acres each, each part having access to a public street, where no public improvement is dedicated;
- (2) The acquisition of land by the city, county or state for public facilities; or
- (3) The acquisition of land by a public utility for the purpose of providing or housing needed infrastructure in order to provide utility service to an immediate area.

(Code 1995, § 8.104)

Hutto: Hutto's Unified Development Code (UDC) includes a provision for Exceptions in Chapter 5 Subdivision Standards. The determination is made by Development Services staff as to whether the lot meets the specific criteria for an Exception as described in Section 10.502.1 of Chapter 5 Subdivision Standards (See below):

10.502 Applicability and exceptions

10.502.1 Exceptions

The provisions of this chapter do not apply to the following.

- Cemeteries complying with all state and local regulations.
- Division of land created by order of a court of competent jurisdiction.
- Division of an existing legal lot caused by acquisition by the city, county or state, when the acquisition is in the best interest of the public health, safety and welfare. Resulting parcels are considered legal lots for development purposes on acquisition.
- Division of land exempted from platting requirements by Texas Local Government Code Section 212.

10.502.2 Extraterritorial jurisdiction

The provisions of this section cannot be applied to land in the extraterritorial jurisdiction of the city in any way regulating:

- Use of any building or parcel for any lawful purpose;
- Bulk, density or number of buildings on a parcel;
- Intensity of development on a parcel; and
- Number of dwelling units that can be built on a parcel.

Georgetown: The City of Georgetown includes a provision in Section 3.22 Plat Waiver section of their Unified Development Code which offers a process for a Plat Waiver. The Plat Waiver is conditionally approved or disapproved by the Planning and Zoning Commission. See Section 3.22 Plat Waiver of Georgetown's Unified Development Code below:

Section 3.22 Plat Waiver

3.22.010 Applicability

A waiver of the subdivision standards of this Code, as allowed by this Section, may be considered concurrently with a Preliminary, Minor, or Final Plat to address unforeseen circumstances or other difficulties in developing a property under the specific provisions of this Code. A Plat Waiver application maybe filed without a companion plat application in very limited circumstances, as determined by the Director. Justification for the Plat Waiver shall be submitted and demonstrated, following the provisions of Section 3.22.070. The Waiver(s) may be approved, conditionally approved or disapproved by the Planning and Zoning Commission. Any approved Waiver(s) shall be noted on the corresponding plat. A Waiver does not constitute nor equal a Variance, the provisions of which are detailed in Section 3.15 of this Code.

*****Staff Note:** (The code sections listed below refer to specific places in the ordinance text where Platting is a requirement of Development of a lot.)***

3.22.020 Eligible Provisions

The provisions of this Code that are considered eligible for a plat waiver are listed below. A request may be made for each specific provision in only these sections:

- A.** Section 6.02.010
- B.** Section 6.02.030
- C.** Section 6.02.040
- D.** Section 7.02.010
- E.** Section 7.02.030
- F.** Section 7.02.040

3.22.030 Initiation

Initiation of the Plat Waiver may be made upon submittal of a complete application by a property owner or their designated agent.

3.22.040 Application and Completeness Determination

The applicant shall submit all of the information required in the UDC Development Manual. The Director is responsible for determining the completeness of an application submitted, pursuant to Section 3.02.040.

3.22.050 Staff Review

- A.** The Director shall review the application, considering applicable criteria for approval, and prepare a report to the Planning and Zoning Commission.
- B.** The Director may establish procedures for administrative review necessary to ensure compliance with this Code and state statute.
- C.** The Director may assign staff to review the application and make a report to the Director.
- D.** The Director's report may include a recommendation for final action.

3.22.060 Planning and Zoning Final Action

The Planning and Zoning Commission shall consider the Plat Waiver, Director's report, state law, and compliance with this Code, and take final action.

3.22.070 Approval Criteria

A Plat Waiver may be approved, conditionally approved, or disapproved. At least three of the following factors are required for approval:

- A.** That the granting of the waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering this Code.
- B.** That the granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Code.
- C.** That the conditions that create the need for the waiver do not generally apply to other property in the vicinity.
- D.** That application of a provision of this Code will render subdivision of the land impossible.

3.22.080 Expiration of Plat Waiver

The Plat Waiver(s) shall expire if the Preliminary, Administrative, or Final Plat expires, according to the timing specified in Section 3.08 of this Code. The Plat Waiver(s) shall have no authority beyond the recorded plat note(s).

Leander: Section 7 of the City of Leander's Subdivision Ordinance includes an Exemption provision qualifying certain properties as being exempt from the provisions of the Subdivision Ordinance. See Section 7 of Leander's Subdivision Ordinance below:

SECTION 7. EXEMPTIONS

(a) The provisions of this Ordinance shall not apply to:

- (1) Sales of land by metes and bounds in tracts of five (5) acres or more in area where each tract has access, no public improvement is being dedicated, and all remainder parcels are at least five acres or more in area, except as otherwise specifically provided in this Ordinance;
- (2) Cemeteries complying with all State and local laws and regulations;
- (3) Divisions of land created by order of a court of competent jurisdiction;
- (4) Any subdivision of land for which a Concept Plan, Preliminary Plan or Final Plat has been filed with the City on or before the effective date of this Ordinance, excluding any such plan or plat for which approval has expired or hereafter expires; or
- (5) The combination of two (2) platted lots for the creation of a more developable site and the Commission finds that:
 - (i) The proposed use is the same as that for which the subdivision was platted by the subdivider; and
 - (ii) No increase is anticipated in the estimated traffic generation or utility demands; and
 - (iii) Offsite stormwater runoff is neither increased nor concentrated.

(6) The division of an existing legal lot, said division being caused by the City's, County's or State's acquisition of a part of said legal lot, when such acquisition is in the best interest of the health, safety and welfare of the public. Upon such acquisition, the resulting parcels shall be deemed to constitute legal lots for the purposes of developing under the requirements of this ordinance and other applicable City regulations.

(7) The acquisition of land by a public utility for the purpose of providing or housing needed infrastructure in order to provide utility service to an immediate area, or

(8) The conveyance of any land by the City, County or State to a private entity when such land is to be added to an existing legal lot or tract or when such land, by itself, meets the requirements of the Composite Zoning Ordinance and is provided public utilities, street frontage and adequate access.

(9) The provisions of this Ordinance shall not be construed, interpreted or applied to land located within the extraterritorial jurisdiction of the City in a manner to regulate:

- a. the use of any building or property for any lawful purpose;
- b. the bulk, density or number of buildings on a tract or parcel of land;
- c. the floor to area ratio of any building to be constructed on any lot; or
- d. the number of residential units that can be built on an acre of land.

Cedar Park: Cedar Park's Subdivision Regulations, which are found in Chapter 12 of the Cedar Park Code of Ordinances, the ordinance, in Section 12.02.002 makes a provision for Exemptions from the Platting Requirements subject to specific criteria outlined in the text of the ordinance:

Sec. 12.02.002 Exemptions

- (a) The provisions of this chapter shall not apply to:
- (1) Sales of land by metes and bounds into tracts of five (5) acres or more in area, except as otherwise specifically provided in this chapter;
 - (2) Cemeteries complying with all state and local laws and regulations;
 - (3) Divisions of land created by order of a court of competent jurisdiction;
 - (4) Acquisition of public right-of-way or public land by the state, county, or city.[:]
 - (5) Any subdivision of land for which a concept plan, preliminary plan or final plat has been filed with the city on or before the effective date of this chapter, excluding any such plan or plat for which approval has expired or hereafter expires; or
 - (6) The division of an existing legal lot, said division being caused by the city's acquisition of a part of said legal lot, when the council finds that the acquisition by the city is in the best interest of the public health, safety and welfare of the citizens of Cedar Park and/or its extraterritorial jurisdiction. Upon the council so finding, the resulting parcels shall be deemed to constitute legal lots for the purposes of developing under the requirements of this chapter and other applicable city regulations. In creating said division, the council is empowered to attach to the resulting parcels acquired by the city, and the remainder parcels not acquired by the city upon agreement with the owner, such conditions as it finds reasonable and necessary to offset any adverse effects resulting from the city's acquisition as a part of the original legal lot, in so far as any such condition is not contrary to the spirit and intent of this chapter.
- (b) The provisions of this chapter shall not be construed, interpreted or applied to land located within the extraterritorial jurisdiction of the city in a manner to regulate:
- (1) The use of any building or property for any lawful purpose;
 - (2) The bulk, density or number of buildings on a tract or parcel of land;
 - (3) The floor to area ratio of any building to be constructed on any lot; or
 - (4) The number of residential units that can be built on an acre of land.

Pflugerville: In Pflugerville's Unified Development Code (UDC), Section 15.1.4 Exemptions outlines the provisions under which a property would qualify for an exemption from the Platting requirement provision in the Code. (See Section 15.1.4 Exemptions, Subchapter 15 Subdivision from Pflugerville's UDC):

15.1.4 Exemptions

The following are exempt from the requirements of this chapter:

A. Any subdivision filed in the County plat records on or before March 8, 1973, except subdivisions which were in violation of regulations then in existence.

B. A subdivision recorded in the County plat records since March 8, 1973, which was approved by the City Council or another entity having jurisdiction.

C. A division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated as provided in Chapter 212.004 of the Texas Local Government Code. Where this provision is applicable, a note shall be added to the plat with reference to the exemption allowed by Chapter 212.004, as amended, with a signature line for the Planning Director. A copy of a recorded plat meeting this exemption shall be provided to the City of Pflugerville Planning Department.

D. Any subdivision exempted by state law including but not limited to provisions identified in Chapter 212 of the Texas Local Government Code.

Next Steps:

Staff wanted to provide this additional information to the Planning and Zoning Commissioners for additional consideration and review. Staff is completing our analysis of this information and it is our intention to work towards a possible ordinance development process that would revisit the current process and ordinance to make it more consistent with the process found in the codes of our surrounding municipalities. That being said, staff is looking to bring possible policy change points forward for further discussion and review by the Planning and Zoning Commission in May 2015.

Please call me at 352-3675 ext. 24 or email me at laura.rouse-devore@ci.taylor.tx.us if you have any questions or concerns.