

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

May 10, 2022, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, May 10, 2022.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/calendar.aspx?view=list&year=2022&month=5&day=10>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on April 12, 2022.
2. **PZ-2021-1281** – Consider disapproving RCR-Taylor Logistics Park Phases 1, 2, and 3 Preliminary Plat, consisting of approximately 756.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.
3. **PZ-2022-1405** – Consider disapproving The Retreat at Mallard Preliminary Plat, consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of N.W. Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
4. **PZ-2022-1406** – Consider disapproving RCR-Taylor Logistics Park Phase 1 Amending Plat No. 2, consisting of approximately 170.57 acres of land, being an amendment to RCR-Taylor Logistics Park Phase 1 Amending Plat, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R621879, R619617, R019173, R435559, R435560, R019450, R605702, and R605658, part of and out of the Watkins Nobles Survey Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

REGULAR AGENDA

ZONING

5. **PZ-2022-1434** – Hold a public hearing regarding a request to change the zoning of approximately 7.60 acres of land located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018638, from Rural/Agricultural Zoning District (R/A) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
6. **PZ-2022-1434** – Consider making a recommendation regarding a request to change the zoning of approximately 7.60 acres of land located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018638, from Rural/Agricultural Zoning District (R/A) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

SPECIFIC USE PERMITS

7. **PZ-2022-1473** – Hold a public hearing regarding a request for a specific use permit for an event center on “Tract Two – 0.81 Acre Tract” and “Tract 3 – 5.565 Acre Tract” at 2109 East Fourth Street, known as The Taylor Mansion, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.
8. **PZ-2022-1473** – Consider making a recommendation regarding a request for a specific use permit for an event center on “Tract Two – 0.81 Acre Tract” and “Tract 3 – 5.565 Acre Tract” at 2109 East Fourth Street, known as The Taylor Mansion, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.
9. **PZ-2022-1475** – Hold a public hearing regarding a request for a specific use permit to allow a concrete or asphalt batching plant per Ordinance 2019-28, on approximately 40.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R435560, R435559, R019173 and R621879, part of and out of James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.
10. **PZ-2022-1475** – Consider making a recommendation regarding a request for a specific use permit to allow a concrete or asphalt batching plant per Ordinance 2019-28, on approximately 40.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R435560, R435559, R019173 and R621879, part of and out of James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: June 14, 2022

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 10, 2022**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 5.6.22
Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
April 12, 6:00 p.m.**

PRESENT

Donna Frazier
Nora Roy
Mike Eaton
Kellie Billings-Ray
Annette Maruska
Amy Everhart
Jim Newman

ABSENT

Rick Selin
Steve Darden

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant II, Development Services
Shelly Shelton, Senior Planner, Development Services
Courtney Peres, Planner, Development Services
McKenzi Hicks, Planning Tech, Development Services

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

None

RECOGNITION OF FORMER COMMISSIONERS LELAND STEVENS AND MICHAEL APLIN

Chair, Donna Frazier presented Michael Aplin with a plaque of recognition and a posthumous recognition for Leland Stevens accepted by his daughter.

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 8, 2022

PZ-2021-1281 – Consider disapproving RCR-Taylor Logistics Park Phases 1, 2, and 3 Preliminary Plat, consisting of approximately 756.00 acres to create seven lots, amend one lot, and including right-of-way dedication, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

PZ-2021-1352 – Consider approving Castlewood Subdivision Phases 2 and 3 Final Plat, consisting of approximately 26.18 acres to create 114 lots, three reserves, and including right-of-way dedication, located across from Taylor High School and addressed as 530 FM 973, more particularly described by Williamson Central Appraisal District Parcels R584133, R584134, R618518, R618519, and R618520, part of and out of the G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

PZ-2022-1406 – Consider disapproving RCR-Taylor Logistics Park Phase 1 Amending Plat No. 2, consisting of approximately 170.57 acres to amend one lot and one reserve, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R621879 and part of R619617, R019173, R435559, R435560, R019450, R605702, and R605658, part of and out of Lot 1A within the RCR-Taylor Logistics Park Phase 1 Amending Plat, the Watkins Nobles Survey Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

PZ-2022-1410 – Consider disapproving Sierra Apartments Subdivision Minor Plat, consisting of 2.55 acres to create one lot, addressed as 900 Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R088085, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

PZ-2022-1440 – Consider disapproving Mucha/Hubnik Subdivision Minor Plat, consisting of approximately 12.81 acres to create two lots, addressed as 1101 NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcel R019345, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

PZ-2022-1451 – Consider disapproving Columbia Steel Taylor Addition Preliminary Plat, consisting of approximately 105.24 acres to create four lots, located at the northeast corner of the intersection of FM 112 and SE Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R006142, R357492, and part of R620064, part of and out of the P. Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

PZ-2021-1353 – Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019232, R019652, and R331183, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

PZ-2021-1364 – Consider disapproving Spring Creek Phase 1 Subdivision Improvement Plans, consisting of approximately 27.93 acres, located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Mr. Newman made motion to approve consent agenda as written. Second by Mrs. Kellie Billings-Ray. All voted in favor. Motion carries.

REGULAR AGENDA

COMPREHENSIVE PLAN AMENDMENT

PZ-2022-1457 – Hold a public hearing regarding the amendment of the Envision Taylor Comprehensive Plan, including the Future Land Use Plan, Transportation Plan, Housing and Neighborhoods Plan, and Implementation Plan.

Public hearing opened. Mr. Yantis made presentation about amendment to the Comprehensive Plan which was adopted November 18, 2021. As a result of Samsung picking Taylor five days after the plan was accepted, it is necessary to amend the plan to reflect the development happening in that location. There was discussion between board and staff.

Public hearing closed.

PZ-2022-1457 – Consider making a recommendation regarding the amendment of the Envision Taylor Comprehensive Plan, including the Future Land Use Plan, Transportation Plan, Housing and Neighborhoods Plan, and Implementation Plan.

Ms. Everhart made motion to recommend approval of the amendment to the Comprehensive plan, Future Land Use plan, Transportation plan, Housing and Neighborhood plan, Implementation plan. Second by Mrs. Maruska. All voted in favor.

Motion carries.

ZONING

PZ-2019-1133 – Hold a public hearing regarding a request to amend the RCR-Taylor Logistics Park Planned Development (Ordinance 2019-28), consisting of approximately 756.00 acres of land, located at 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

Public hearing opened. Ms. Shelton made presentation including staff recommendation for approval of the amendment to the planned development as it meets the intent of the Comprehensive Plan.

There was discussion between Mr. Heiges and Commission.

Public hearing closed.

PZ-2019-1133 – Consider making a recommendation regarding a request to amend the RCR-Taylor Logistics Park Planned Development (Ordinance 2019-28), consisting of approximately 756 acres of land, located at 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

Mrs. Maruska made motion to recommend approval of the proposed planned development amendment. Second by Ms. Everhart. All voted in favor. Motion carries.

PZ-2022-1450 – Hold a public hearing regarding a request to change the zoning of approximately 0.44 acres of land from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1), located at the northeast corner of the intersection of Old Granger Road and Grace Lane, more particularly described by Williamson Central Appraisal District Parcel R391934, part of and out of the J. Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.

Public hearing opened. Mrs. Peres made presentation including staff recommendation for approval of the proposed re-zoning from R-1 to B-1 as it does meet the intent or goals of the Comprehensive Plan. Mr. Northcutt was present to answer questions.
Public hearing closed.

PZ-2022-1450 – Consider making a recommendation regarding a request to change the zoning of approximately 0.44 acres of land from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1), located at the northeast corner of the intersection of Old Granger Road and Grace Lane, more particularly described by Williamson Central Appraisal District Parcel R391934, part of and out of the J. Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.

Mrs. Maruska made motion to recommend approval of the re-zoning request from R-1 to B-1. Second by Ms. Everhart. All voted in favor.
Motion carries.

DISCUSSION ITEMS

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

Mr. Yantis stated that there was only one item that went forward to Council to P&Z for the Take Five Oil Change zoning request. It was disapproved by P&Z as well as the Council.

Adjourn

Meeting adjourned at 6:38 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

City of Taylor
RCR-Taylor Logistics Park
Phases 1, 2, and 3 Preliminary Plat
PZ-2021-1281
Staff Report

Requested Action:

Consider disapproving RCR-Taylor Logistics Park Phases 1, 2, and 3 Preliminary Plat.

Applicant:

Morgan Summers/RITD

Subject Property:

Consisting of approximately 756.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R619617, and R621879, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Rail Park and Commercial/Industrial Development

Purpose:

The purpose of the plat is the future development of a Planned 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 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

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

Date: Wednesday, May 4, 2022

Address: 201 FM 3349, Taylor, TX 76574

Permit Number PZ-2021-1281

Dear Richard Heiges,

Staff has completed its review of plat for the RCR-Taylor Logistics Park Phases 1, 2 & 3 Preliminary Plat that is to be located at 201 FM 3349, Taylor, TX 76574. There are some corrections that need to be made prior to approval of the preliminary plat. Your plat application will be placed on the May 10, 2022, agenda for the Planning and Zoning Commission meeting. 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.

1. Update

Renumber the Blocks, per the excerpt below:

ARTICLE II: - SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

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.

2. The preliminary plat and zone layout need to be consistent with each other.
3. The new street design needs to be approved prior to resubmission.
4. Show on the prelim that the Flint Hills easement will be relocated so the drainage easement will not cross it.
5. Verify Flint Hills has reviewed and approved the placement of the RCR drainage easement overlapping the Flint Hills Easement. See ordinance excerpt below:

2.10 Drainage

Adequate drainage shall be provided within the limits of the subdivision. The protection of adjoining property will be considered in the review of plans submitted. The subdivider shall be responsible for constructing all drainage

improvements.

6. Provide preliminary plans showing utility extension based on the City plans for wastewater extension.

2.11 Water and Sewer

The subdivider is responsible for extending utilities to the development site and shall make the necessary arrangements therefore with the applicable private utility companies and the City. The City may participate in the oversizing of utilities if desired to serve further development.

7. Show sidewalks adjacent to proposed rights-of-way. If sidewalks are not to be provided then that must be proposed in an updated Planned Development ordinance. See 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.

8. Comments may change upon revision.
9. Make sure the wording in the Owner's Certificate is correct. It should be the same as the wording in the Owner's Certificate for the Amending Plat. Make sure to add Owner under the signature line.
10. Double check the General Notes to make sure they're correct since there have been some changes. some editing needs to be done. See the uploaded mark ups I did for you.
11. Provide the revision dates.
12. Update the plat information in the table on Sheet 1. See the mark up of Sheet 1 uploaded to the Review Files.
13. Darken the water marks with Phase information, etc. See mark up.
14. You may have to update the ordinance number in the Engineer's Certificate as it will be changing.
15. Label the drainage easement coming from Detention Reserve 2A.
16. East/west CR 404 in the proposed Samsung project has been abandoned so show that on the plat.
17. Explain what will happen at the dead end of the long street going from south to north next to proposed Lot 11.
18. The Title and description of the plat block part of the plat map drawing, please relocate match line.
19. Per Engineering, the discussion regarding access for adjacent properties to the south.
20. Per Engineering, Lot 11, Block 5 still does not meet the block length requirement. The dimensions of the lots and blocks may need to be amended in the PD.

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.

Verify the following on the plat:

- Per previous discussion, access to proposed 120-ft public road will need to be provided to the property (R019452) that currently has a driveway access to FM 3349.
- The proposed road running north/south is approximately 1-mile long to a dead end to the north. Will need to verify how to incorporate blocks/streets to allow for traffic to turnaround at points along the proposed

alignment.

Fire Department Comments (PZ)

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

Reviewed with no comments.

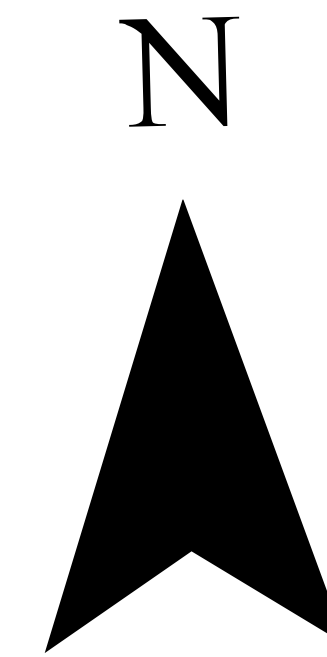
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,



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

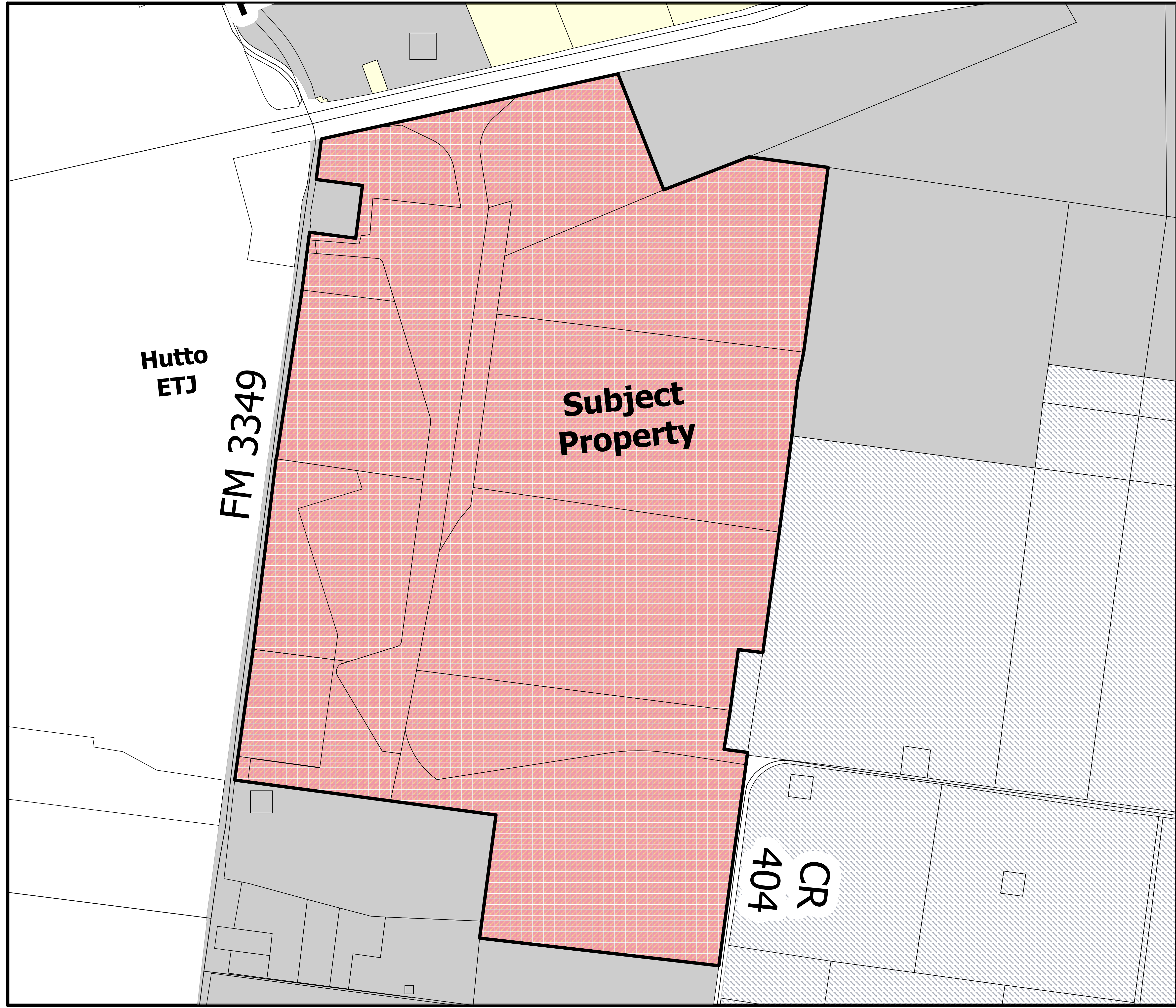
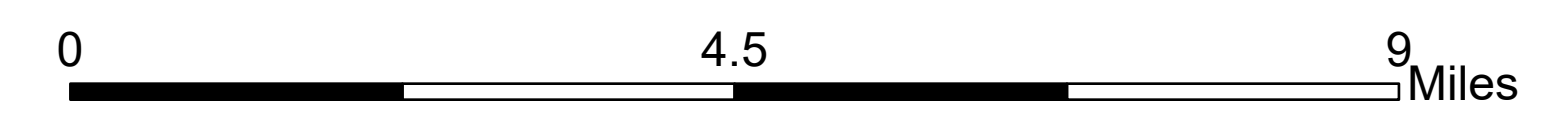
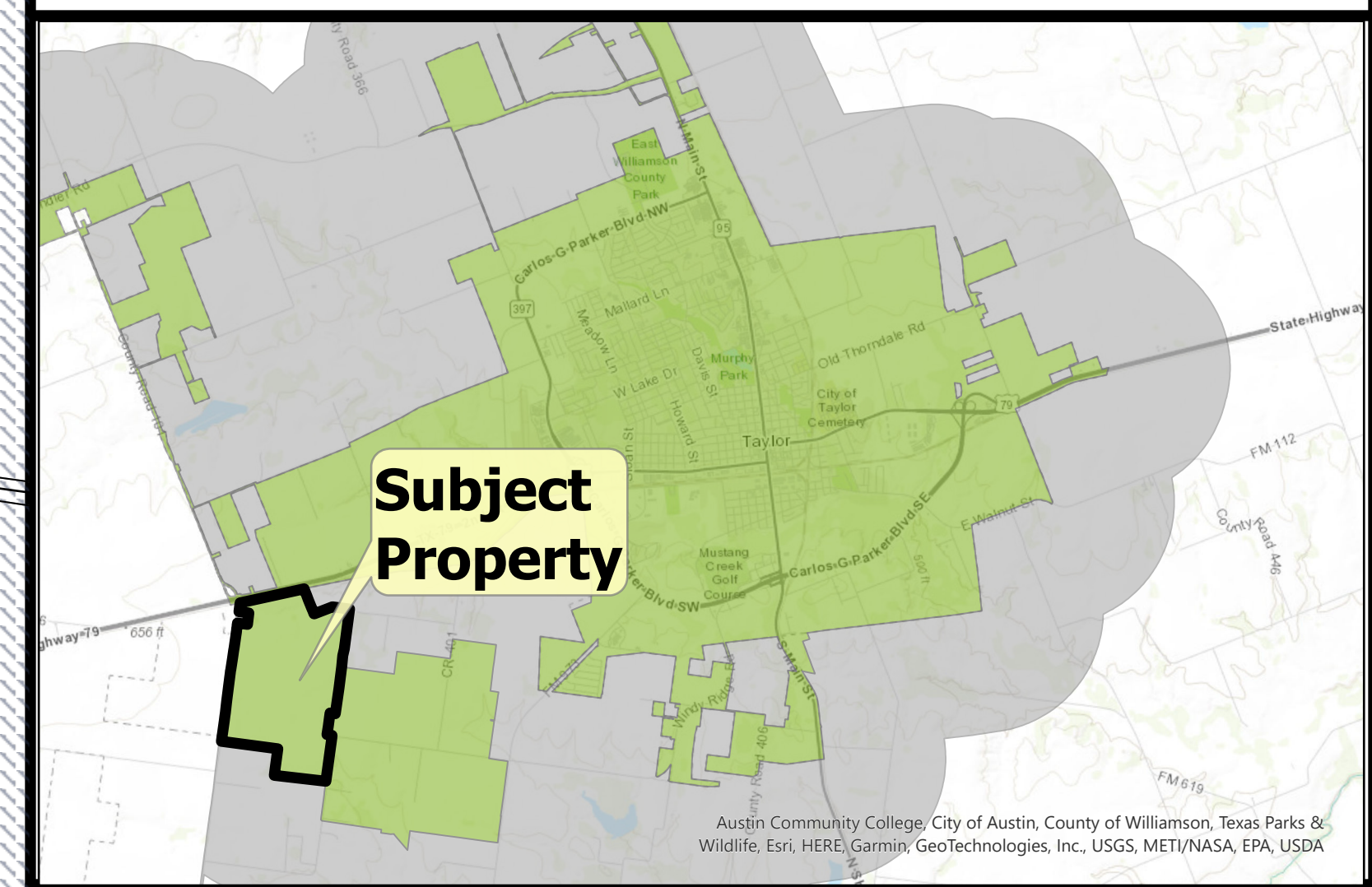


PZ-2021-1281

RCR-Taylor Logistics Park Phases 1, 2,
and 3 Preliminary Plat
201 FM 3349
Approximately 756.00 Acres

Legend

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

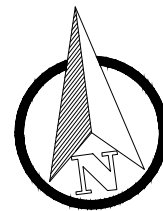




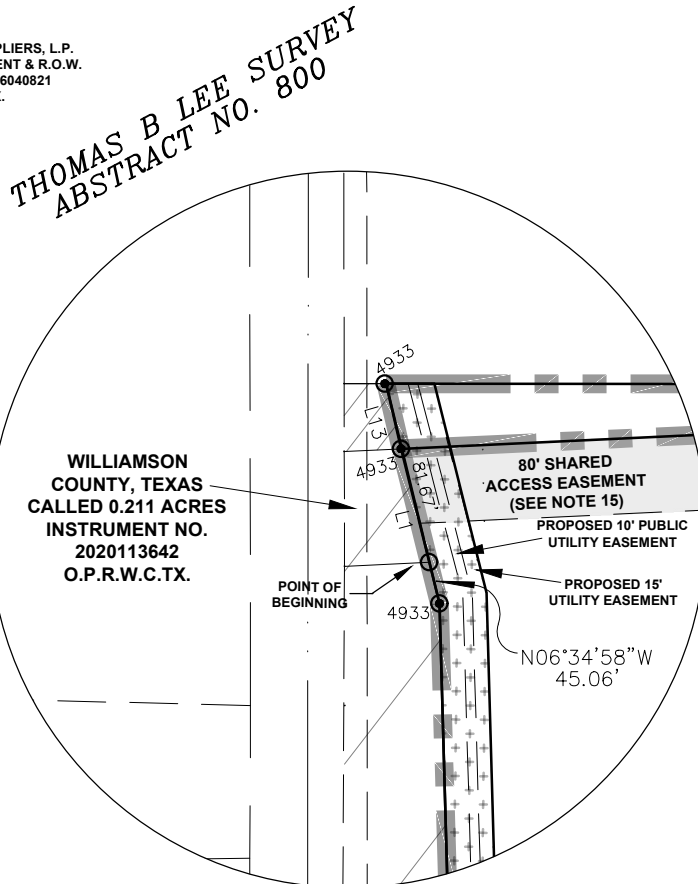
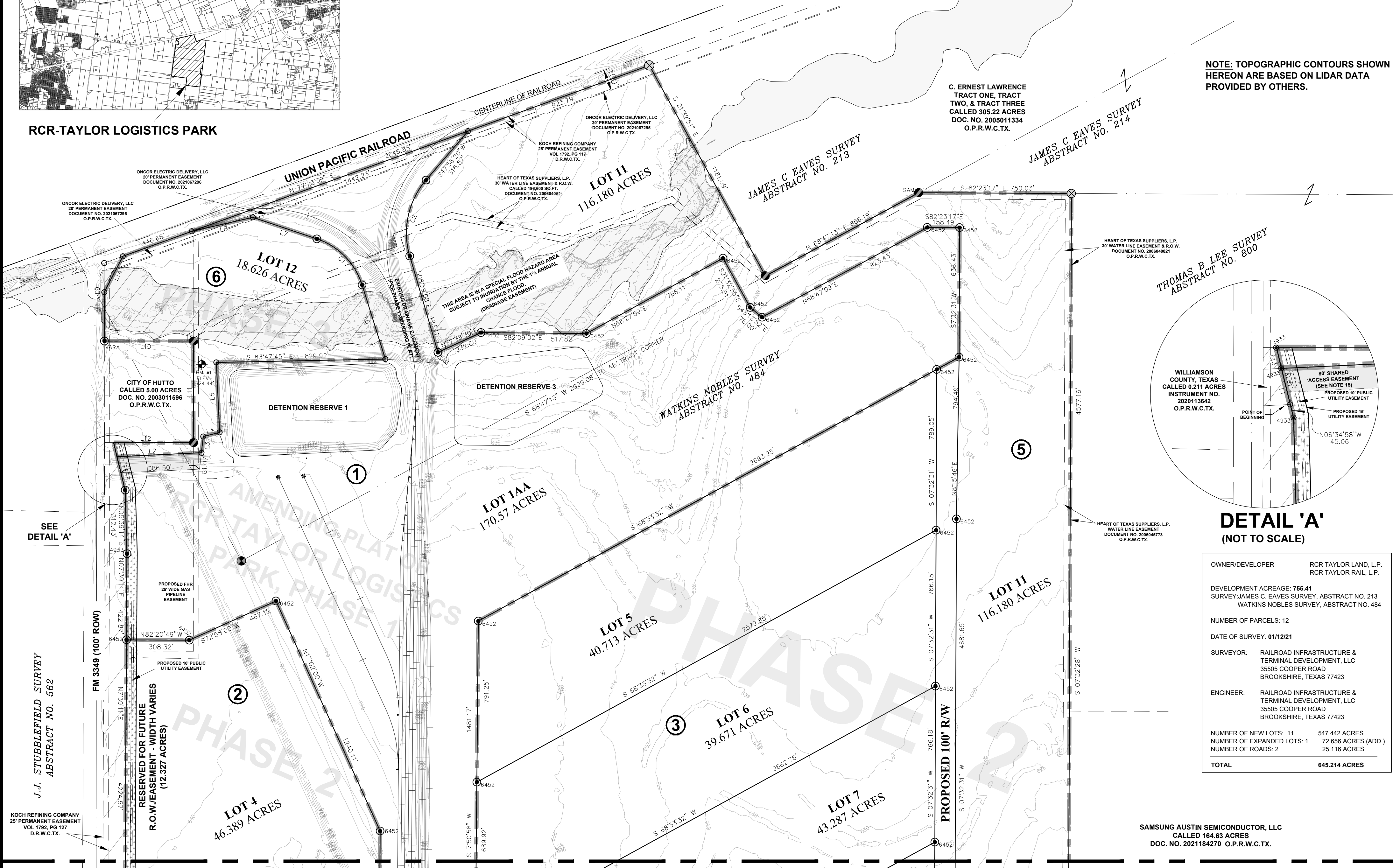
RCR-TAYLOR LOGISTICS PARK

RCR-TAYLOR LOGISTICS PARK
PRELIMINARY PLAT, PHASE 1, 2 & 3

ALL THAT CERTAIN TRACT OR PARCEL OF 645.214 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.



NOTE: TOPOGRAPHIC CONTOURS SHOWN
HEREON ARE BASED ON LIDAR DATA
PROVIDED BY OTHERS.



DETAIL 'A'
(NOT TO SCALE)

OWNER/DEVELOPER	RCR TAYLOR LAND, L.P. RCR TAYLOR RAIL, L.P.
DEVELOPMENT ACREAGE: 755.41	
SURVEY: JAMES C. EAVES SURVEY, ABSTRACT NO. 213 WATKINS NOBLES SURVEY, ABSTRACT NO. 484	
NUMBER OF PARCELS: 12	
DATE OF SURVEY: 01/12/21	
SURVEYOR: RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423	
ENGINEER: RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423	
NUMBER OF NEW LOTS: 11	547.442 ACRES
NUMBER OF EXPANDED LOTS: 1	72.656 ACRES (ADD.)
NUMBER OF ROADS: 2	25.116 ACRES
TOTAL	645.214 ACRES

SAMSUNG AUSTIN SEMICONDUCTOR, LLC
CALLED 164.63 ACRES
DOC. NO. 2021184270 O.P.R.W.C.TX.



RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423

(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

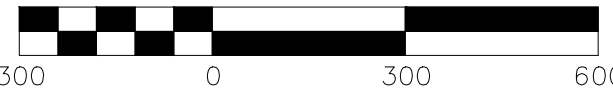
FOR REVIEW

DATE 04/15/2022 DRAWN RH
CHECK RH APPR'VD RH

RCR - TAYLOR LOGISTICS PARK
RCR - TAYLOR RAIL, L.P.

PRELIMINARY PLAT

REV	DATE	DESCRIPTION	BY



SCALE: 1" = 300'

SHEET NO.

1 OF 3

ALL THAT CERTAIN TRACT OR PARCEL OF 645.214 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.

THOMAS
ABSTRACT

PROPERTY BOUNDARY

PROP. 25' FHR EASEMENT

10' PUBLIC UTILITY EASEMENT

15' PROPOSED UTILITY EASEMENT

**SAMSUNG AUSTIN SEMICONDUCTOR, LLC
CALLED 164.63 ACRES
DOC. NO. 2021184270 O.P.R.W.C.TX.**

HT&B RAILROAD CO.
ABSTRACT NO. 318

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°50'59"	350.00'	328.95'	N37°09'02"W	317.01'
C2	56°55'28"	400.00'	397.41'	S19°28'36"W	381.31'
C3	105°12'28"	80.00'	146.90'	N20°01'09"E	127.13'
C4	65°01'19"	55.00'	62.42'	N40°06'44"E	59.13'

LINE TABLE					
NUMBER	DIRECTION	LENGTH	NUMBER	DIRECTION	LENGTH
L1	N06°37'40"W	124.23'	L8	S84°27'28"W	307.11'
L2	S85°20'29"E	415.86'	L9	N07°13'58"E	383.12'
L3	N1°53'41"E	79.86'	L10	N82°38'41"W	436.93'
L4	N82°43'52"E	82.80'	L11	N07°13'58"E	498.81'
L5	N04°39'31"E	343.85'	L12	S82°36'41"E	436.93'
L6	N10°03'05"W	381.71'	L13	N06°37'40"W	71.26'
L7	N64°04'32"W	331.79'	L14	N34°52'29"W	289.05'

THIS AREA IS IN A SPECIAL FLOOD HAZARD ZONE
SUBJECT TO INUNDATION BY THE
CHANCE FLOOD.
(DRAINAGE EASEMENT)

HENRY H. HOLUBEC JR., ET AL.
CALLED 85.681 ACRES
VOL. 1051, PG. 818
O.P.R.W.C.TX.

RCR - TAYLOR LOGISTICS PARK
RCR - TAYLOR RAIL, L.P.

PRELIMINARY PLAT



RITD

**RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC**

**35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423**

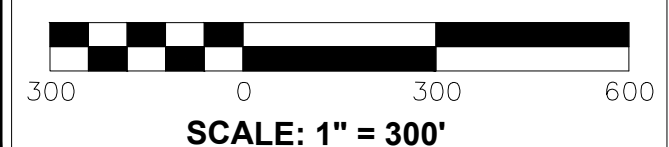
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

FOR REVIEW

DATE 04/15/2022 DRAWN RH
CHECK RH APPRV'D RH

REV	DATE	DESCRIPTION	BY

SHEET NO.

 $2 \quad OF \quad 3$ 

C:\Users\Richard\Desktop\RCR_TAYLOR_PRELIM_PLAT.dwg * 4/17/2022 8:28 PM * Plotted by Richard

OWNER'S CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____{

WE, RCR TAYLOR RAIL, L.P. (HYDIE McALISTER, MANAGER) AND RCR TAYLOR LAND, L.P. (HYDIE McALISTER, MANAGER), OWNERS OF THE CERTAIN 755.41 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2018058726, 2018058735, 2018058736, 2018058746, 2019088597, 2020166309, AND 2021132303 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 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 THE RCR-TAYLOR LOGISTICS PARK.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2022.

PRELIMINARY

HYDIE McALISTER, MANAGER, RCR TAYLOR RAIL, L.P.
250 BUSINESS HIGHWAY 290 N
HEMPSTEAD, TEXAS 77445

PRELIMINARY

HYDIE McALISTER, MANAGER, RCR TAYLOR LAND, L.P.
250 BUSINESS HIGHWAY 290 N
HEMPSTEAD, TEXAS 77445

NOTARY'S CERTIFICATION

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 HYDIE McALISTER, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

ENGINEER'S CERTIFICATION

THE INFORMATION SHOWN HEREON SUBSTANTIALLY COMPLIES WITH ALL ORDINANCES SPECIFIED IN THE CITY OF TAYLOR, TEXAS ORDINANCE NO. 2019-28, COMMERCIAL PLANNED DEVELOPMENT FOR THE RCR-TAYLOR LOGISTICS PARK PLANNED DEVELOPMENT. ADDITIONALLY, AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT 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 _____, 2022

PRELIMINARY

RICHARD W. HEIGES, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 123135, STATE OF TEXAS
TBPELS FIRM NO. F-16264

PLANNING AND ZONING COMMISSION - PRELIMINARY PLATS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS RCR TAYLOR LOGISTICS PARK HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2022, A.D.

CHAIRMAN	SIGNATURE	DATE
SECRETARY	SIGNATURE	DATE

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION

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

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR _____ DATE _____

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY. THERE IS HEREBY DEDICATED A DRAINAGE EASEMENT TO COVER ONE HUNDRED (100) YEAR FLOODPLAIN AREAS, DRAINAGE CHANNELS, PIPE SYSTEMS AND ANY OTHER RELATED DRAINAGE FACILITIES SITUATED HEREON.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN.
- TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET CHAPTER 9 FIRE SUPPRESSIONS SYSTEM OF THE INTERNATIONAL FIRE CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 REQUIREMENTS, OR THE MOST RECENT VERSION THEREOF, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN ALL PHASES THAT INCLUDE PLANNED BUILDING CONSTRUCTION.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2019-28 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND CORRESPONDING SITE DEVELOPMENT PERMITS.
- STRUCTURES AND BUILDINGS CONSTRUCTED NEXT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER/DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER CITY OF TAYLOR PERMIT PZ-2019-1182. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES, UNLESS OTHERWISE SHOWN HEREON.
- 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 FIVE (5) 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. SIDEWALK LOCATIONS SHOWN HEREON ARE SUBJECT TO CHANGE DUE TO THE EXPANSION OF FM 3349 AND MUST COMPLY WITH STATE AND/OR LOCAL ORDINANCES.
- PUBLIC RIGHT-OF-WAY ACCESS FOR PHASE 3, LOT 1 WILL BE PROVIDED BY THE 80' SHARED ACCESS EASEMENT SHOWN HEREON. SAID EASEMENT MAY BE USED BY PHASE 3, LOT 1 AND PHASE 1, LOT 1AA.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED, THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM. TYPICAL FIRE SUPPRESSION SYSTEMS AND FIRE PROTECTION WATER SUPPLY WILL COMPLY WITH CITY OF TAYLOR, TEXAS CODE REQUIREMENTS AND WILL BE DESIGNED ACCORDINGLY.
- AN INDIVIDUAL SEWER TAP AND WATER TAP SHALL BE INSTALLED FOR EACH LOT.
- WASTEWATER SERVICES FOR RCR-TAYLOR LOGISTICS PARK WILL BE PROVIDED BY ON-SITE SEPTIC FACILITIES UNTIL THE PERMANENT SERVICE IS RESOLVED.
- ON-SITE SEWAGE FACILITIES (OSSF), PERMITTED THROUGH WILLIAMSON COUNTY, MAY BE TEMPORARILY UTILIZED FOR WASTEWATER SERVICE AND TREATMENT FOR DEVELOPMENT WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT UNTIL PERMANENT WASTEWATER SERVICES FROM THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM ARE AVAILABLE TO THE PROPERTY, AT WHICH TIME ALL LOTS AND DEVELOPMENT WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT SHALL BE CONNECTED TO THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM. WITHIN SIXTY DAYS OF APPROVAL OF THIS PRELIMINARY PLAT, DEVELOPER AND CITY AGREE TO NEGOTIATE A MUTUALLY AGREED UPON FINANCIAL STRUCTURE FOR THE CONSTRUCTION OF PERMANENT SANITARY SEWER SERVICE TO THE PROPERTY. A REFERENCE TO THE AGREEMENT AND THE DEADLINE FOR PERMANENT WASTEWATER SERVICE CONNECTION SHALL BE REQUIRED ON ALL FUTURE FINAL PLATS OR REPLATS WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT.
- THE PROPOSED LANDSCAPE BUFFER SHOWN HEREON IS 50 FEET WIDE AND ADJACENT TO THE PROPOSED FM3349 RIGHT-OF-WAY LINE / FUTURE RIGHT-OF-WAY RESERVE. THE LANDSCAPING PLAN SHALL MEET THE REQUIREMENTS STATED IN THE RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT CODES.

LEGEND

	POINT FOR CORNER		APPROX. CITY OF TAYLOR PROPOSED TRAIL
	FOUND 5/8" IRON ROD		PHASE LINE
	FOUND 1/2" IRON ROD		APPROX. ABSTRACT LINE
	FOUND CONCRETE MONUMENT		PROPOSED LANDSCAPE BUFFER (SEE NOTE 20)
	FENCE POST FOR CORNER		
	SITE BENCHMARK (3" DISK IN CONCRETE)		D.R.W.C.TX. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
	ORIGINAL ABSTRACT CORNER		O.P.R.W.C.TX. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
	DRAINAGE EASEMENT (SEE NOTE 5)		P/O = PART OF RES. = RESIDUE BM=BENCHMARK

4933 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "ROW 4933"
SAM = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "SAM"
6452 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "RPLS 6452"
VARA = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "VARA"

		LOT SUMMARY			
PHASE	BLOCK	LOT	ACREAGE	OWNERSHIP	DEED NUMBER(S)
1	1	1A (EXISTING)	97.914	2019088597, P/O 2020166309 (TR.2), P/O 2021132303	
		1AA (ADD'L)	72.656		
2	2	2-4 (PROP.)	99.042	2018058726(RES), 2018058735(RES), 2018058736(RES), 2018058746(RES), P/O 2020166309(TR.1), P/O 2021132303	
		5-9 (PROP.)	251.584		
		10 (PROP.)	62.010		
		11 (PROP.)	116.180		
3	6	12 (PROPOSED)	18.626	2018058726 (RES.)	
		1 (PROPOSED)	7.754		
ROADWAY		2 (PROPOSED)	17.362	2018058726(RES), 2018058735(RES), 2018058736(RES), 2018058746(RES), P/O 2020166309(TR.1), P/O 2021132303	

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 2022.

PRELIMINARY

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. _____, STATE OF TEXAS

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF 755.41 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213, BEING ALL OF THE SAME LAND DESCRIBED AS 105.275 ACRES (TRACT 1) AND 15.285 ACRES (TRACT 2) IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., AS RECORDED IN INSTRUMENT NO. 2020166309, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE RESIDUE OF THE SAME LAND DESCRIBED AS 67.16 ACRES IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED SEPTEMBER 18, 2019, AS RECORDED IN INSTRUMENT NO. 2019088597, IN SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID RESIDUE BEING PART OF RCR TAYLOR LOGISTICS PARK, PHASE 1, A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN INSTRUMENT NO. 2020121869, IN SAID OFFICIAL PUBLIC RECORDS, BEING ALL OF THE SAME LAND DESCRIBED AS 84.000 ACRES IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., AS RECORDED IN INSTRUMENT NO. 2021132303, IN SAID OFFICIAL PUBLIC RECORDS, PART OF THE SAME LAND DESCRIBED AS 193.41 ACRES IN THE DEED FROM STEVEN SLAUGHTER TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058726, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF THE SAME LAND DESCRIBED AS 183.94 ACRES IN THE DEED FROM JEFFREY B. BENTLEY AND JAMES V. BENTLEY TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058735, IN SAID OFFICIAL PUBLIC RECORDS, PART OF THE SAME LAND DESCRIBED AS 183.84 ACRES IN THE DEED FROM CONSTANCE SLOOMB, TRUSTEE OF THE JOHN GUY SLOOMB FAMILY TRUST AND LUCILE SLOOMB THOMPSON TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058736, IN SAID OFFICIAL PUBLIC RECORDS, AND PART OF THE SAME LAND DESCRIBED AS 194.559 ACRES IN THE DEED FROM DAVID C. BLANKENSHIP, ET AL TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058746, IN SAID OFFICIAL PUBLIC RECORDS, SAID 194.559 ACRE TRACT INCLUDING 1.34 ACRES SITUATED WITHIN THE ROAD MARGINS OF WILLIAMSON COUNTY ROAD 404, SAID 755.41 BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) BEING ON THE EAST RIGHT OF WAY LINE OF F.M. 3349 FOR AN ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE 1 CONCRETE MONUMENT FOUND ON THE WEST RIGHT OF WAY LINE OF SAID F.M. 3349 BEARS N 82°24'18" W 100.00 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR A WEST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, N 07°13'58" E, AT 148.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHWEST CORNER OF THE WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES AS RECORDED IN INSTRUMENT NO. 2020113642 IN SAID OFFICIAL PUBLIC RECORDS, AT 270.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES, AND AT A TOTAL DISTANCE OF 342.08 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF THE CITY OF HUTTO TRACT CALLED 5.00 ACRES, AS RECORDED IN INSTRUMENT NO. 2003011596, IN SAID OFFICIAL PUBLIC RECORDS;

THENCE COMMON WITH THE SOUTH, EAST, AND NORTH LINES OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, S 82°38'41" E 436.92 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, N 07°13'58" E 488.81 FEET TO 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, AND N 82°38'41" W 436.93 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (VARA SURVEYING) ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR THE NORTHWEST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH A SOUTHWEST CORNER HEREOF AND OF SAID ORIGINAL TRACT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349, COMMON WITH THE WEST LINE OF SAID ORIGINAL 193.41 ACRES TRACT, FOR A WEST LINE HEREOF, N 07°13'58" E 383.12 FEET TO A POINT FOR CORNER FOR THE NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 AT ITS INTERSECTION WITH THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG THE OCCUPIED SOUTH LINE OF SAID UNION PACIFIC RAILROAD, COMMON WITH THE NORTH LINE HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, N 77°23'39"E, AT 446.66 FEET PASS THE NORTHWEST CORNER OF RCR TAYLOR LOGISTICS PARK, PHASE 1, LOT 1 (CALLED 67.16 ACRES), AS RECORDED IN INSTRUMENT NO. 2020121869, IN SAID OFFICIAL PUBLIC RECORDS, AT 1888.89 FEET PASS THE NORTHEAST CORNER OF SAID RCR TAYLOR, LOT 1 (CALLED 67.16 ACRES), AND CONTINUING FOR A TOTAL DISTANCE OF 2,846.85 FEET TO A 2-INCH CEDAR POST FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, BEING ALONG A WEST LINE OF THE C. ERNEST LAWRENCE TRACT CALLED 305.22 ACRES AS RECORDED IN DOCUMENT NO. 2005011334, OF SAID OFFICIAL PUBLIC RECORDS, S 21°32'51" E 1,181.09 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID LAWRENCE TRACT CALLED 305.22 ACRES, ALSO BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID ORIGINAL EAVES AND NOBLES SURVEYS;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID 193.41 ACRES TRACT, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE OF SAID SURVEYS, N 68°47'13" E 856.19 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOUND FOR AN EXTERIOR ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT, COMMON WITH AN INTERIOR ANGLE POINT OF SAID 305.22 ACRES TRACT, ALSO BEING AN EXTERIOR CORNER OF THE JAMES C. EAVES SURVEY, A-214;

THENCE ALONG THE NORTH LINE HEREOF AND OF SAID 193.41 ACRES TRACT, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID EAVES SURVEY, A-214, S 82°23'17" E 750.03 FEET TO A 3-INCH METAL POST FOUND FOR THE NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, COMMON WITH AN INTERIOR CORNER OF SAID 305.22 ACRES TRACT, BEING ON OR NEAR THE NORTHEAST CORNER OF SAID NOBLES SURVEY, A-484, COMMON WITH THE NORTHWEST CORNER OF THE THOMAS B. LEE SURVEY, A-800, AND THE SOUTH LINE OF SAID EAVES SURVEY, A-214;

THENCE ALONG AN EAST LINE HEREOF, BEING ALONG THE EAST LINE OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH THE WEST LINE OF SAID 305.22 ACRES TRACT, AND THE WEST LINE OF THE EUGENE R. KANAK & JUDY A. KANAK, EACH AS TRUSTEE OF THE EUGENE R. & JUDY A. KANAK LIVING TRUST DATED OCTOBER 14, 1997 TRACT CALLED 164.685 ACRES, AS RECORDED IN INSTRUMENT NO. 2012107105, IN SAID OFFICIAL PUBLIC RECORDS, ALSO BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID LEE SURVEY, A-800, S 07°32'28" W, AT 1747.60 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, AT 3437.28 FEET PASS A BENT 3/4-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, AND AT A TOTAL DISTANCE OF 4,577.16 FEET TO A FENCE CORNER POST FOUND FOR A SOUTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH AN INTERIOR CORNER OF SAID KANAK TRACT CALLED 164.685 ACRES;

THENCE ALONG A SOUTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTH LINE OF SAID 164.685 ACRES, N 83°33'29" W 231.81 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHWEST CORNER OF SAID 164.685 ACRES;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A WEST LINE OF SAID 164.685 ACRES, S 07°23'02" W, AT 574.06 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND AT A TOTAL DISTANCE OF 960.27 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (BRYAN TECH SERVICES) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID 164.685 ACRES;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF A SOUTH LINE OF SAID 164.685 ACRES TRACT, S 82°29'31" E 233.54 FEET TO A NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING ON THE SOUTH LINE OF SAID 164.685 ACRES, BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND THE H.T. & B. RAILROAD CO. SURVEY, A-318, SAID CORNER BEING WITHIN THE MARGINS OF SAID WILLIAMSON COUNTY ROAD 404;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING WITHIN THE MARGINS OF SAID WILLIAMSON COUNTY ROAD 404, S 07°37'22" 2017.60 FEET TO THE SOUTHEAST CORNER OF THE SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG A SOUTH LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, A PORTION OF WHICH BEING ALONG THE NORTH LINE OF THE HENRY H. HOLUBEC JR., ET AL., TRACT CALLED 85.861 ACRES, AS RECORDED IN VOLUME 1051, PAGE 818, OF SAID OFFICIAL PUBLIC RECORDS, N 83°29'47" W, AT 29.00 FEET PASS A CONCRETE MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID HOLUBEC TRACT, AND AT A TOTAL DISTANCE OF 2289.71 FEET TO A BROKEN-OFF CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID HOLUBEC TRACT, COMMON WITH A SOUTHWEST CORNER HEREOF, AND OF SAID ORIGINAL TRACT, BEING ON EAST LINE OF THE JOEL B. CARPENTER TRACT CALLED 18.165 ACRES, AS RECORDED IN INSTRUMENT NO. 2012073128 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG A WEST LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING ALONG A PORTION OF SAID EAST LINE OF SAID CARPENTER TRACT, AND ALONG THE EAST LINE OF SAID NAVAIR TRACT, N 07°28'48" E 1165.53 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID NAVAIR TRACT, COMMON WITH AN INTERIOR CORNER HEREOF, AND OF SAID ORIGINAL 194.559 ACRES;

THENCE ALONG A SOUTH LINE HEREOF, AND A PORTION OF A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF THE NORTH LINE OF SAID NAVAIR TRACT, N 82°24'57" W, AT 1009.97 FEET PASS A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) SET FOR A REFERENCE POINT ON THE SOUTH LINE HEREOF, FOR A TOTAL DISTANCE OF 2471.67 FEET TO CORNER IN A FOUND FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID NAVAIR TRACT, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE WEST LINE HEREOF, AND THE WEST LINE OF THE SAID ORIGINAL TRACT CALLED 194.56 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°30'27" W 1241.34 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND THE SOUTHWEST CORNER HEREOF AND OF THE SAID ORIGINAL TRACT CALLED 183.84 ACRES;

THENCE ALONG THE WEST LINE HEREOF, AND THE WEST LINE OF THE SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°31'56" E 1716.26 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES;

THENCE ALONG THE WEST LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°35'42" W, AT 1689.67 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, AND A SOUTHWEST CORNER HEREOF, FOR A TOTAL DISTANCE OF 1893.85 FEET TO THE PLACE OF BEGINNING CONTAINING 755.41 ACRES OF LAND.

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2022, A.D., AT _____O'CLOCK, _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

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

BY: _____DEPUTY



RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD • P.O. BOX 1087
BROOKSHIRE, TEXAS 77423

(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

DATE 04/15/2022 DRAWN RH

CHECK RH APPRV'D RH

FOR REVIEW

RCR - TAYLOR LOGISTICS PARK

RCR - TAYLOR RAIL, L.P.

PRELIMINARY PLAT

RCR - TAYLOR LOGISTICS PARK

RCR - TAYLOR RAIL, L.P.

PRELIMINARY PLAT

REV	DATE	DESCRIPTION	BY

SHEET NO.

3 OF 3

City of Taylor
The Retreat at Mallard
Preliminary Plat
PZ-2022-1405
Staff Report

Requested Action:

Consider disapproving The Retreat at Mallard Preliminary Plat.

Applicant:

Trevor Tast, P.E./TX2 Engineering

Subject Property:

Consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of N.W. Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1

Current Use: Vacant

Purpose:

The purpose of the plat is for future single-family 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 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

Trevor Tast
TX2 Engineering
645 Floral Ave Ste C
New Braunfels TX 78130
Trevor@TX2Engineering.com

Date: Monday, May 2, 2022

Address: Mallard Ln., Taylor 76574

Permit Number PZ-2022-1405

Dear Trevor Tast,

Staff has completed its review of the plat for The Retreat at Mallard Preliminary Plat. There are some corrections that need to be made prior to approval of the plat application. Your submittal will be placed on the next Planning and Zoning Commission meeting agenda, May 10, 2022, with a recommendation of disapproval. 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 proposed utility easements between lots do not meet the minimum requirement for easements.

Lance Wright is listed as the owner in the application but is not shown as the owner in the Owner's Certificate.

The Vicinity Map is missing. Place it in the top right corner by the North arrow and Scale.

The plat map can be placed on the first sheet. There's no need for the duplicate on the first sheet that has no information other than the layout.

There's a lost graphic/label 65. It is out in the street. Remove it.

Add the square footage to the street's table. It may have to be moved to Sheet 2. All the tables are mostly too big. See below:

2. A title including name and subdivision, owner or owners, and registered professional land surveyor responsible for the plat and the scale and location of the subdivision with reference to an original corner of the original survey of which said land is a part, the date, north arrow, total acres and numbers of lots and blocks.

If there are no sidewalks on Mallard they must be constructed. 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.

Make a Revision Table with your resubmittals list in the Table rather than including a schedule of when you received comments from the City. Just the revisions are good enough.

The detail showing the corner radii doesn't need to be on more than one sheet. Maybe it could be reduced. If something is unnecessary remove it. I don't even think you need the detail.

Use your Spell Check to make sure I didn't miss any typos. An "X" needs to be removed right before the deed document number in the Owner's Certificate. The Owner's Certificate isn't consistent with the information from the SOS website. Additionally, the application needs to be consistent with the ownership/management information.

Always place the County Clerk's Certificate at the bottom right of the last sheet as that is the Clerk's preference.

The note titled, "Typical Public Utility Easements" needs to be moved to the General Notes. Also, it seems repetitious.

The Legend includes an initialism for public drainage easement and there are no public drainage easements in Taylor.

Remove "10' PUE from above the public utility easement symbol because not all public utility easements are 10 feet.

The lot numbers need to start over in each block. Use a number in a circle for the block symbol. See below:

2.7 - Blocks

A block is an arrangement of lots, and in some cases alleys, bounded on all sides by streets (see Figure 2.7.1). A new subdivision consists of lots within blocks that are surrounded by streets. Exceptions to the requirement for a block to be bounded on all sides by streets may be approved by the Planning and Zoning Commission at the Preliminary Plat stage and may be considered when the provision of a street is not feasible due to natural or man-made features.

A subdivider may propose to create a portion of a block along the boundary of the property being subdivided if the subdivider can demonstrate that the remainder of the block can feasibly be completed on the adjacent property and, that upon completion, the block will comply with the maximum dimensions of this ordinance (see figure 2.7.2).

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 64 must be a Detention Reserve. It will be privately owned and maintained.

General Notes: 1. is referencing the wrong sheet number, at this time.

Notes:

4. -7. must be exactly as they are in the application. In the previous comments the notes were given in word so they could be copied and pasted.

12. Is repetitive generally. Also, there's no public drainage in Taylor. Drainage easements are private.

13. Explain the note, what embankments? PUEs are 20' unless next to a street. Drainage easement are a minimum of 16' and they are not public.

Public Utility Notes: don't make sense. There are already many notes about utility easements. They may need to be removed.

I have uploaded mark ups in the Plan Review Files. I missed the word "not" in a note I wrote on Sheet 3. The note is about the PUEs and DEs as they are not 10 feet wide unless they are next to a street. Also, I am uploading a plat that does have some comments but is laid out well. You can use it as an example. Use it as a guide so your plat is put together better.

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 portion of the permit page to download a copy of the PDF containing engineering comments on the plat.

Sheet 1 of 3

1. Show Scale bar text on the plat (e.g. 1"=100).

Sheet 2 of 3

1. Show Scale bar text on the plat (e.g. 1"=100).
2. Provide a tie to an original corner of the original survey of which said land is a part (3.2 - Subdivision Preliminary Plat, 9c.)
3. Show subdivision information and lots on southside of Mallard Lane. Update Jason Drive shown.

Sheet 3 of 3

1. Verify Note 12/13 shown and that drainage easements noted will be maintained privately.

Fire Department Comments (PZ)

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

1. All corner turning radii (c5, 6, 9, 10, 11, and c12) shall be a min. of 15 feet. The radii have changed from the previous submittal.
2. Plat shall note street names that are approved by Williamson County 9-1-1 addressing as noted in the Engineering comments.

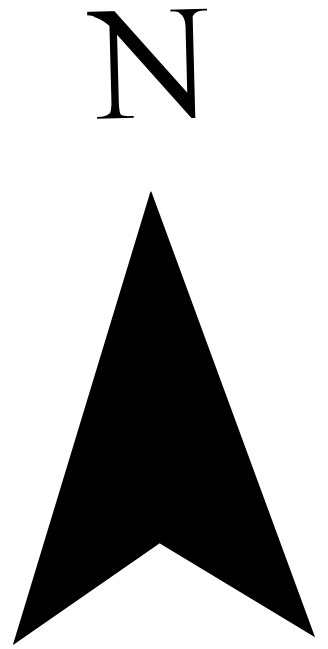
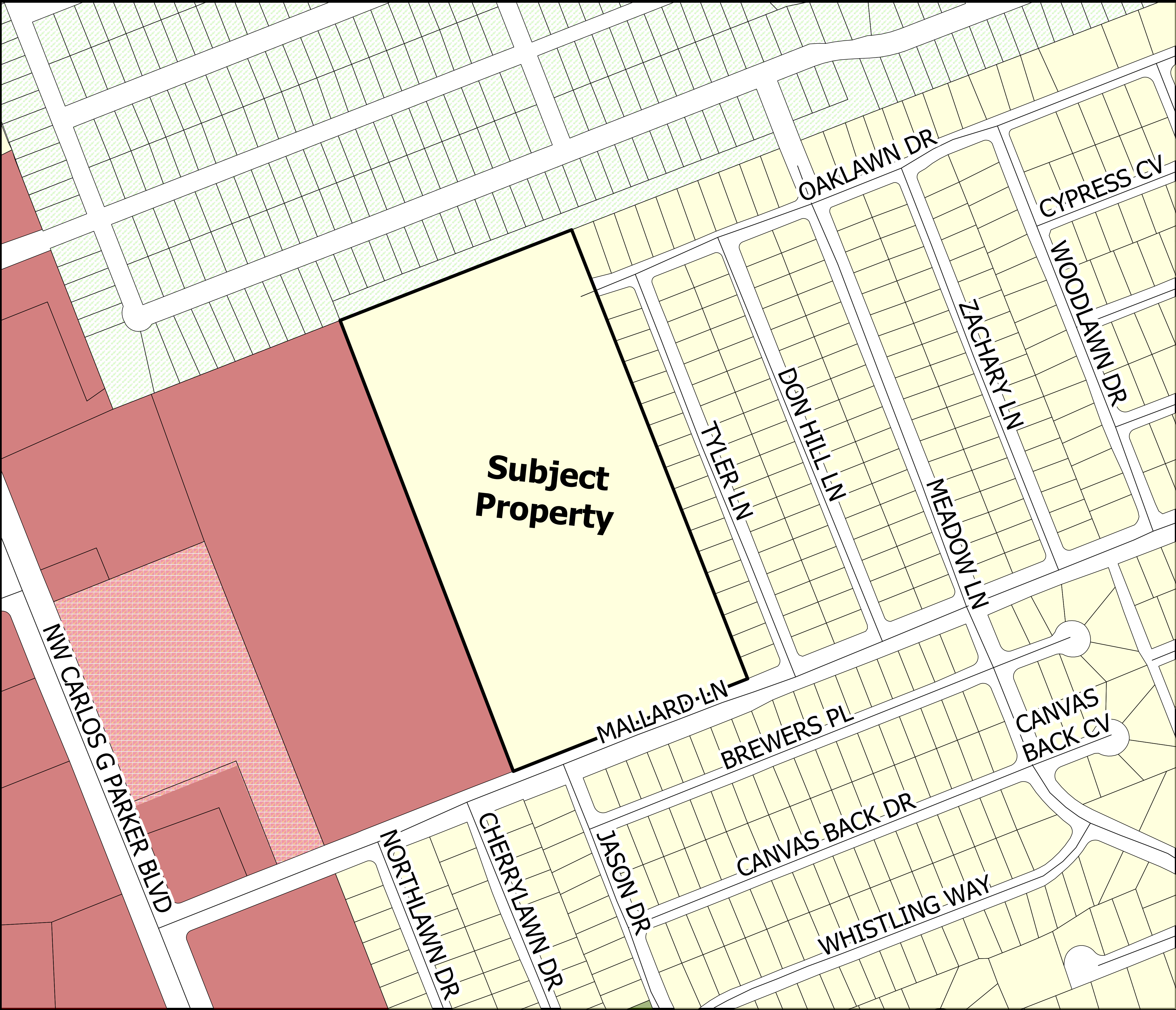
Please revise the plat so it is compliant with the Subdivision Ordinance. Submit the revised plat in PDF format, electronically. Include a resolution letter explaining how each review comment was addressed to show compliance.

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@taylor.tx.gov.

Thank you,



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



PZ-2022-1405

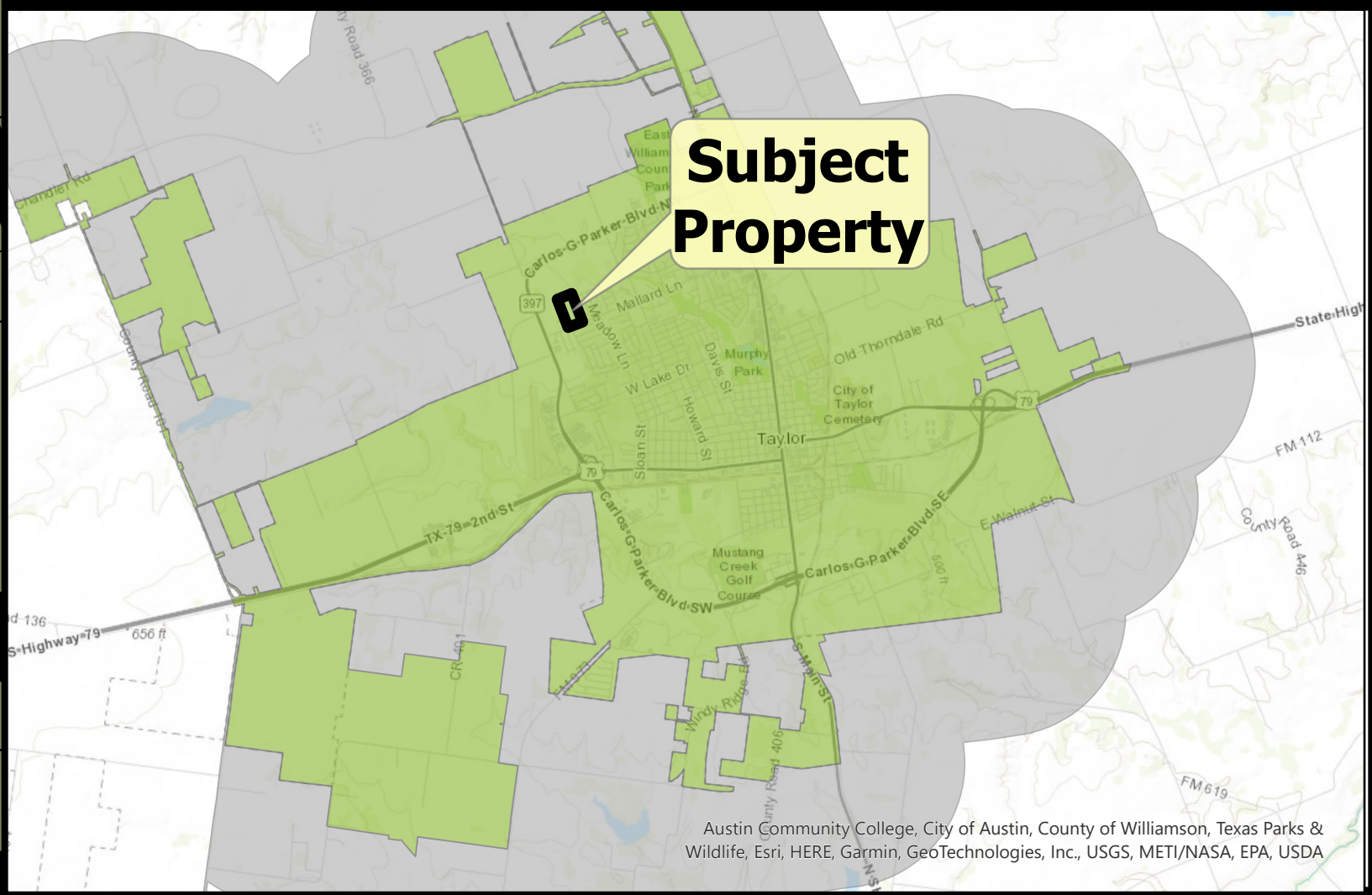
The Retreat at Mallard
Preliminary Plat
Located Along the North Right-of-Way of
Mallard Lane, Approximately 1,030 Feet East of
the Intersection of N.W. Carlos G. Parker
Boulevard and Mallard Lane
Approximately 19.62 Acres

Legend

- Subject Property
- Parcels
- Streets

ZONING

- B-1
- B-2/CPD
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development



STREET TYPE	STREET NAME	STREET LENGTH (FT)
RESIDENTIAL	OAKLAWN DRIVE	510.6912
RESIDENTIAL	JASON DRIVE	1111.4359
RESIDENTIAL	CAYUGA COVE	1110.9133
RESIDENTIAL	PEKIN PLACE	350.4906

RIGHT OF WAY: 3.57 ACRES

LOT AND BLOCK TABLE		
Block #	ACREAGE (AC)	LENGTH (FT)
1	5.43	1944.9070'
2	3.62	520.8951'
3	3.65	515.0104'
4	6.97	1085.9800'
ROW	3.57	3083.6711'

BLOCK #	LOT	ACREAGE (AC)
1	1	0.23
1	2	0.2
1	3	0.2
1	4	0.2
1	5	0.2
1	6	0.21
1	7	0.22
1	8	0.22
1	9	0.22
1	10	0.22
1	11	0.22
1	12	0.22
1	13	0.22
1	14	0.22
1	15	0.22
1	16	0.38
1	17	0.36
1	18	0.22
1	19	0.22
1	20	0.22
1	64	0.84
2	21	0.29
2	22	0.24
2	23	0.24
2	24	0.24
2	25	0.24
2	26	0.24
2	27	0.29
2	42	0.29
2	43	0.24
2	44	0.24
2	45	0.24
2	46	0.24
2	47	0.24
2	48	0.29
3	28	0.28
3	29	0.24
3	30	0.25
3	31	0.25
3	32	0.26
3	33	0.27
3	34	0.33
3	35	0.29
3	36	0.24
3	37	0.24
3	38	0.24
3	39	0.24
3	40	0.24
3	41	0.28
4	49	0.28
4	50	0.22
4	51	0.22
4	52	0.22
4	53	0.22
4	54	0.22
4	55	0.22
4	56	0.22
4	57	0.22
4	58	0.22
4	59	0.22
4	60	0.22
4	61	0.22
4	62	0.22
4	63	0.26
ROW	65	3.57

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S68°25'02"W	120.50'

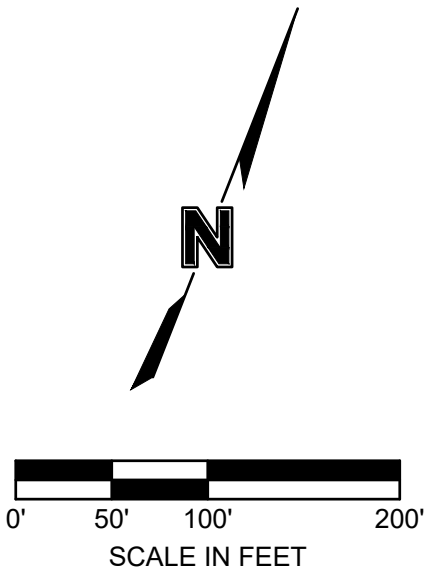
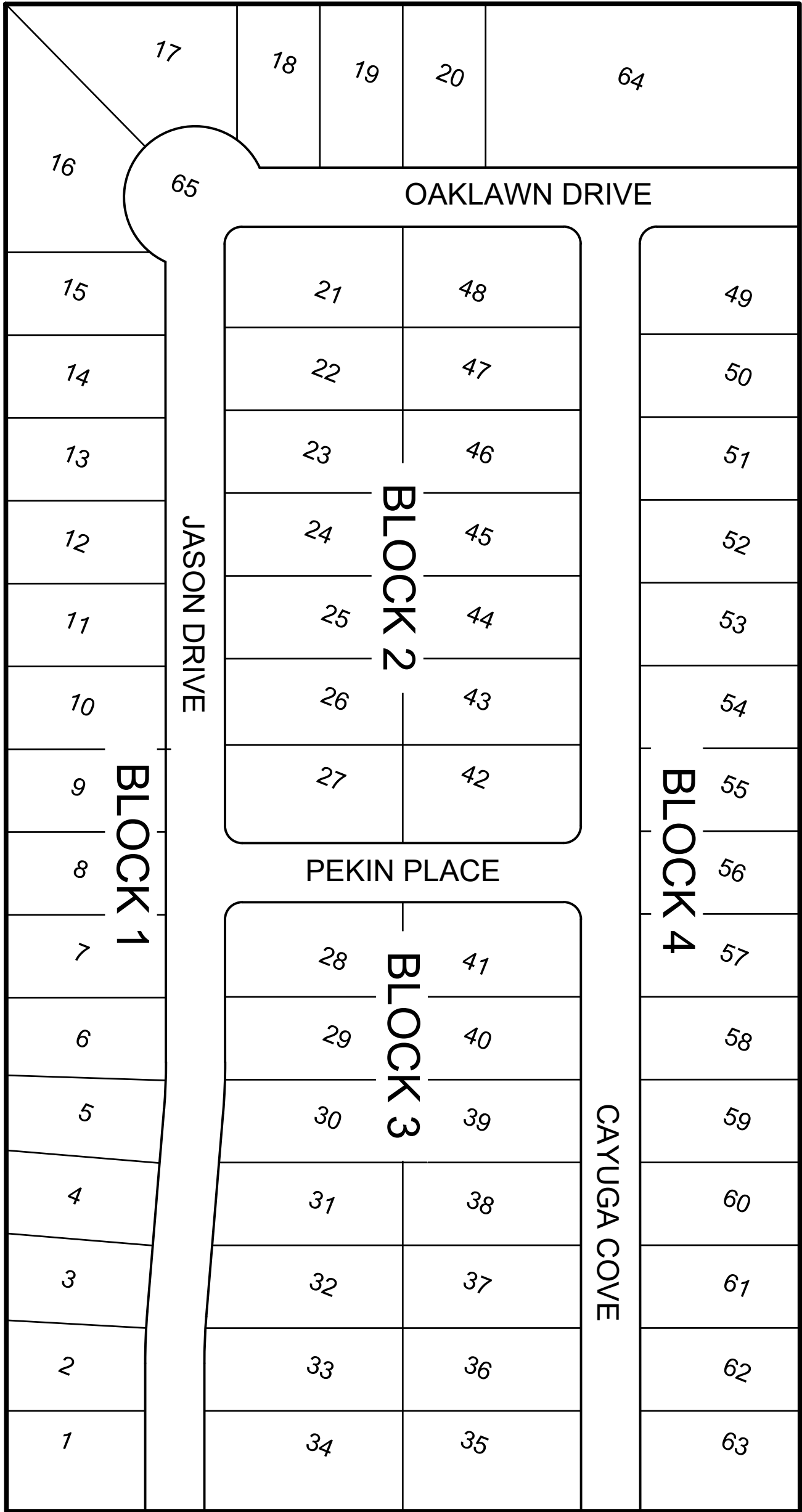
CURVE TABLE				
CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C1	525.00'	N19°13'02"W	43.51'	43.50'
C2	475.00'	N19°13'02"W	39.37'	39.36'
C3	60.00'	N23°24'44"E	231.18'	112.49'
C4	14.50'	N23°25'02"E	22.78'	20.51'
C5	14.50'	N66°34'58"W	22.78'	20.51'
C6	14.50'	S23°24'44"W	22.78'	20.51'
C7	525.00'	S19°13'02"E	43.51'	43.50'
C8	475.00'	S19°13'02"E	39.37'	39.36'
C9	14.50'	N66°35'16"W	22.77'	20.50'
C10	14.50'	N23°24'44"E	22.78'	20.51'
C11	14.50'	S66°34'58"E	22.78'	20.51'
C12	14.50'	S23°25'02"W	22.78'	20.51'
C13	525.00'	N19°58'08"W	29.74'	29.73'
C14	525.00'	N17°35'40"W	13.77'	13.77'
C15	475.00'	N18°17'09"W	23.93'	23.92'
C16	475.00'	N20°39'37"W	15.44'	15.44'
C17	60.00'	N79°37'53"W	15.37'	15.32'
C18	60.00'	N24°07'49"W	100.87'	89.41'
C19	60.00'	N64°23'00"E	84.51'	77.69'
C20	60.00'	S60°44'14"E	30.43'	30.11'
C21	525.00'	S20°46'40"E	14.91'	14.91'
C22	525.00'	S18°24'13"E	28.60'	28.60'
C23	475.00'	S17°25'53"E	9.76'	9.76'
C24	475.00'	S19°48'21"E	29.61'	29.60'
C25	500.00'	S19°13'02"E	42.48'	42.46'

DEVELOPMENT TEAM CONTACT INFORMATION		
OWNER		
	CASTLE ROCK COMMUNITIES, LP CONTACT: RYAN HALL	2401 FOUNTAIN VIEW DR #215, HOUSTON, TX 77057 RHALL@C-ROCK.COM
CIVIL ENGINEER		
	TREVOR TAST, P.E. TX2 ENGINEERING	645 FLORAL AVE, STE. C NEW BRAUNFELS, TX 78130 (816) 510-9151 TREVOR@TX2ENGINEERING.COM
SURVEYOR		
	ROBERT A. HARPER, RPLS, PLS SUMMIT GEOMATICS	3138 SAMAR DR. SAN ANTONIO, TX 78217 (713) 591-7586 RHARPER@SUMMIT-GEOMATICS.COM

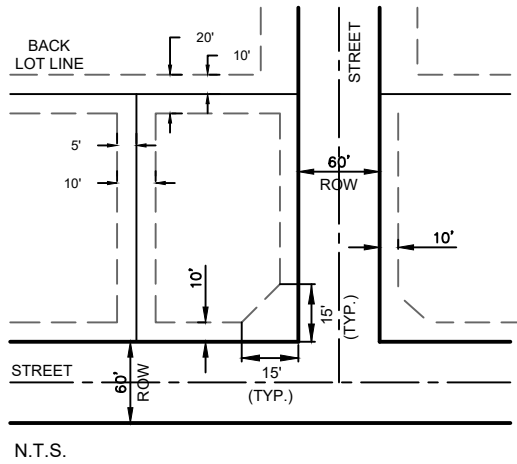
THE RETREAT AT MALLARD PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF APPROXIMATELY 19.62 ACRES, PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, MORE CLEARLY DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NUMBER 2021110292, TAYLOR, WILLIAMSON COUNTY, TEXAS.

SEE SHEET 2 FOR DIMENSIONS



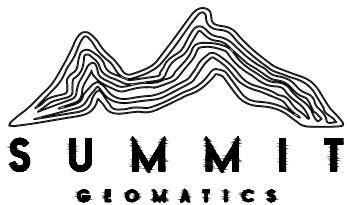
LEGEND	
●	1/2" DIAMETER IRON PINS FOUND
■	SPINDLE FOUND
●	60D NAIL FOUND
⊙	4" FENCE POST FOUND
○	1/2" DIAMETER IRON PINS SET
10' P.U.E.	PUBLIC UTILITY EASEMENT
ADJACENT PROPERTY LINES	
EXISTING CONTOURS	
SURVEY LINES	
RIGHT-OF-WAY	
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
OPRWC	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
PEDESTRIAN SIDEWALK	



TYPICAL PUBLIC UTILITY EASEMENTS

AN EASEMENT IS GRANTED TO PUBLIC UTILITIES, BEING 10 FEET ALONG THE ROAD FRONTAGE OF EACH LOT AND TEN FEET ALONG THE SIDE AND BACK LOT LINES, SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT. ALL PUBLIC UTILITY EASEMENTS AT ROAD INTERSECTIONS MAY BE GRANTED UP TO 27 FEET WITHIN THE 25 FOOT BUILDING SET BACK.

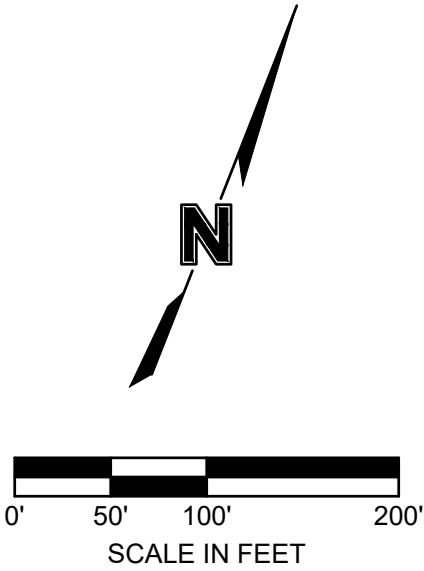
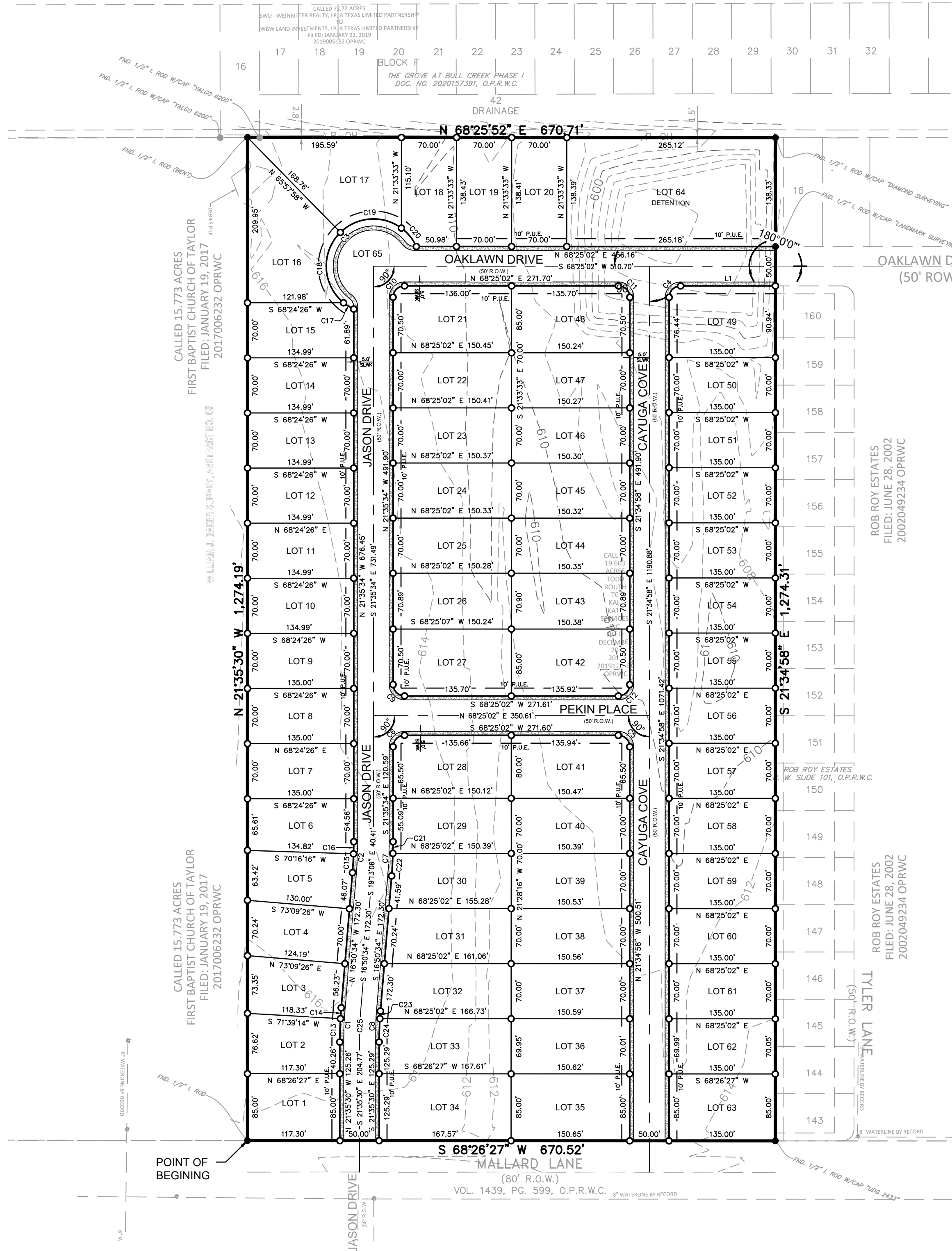
SUBMITTAL SCHEDULE			
REV. NO.	DATE	DESCRIPTION	BY:
1	12/30/2021	ORIGINAL SUBMITTAL	TNT
2	3/18/2022	CITY OF TAYLOR COMMENTS	TNT
3	4/15/2022	RESUBMITTAL	TNT



THE RETREAT AT MALLARD PRELIMINARY PLAT

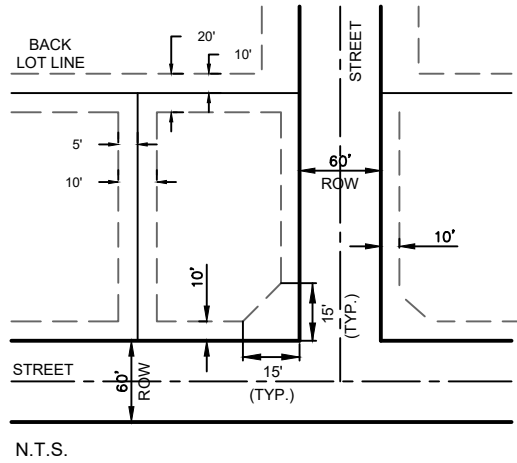
SEE SHEET 1 FOR LINE AND CURVE TABLES.

BEING A PRELIMINARY PLAT CONSISTING OF APPROXIMATELY 19.62 ACRES, PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, MORE CLEARLY DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NUMBER 2021110292, TAYLOR, WILLIAMSON COUNTY, TEXAS.



LEGEND

- 1/2" DIAMETER IRON PINS FOUND
- SPINDLE FOUND
- 60D NAIL FOUND
- ⊙ 4" FENCE POST FOUND
- ⊙ 1/2" DIAMETER IRON PINS SET
- 10' P.U.E. PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY LINES
- EXISTING CONTOURS
- SURVEY LINES
- RIGHT-OF-WAY
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- OPRWC OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- PEDESTRIAN SIDEWALK



TYPICAL PUBLIC UTILITY EASEMENTS

AN EASEMENT IS GRANTED TO PUBLIC UTILITIES, BEING 10 FEET ALONG THE ROAD FRONTAGE OF EACH LOT AND TEN FEET ALONG THE SIDE AND BACK LOT LINES. SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT. ALL PUBLIC UTILITY EASEMENTS AT ROAD INTERSECTIONS MAY BE GRANTED UP TO 27 FEET WITHIN THE 25 FOOT BUILDING SET BACK.

DEVELOPMENT TEAM CONTACT INFORMATION		
OWNER		
CASTLE ROCK COMMUNITIES, LP CONTACT: RYAN HALL		2401 FOUNTAIN VIEW DR #215, HOUSTON, TX 77057 RHALL@C-ROCK.COM
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SURVEYOR		
ROBERT A. HARPER, RPLS, PLS SUMMIT GEOMATICS		3138 SAMAR DR. SAN ANTONIO, TX 78217 (713) 591-7586 RHARPER@SUMMIT-GEOMATICS.COM



LOCATION MAP

NOT TO SCALE

GENERAL NOTES:

1. REFERENCE SHEET 3 FOR LINE TABLE & CURVE TABLE INFORMATION.

NOTES:

1. ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83.
2. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS SET WITH 1/2" IRON PIN PLASTIC CAP LABELED SUMMIT GEOMATICS.
3. 64 LOTS, BEING 19.617 ACRES.
4. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF TAYLOR, TEXAS..
5. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
6. THIS PROPERTY WILL BE SERVED BY THE CITY OF TAYLOR PUBLIC SEWER SYSTEM.
7. THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
8. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO.48491C0533F AND NO. 48491C0530F, EFFECTIVE DATE DECEMBER 20, 2019, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
10. A DRAINAGE STUDY HAS BEEN COMPLETED BY TX2 ENGINEERING ON 8-27-2021 FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE CITY OF TAYLOR DEVELOPMENT SERVICES.
11. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
12. THERE IS HEREBY DEDICATED A TEN (10) FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ADJACENT TO ALL NON-STREET LOT LINES.
13. THERE IS HEREBY DEDICATED A PUBLIC DRAINAGE AND PUBLIC EMBANKMENT/BACKSLOPE EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES AS NECESSARY (17' MAXIMUM)
14. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
15. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
16. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
17. 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.

PUBLIC UTILITY NOTES:

1. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN THE PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH, AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
- 1.1. UTILITY PROVIDERS -- WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR ELECTRIC DELIVERY COMPANY

THE RETREAT AT MALLARD PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF APPROXIMATELY 19.62 ACRES, PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, MORE CLEARLY DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NUMBER 2021110292, TAYLOR, WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION:

BEING A 19.617 ACRE (854,535 SQUARE FOOT) TRACT OF LAND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 19.617 ACRE TRACT BEING ALL OF A CALLED 19.603 ACRE TRACT AS CONVEYED IN A CASH WARRANT DEED FROM RUTH IRENE NICKEL, ETAL TO TODD ROUTH, FILED JULY 15, 2002 AND RECORDED IN DOCUMENT NO. 2002053531 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC) AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE SAID 19.603 ACRE TRACT, THE SOUTHEAST CORNER OF THE FIRST BAPTIST CHURCH OF TAYLOR, A SUBDIVISION FILED ON JANUARY 19, 2017 AND RECORDED IN DOCUMENT NO. 2017006232 OPRWC, AND IN THE NORTH LINE OF MALLARD LANE HAVING A RIGHT-OF-WAY WIDTH OF 80 FEET AND RECORDED IN VOLUME 1439, PAGE 599 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC);

THENCE, NORTH 21°35'30" WEST, WITH THE COMMON LINE OF THE SAID 19.603 ACRE TRACT AND THE SAID FIRST BAPTIST CHURCH TRACT, A DISTANCE OF 1,274.19 FEET (CALLED 1,273.72 FEET), TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE SAID 19.603 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID 15.733 ACRE TRACT, AND IN THE SOUTH LINE OF A CALLED 73.22 ACRE TRACT AS CONVEYED IN A SPECIAL WARRANTY DEED FROM WEINRITTER REALTY, LP, A TEXAS LIMITED PARTNERSHIP TO WBW LAND INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, FILED JANUARY 22, 2019 AND RECORDED IN DOCUMENT NO. 2019005182 OPRWC;

THENCE, NORTH 68°25'52" EAST, WITH THE COMMON LINE OF THE SAID 19.603 ACRE TRACT AND THE SAID 73.22 ACRE TRACT, A DISTANCE OF 670.71 FEET, TO A 1/2 INCH DIAMETER IRON ROD WITH A PLASTIC CAP STAMPED 'DIAMOND SURVEYING' FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE SAID 19.603 ACRE TRACT, AND THE NORTHWEST CORNER OF THE ROB ROY SUBDIVISION, FILED JUNE 28, 2002 AND RECORDED IN DOCUMENT NO. 2002049234 OPRWC;

THENCE, SOUTH 21°34'58" EAST, WITH THE COMMON LINE OF THE SAID 19.603 ACRE TRACT AND THE SAID ROB ROY SUBDIVISION, A DISTANCE OF 1,274.31 FEET (CALLED 1,273.94 FEET), TO A 1/2 INCH DIAMETER IRON ROD WITH CAP STAMPED 'UDG' FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE SAID 19.603 ACRE TRACT, THE SOUTHWEST CORNER OF THE SAID ROB ROY SUBDIVISION, AND IN THE AFORESAID NORTH LINE OF MALLARD LANE;

THENCE, SOUTH 68°26'27" WEST, WITH THE COMMON SOUTH LINE OF THE SAID 19.603 ACRE TRACT AND THE NORTH LINE OF THE SAID MALLARD LANE, A DISTANCE OF 670.52 FEET (CALLED 670.19 FEET), TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 19.617 ACRES (854,535 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, CASTLEROCK COMMUNITITES LP, SOLE OWNER OF THE CERTAIN 19.62 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT #X2021110292, OFFICIAL PUBLIC 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 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 THE RETREAT AT MALLARD.

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

RYAN HALL
VICE PRESIDENT OF ACQUISITIONS AND LAND DEVELOPMENT
CASTLEROCK COMMUNITIES LP

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

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 ____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

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

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

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

ROBERT A. HARPER,
REGISTERED PROFESSIONAL SURVEYOR (SEALED)
NO. 6582 STATE OF TEXAS
SUMMIT GEOMATICS
3138 SAMAR DR.
SAN ANTONIO, TX 78217

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, COUNTY CLERK 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 ____ M., AND DULY RECORDED THE ____ DAY OF ____, 20__, A.D., AT ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT # ____.

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

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

BY: _____
DEPUTY

I, TREVOR TAST, 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 48491C0533F & 48491C0530F, EFFECTIVE DATE OF 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 _____, _____
NEW BRAUNFELS, COMAL COUNTY, TEXAS, THIS ____ DAY OF ____, A.D., 20__.

TREVOR TAST
REGISTERED PROFESSIONAL ENGINEER (SEALED)
NO. 124101 STATE OF TEXAS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS THE RETREAT AT MALLARD HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____, 20__, A.D.

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

_____, CHAIRMAN DATE

_____, SECRETARY DATE

DEVELOPMENT TEAM CONTACT INFORMATION

OWNER

CASTLE ROCK COMMUNITIES, LP
CONTACT: RYAN HALL

2401 FOUNTAIN VIEW DR #215,
HOUSTON, TX 77057
RHALL@C-ROCK.COM

CIVIL ENGINEER

TREVOR TAST, P.E.
TX2 ENGINEERING

645 FLORAL AVE, STE. C
NEW BRAUNFELS, TX 78130
(816) 510-9151
TREVOR@TX2ENGINEERING.COM

SURVEYOR

ROBERT A. HARPER, RPLS, PLS
SUMMIT GEOMATICS

3138 SAMAR DR.
SAN ANTONIO, TX 78217
(713) 591-7586
RHARPER@SUMMIT-GEOMATICS.COM

City of Taylor
RCR-Taylor Logistics Park
Phase 1 Amending Plat No. 2
PZ-2022-1406
Staff Report

Requested Action:

Consider disapproving RCR-Taylor Logistics Park Phase 1 Amending Plat No. 2.

Applicant:

Richard Heiges, P.E./RITD

Subject Property:

Consisting of approximately 170.57 acres of land, being an amendment to RCR-Taylor Logistics Park Phase 1 Amending Plat, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R621879, R619617, R019173, R435559, R435560, R019450, R605702, and R605658, part of and out of the Watkins Nobles Survey Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Rail Park development in progress

Purpose:

The purpose of the plat is the future development of a Commercial Planned 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 amending 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

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

Date: Monday, May 2, 2022

Address: 201 FM3349, Taylor, TX 76574

Permit Number PZ-2022-1406

Dear Richard Heiges,

Staff has completed its review of the plat for the RCR-Taylor Logistics Park Phase 1 Amending Plat No. 2 at 201 FM3349, Taylor, TX 76574. There are some corrections that need to be made prior to approval of your application. Your plat application is being placed on the agenda for the next Planning and Zoning Commission meeting on May 10, 2022, with a recommendation of disapproval. 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@taylor.tx.gov.

1. You didn't make correction from previous comment ..."Amending Plat 2". Comment is still current. Correct the Title of the plat everywhere. The bottom of the sheets have the wrong Title.

The Title of the plat has to be Amending Plat 2 at the end. and the description is Being an amending plat of RCR - Taylor Logistics Park Phase 1 Amending Plat b/c you already amended the minor plat. The lot should be Lot 1AA. Below is the name of the plat you are amending:

RCR-Taylor Logistics Park, Phase 1 Amending Plat

2. The amending plat can be approved the planned development needs to be updated so the layouts and zones are consistent.
3. Include lot boundary and adjacent property lines in the Legend. Change the color of the phase boundary line in the Legend: it's gray on the plat not black.
4. The Phase labels are too light and the deed information for the surrounding tracts is too dark. All the labels that are too light won't show up on the recorded plat. The labels that are too dark especially on the surrounding tracts add confusion to the platting process.
5. Detail 'A' must be consistent in both drawings.
6. Fill out the Revision Table.
7. Move the Match Line down so that the plat is legible. The Title and description are in the way.
8. FM 404 that goes east/west is no longer. It was abandoned.
9. Label Phases in the Details.
10. Double check the Owner's Certificate. Make sure all the numbers are correct and the plat is the correct name. Also, add Owner to the Signatory description of the Signatory.
11. Engineer's Certificate is incorrect as the Floodplain is encroaching into Phase 1 unless you change the boundary.
12. Move Note 13 so it is with all Floodplain notes.
13. Add the amending plat info to Note 4.
14. Change Note 17 so it matches the proposed update that will be approved before this is recorded.
15. Review all the mark ups that were uploaded in the review files for you.

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 objections taken for plat submitted on 04/17/2022 with the following exceptions noted:

- Provide resolution to outstanding comments from other City Departments

Fire Department Comments (PZ)

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

Reviewed amending plat with no comments pertaining to the detention pond. Plat does note fire protection and water supply requirements.

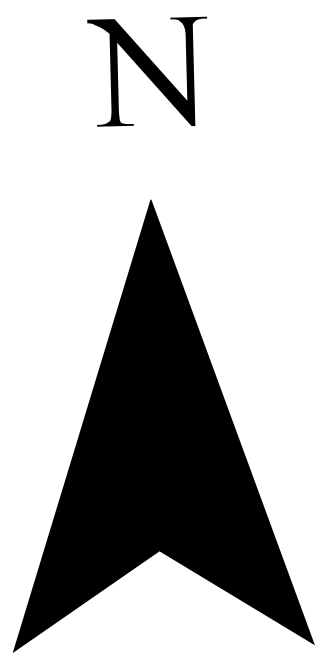
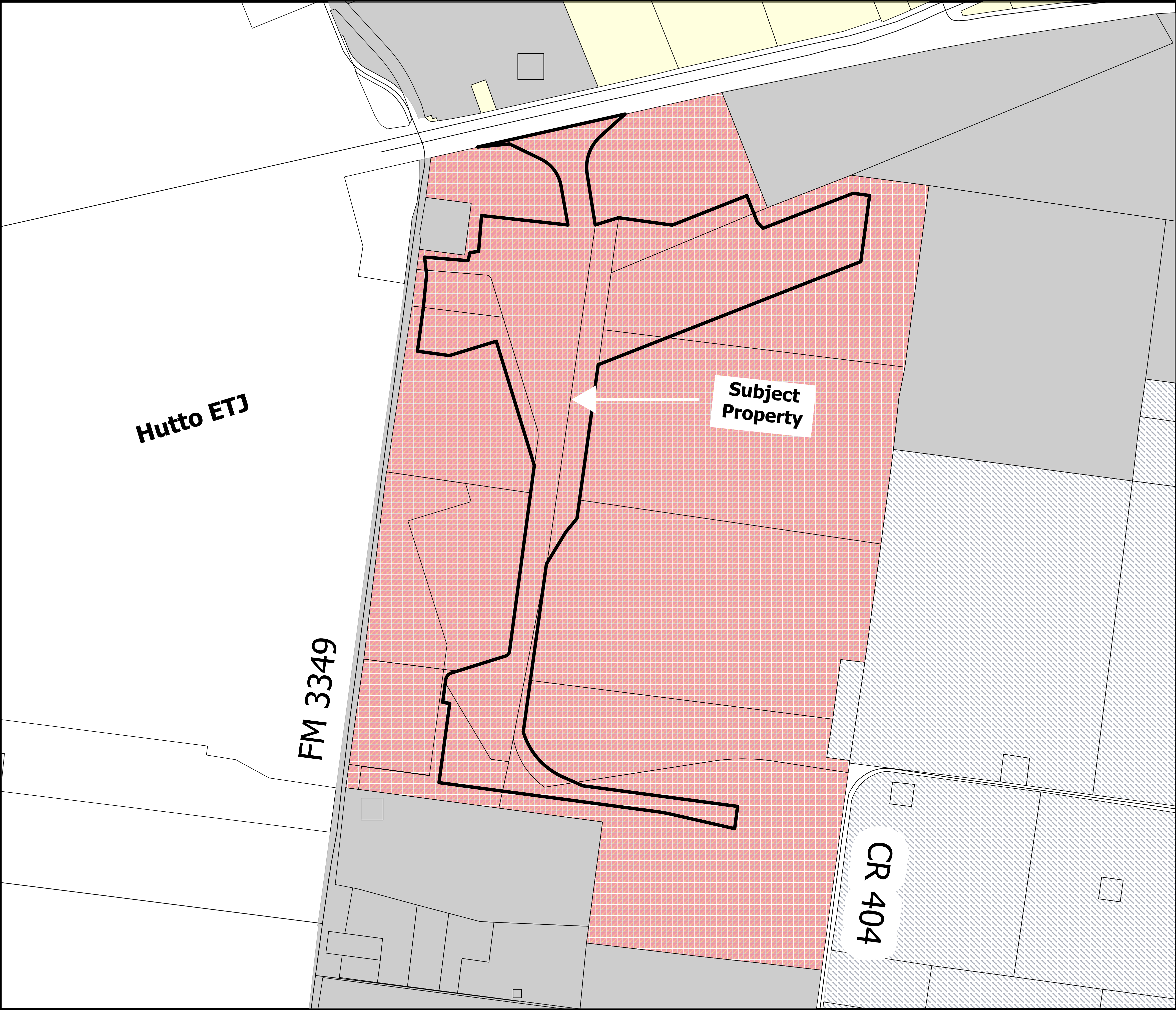
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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@taylor.tx.gov.

Thank you,



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

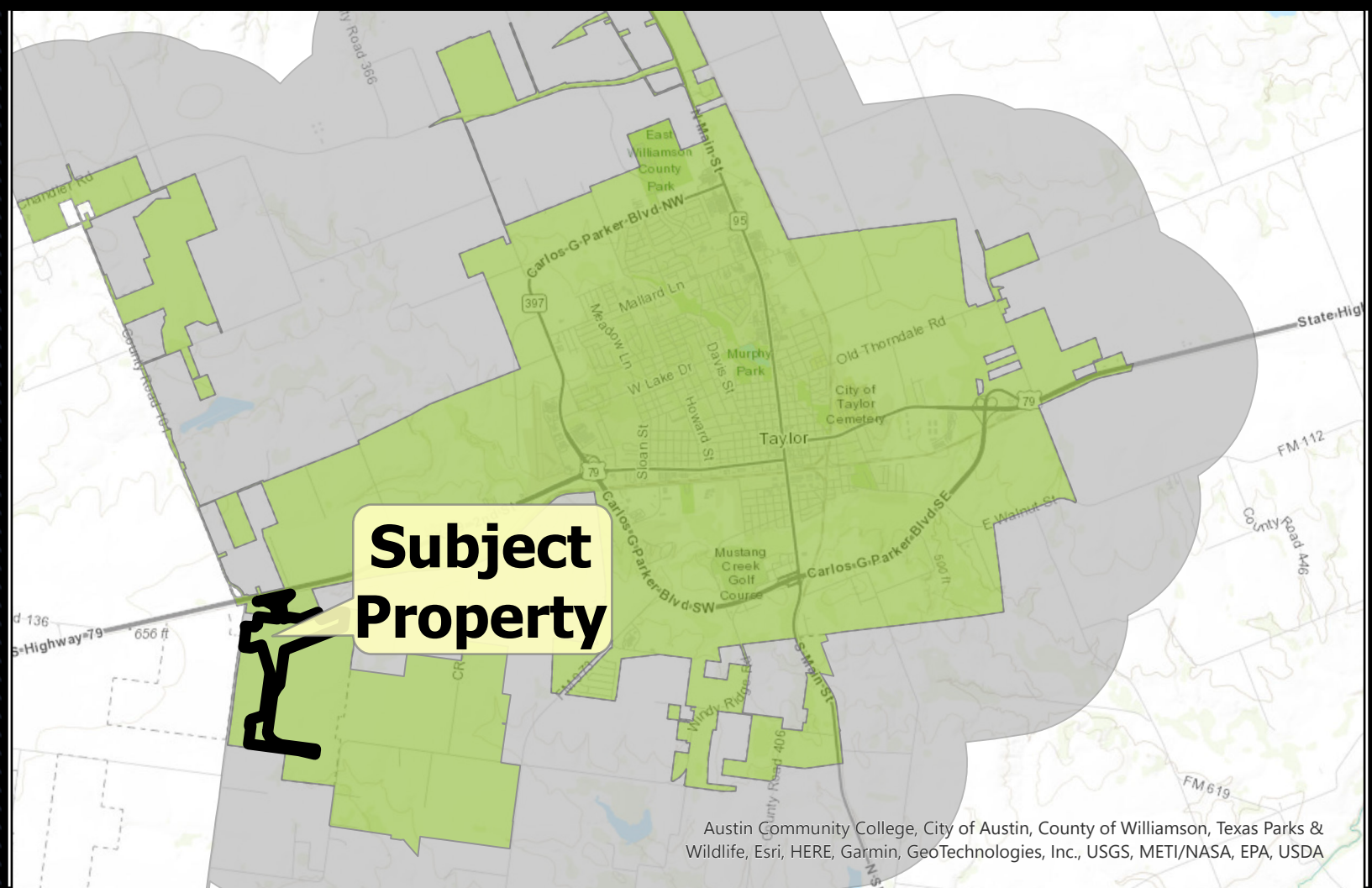


PZ-2022-1406

**RCR-Taylor Logistics Park
Phase 1 Amending Plat No. 2
201 FM 3349
Approximately 170.57 Acres**

Legend

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



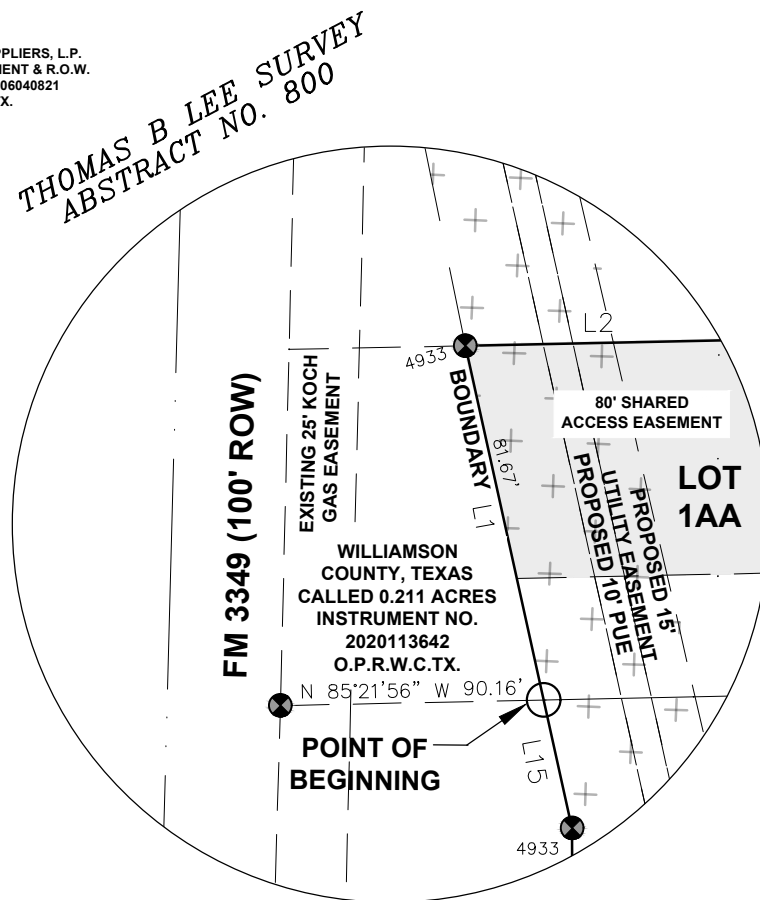
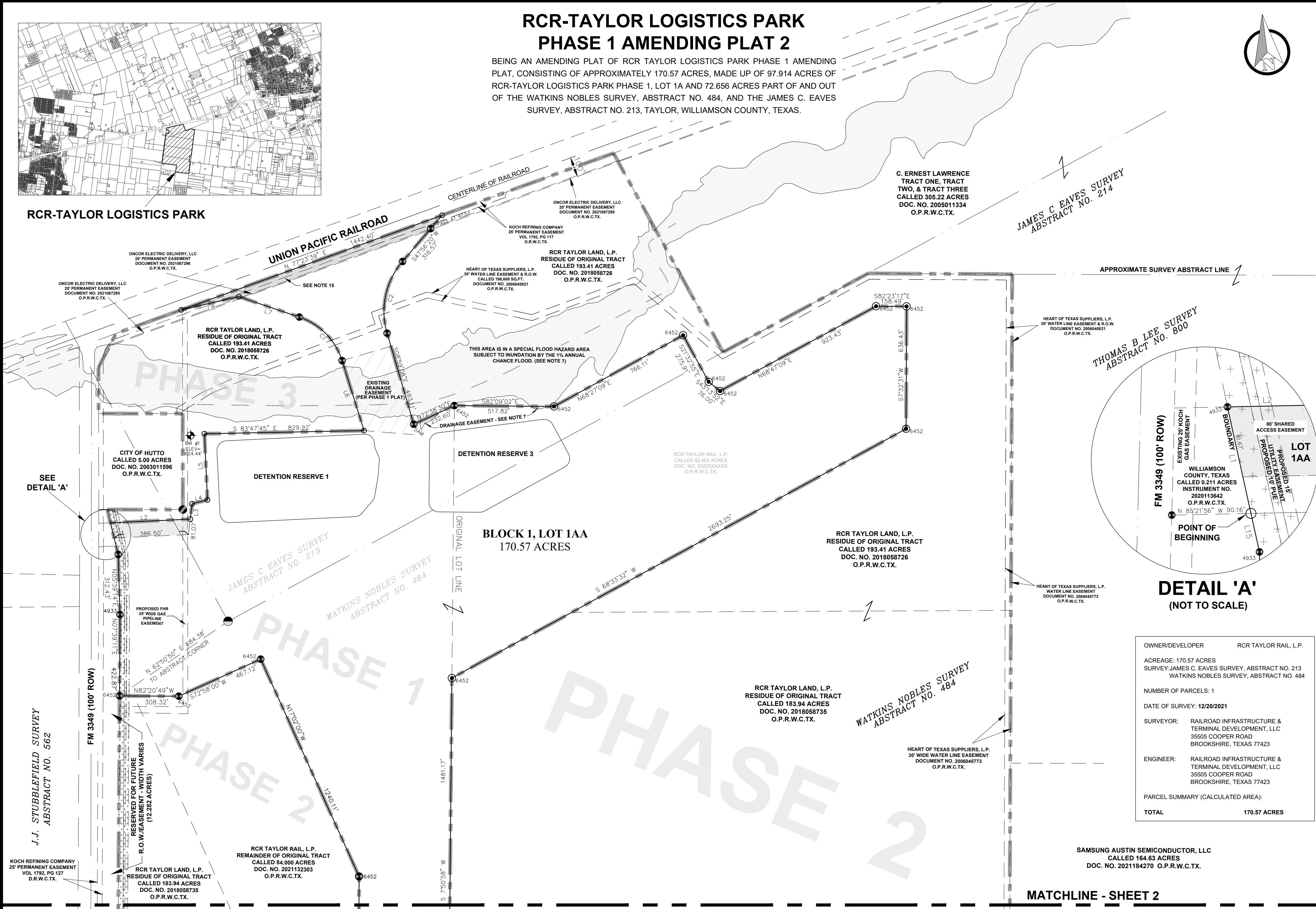
0 460 920 1,840 US Feet

RCR-TAYLOR LOGISTICS PARK
PHASE 1 AMENDING PLAT 2

BEING AN AMENDING PLAT OF RCR TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT, CONSISTING OF APPROXIMATELY 170.57 ACRES, MADE UP OF 97.914 ACRES OF RCR-TAYLOR LOGISTICS PARK PHASE 1, LOT 1A AND 72.656 ACRES PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.



RCR-TAYLOR LOGISTICS PARK



DETAIL 'A'
(NOT TO SCALE)

OWNER/DEVELOPER	RCR TAYLOR RAIL, L.P.
ACREAGE:	170.57 ACRES
SURVEY:	JAMES C. EAVES SURVEY, ABSTRACT NO. 213 WATKINS NOBLES SURVEY, ABSTRACT NO. 484
NUMBER OF PARCELS:	1
DATE OF SURVEY:	12/20/2021
SURVEYOR:	RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423
ENGINEER:	RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423
PARCEL SUMMARY (CALCULATED AREA):	
TOTAL	170.57 ACRES

SAMSUNG AUSTIN SEMICONDUCTOR, LLC
CALLED 164.63 ACRES
DOC. NO. 2021184270 O.P.R.W.C.TX.

MATCHLINE - SHEET 2



RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423

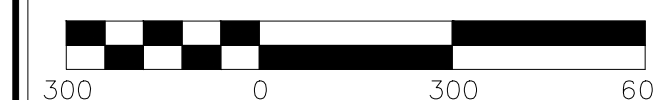
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

DATE 04/15/2022 DRAWN RH
CHECK RH APPR'VD RH

RCR - TAYLOR LOGISTICS PARK
RCR - TAYLOR RAIL, L.P.

AMENDING PLAT 2
PHASE 1, LOT 1AA

REV	DATE	DESCRIPTION	BY

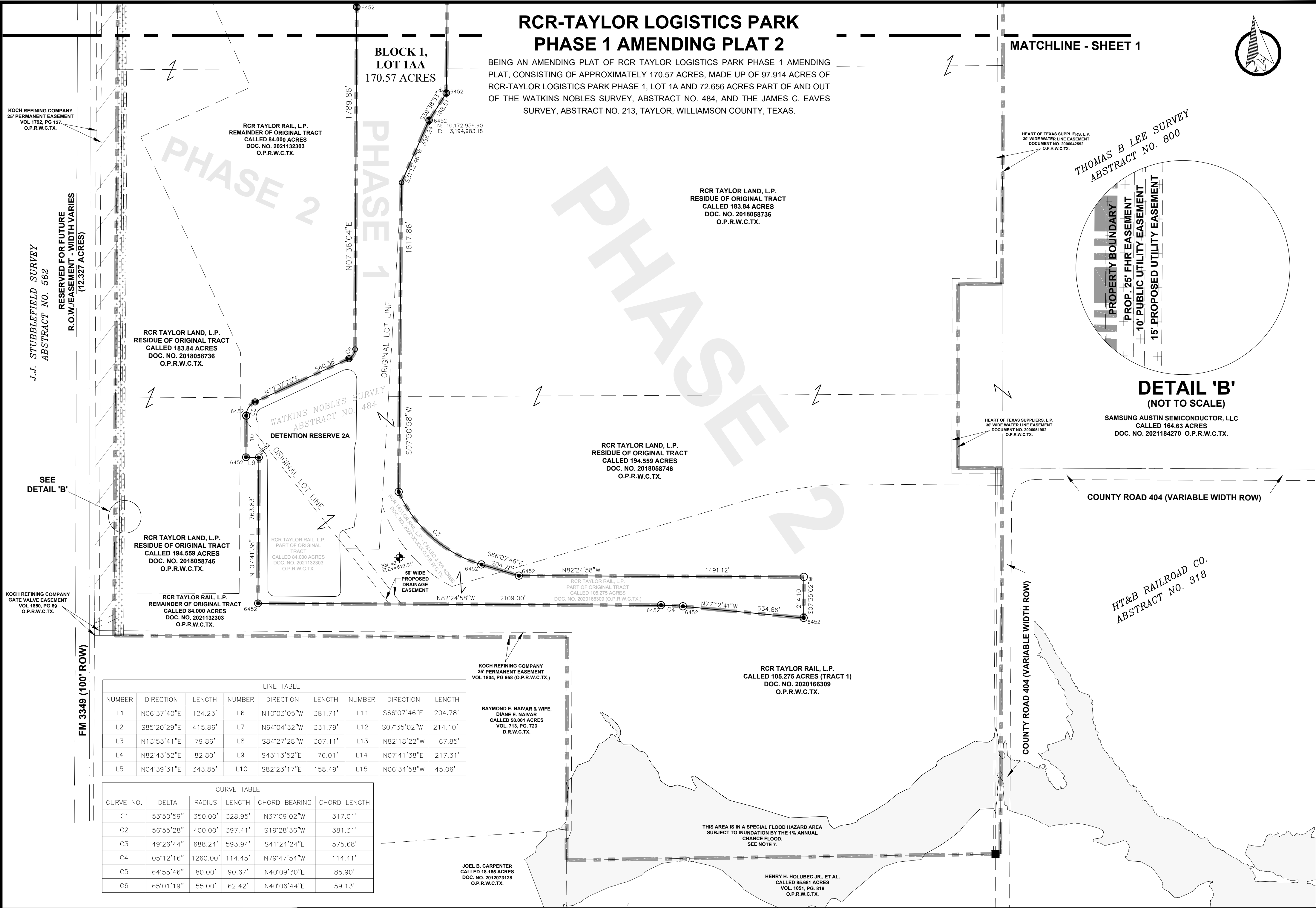


SCALE: 1" = 300'

SHEET NO.

1 OF 3

C:\Users\Richard\Desktop\RCR_TAYLOR_AMENDING_PLAT.dwg * 4/17/2022 6:45 PM * Plotted by Richard



**RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC**

35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423

(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

DATE 04/15/2022 DRAWN RH
CHECK RH APPRV'D RH

**RCR - TAYLOR LOGISTICS PARK
RCR - TAYLOR RAIL, L.P.**

**AMENDING PLAT 2
PHASE 1, LOT 1AA**

REV	DATE	DESCRIPTION	BY

SCALE: 1" = 300'

SHEET NO.
2 OF 3

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OWNER'S CERTIFICATION

STATE OF TEXAS {
COUNTY OF _____ {
KNOW ALL MEN BY THESE PRESENTS
I, RCR TAYLOR RAIL, L.P., SOLE OWNER OF THE CERTAIN 170.57 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2019088597, 2020166309, 2021132303, AND 2022XXXXXX 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 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 THE AMENDING PLAT OF RCR-TAYLOR LOGISTICS PARK, PHASE 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2022.

HYDIE McALISTER, MANAGER, RCR TAYLOR RAIL, L.P.

NOTARY'S CERTIFICATION

STATE OF TEXAS {
COUNTY OF _____ {
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 HYDIE McALISTER, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATION

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, COUNTY, TEXAS, THIS _____ DAY OF _____, 2022.

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. _____, STATE OF TEXAS

ENGINEER'S CERTIFICATION

I, _____, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS RCR TAYLOR LOGISTICS PARK, PHASE 1 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, 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 EASEMENT 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 _____, 2022.

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. _____, STATE OF TEXAS

DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATION

DEVELOPMENT SERVICES DIRECTOR

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

TOM YANTIS, DIRECTOR _____ DATE _____

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REGULATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. CITY OF TAYLOR DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR _____ DATE _____

RCR-TAYLOR LOGISTICS PARK
PHASE 1 AMENDING PLAT 2

BEING AN AMENDING PLAT OF RCR TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT, CONSISTING OF APPROXIMATELY 170.57 ACRES, MADE UP OF 97.914 ACRES OF RCR-TAYLOR LOGISTICS PARK PHASE 1, LOT 1A AND 72.656 ACRES PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF RCR TAYLOR LOGISTICS PARK MINOR PLAT, PHASE 1, RECORDED AS DOCUMENT #2020121869 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES, UNLESS OTHERWISE NOTED HEREON.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED. THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM; HOWEVER, PER CITY OF TAYLOR ORDINANCE NO. 2019-28 RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT), NO PERMANENTLY OCCUPIED BUILDINGS ARE PERMITTED WITHIN LOT OF THIS SUBDIVISION PLAT. TYPICAL FIRE SUPPRESSION SYSTEMS AND FIRE PROTECTION WATER SUPPLY WILL COMPLY WITH CITY OF TAYLOR, TEXAS CODE REQUIREMENTS AND WILL BE DESIGNED ACCORDINGLY.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2019-28 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND THE CITY OF TAYLOR SITE DEVELOPMENT PERMIT NOS. PZ-2019-1182 AND PZ-2021-1288.
- STRUCTURES AND BUILDINGS CONSTRUCTED NEXT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER/DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER CITY OF TAYLOR PERMIT PZ-2019-1182. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN
- CROSS-HATCHED AREA SHOWN HEREON DESIGNATES THE AREA BETWEEN THE NORTH DEED LINE OF THE 193.41 ACRES ORIGINAL TRACT AND THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AS SHOWN ON RIGHT OF WAY MAPS PROVIDED TO THE SURVEYOR. BASED ON THE SCHEDULE OF PROPERTY SHOWN ON SAID RIGHT OF WAY MAPS, NO DEED WAS RECORDED WHICH CONVEYED LAND TO THE UNION PACIFIC RAILROAD AT THE TIME OF RIGHT OF WAY ACQUISITIONS.
- PUBLIC RIGHT OF WAY ACCESS FOR THE PROPOSED PHASE 3, LOT 1 WILL BE PROVIDED BY THE 80' SHARED ACCESS EASEMENT SHOWN HEREON. SAID EASEMENT MAY BE USED BY THE PROPOSED PHASE 3, LOT 1 AND PHASE 1, LOT 1AA.
- THE PROPOSED LANDSCAPE BUFFER FOR THIS AMENDING PLAT OF PHASE 1, LOT 1A IS 50 FEET WIDE AND ADJACENT TO THE PROPOSED FM3349 RIGHT-OF-WAY LINE / FUTURE RIGHT-OF-WAY RESERVE. THE LANDSCAPING PLAN AND BUFFER LOCATION SHALL MEET THE REQUIREMENTS STATED IN THE RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT CODES THAT ARE IN EFFECT FOR ANY DEVELOPMENT OF THE PLATTED AREA SHOWN HEREON.
- THE 10' P.U.E. SHOWN HEREIN MAY UTILIZE THE AREA OVER AND ACROSS THE 15' WIDE PROPOSED UTILITY EASEMENT ALSO SHOWN HEREIN AS A MEANS OF ACCESS FOR INSTALLATION AND MAINTENANCE PURPOSES.

WILLIAMSON COUNTY - ON-SITE SEWAGE FACILITIES

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE 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. TERROR EVERTSON, PE, DR, CFM
COUNTY ENGINEER _____ DATE _____

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF 170.57 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213, BEING THE SAME LAND DESCRIBED AS 15.285 ACRES (TRACT 2) IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED DECEMBER 28, 2020, AS RECORDED IN INSTRUMENT NO. 2020166309, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE RESIDUE OF THE SAME LAND DESCRIBED AS 57.16 ACRES IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED SEPTEMBER 18, 2019, AS RECORDED IN INSTRUMENT NO. 2019088597, IN SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 15.285 ACRES AND SAID RESIDUE TRACT BEING RCR TAYLOR LOGISTICS PARK SUBDIVISION, PHASE 1, LOT 1A (CALLED 97.914 ACRES), A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN DOCUMENT NO. 2021166315, IN SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING PART OF THE SAME LAND CALLED 84.000 ACRES IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED AUGUST 30, 2021, AS RECORDED IN DOCUMENT NO. 2021132303, IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SAME LAND CALLED 52.463 ACRES (TRACT 1) AND 3.703 ACRES (TRACT 2) IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED XXXXXXXX XX, 2022, AS RECORDED IN DOCUMENT NO. 2022XXXXXX, IN SAID OFFICIAL PUBLIC RECORDS, SAID 170.57 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A CALCULATED POINT FOR CORNER ON THE EAST RIGHT OF WAY LINE OF FM 3349, COMMON WITH A WEST LINE OF SAID PHASE 1, LOT 1A, BEING THE SOUTHEAST CORNER OF THE WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES, AS RECORDED IN INSTRUMENT NO. 2020113642, IN SAID OFFICIAL PUBLIC RECORDS, BEING ON A WEST LINE HEREOF, A 5/8 INCH IRON ROD ON THE FORMER EAST RIGHT OF WAY LINE OF SAID F.M. 3349, COMMON WITH A WEST LINE OF SAID RCR TAYLOR LAND, L.P. TRACT CALLED 193.41 ACRES FOR THE SOUTHWEST CORNER OF SAID 0.211 ACRES BEARS N 85°21'56" W 90.16 FEET;

THENCE ALONG THE EAST LINE OF SAID WILLIAMSON COUNTY TRACT CALLED 0.211 ACRES, COMMON WITH THE WEST LINE HEREOF, N 06°37'40" E 124.24 FEET, TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (ROW 4933) FOR A NORTHWEST CORNER HEREOF AND OF SAID LOT 1A, COMMON WITH THE NORTHEAST CORNER OF SAID TRACT CALLED 0.211 ACRES;

THENCE ALONG NORTH AND WEST LINES HEREOF AND OF SAID PHASE 1, LOT 1A, COMMON WITH SOUTH AND EAST LINES OF SAID RESIDUE OF SAID 193.41 ACRES TRACT, THE FOLLOWING CALLS: S 85°20'29" E 415.86 FEET TO A CALCULATED POINT FOR AN INTERIOR CORNER HEREOF, N 13°53'41" E 79.86 FEET TO A CALCULATED POINT FOR A NORTHWEST CORNER HEREOF, N 82°43'52" E 82.80 FEET TO A CALCULATED POINT FOR AN INTERIOR CORNER HEREOF, N 04°39'31" E 343.85 FEET TO A CALCULATED POINT FOR CORNER, S 83°47'45" E 829.92 FEET TO A CALCULATED POINT FOR AN INTERIOR CORNER HEREOF, AND N 10°03'05" W 381.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR A TANGENT POINT HEREOF AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG A SOUTHWEST LINE HEREOF AND OF SAID PHASE 1, LOT 1A, BEING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 53°50'59", HAVING A RADIUS OF 350.00 FEET, A CHORD OF N 37°09'02" W 317.01 FEET, FOR AN ARC DISTANCE OF 328.95 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE TO THE LEFT FOR A TANGENT POINT HEREOF AND OF SAID PHASE 1, LOT 1A;

THENCE ALONG SOUTHWEST LINES HEREOF AND OF SAID PHASE 1, LOT 1A, N 64°04'32" W 331.79 FEET TO A POINT FOR CORNER, AND S 84°27'28" W 307.11 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 193.41 ACRES TRACT FOR A NORTHWEST CORNER HEREOF, BEING 50.0 FEET SOUTH OF AND AT RIGHT ANGLES TO THE CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

THENCE ALONG A PORTION OF THE NORTH LINE OF SAID 193.41 ACRES TRACT FOR A NORTH LINE HEREOF AND OF SAID PHASE 1, LOT 1A, BEING 50.0 FEET SOUTH OF AND AT RIGHT ANGLES TO SAID RAILROAD RIGHT OF WAY, N 77°23'39" E 1442.40 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 193.41 ACRES TRACT FOR A NORTHEAST CORNER HEREOF, BEING 50.0 FEET SOUTH OF AND AT RIGHT ANGLES TO SAID CENTERLINE OF SAID RAILROAD RIGHT OF WAY;

THENCE ALONG A SOUTHEAST LINE HEREOF AND OF SAID PHASE 1, LOT 1A, S 47°56'20" W, AT 97.53 FEET PASS A 5/8 INCH IRON ROD FOUND, AND AT A TOTAL DISTANCE OF 316.57 FEET TO A 5/8 INCH IRON ROD FOUND FOR A TANGENT POINT HEREOF AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG A SOUTHEAST LINE HEREOF AND OF SAID PHASE 1, LOT 1A, BEING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°55'28", HAVING A RADIUS OF 400.00 FEET, A CHORD OF S 19°28'36" W 381.31 FEET, FOR AN ARC DISTANCE OF 397.41 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE TO THE LEFT FOR A TANGENT POINT HEREOF AND OF SAID PHASE 1, LOT 1A;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID PHASE 1, LOT 1A, S 08°59'08" E 493.11 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR AN INTERIOR CORNER HEREOF, BEING AN ANGLE POINT OF SAID PHASE 1, LOT 1A, COMMON WITH THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 15.285 ACRES;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 15.285 ACRES, N 72°39'48" E 232.60 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RTTD, LLC - RPLS 6452) FOR A NORTHEAST CORNER HEREOF AND OF SAID PHASE 1, LOT 1A, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 15.285 ACRES;

THENCE ALONG NORTH, EAST, AND SOUTHEAST LINES HEREOF, THE FOLLOWING CALLS: S 82°09'02" E 517.82 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR AN ANGLE POINT HEREOF, N 68°27'09" E 766.11 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR A NORTHEAST CORNER HEREOF, S 21°32'55" E 275.91 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR AN ANGLE POINT HEREOF, S 43°13'52" E 76.01 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR AN INTERIOR CORNER HEREOF, N 68°47'09" E 923.43 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR AN ANGLE POINT HEREOF, S82°23'17" E 158.49 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR THE MOST NORTHEAST CORNER HEREOF, S 07°32'31" E 636.43 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR AN EAST OR SOUTHEAST CORNER HEREOF, AND S 68°33'32" W 2693.25 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) ON THE EAST LINE OF SAID PHASE 1, LOT 1A, BEING THE EAST LINE OF SAID ORIGINAL TRACT CALLED 15.285 ACRES FOR AN INTERIOR CORNER HEREOF;

THENCE ALONG A PORTION OF AN EAST LINE OF SAID PHASE 1, LOT 1A, BEING ALONG A PORTION OF THE EAST LINE OF SAID ORIGINAL TRACT CALLED 15.285 ACRES FOR AN EAST LINE HEREOF, S 07°05'58" W 1481.17 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RTTD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT CALLED 15.285 ACRES AND SAID LOT 1A;

THENCE ALONG SOUTHEAST LINES HEREOF AND OF SAID ORIGINAL TRACT CALLED 15.285 ACRES, S 39°38'53" W 168.51 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RTTD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF, AND S 31°12'46" W 356.24 FEET TO A POINT FOR CORNER IN BERM FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1A, ALSO BEING AN ANGLE POINT OF SAID ORIGINAL TRACT CALLED 15.285 ACRES;

THENCE ALONG AN EAST LINE HEREOF, S 07°50'58" W 1617.86 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR AN INTERIOR ANGLE POINT HEREOF, BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG A NORTHEAST LINE HEREOF, BEING ALONG LAST SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49°26'44", HAVING A RADIUS OF 688.24 FEET, A CHORD OF S 41°24'24" E 575.68 FEET, FOR AN ARC DISTANCE OF 593.94 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR A TANGENT POINT HEREOF AT THE END OF SAID CURVE TO THE LEFT;

THENCE SEVERING SAID ORIGINAL TRACT CALLED 105.275 ACRES WITH NORTH, EAST, AND SOUTH LINES HEREOF, S 66°07'46" E 204.78 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR AN ANGLE POINT HEREOF, N 82°24'58" W 1491.12 FEET TO A POINT FOR A NORTHEAST CORNER HEREOF, S 07°35'02" W 214.10 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR THE MOST SOUTHEAST CORNER HEREOF, AND N 77°12'41" W 634.86 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR A TANGENT POINT HEREOF AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG A NORTHEAST LINE HEREOF, BEING ALONG LAST SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°12'16", HAVING A RADIUS OF 1260.00 FEET, A CHORD OF N 79°47'54" W 1144.41 FEET, FOR AN ARC DISTANCE OF 1144.45 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR A TANGENT POINT HEREOF AT THE END OF SAID CURVE TO THE LEFT;

THENCE CONTINUING TO SEVER SAID 105.275 ACRES AND SEVERING SAID ORIGINAL TRACT CALLED 84.000 ACRES WITH SOUTH AND EAST LINES HEREOF, THE FOLLOWING CALLS: N 82°24'58" W 2109.00 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR THE MOST SOUTHWEST CORNER HEREOF, N 07°41'38" E 763.83 FEET TO A 5/8"IRON ROD SET WITH ID. CAP (RPLS 6452) FOR AN INTERIOR CORNER HEREOF, N 82°18'22" W 67.83 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR A SOUTHWEST CORNER HEREOF, AND N 07°41'38" E 217.31 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) ON A WEST LINE OF SAID PHASE 1, LOT 1A, IN A CURVE OF SAME, FOR A TANGENT POINT HEREOF;

THENCE ALONG A PORTION OF A WEST LINE OF SAID PHASE 1, LOT 1A, COMMON WITH A PORTION OF AN EAST LINE OF SAID 84.000 ACRES FOR A NORTHWEST LINE HEREOF, BEING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 64°53'46", HAVING A RADIUS OF 80.00 FEET, A CHORD OF N 40°09'30" E 85.90 FEET, FOR AN ARC DISTANCE OF 90.67 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE TO THE RIGHT FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1A;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID PHASE 1, LOT 1A, COMMON WITH A SOUTH LINE OF SAID 84.000 ACRES, N 72°37'23" E 540.38 FEET TO A 5/8 INCH IRON ROD FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1A, COMMON WITH AN ANGLE POINT OF SAID 84.000 ACRES, AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG A WEST LINE HEREOF AND OF SAID PHASE 1, LOT 1A, COMMON WITH AN EAST LINE OF SAID 84.000 ACRES, BEING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 65°01'19", HAVING A RADIUS OF 55.00 FEET, A CHORD OF N 40°06'44" E 59.13 FEET, FOR AN ARC DISTANCE OF 62.42 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE TO THE LEFT FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1A;

THENCE ALONG A WEST LINE HEREOF AND OF SAID PHASE 1, LOT 1A, N 07°36'04" E 1789.86 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RTTD, LLC - RPLS 6452) ON AN EAST LINE OF SAID 84.000 ACRES FOR AN ANGLE POINT HEREOF;

THENCE ALONG EAST AND NORTH LINES OF THE RESIDUE OF SAID 84.000 ACRES FOR WEST AND SOUTH LINES HEREOF AND OF SAID PHASE 1, LOT 1A, THE FOLLOWING CALLS: N 17°02'00" E 1240.11 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RTTD, LLC - RPLS 6452) FOR AN INTERIOR CORNER HEREOF, S 72°58'00" W 467.12 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RTTD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF, AND N 82°20'49" W 308.32 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RTTD, LLC - RPLS 6452) FOR A SOUTHWEST CORNER HEREOF AND OF SAID 84.000 ACRES;

THENCE ALONG WEST LINES HEREOF AND OF SAID PHASE 1, LOT 1A, THE FOLLOWING CALLS: N 07°39'11" E 422.87 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (ROW 4933) FOR AN ANGLE POINT HEREOF, AND OF SAID 84.000 ACRES, N 05°39'14" E 312.43 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (ROW 4933) FOR AN ANGLE POINT HEREOF, AND N 06°34'58" E 45.06 FEET TO THE PLACE OF BEGINNING CONTAINING 170.57 ACRES OF LAND.

LEGEND

	POINT FOR CORNER	D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
	SET 5/8" IRON ROD W/CAP "6452"	COUNTY, TEXAS
	FOUND 5/8" IRON ROD	O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
	FOUND 1/2" IRON ROD	4933 = CORNER MONUMENT AS SHOWN
	FOUND CONCRETE MONUMENT	ALSO HAS A CAP MARKED "ROW 4933"
	ORIGINAL ABSTRACT CORNER	SAM = CORNER MONUMENT AS SHOWN
	PHASE LINE	ALSO HAS A CAP MARKED "SAM"
	APPROX. ABSTRACT LINE	6452 = CORNER MONUMENT AS SHOWN
	APPROX. CITY OF TAYLOR PROPOSED TRAIL	ALSO HAS A CAP MARKED "RPLS 6452"
	PROPOSED LANDSCAPE BUFFER (SEE NOTE 17)	
	P/O = PART OF	PUE = PUBLIC UTILITY EASEMENT
	RES. = RESIDUE	FHR = FLINT HILLS RESOURCES

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON
I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2022, A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

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

BY: _____, DEPUTY

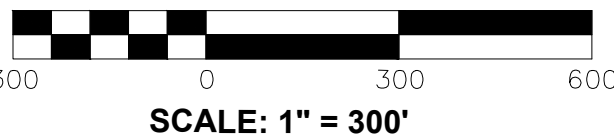


RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC
35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

DATE 04/15/2022 DRAWN _____ RH
CHECK _____ RH APPRV'D _____ RH

RCR - TAYLOR LOGISTICS PARK
RCR - TAYLOR RAIL, L.P.

AMENDING PLAT 2
PHASE 1, LOT 1AA



SHEET NO.

3 OF 3

City of Taylor
PZ-2022-1434
Zoning Map Amendment
Staff Report

Item Details

Subject Property:	Generally located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive
Total Acreage:	7.60 acres
Legal Description:	A 7.60-acre tract of land out of the William J. Baker Survey, Abstract No. 65, located in Williamson County, Taylor, Texas.
Applicant & Property Owner:	Carlos Parker Partners, LLC, c/o Hariharan Kuppuraj
Owner's Representative:	DB Land Consulting, c/o Diane Bernal
Request:	Zoning Map Amendment to rezone the subject property from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development Overlay (R-1/RPD).
Case History:	This is the first public hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested to rezone the subject property from R/A – Rural/Agricultural to R-1/RPD – Single Family Residential Planned Development zoning district. The applicant chose to work with the City's design consultant, Michael Watkins Architecture, to furnish the applicant and the city with an alternative master plan and planned development standards to address neighborhood structure and scale, civic spaces, lot standards, and frontage types.

The purpose of the rezoning is to develop a community that is pedestrian-friendly, with a mixture of civic spaces, throughfares, and residential unit sizes arranged to respect the adjacent floodway and seamlessly connect with the adjacent neighborhood. The applicant has chosen to provide a mixture of townhomes with some units offering ground floor commercial near the entrance at Carlos G. Parker Blvd.

Location:

The subject property is generally located along the south right-of-way of N.W. Carlos G. Parker Blvd., directly across from the existing Crossroads Assembly of God church. The subject property abuts The Grove at Bull Creek which is a residential subdivision to the south and west, and an approved rezoning and Future Land Use map amendment has been granted for the Trenton Village mixed-use subdivision to the east.

Physical and Natural Features:

The subject property is vacant of preexisting structures and encompasses a section of Bull Branch creek along the western boundary. Commonly areas inundated by the floodplain should not encourage development. An initial review has organized the layout of the proposed development and open space has been identified to contain the designated floodplain by FEMA. Preliminary design review has identified approximately 3.35 acres to dedicate as open space/green space.

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject property is located within the Infill Neighborhood Sector. The Infill Neighborhood Sector is made up of areas that are already developed and served by infrastructure (roadways, water, and wastewater). Development in these areas is intended to match the character of the existing development while allowing for incremental increases in density. Additionally, there is a part of the subject property that is designated as Reserved Open Sector which is land that may not yet be protected but is valuable as open space. These areas would include land within floodplain and/or floodway.

Future Land Use and Zoning Designations:

The newly adopted Comprehensive Plan, Envision Taylor (2021) identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation as, Neighborhood Infill. Areas identified as Neighborhood Infill are intended to represent existing developed areas that have access to existing streets and utility infrastructure. The scale of the area should reflect a quarter mile range that can facilitate goods and services to residents within the local neighborhood. Often Neighborhood commercial consists of 10 to 15 smaller retailers such as a bank, café, dry cleaner, or florist.

Neighborhood Infill land use and building types should consist of

- Single Family Residential (dwelling units per acre - 5): 30%,
- Two to Four units (dwelling units per acre - 10): 60%,
- Five or more units (dwelling units per acre - 12): 10%.

The applicant expressed their desire to provide townhome housing and collectively the applicant, Michael Watkins Architecture (City's urban design consultant), and City staff developed standards to align with the City's long-term vision/goals and create a walkable community that provides higher density residential on vacant property where utilities are present. Furthermore, the proposed development aims to incorporate smaller neighborhood-oriented retail and services.

The addition of a residential and commercial mixed-use component on the subject property would actively promote the Future Land Use map designation as Neighborhood Infill. The base R-1(Single Family Residential) zoning designation would permit single family attached or detached housing and the utilization of a Planned Development would harmonize the development to incorporate design elements not currently stipulated within the City's code of ordinances but outlined within the newly adopted Comprehensive Plan.

Surrounding Properties:

The general area around the subject property consists of a mixture of commercial and elderly care facilities.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Land Use
North	B-1 (Local Business District) & R/A (Rural Agriculture)	Neighborhood Infill	Church (amongst vacant acreage)
South	R-1/RPD (Single Family Residential Planned Development)	Open Space	Open Space – FEMA Floodplain
East	MF-1/RPD (Medium Density Residential Planned Development) & B-1/CPD (Local Business Commercial Planned Development)	Neighborhood Infill	Vacant Acreage (Proposed Mixed Use Subdivision)
West	B-1 & R-1/RPD	Open Space	Open Space – FEMA Floodplain

Utilities

The subject property is located within the City's service area for water and wastewater. An active 24-inch waterline exists on the north side of Carlos G. Parker Blvd and a 15-inch wastewater main exists along the western boundary of the subject property. It is anticipated that there is adequate capacity to serve the subject property at this time.

Transportation

The subject property is located along Carlos G. Parker Blvd., which is classified as an Enhanced Community Boulevard with Priority Multimodal facilities. Community Boulevards are the primary routes connecting major areas of the city and are commonly moderate to high-speed streets that may be constructed in two, four, or six lane sections. Preliminary designs have articulated internal roadways to create a clear circulation route and proposed connectivity via pavement and trail to the neighboring subdivision to the east are proposed.

Public Notification

As required by the Texas Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request. A total of eight (8) property owners were provided notice of the request. A legal notice advertising the public hearing was placed in the Taylor Press on April 24, 2022.

Staff Analysis

The request for a zoning map amendment to R-1/RPD (Single Family Residential/Residential Planned Development) aims to provide the subject property with increase in residential density by way of missing middle house types such as townhomes and complimentary neighborhood commercial components outlined within the Neighborhood Infill designation.

Upon analyzing the request, the proposed land use of medium density attached and detached housing and complimentary neighborhood scaled commercial is considered consistent with the Comprehensive Plan. The use is consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
 - The development provides street connectivity to the adjoining neighborhood and follows the traditional small block pattern of Taylor.
- **LU4** – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
 - The development has identified the areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- **LU5** – New buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change.
 - Several units proposed will create accessible ground floor commercial spaces with a townhouse unit above. These commercial spaces can be modified internally to suit each business owner.
- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
 - Complementary to Land Use Policy #5 the incorporation of commercial in the form of what could be a “live-work” unit would allow a citizen of Taylor to reside in the City or proposed neighborhood and operate their business at the same location.
- **LU9** – Promote development patterns that maximize the use of existing infrastructure and land use before expanding infrastructure to underdeveloped areas.
 - The property has remained vacant for a time and the addition of a single-family development would take advantage of the roadways, and water/wastewater utilities as they currently exist in the vicinity. Build out of this property meets the intent of utilizing land in the City as infill versus developing in more remote parts of the community.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
 - By developing in an area with existing infrastructure and taking advantage of a Planned Development allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan. The proposed plan with 62 townhouse units (at an average assumed value of \$275,000) would result in a revenue per acre of \$17,050 at the City’s current tax rate of \$0.76 per \$100 valuation. This is significantly above the goal in the comprehensive plan. Additionally, the expected population density will likely exceed 15 persons per acre.

- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
 - o The applicant has proposed a form of missing middle housing by proposing townhomes at varying lot sizes and incorporating detached single-family housing.

Assumptions	
Townhouse Lot Size (2-Car Garage)	22' x 60'
Townhouse Lot Size (1-Car Garage)	16' x 60'
Detached House Lot Size	27' x 60'
Parking (Residential)	2 Spaces / Dwelling Unit
Parking (Commercial)	1 Space / 1,000 Square Feet
Proposed Design	
±22' Detached Houses	5 Units
±16' Townhouses	35 Units
±22' Townhouses	22 Units
Total	62 Units
Ground-Floor Commercial	4,000 Square Feet

Another consideration in determining whether a rezoning is consistent with the Comprehensive Plan is how the rezoning will impact the area in terms of density. The City's current zoning code under R-1 currently requires that each lot meet a 7,000 square foot lot minimum. The proposed RPD outlines lot sizes to accommodate townhomes and detached homes consisting of 1,320 square feet (Townhouse and two-car garage), 960 square feet (Townhouse and one-car garage), and 1,620 square feet (Detached House). The total build-out on approximately 4.25 acres of land outside of the dedicated greenspace and flood hazard area would result in approximately 26 lots under the base R-1 standards. The proposed townhome development provides over double the units on the same amount of land and thus achieves the Envision Taylor Comprehensive Plan goal to be fiscally sustainable by maximizing the use of existing infrastructure and unique housing types to increase population and maintain Taylor's uniqueness and small-town atmosphere where people feel connected.

In summary, the applicant's request to change the zoning district designation from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development (R-1/RPD) is consistent with the Comprehensive Plan in this location.

Staff Recommendation

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

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request.

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

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

The rezoning request is consistent with the Comprehensive Plan. As mentioned previously in the report, the proposed rezoning is appropriate for the Neighborhood Infill Land Use designation.

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

The rezoning is compatible with the surrounding area as most of the area is vacant land, single family resident (The Grove), or early phases of various multi-family and commercial developments (Trenton Village).

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

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

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

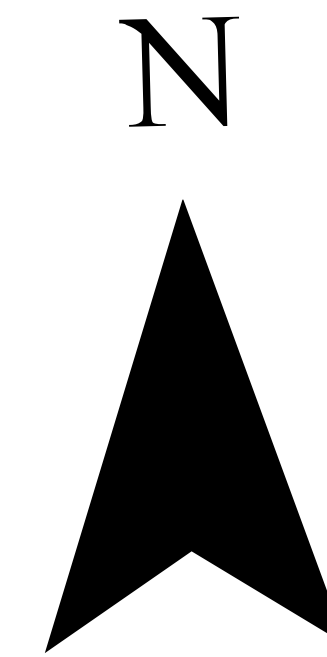
Adequate public facilities are directly available, and no utility extensions will be required for any future development.

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

The Residential Planned Development would permit the applicants to vary the lot sizes, widths and incorporate other types of residential development to capitalize on the location and size of the property.

Attachments:

1. Growth Sectors Map
2. Future Land Use Map
3. Current Zoning Map
4. Proposed Zoning Map
5. Notice Area Map
6. Draft Ordinance
 - a. Exhibit "A" Survey
 - b. Exhibit "B" Proposed PD Standards
 - c. Exhibit "C" Proposed Zoning Map

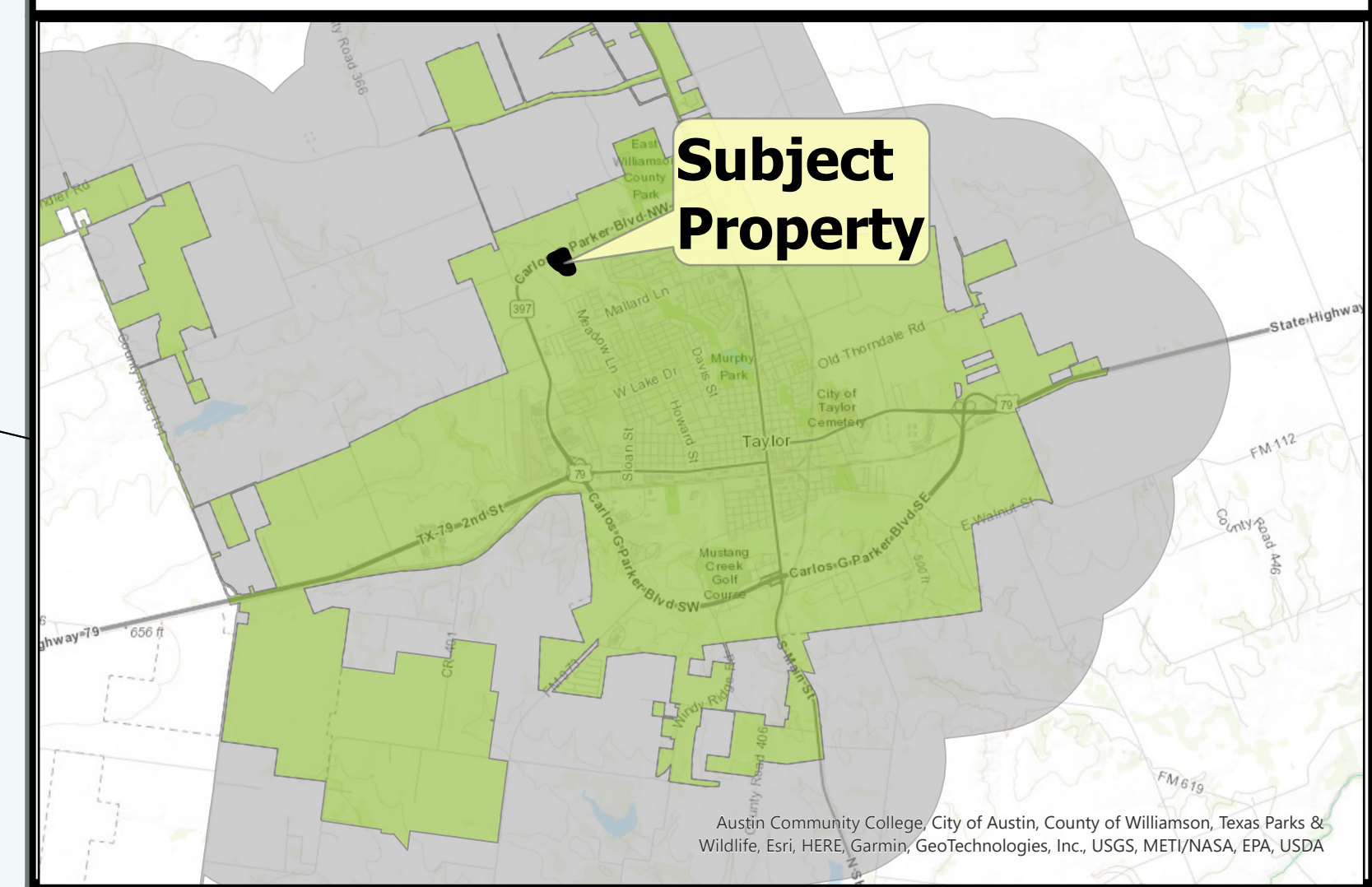


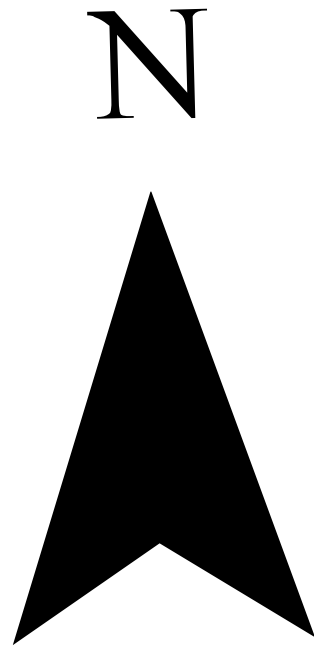
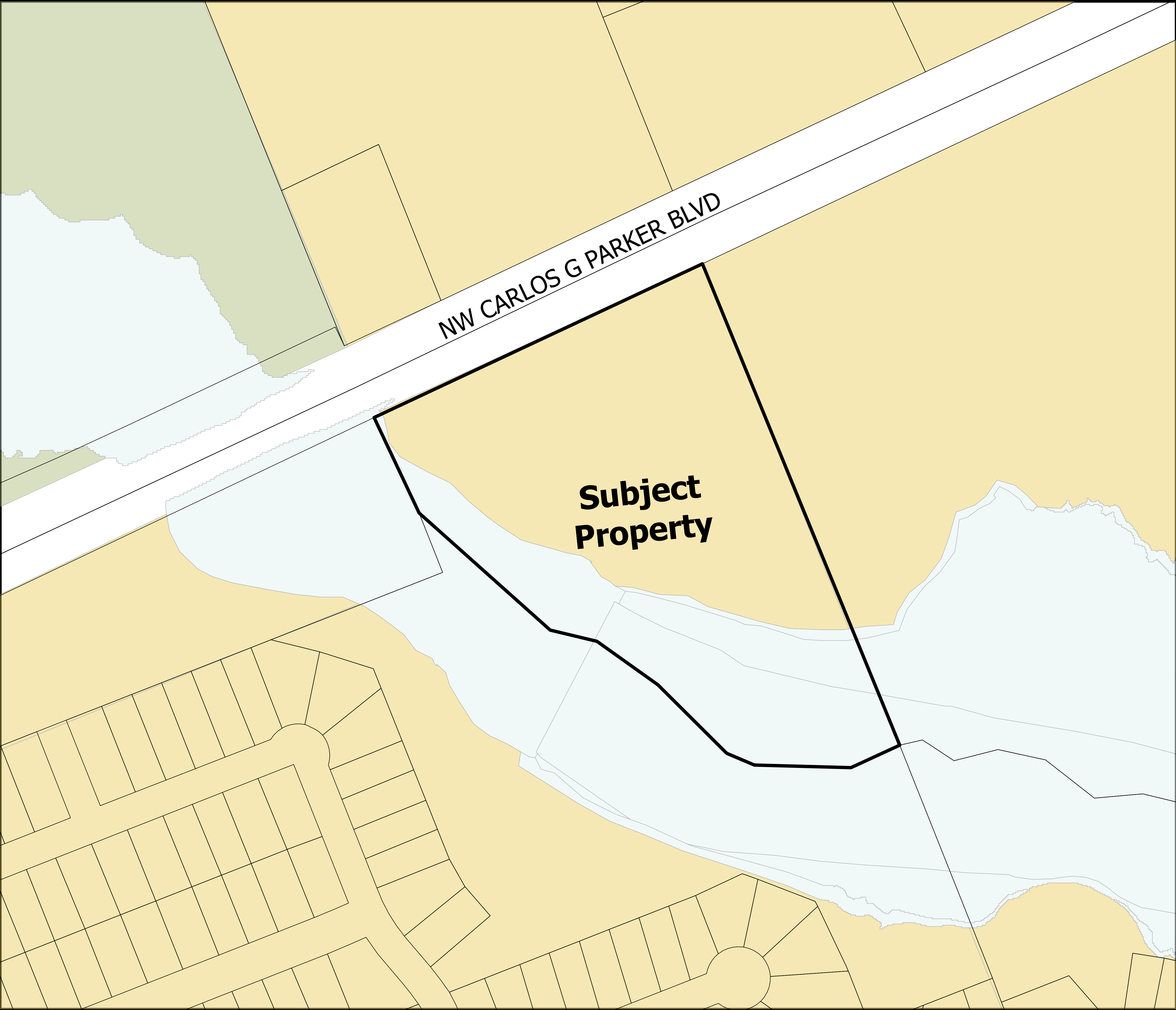
PZ-2022-1434

**North BB Creek Townhomes PD/Re-Zoning
Located Along the South Right-of-Way of N.W.
Carlos G. Parker Boulevard, Approximately 1,400
Feet West of the Intersection of N.W. Carlos G.
Parker Boulevard and North Drive
Growth Sectors Map
Approximately 7.60 Acres**

Legend

-  Subject Property
-  Parcels
-  Streets
- 2021 Growth Sectors Map**
-  Intended Growth Sector
-  Infill Neighborhood Sector
-  Flood Plain



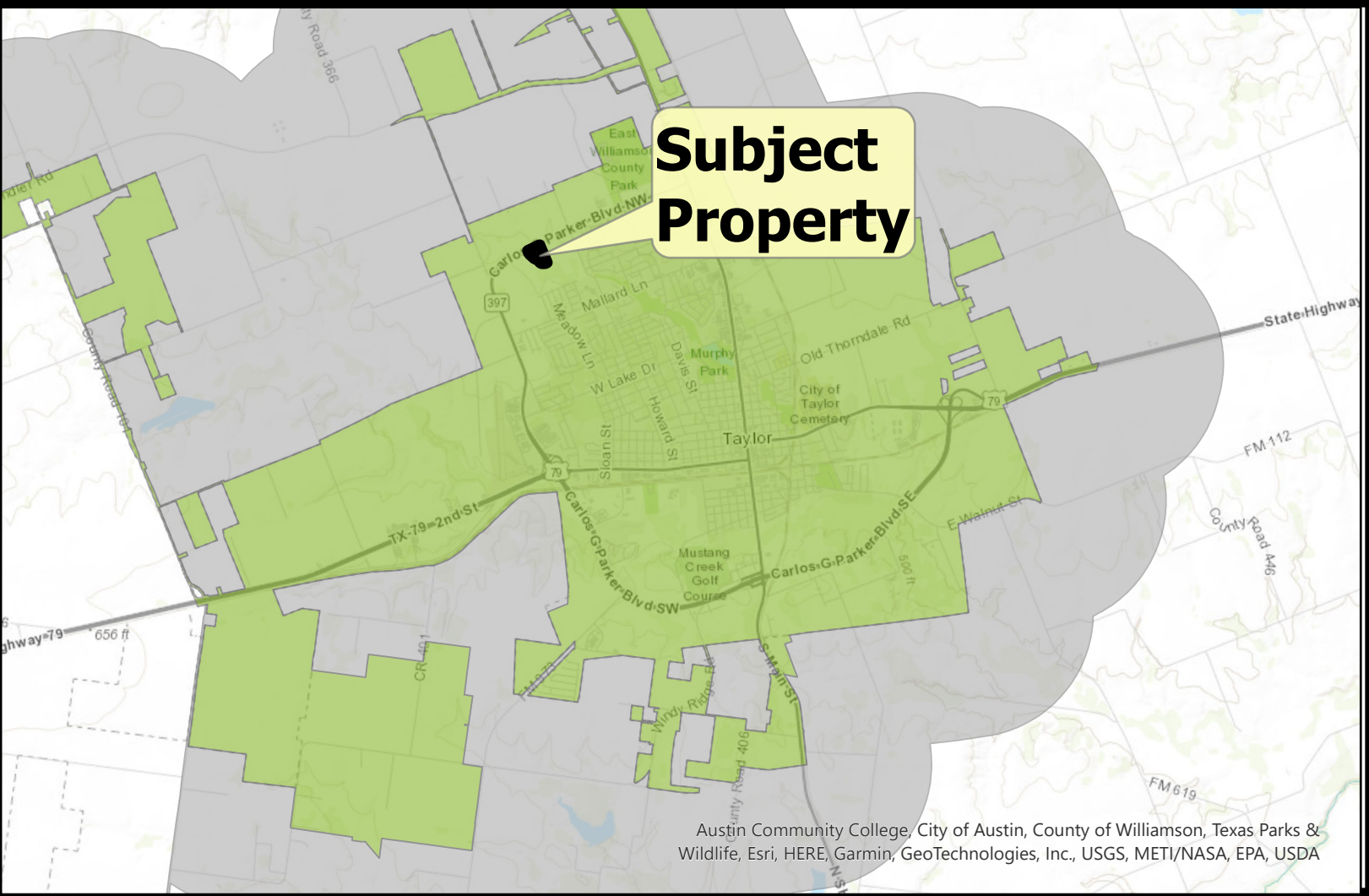


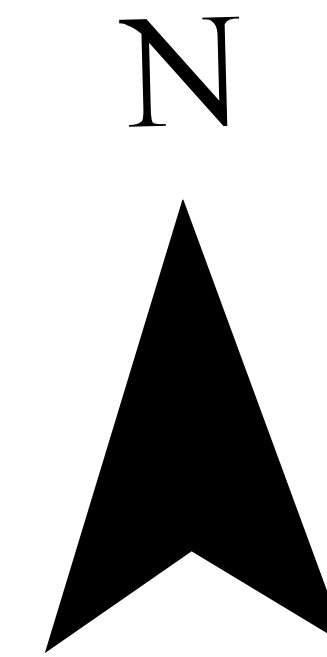
PZ-2022-1434

**North BB Creek Townhomes PD/Re-Zoning
Located Along the South Right-of-Way of N.W.
Carlos G. Parker Boulevard, Approximately 1,400
Feet West of the Intersection of N.W. Carlos G.
Parker Boulevard and North Drive
Future Land Use Map
Approximately 7.60 Acres**

Legend

- Subject Property
- Parcels
- Streets
- 2021 Future Land Use Map**
- Neighborhood Greenfield
- Neighborhood Infill
- Open Space



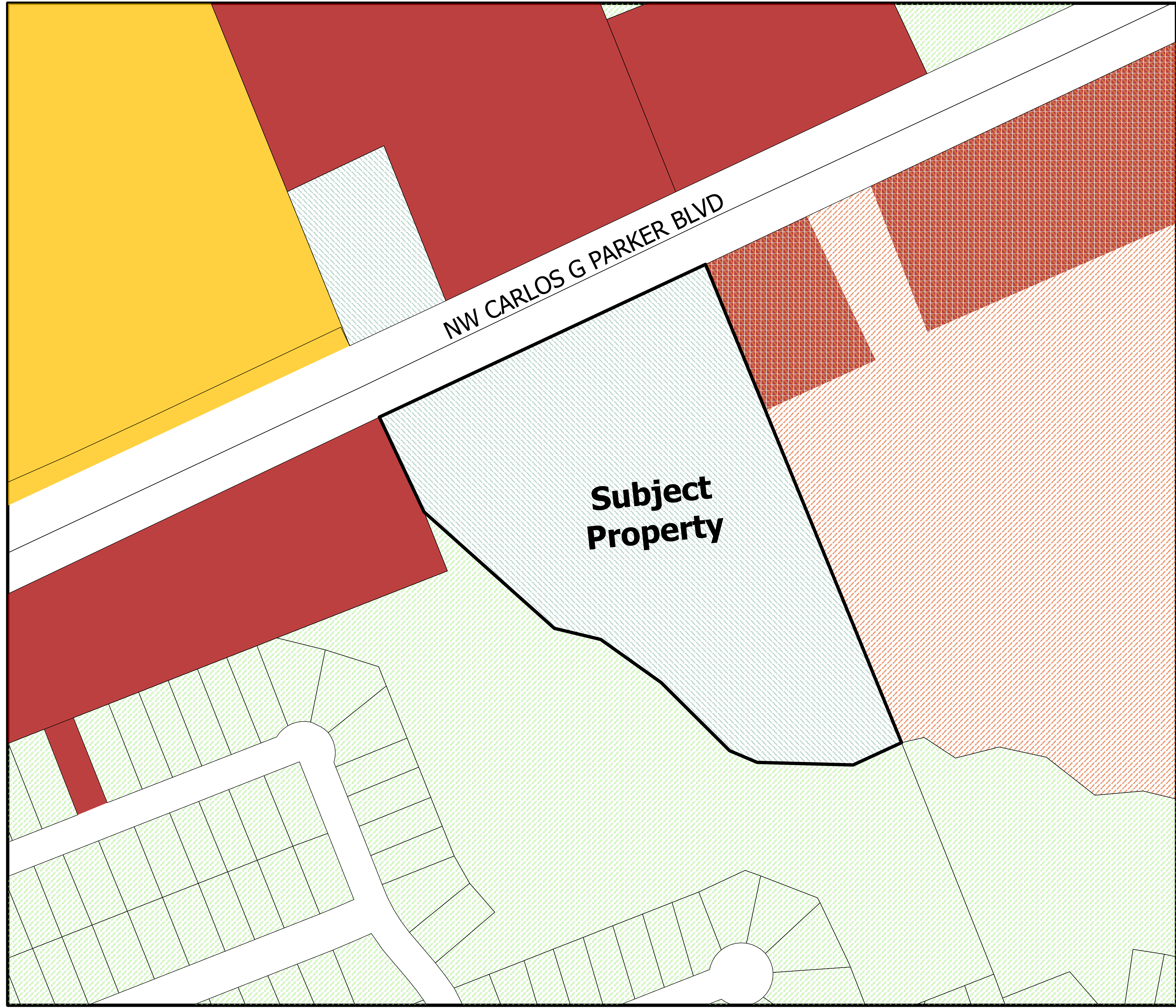
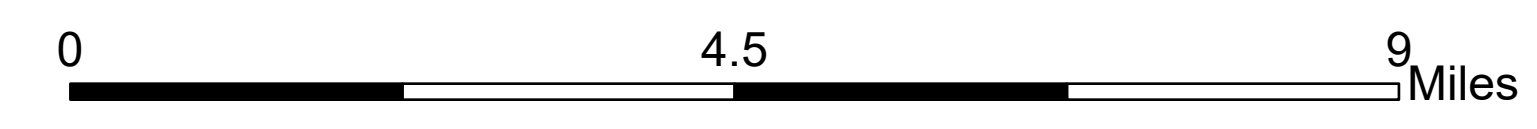
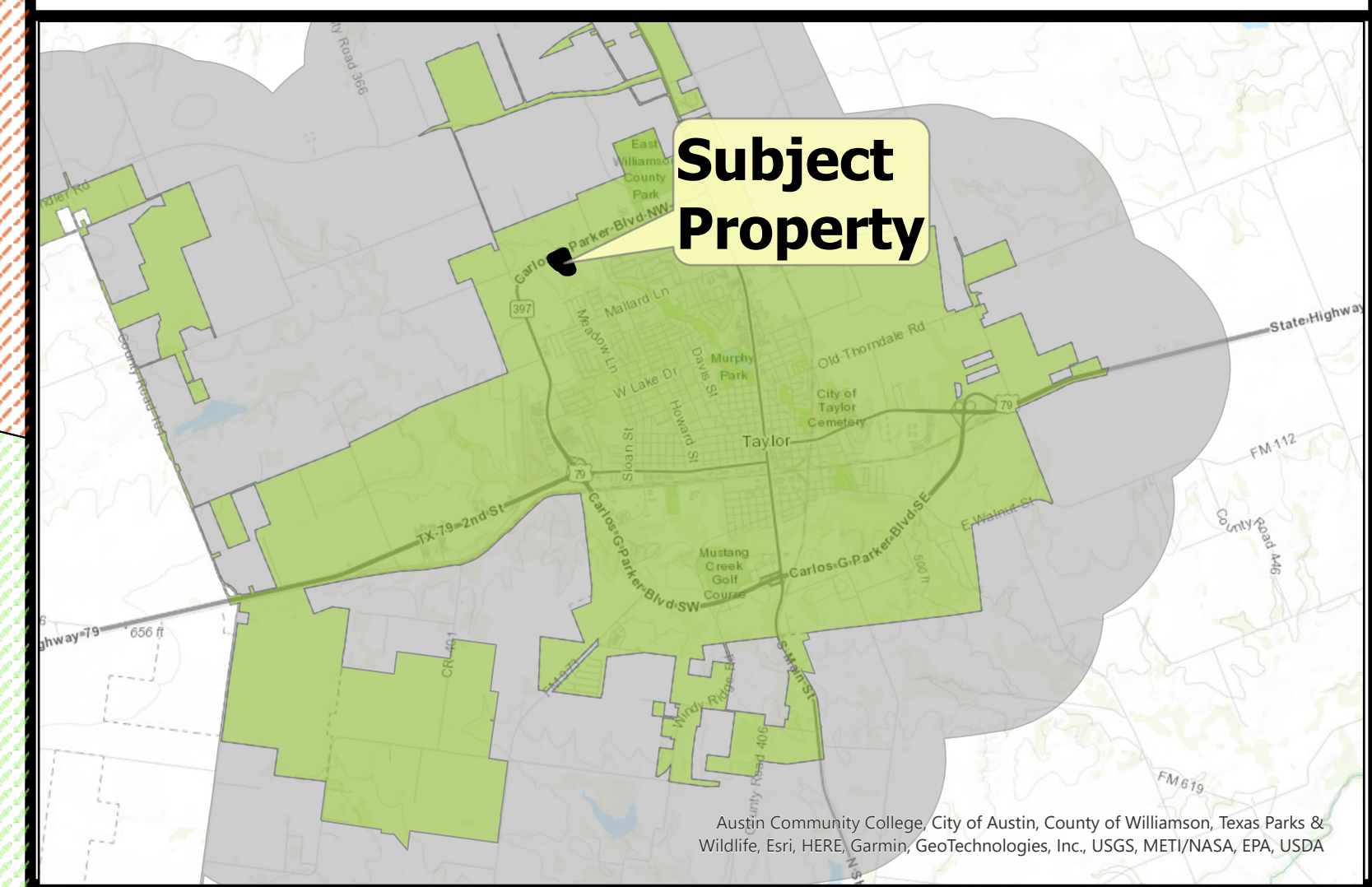


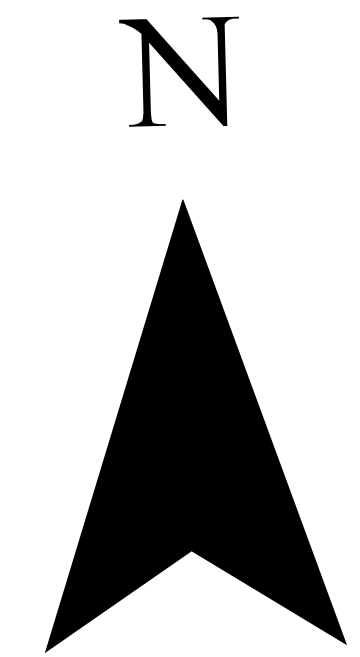
PZ-2022-1434

**North BB Creek Townhomes PD/Re-Zoning
Located Along the South Right-of-Way of N.W.
Carlos G. Parker Boulevard, Approximately 1,400
Feet West of the Intersection of N.W. Carlos G.
Parker Boulevard and North Drive
Current Zoning Map
Approximately 7.60 Acres**

Legend

- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- B-1/CPD
- MF-2 Multi-Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture
- MF-1/RPD



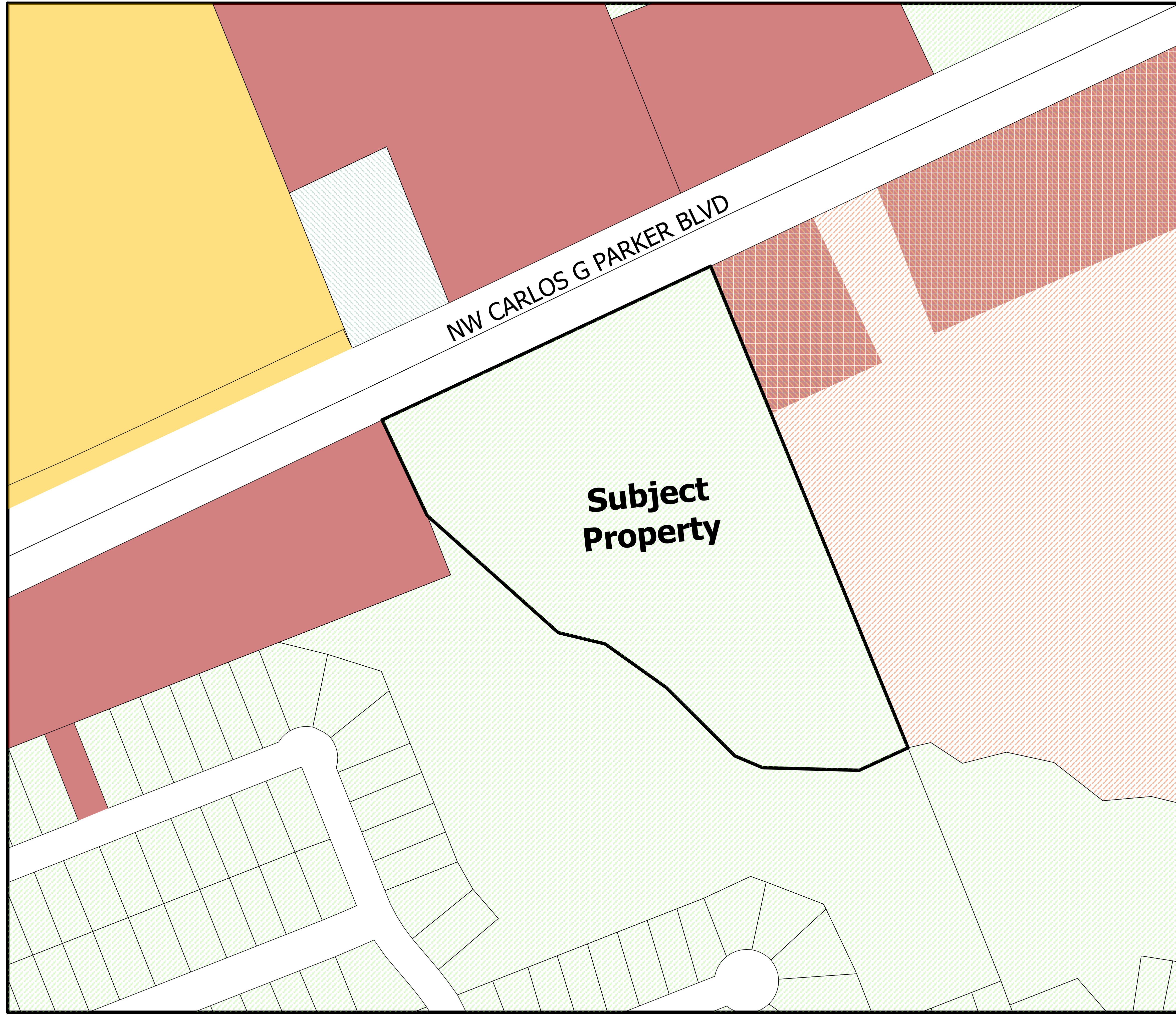
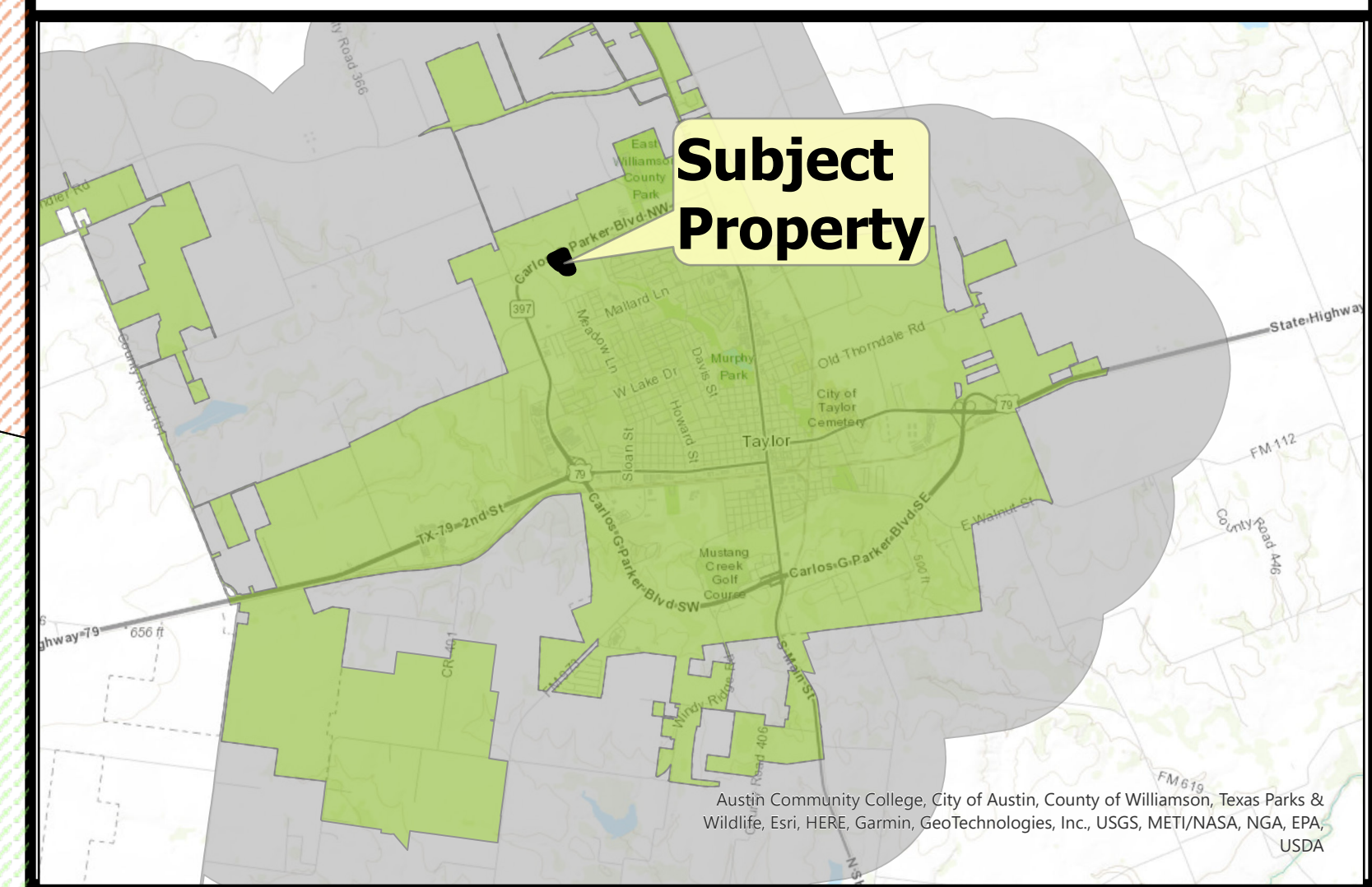


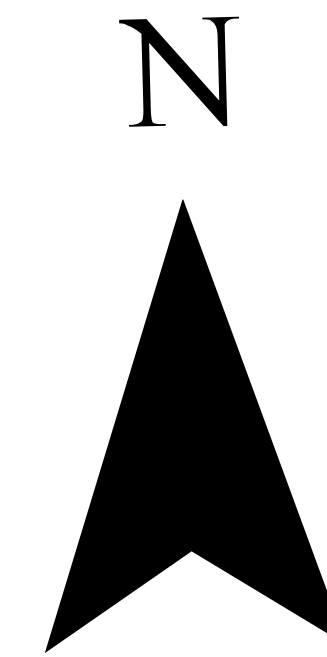
PZ-2022-1434

**North BB Creek Townhomes PD/Re-Zoning
Located Along the South Right-of-Way of N.W.
Carlos G. Parker Boulevard, Approximately 1,400
Feet West of the Intersection of N.W. Carlos G.
Parker Boulevard and North Drive
Proposed Zoning Map
Approximately 7.60 Acres**

Legend

- ▬ Proposed R-1/RPD Zoning
- Parcels
- Streets
- ZONING**
- B-1
- ▨ B-1/CPD
- MF-2 Multi-Family
- ▨ R-1/RPD: Residential Planned Development
- ▨ R/A Rural Agriculture
- ▨ MF-1/RPD



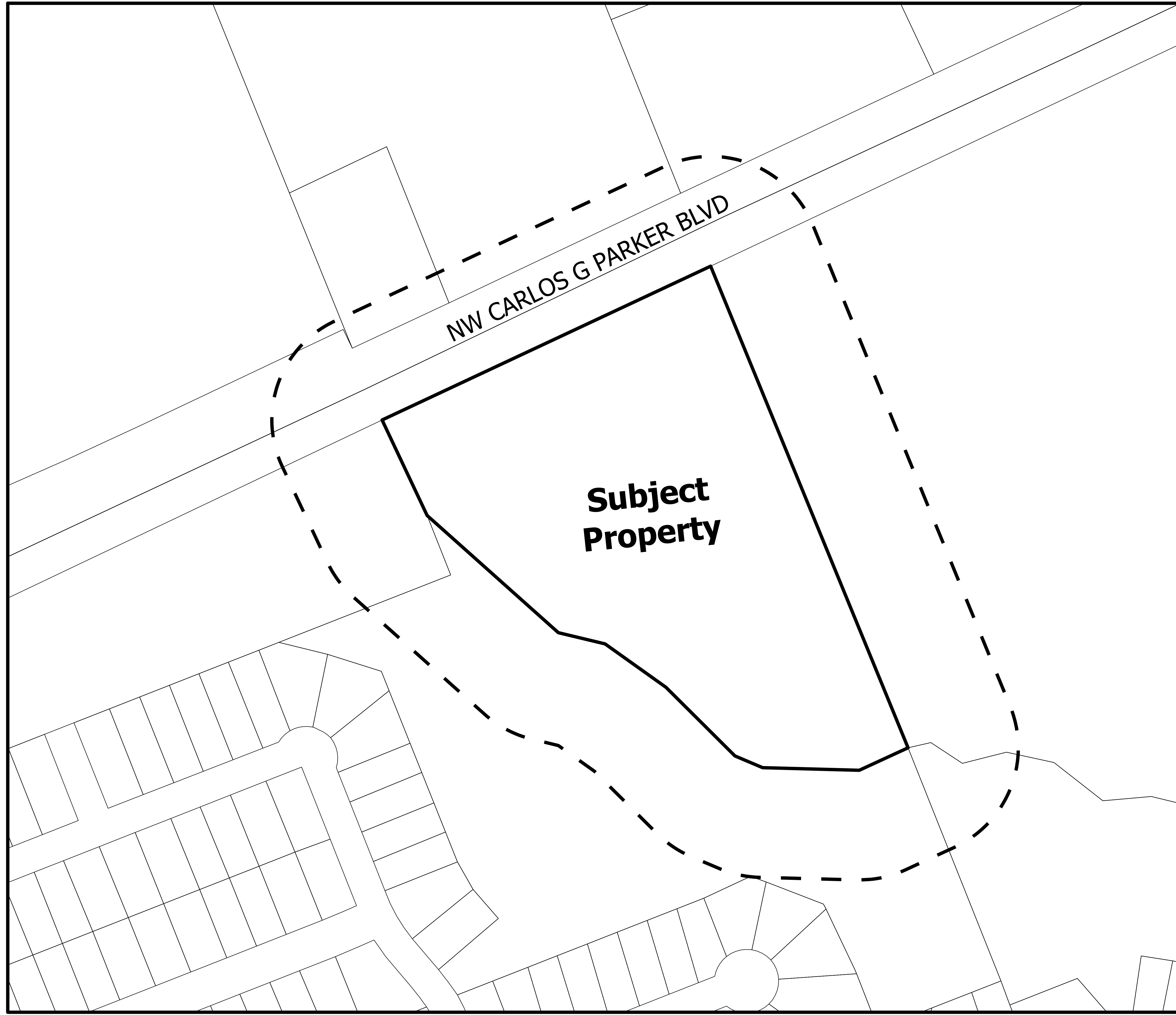
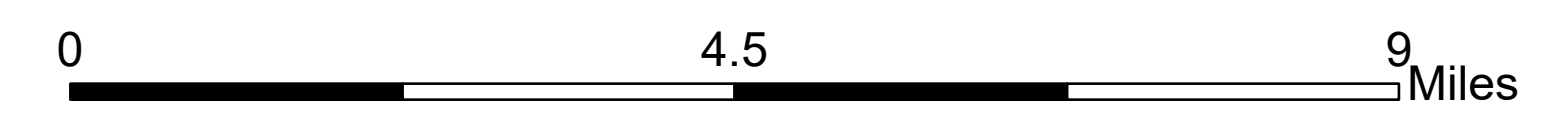
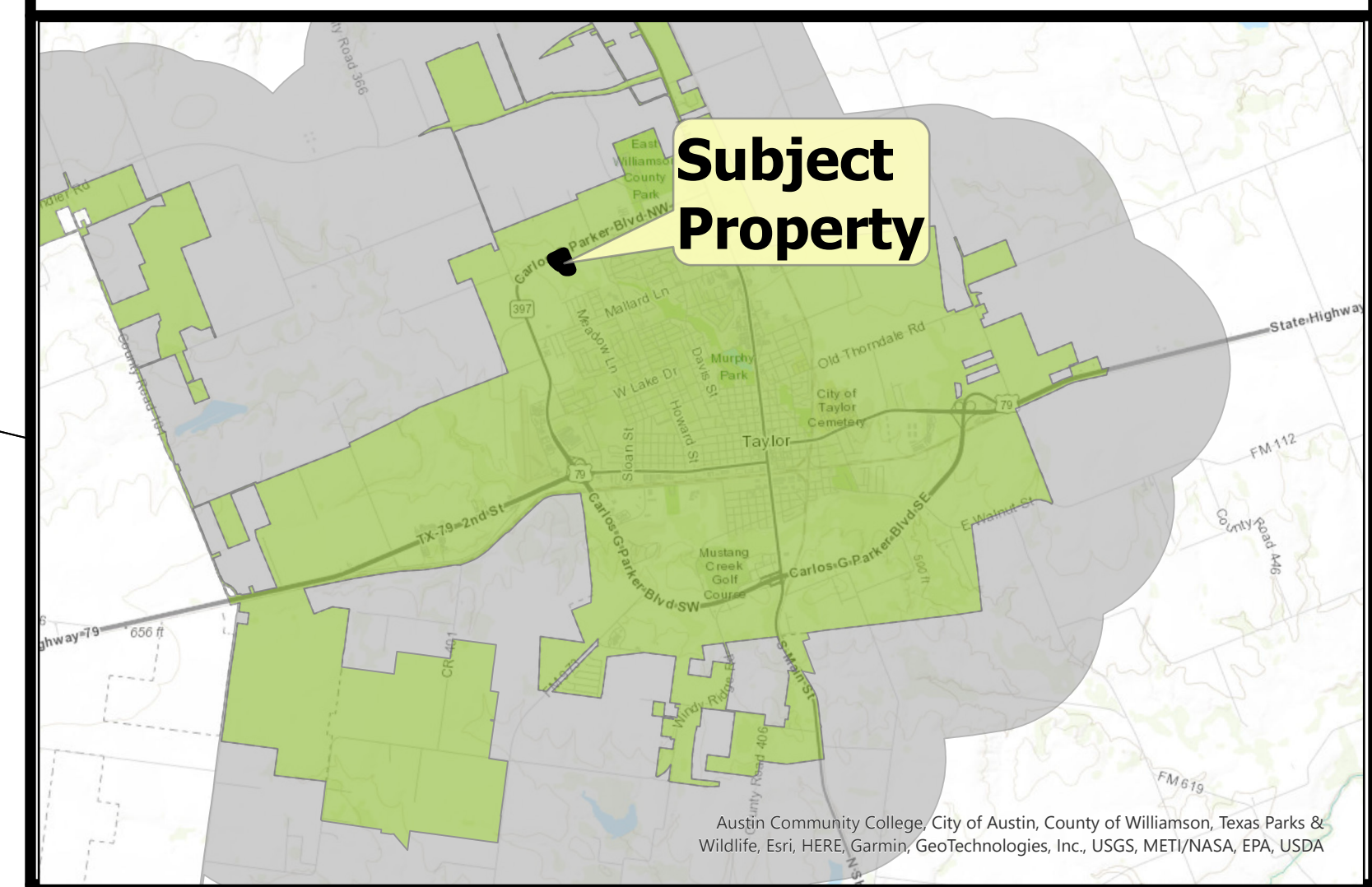


PZ-2022-1434

North BB Creek Townhomes PD/Re-Zoning
Located Along the South Right-of-Way of N.W.
Carlos G. Parker Boulevard, Approximately 1,400
Feet West of the Intersection of N.W. Carlos G.
Parker Boulevard and North Drive
Notice Area Map
Approximately 7.60 Acres

Legend

-  Subject Property
-  200 ft. Buffer
-  Parcels
-  Streets



ORDINANCE NO. 2022-20

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 7.60 ACRES OF LAND GENERALLY LOCATED ALONG THE SOUTH RIGHT-OF-WAY OF N.W. CARLOS G. PARKER BOULEVARD, APPROXIMATELY 1,400 FEET WEST OF THE INTERSECTION OF N.W. CARLOS G. PARKER BOULEVARD AND NORTH DRIVE, FROM RURAL/AGRICULTURAL (R/A) TO SINGLE-FAMILY RESIDENTIAL WITH A RESIDENTIAL PLANNED DEVELOPMENT (R-1/RPD), PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on May 26, 2022, to consider the request made by Carlos Parker Partners, LLC through Hariharan Kuppuraj, for property which is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 10, 2022, to consider the zoning request, and recommended the change to the City Council; and

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

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

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

SECTION 2. The Property described in Exhibit “A” is changed from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development (R-1/RPD).

SECTION 3. The Residential Planned Development overlay hereby referred to as the North BB Creek Townhomes Planned Development including the permitted land uses and development standards that shall be applied to and be required for the Property are described in Exhibit “B” attached hereto and incorporated herein for all purposes. Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development standards in Exhibit “B”.

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development (R-1/RPD) on approximately 7.60 acres as shown in Exhibit “C” attached hereto and incorporated herein for all purposes.

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 2022-20 was introduced before the Taylor City Council on the 26th day of May 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-20, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, 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 _____ 2022.

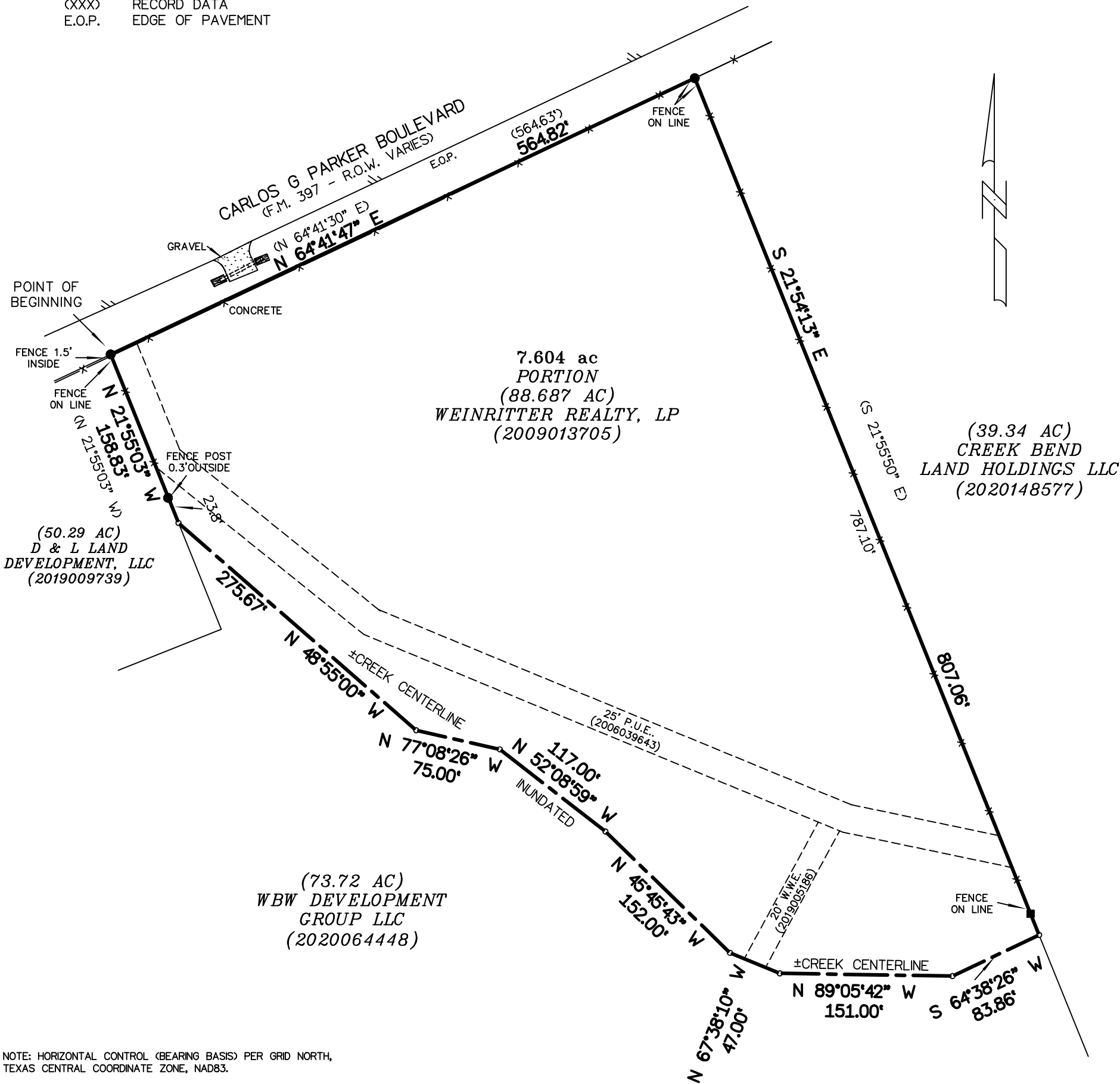
Dianna McLean
City Clerk

EXHIBIT A
(Legal Description)

EXHIBIT A

LEGEND

- IRON ROD FOUND
- MONUMENT FOUND
- FENCE POST
- INUNDATED POINT
- POWER POLE
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- X- WIRE FENCE
- E- OVERHEAD ELECTRICAL LINE
- (XXX) RECORD DATA
- E.O.P. EDGE OF PAVEMENT



NOTE: HORIZONTAL CONTROL (BEARING BASIS) PER GRID NORTH, TEXAS CENTRAL COORDINATE ZONE, NAD83.

NOTE: THIS PROPERTY IS SUBJECT TO:
-RESTRICTIVE COVENANTS AND ANY EASEMENTS, EASEMENT RIGHTS
EXCEPTIONS AND/OR RESERVATIONS (2009013705)
-15' PIPE LINE EASEMENT CENTERED ON THE WATER LINE AS
INSTALLED TO JONAH WATER SUPPLY CORP (564/61)

FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE AE AND IS WITHIN
THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.)
PANEL NO. 48491C 0530 F DATED DEC 20, 2019.
WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY, DOES NOT INDICATE
WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS
NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION
OR FLOOD TYPE STUDY.

TO THE OWNERS AND LIENHOLDERS:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY
WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS
CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE
CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY
LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO
ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.

C. Richard Ralph
REGISTERED PROFESSIONAL LAND SURVEYOR

06/25/2021
DATE

RICHARD RALPH
PROFESSIONAL LAND SURVEYOR

REG. PROFESSIONAL LAND SURVEYOR 4758
PH: (512) 303-0952 116 TAHITIAN DRIVE
PROFLNDSUR@AOL.COM BASTROP, TEXAS 78602

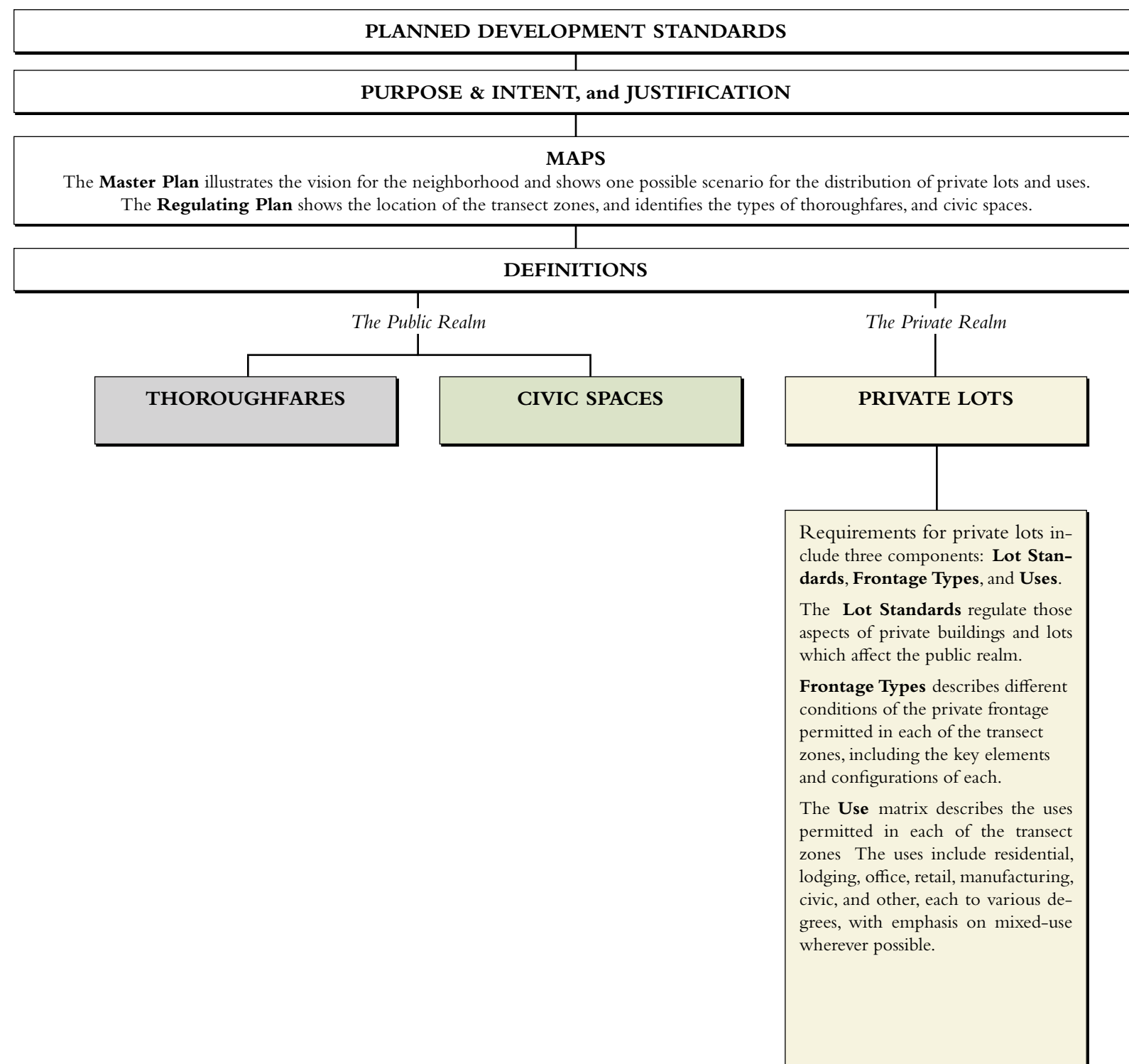
REFERENCE: WEINRITTER REALTY, LP

PROJECT: 7.604 ACRES OF LAND OUT OF THE WILLIAM J. BAKER
SURVEY, ABSTRACT 65 IN WILLIAMSON COUNTY, TEXAS
-METES AND BOUNDS DESCRIPTION PREPARED HEREWITH-

DRAWN: CRR DATE: 06/25/2021 PROJECT NO.: 21028
CHECKED: CRR REVISED: FIELD BOOK: 177/54
© 2021, RICHARD RALPH, PROFESSIONAL LAND SURVEYOR



A MASTER PLAN FOR
N O R T H B B C R E E K
T O W N H O U S E S
TAYLOR, TEXAS



PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards.....	1
Purpose & Intent.....	2
Master Plan.....	3
Regulating Plan.....	4
Thoroughfares	5
Civic Spaces	7
Private Lots	8
Diagrams	12
Definitions.....	14
Appendix.....	16



PURPOSE & INTENT

The intent of these PD Standards is to enable a pedestrian-friendly design, with a fine-grained mix of civic spaces, thoroughfares, and residential unit sizes arranged to respect the adjacent floodway and seamlessly connect with the adjacent neighborhood. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 7 acres designed as a walkable community. The Regulating Plan allows flexibility within the parameters of the PD Standards.

At the Scale of the Neighborhood:

- Some commercial use is integrated into the design.
- The thoroughfare network connects with the adjacent community to disperse traffic.
- A variety of civic spaces (parks, greens, and squares) is distributed throughout the neighborhood.
- A range of housing sizes are provided to accommodate a diversity of household types and market demand.

At the Scale of the Block and the Building:

- Buildings and landscaping contribute to the physical definition of thoroughfares and civic spaces.
- Architecture and landscape design should grow from climate, topography, history, and regional building practices.

JUSTIFICATION

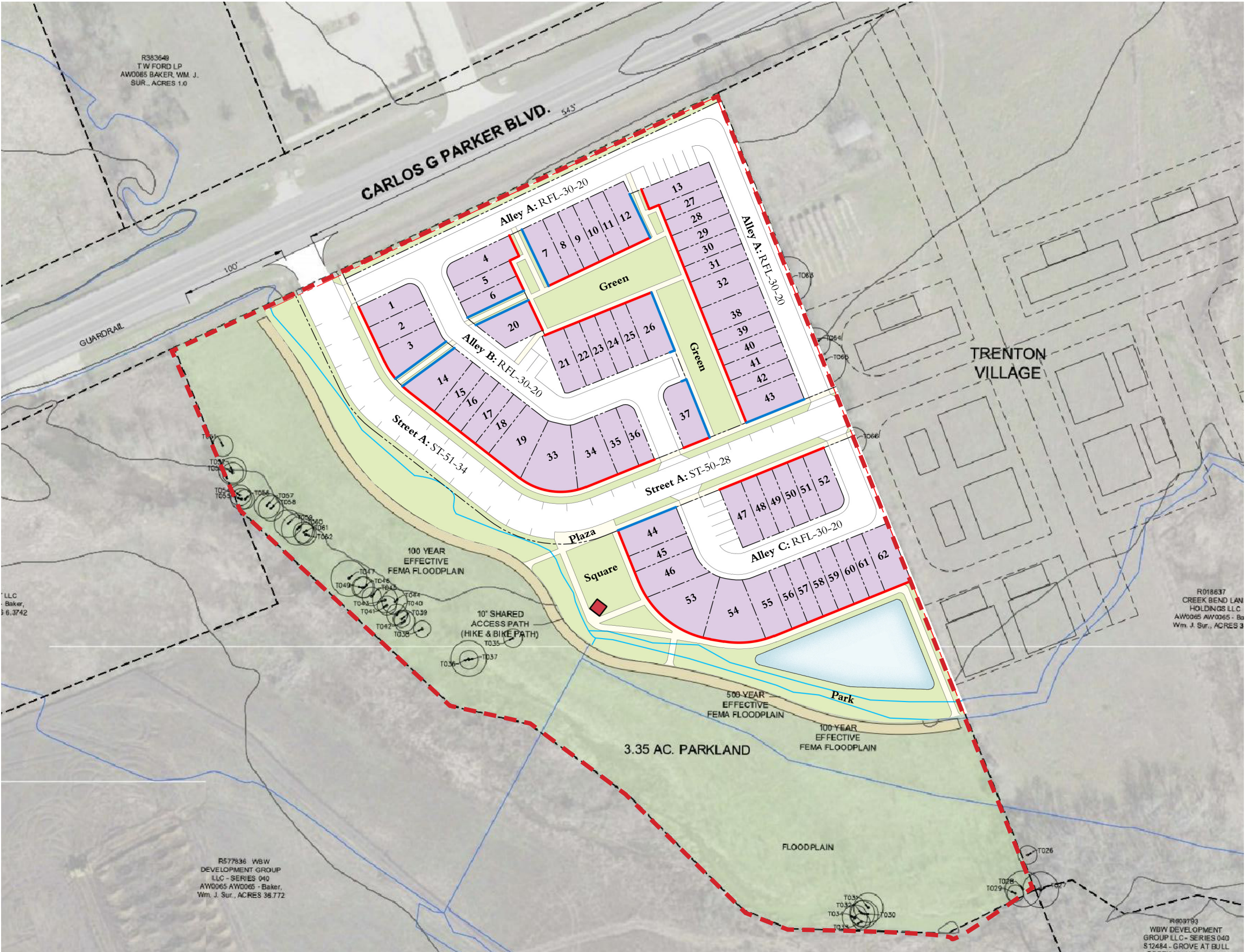
The primary reason for requesting the zoning change is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management and the like. This new community closely aligns with the City’s long-term vision/goals and will help the City meet the ever growing demand for walkable communities.



A Typical Rural to Urban Transect, with Transect Zones

Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of the PD Standards. In the event of a conflict between the PD Standards and any otherwise applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
2. The proposed plan and its details are subject to further refinement in later phases of the development process (i.e. preliminary plat, subdivision improvement plans, final plat, site development plan). Such refinements may require changes to the proposed thoroughfare pattern, thoroughfare sections, lot sizes, number of lots and units, among other items, however the changes must be consistent with the overall design intent represented in the conceptual plan. The base zoning district for the entire area of the Master Plan is R-1, as described in the Taylor Code of Ordinances.
3. It is the design purpose and intent not the “letter” of the PD Standards to which improvements should conform.
4. The PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. It is expected that the standards for the typical condition will be applied to the actual condition, and modified or refined in a reasonable manner that achieves the intent of the PD.
5. There are two types of deviations from these PD Standards: warrants and variances (*see Page 14*). Where no standard is included in these PD Standards, standards shall be determined by warrant. The correction of “scrivener’s errors” within this document shall be handled by warrant.
6. Sources for various texts, definitions and illustrations include the Lexicon of the New Urbanism and Smartcode v9.2 by Andres Duany, et. al.



Key

T4: Neighborhood General Zone

St. #: X-#-# Thoroughfare Number & Type (See Pages 5-6)

Civic Space (See Page 7)

Civic Building (exact purpose, size, and location yet to be determined.)

ROW

Lot Line

Primary Frontage

Secondary Frontage

- Plan Notes**
1.

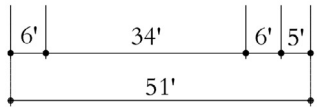
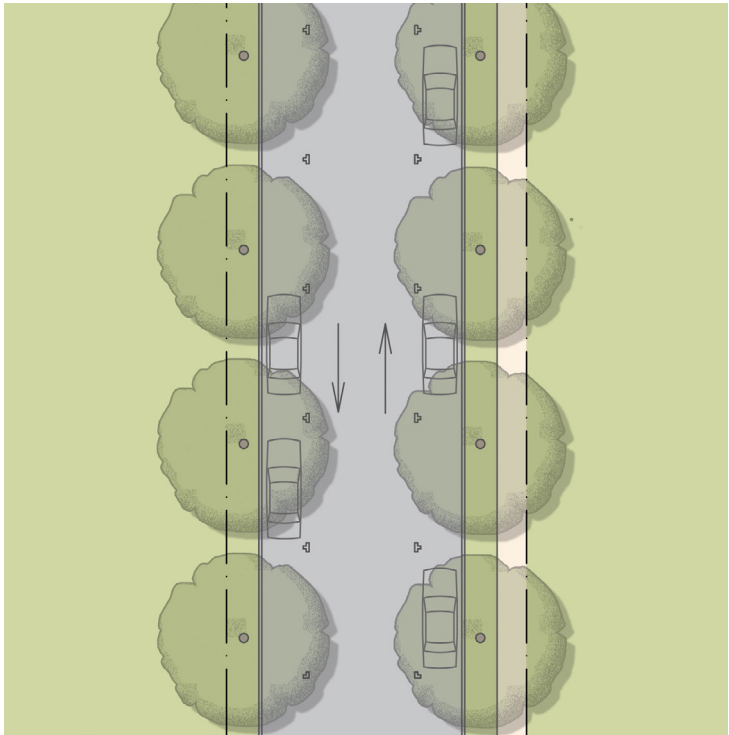
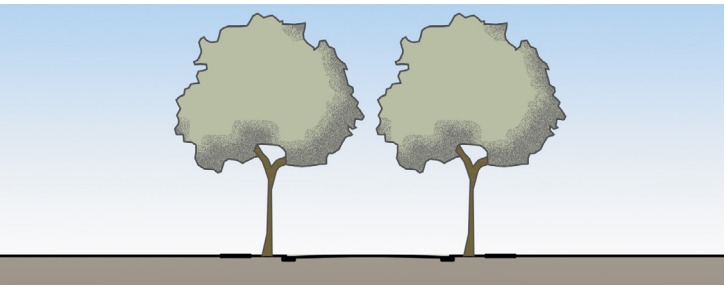
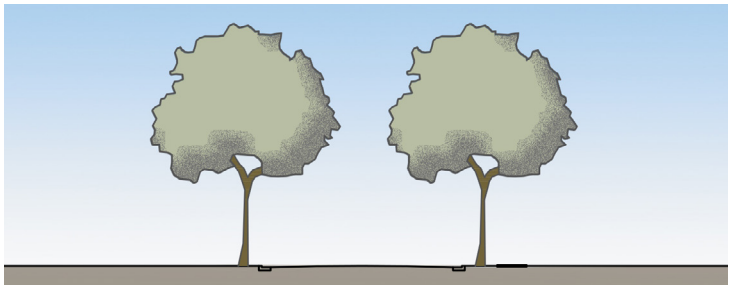
Street A and the trail in the greenway are intended to connect to the property to the east, with the exact location of the connection to be determined.
2.

Alley A along Carlos G. Parker Blvd. shall be screened with overstory trees, living fence, fence, wall, or combination thereof that is a minimum of 8 feet in height and has 2-foot by 2-foot masonry piers every 8 feet.
3.

Lots may be configured as shown on the Regulating Plan, and shall be consistent with all requirements for private lots. No maximum block length is required. Lots may front on publicly or privately owned thoroughfares or civic spaces. Access to residences shall be established, consistent with the Regulating Plan or minor adjustments to it.
4.

The exact locations of alleys adjacent to other properties are to be determined at the preliminary plat phase, with coordination from the adjacent properties.
5.

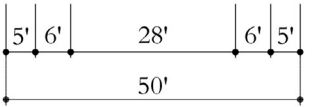
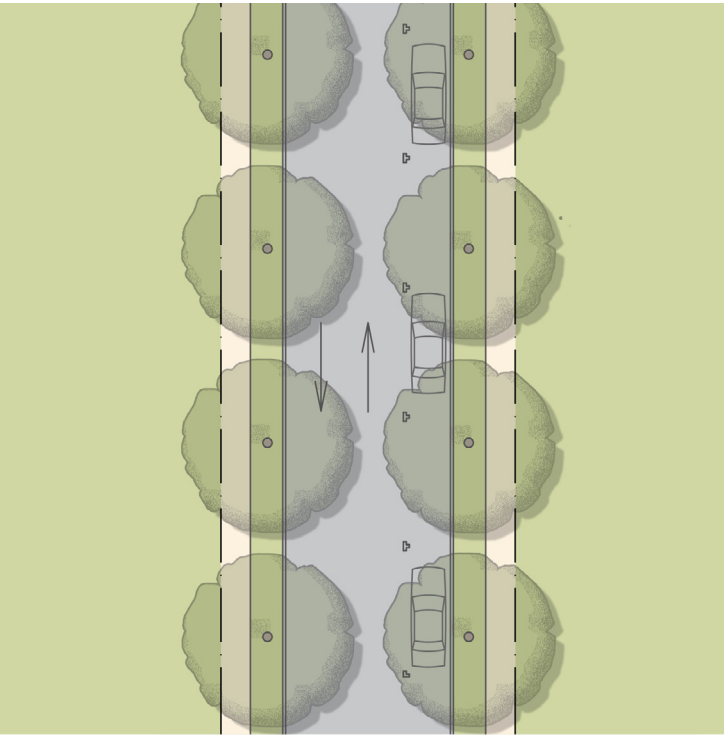
The plaza south of Street A is intended as a paved civic space. Parking and the planting strip are omitted on the adjoining side of the street to create a clear view into the square at the bend in the street (see Page 7).



S T - 5 1 - 3 4

Yield Street
51 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
90 ft. Curb Radius
Curb To Meet City Standards
6 ft. Tree Lawn
Single Species, Allee, 30 ft. on center
5 ft. Sidewalk One Side*
Yes

* Sidewalk along Park is not needed due to presence of trail.



S T - 5 0 - 2 8

Yield Street
50 ft. ROW
28 ft. Pavement
Slow Movement
Two-Way Traffic
Parking One Side
90 ft. Curb Radius
Curb To Meet City Standards
6 ft. Tree Lawn
Single Species, Allee, 30 ft. on center
5 ft. Sidewalk Both Sides
Yes

Thoroughfare Type

ST Street

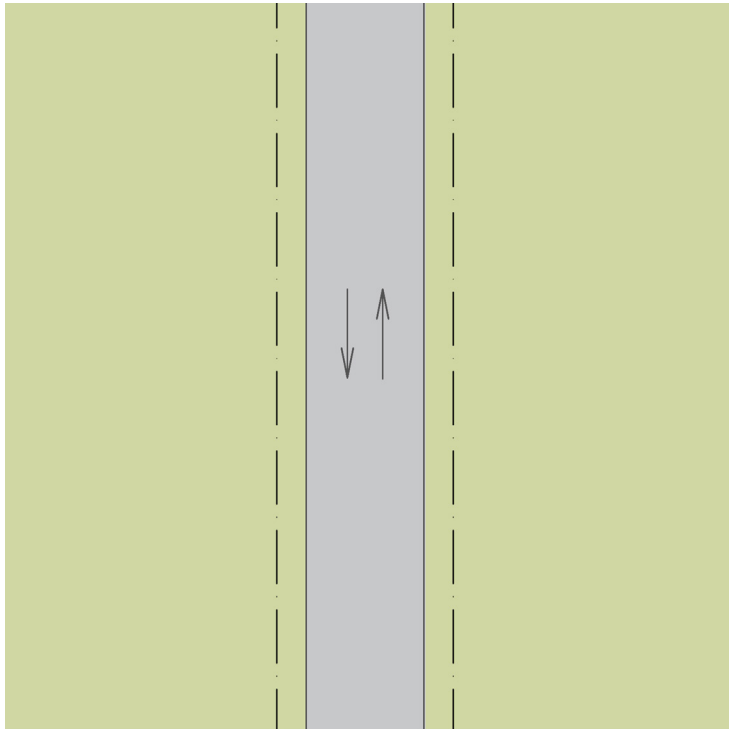
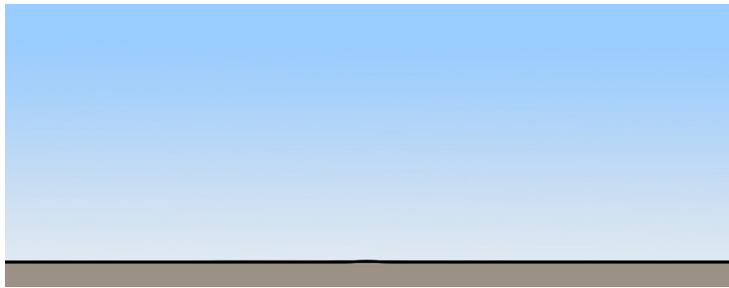
RFL Rear Fire Lane

Right-of-Way Width

Pavement Width

XX - # - #

Thoroughfare Type
Right-of-way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type
Landscape Type
Walkway Type
Emergency Vehicle Access Route
Notes



5' 20' 5'
30'
R F L - 3 0 - 2 0

Rear Fire Lane
30 ft. ROW
20 ft. Pavement (Including Curb)
Slow Movement
Two-Way Traffic
No Parking
15 ft. Curb Radius
6" Ribbon (Flush) Curbs
N/A
N/A
N/A
Yes

This thoroughfare type shall be not be owned or maintained by the City of Taylor, and shall have a 30-foot public access and utility easement across its full length and width.

Thoroughfare Type
ST Street
RFL Rear Fire Lane
Right-of-Way Width
Pavement Width
X X - # - #

Thoroughfare Type
Right-of-way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type
Landscape Type
Walkway Type
Emergency Vehicle Access Route
Notes

THOROUGHFARE STANDARDS

These Thoroughfare Standards supersede the provisions of Appendix C, Chapter 6, Table 5.2.1 and Section 5.5 of the Taylor Code of Ordinances and apply to all thoroughfares:

- Street Trees.**
 - The public frontage in shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one story.
 - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, Pecan, or other species acceptable to City and approved by warrant.
 - Street tree spacing shall typically be as designated by Thoroughfare Type and adapted as needed for specific locations.
- Utility Easements.** Typically, water and sewer shall be provided in Primary Thoroughfares or Civic Spaces and other utilities shall be provided in Secondary Thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
- Proposed Emergency Vehicle Access.** This access, which may be provided by thoroughfares, or civic spaces shall be paved or otherwise structurally stabilized with a clear width of 20 feet and a 15-foot inside turning radius (*see Page 13*).
- Carlos G. Parker Boulevard.** A sidewalk between 5 feet and 8 feet in width shall be provided adjacent to the ROW boundary, either within the ROW or within this property. A planting strip of 5 feet minimum width with street trees shall be provided adjacent to the sidewalk within this property, and may overlap with the buffer adjacent to Alley A (*see Note 4 on Page 4*). Because Carlos G. Parker Blvd is a TxDOT ROW, improvements to it may be limited and would require coordination with the State Agency. The sidewalk along Carlos G. Parker Blvd adjacent to this site shall connect to the trail in the greenway where it meets Carlos G. Parker Blvd.
- Other Thoroughfare Standards.** Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys. Refer to the City of Taylor Engineering Manual and coordinate with the City Engineer.



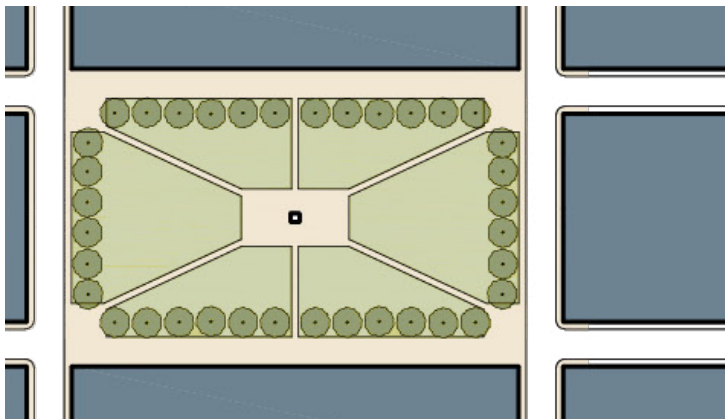
Park

A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a **greenway**.



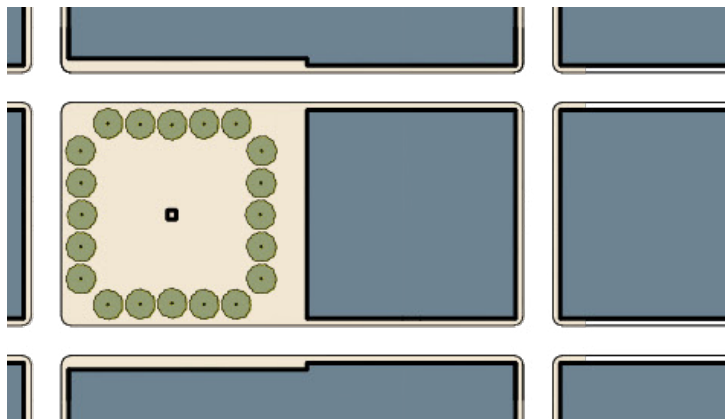
Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed, and requiring only limited maintenance.



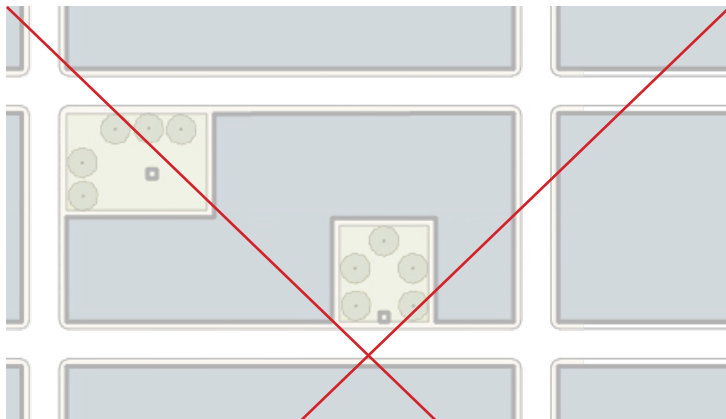
Square

A public space, seldom larger than a block, typically at the intersection of important thoroughfares. A square is circumscribed spatially by frontages; its streetscape consists of sidewalks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.



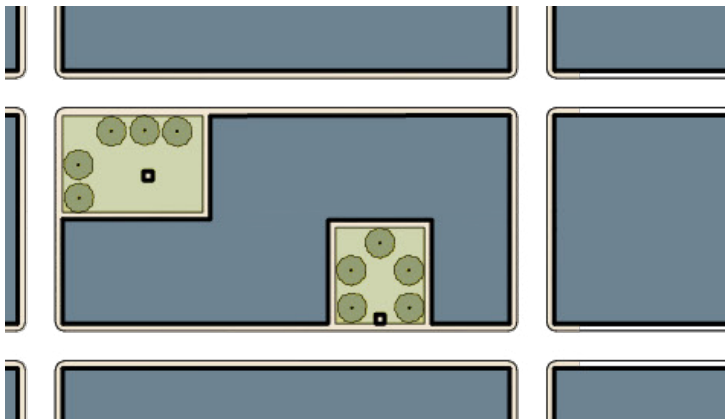
Plaza

A public space at the intersection of important streets set aside for civic purposes and commercial activities. A plaza is circumscribed by frontages, although not necessarily thoroughfares; its landscape consists of durable pavement for parking and trees requiring little maintenance.



Pocket Park

A small open space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere.



Playground

An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size.

CIVIC SPACE STANDARDS

The following apply to all civic spaces:

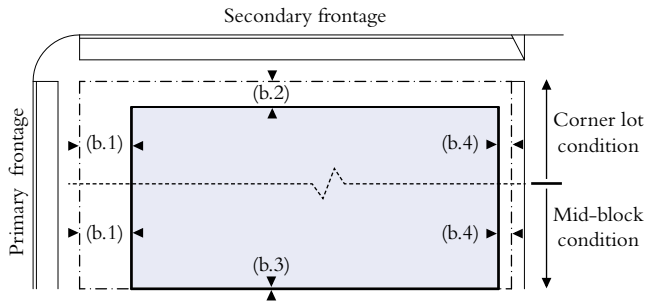
1. **Maintenance and Ownership.** Civic spaces that are not owned by the city will not be maintained by the city. Provisions shall be made for a private entity, such as a homeowners association, to own and maintain civic spaces that are not publicly owned.
2. **Open Space.** A minimum of 5% of the gross area of the property, including stormwater management areas which are above the floodplain, shall be open space (*see Page 12*).
3. **Landscaping and Furnishing.** Landscaping for civic spaces, open spaces, and storm water management ponds shall follow the standards of the underlying zoning. Civic spaces shall be landscaped with overstory trees providing sufficient shade for human comfort, in particular along sidewalks and other areas not landscaped with lawn. Civic spaces shall be furnished with seating arranged to promote human comfort and safety. Shrubs may be planted to define seating areas and the edges of civic spaces.
4. **Trail Connection.** There shall be a 10’ concrete trail within the greenway, built to standards acceptable to the city, that connects to the city trail system, including connection to the property to the east.

Civic Space Notes

1. Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic spaces.

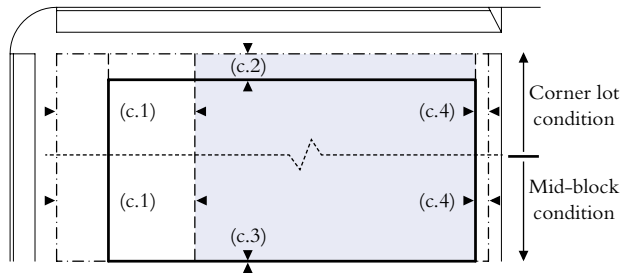
Setbacks: Principal Building

- 1. The principal building shall be distanced from the lot lines as shown.
- 2. Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



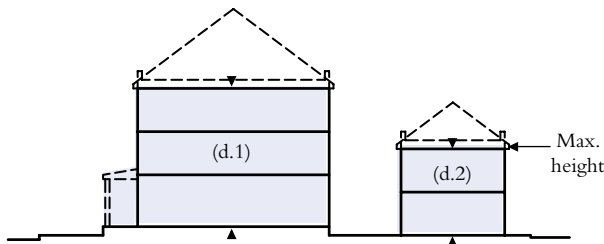
Setbacks: Outbuilding

- 1. The outbuilding shall be distanced from the lot lines as shown.



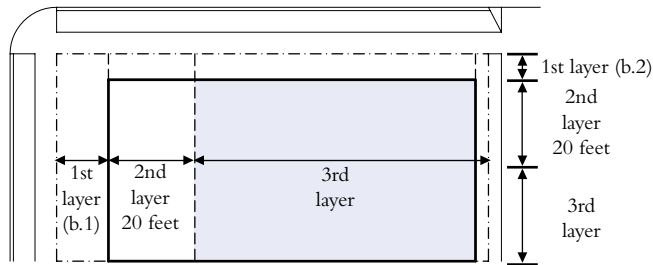
Building Height

- 1. Building height shall be measured in number of stories, excluding attics and raised basements.
- 2. Ground-floor habitable rooms at frontages shall be 10’ min. floor-to-ceiling.
- 3. Upper-story habitable rooms at frontages shall be 9’ min. floor-to-ceiling
- 4. Exemptions from height limits include: civic structures and monuments, chimneys, flag poles, and necessary mechanical appurtenances.

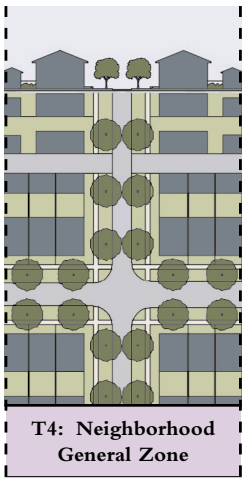


Parking Placement

- 1. Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages may be permitted in the first or second layer by variance.
- 2. Parking shall be accessed by a rear alley or lane when such are provided.
- 3. Parking spaces not on streets shall be masked from the frontage by a building or a minimum 8-foot tall masonry wall with piers every 8 feet.



Summary Chart



a. Lot Dimensions	
Lot Width	12 ft. min., 96 ft. max.
Lot Coverage	90% max.
b. Setbacks: Principal Building	
(b.1) Front Setback (Principal)	8 ft. min. 12 ft. max.
(b.2) Front Setback (Secondary)	8 ft. min. 12 ft. max.
(b.3) Side Setback	0 ft. min.
(b.4) Rear Setback	1 ft. min.
Primary Frontage Buildout	50% min.
c. Setbacks: Outbuilding	
(c.1) Front Setback	20 ft. min. from facade
(c.2) Side Setback	0 ft. min. or 5 ft. min.
(c.3) Rear Setback	1 ft. min.
d. Building Height	
(d.1) Principal Building	3 stories max.
(d.2) Outbuilding	2½ stories max.
e. Frontage Types (See Page 9)	
Common Lawn	not permitted
Porch	permitted
Terrace and Light Court	not permitted
Forecourt	not permitted
Stoop	permitted
Storefront	permitted
Gallery	permitted
Arcade or Colonnade	not permitted
f. Use (See Page 15)	
Residential	open
Lodging	limited
Office	limited
Retail	limited
Manufacturing	limited
Civic	permitted

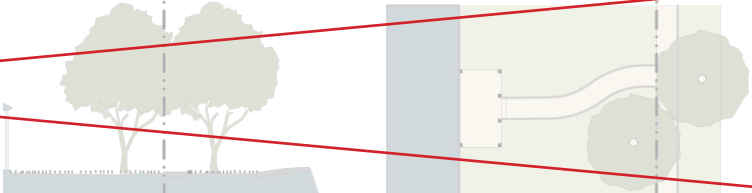
Encroachments

- 1. Permitted encroachments into setbacks shall be as shown on the chart below. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, and ornamental features may encroach into any setback.

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) ⁱ
Patios ⁱⁱ		•	
Decks ⁱⁱ		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps ⁱⁱ	•	•	
Porches and Steps ⁱⁱⁱ	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
At Commercial Uses Only			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Signs	•	•	•
Lights	•	•	•

- i. All encroachments into utility and other easements are subject to the permission of the affected easement owner.
- ii. May encroach into setbacks up to 6 feet.
- iii. May encroach into setbacks up to 10 feet.

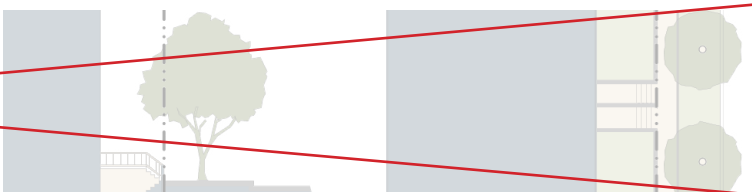
Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.



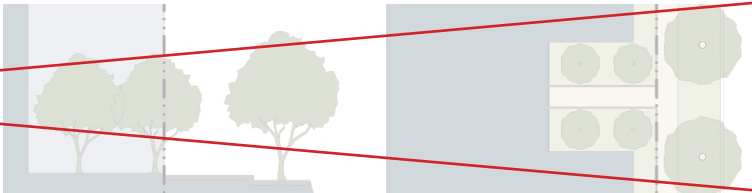
Porch: A facade is set back from the frontage line with a front porch. The porch should be within conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none shall be less than 6 ft deep.



Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.



Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.



Stoop: A facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.



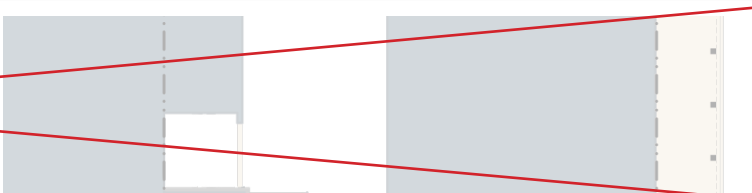
Storefront: A facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for commercial frontage. The storefront is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where commercial is anticipated in the future.



Gallery: A roof near the top of the storefront extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for commercial uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.



Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.



Site Standards

The following Site Standards are required for all private lots:

1. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise. Lawn is prohibited at frontages where the lawn area is 6 feet or less in either dimension. Plant material, including ground cover, shall be planted no farther apart than 12 inches. Required plantings shall comply with City requirements. Artificial plants may not be used to satisfy landscaping requirements. Erosion control is required where there is no landscape or hardscape.
2. **Site Perimeter Landscaping.** There is no site perimeter landscaping requirement.
3. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 feet to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line. Fences within the first lot layer shall be painted.
4. **Parking Lots.** Given the intention of building a compact, walkable, urban community, parking lots shall be shielded from frontages with buildings or walls. The following requirements apply:
 - **Surfacing.** Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, graded and drained to dispose of surface water into appropriate structures.
 - **Lighting.** Parking lots of fewer than 10 spaces need not be lit.
 - **Landscaping.** Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces are exempt from landscaping requirements.
5. **Proposed Emergency Vehicle Access.** See Page 13.

Architectural Standards

The following Architectural Standards are intended to result in architecture that is compatible with the architecture found in Taylor, Texas and the surrounding region that give Taylor the architectural character that remains highly desirable today.

The following Architectural Standards are required for all private lots:

1. **Dwelling Size.** There is no minimum dwelling size.
2. **Number of Buildings.** Lots may have more than one building.
3. **Building Entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot.
4. Facades shall be built parallel to a rectilinear primary frontage line or to the tangent of a curved primary frontage line.
5. At the ground floor, residential and lodging uses shall be raised a minimum of 2 feet from the average sidewalk grade at the primary frontage.
6. All openings, including porches, galleries, and window, except for storefronts, shall be square or vertical in proportion.
7. The first story of each facade shall be glazed with clear glass for a minimum of 30% of the wall area of the first story, with each facade being calculated independently.
8. Above the first story of each facade, openings shall be glazed with clear glass for a maximum of 50% of the wall area above the first story, with each facade being calculated independently.
9. At storefronts, the first story of the facade shall be glazed with clear glass for a minimum of 70% of the wall area of the first story and shaded by an awning or canopy that extends over the sidewalk.
10. Doors and windows that operate as sliders shall be prohibited along Frontages.
11. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
12. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
13. Accessory units do not count toward density calculations.

14. The conditioned space of an accessory unit within a primary building or an outbuilding shall not exceed 600 square feet, excluding the stair, landings, and any parking areas.
15. Architectural variety is desirable. Where the same building type is repeated, this may be achieved by varying the building mass. For example, by varying the width of the building along the frontage, the roof configuration/slope, and the wall materials. Where the exact floor plan is repeated, this may be further achieved by varying the architectural design of the facades. For example, by varying wall materials, the use of stoops and porches (or not), or window and door shapes, sizes, placement, etc. It is also possible to keep many of these elements the same and achieve variety by varying the expression of details such as the eave or the window and door surrounds. The architectural style may also vary. See Pages 16 and 17 for two block faces that demonstrate this desired variety.

The following Architectural Standards are not intended to prohibit or limit, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building; or establish a standard for a building product, material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building.

The following are best practices for architectural design intended as recommendations that should result in architecture that is compatible with the architecture found in Taylor, Texas and the surrounding region that give Taylor its architectural character that remains highly desirable today:

- Typical exterior finish materials in Taylor include brick, wood siding, cementitious siding, stucco, and/or limestone in a structural pattern.
- Building wall materials should be combined on each facade only horizontally, with the heavier below the lighter.
- Balconies and porches should be made of painted wood.

T4: Neighborhood General Zone		Prohibited Uses	Use Standards
Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 consecutive days.	Open Residential: One dwelling unit and one accessory dwelling unit is permitted on each lot except for corner lots, which may have two accessory units provided that one faces the secondary frontage.	The uses listed below, regardless of whether the proposal will be a primary or accessory use, shall be prohibited in this PD: • Adult Entertainment • Automobile and/or Truck Washing Facility • Automobile Body Repair Shop • Automobile Fueling Station • Cell Towers exposed to view • Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling • Commercial Amusement, Outdoor • Commercial Kennels and Animal Husbandry • Commercial Stable • Concrete or Asphalt Batching Plant • Construction and Demolition Debris Disposal Facility • Distribution Facilities • Solid Waste Incinerators • Junk & Wrecked Vehicle Salvage Yard Facility • Methane Recovery Facility associated with Soil Removal • Mineral Extraction and Surface Mining • Motor Vehicle Impound lots • Mover Storage Facility • Moving Truck and Trailer Rental • Outdoor Vending Machines, except those for bikes, scooters, etc. • Paint Mixing & Spraying Facility • Petroleum or Related Products Refining or Distributor • Plastic & Rubber Products Manufacture • Race Tracks • Recycling and Salvage Center (except architectural salvage) • Salvage Motor Vehicle Auction or Pool Facility • Sanitary Landfill • Shooting Range, Outdoor • Solid Waste Disposal Facility • Truck Stop • Truck Terminals • Wind Energy Conversion System, Large Wind Farms • Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, socio-economic disruption, etc.). Impacts confined to this community are not considered adverse. Similar Uses: For a proposed use not listed herein, a warrant may be issued as described elsewhere in these PD Standards.	1. Signs. The following sign standards apply to commercial uses: • One blade sign for each business entrance may be installed perpendicular to the facade. Such a sign shall not exceed 6 square feet and shall clear the sidewalk by 8 feet. • One band sign may be applied to the facade of each storefront. Such a sign shall not exceed 3 feet in height by any length. • Signage shall be externally illuminated or neon. 2. Parking Requirements. Parking on the street or in a parking lot within ¼-mile of a lot may be counted toward the parking requirement of that lot. Each on-street space and those in a parking lot may only be counted toward parking requirements once. Parking requirements by use are as follows: • For commercial uses: 1 space / 1,000 square feet • For residential uses: 2 spaces/ dwelling unit • Parking requirements for all other uses shall be determined by warrant.
Lodging: Premises available for short-term human habitation, including daily and weekly rental.	Limited Lodging: The property shall be owner-occupied. The number of bedrooms available for lodging shall be limited to 8. Breakfast may be provided to overnight guests before noon each day (e.g. bed & breakfast or inn).		
Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.	Limited Office: The area available for office use shall be limited to the first story.		
Retail: Premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.	Limited Retail: The building area available for retail use shall be limited to the first story. The specific use shall be further limited to neighborhood store or food service seating no more than 30.		
Manufacturing: Premises available for the creation, assembly, and/or repair of artifacts including their retail sale except when such activity creates adverse impacts.	Limited Manufacturing: Manufacturing uses shall be limited to the first story. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).		
Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.	Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.		



Example of a blade sign.

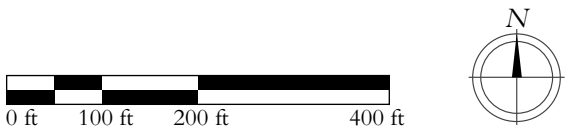


Example of a band sign.



Key	
	Open Space Above the Floodplain
Total Area: 0.89 acres	
Open Space Ratio: 11.71%	

- Open Space Notes**
- Refinements to the location and area of open spaces are anticipated as the master plan is further refined (including its storm water management system). However, in no case shall the Open Space Ratio be less than 5% (*See Page 7*).





Key

 Proposed Emergency Vehicle Access Route

Assumptions

Clear Width of Emergency Vehicle Access Route	20'
---	-----

Inside Turning Radius of Emergency Vehicle Access Route	15'
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Emergency Vehicle Access Notes

1. Proposed emergency vehicle access is as shown on the Proposed Emergency Vehicle Access Diagram, typically within 150 feet of all buildable area on a lot. This access, which may be provided by thoroughfares or civic spaces, shall be paved with a clear width of 20 ft. and a 15 ft. inside turning radius. Buildings on portions of lots greater than 150 ft. from the Proposed Emergency Vehicle Access Route may require a fire suppression system to meet building and fire code requirements.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment sharing ownership and utility connections with a Primary Building; it may or may not be within an Outbuilding. *See Pages 10 and 11.*

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path. *See Page 5.*

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure connecting a Primary Building to an Outbuilding. *See Page 15.*

Band Sign: a band of lettering across the entire width of a building or storefront. *See Page 11.*

Bed and Breakfast: *See Page 11.*

Blade Sign: A two-sided sign board hung from a projecting element at 90 degrees to the building facade. *See Page 11.*

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. *See Page 7.*

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See Page 9.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system. *See Pages 5-6.*

Driveway: a vehicular lane within a Lot, often leading to a garage.

Dwelling Unit: one or more rooms used, or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See Page 15.*

Elevation: *See Page 15.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit. *See*

Page 8.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit. *See Page 8.*

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Facade: *See Page 15.*

Frontage: *See Pages 9 and 15.*

Frontage Line: *See Page 15.*

Frontage Buildout: That portion of a setback line which shall have a building facade on it.

Gallery: *See Page 9.*

Green: *See Page 7.*

Inn: *See Page 11.*

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. (Syn. flexhouse.)

Lodging: *See Page 11.*

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Layer: a range of depth of a Lot within which certain elements are permitted. *See Page 15.*

Lot Line: *See Page 15.*

Lot Width: the length of the Primary Frontage Line of a Lot. *See Page 8.*

Manufacturing: *See Page 11.*

Office: *See Page 11.*

Open Space: land intended to remain undeveloped; it may be for Civic Space. *See Pages 7 and 12.*

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See Page 15.*

Park: *See Page 7.*

Pavement Radius: *See Page 15.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See Page 7.*

POA: Property Owners Association

Primary Building: the main building on a Lot, usually located toward the Frontage. *See Page 15.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See Page 15.* *See Frontage.*

Private Frontage: *See Page 15.* *See Frontage.*

Public Frontage: *See Page 15.* *See Frontage.*

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by these PD Standards. *See Page 4.*

Residential: *See Page 11.*

Retail: *See Page 11.*

Right-of-Way (R.O.W.): *See Page 15.*

Secondary Frontage: *See Page 15.* *See Frontage.*

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of permitted Encroachments. *See Pages 8 and 15.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity. *See Pages 5-6.*

Square: *See Page 7.*

Stoop: *See Page 9.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See Page 9.*

Story: a habitable level within a building, excluding an Attic or raised basement. *See Page 8.*

Street (ST): a local urban Thoroughfare of low speed and capacity. *See Page 5.*

Swale: a low or slightly depressed natural area for drainage.

T-zone: *See Transect Zone.*

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See Pages 5-6 and 15.*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism. *See Pages 2 and 4.*

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. *See Page 4.* (syn. T-zone)

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Page 15.*

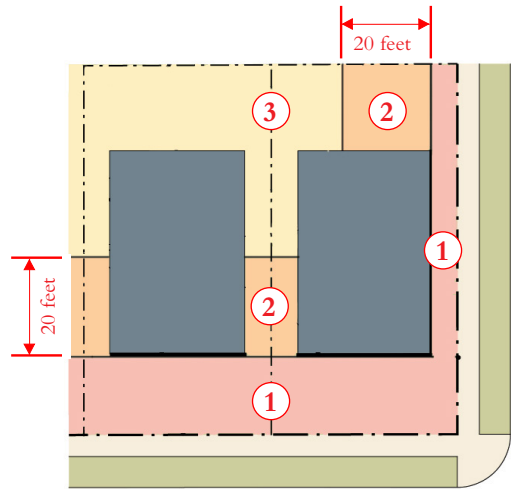
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. *See Page 11.*

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing. *See Page 2.*

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively. *See Page 2.*

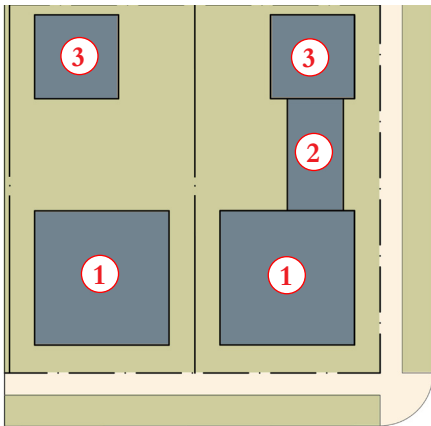
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Lot Layers



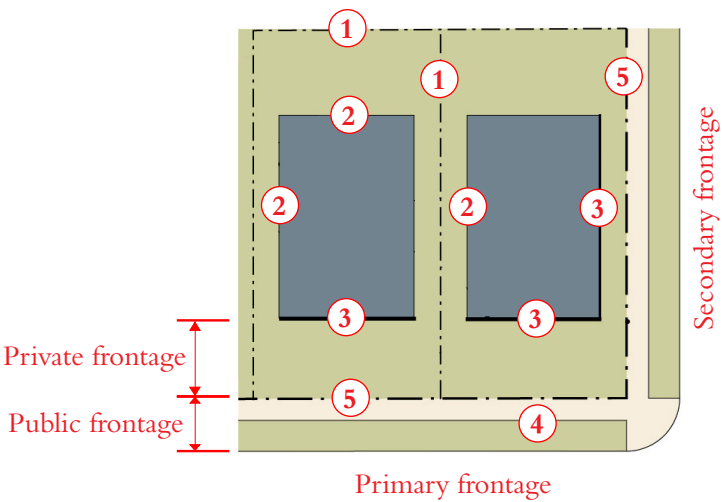
- ① 1st Layer
- ② 2nd Layer
- ③ 3rd Layer

Principle Building & Outbuilding



- ① Primary Building
- ② Backbuilding
- ③ Outbuilding

Frontage & Lot Lines



- ① **Lot Line:** the boundary that legally and geometrically demarcates a lot.
- ② **Elevation:** an exterior wall of a building not facing a frontage line.
- ③ **Facade:** the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
- ④ **Right-of-Way (R.O.W.):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.
- ⑤ **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is co-incident with the property line(s), at frontages.

Frontage: the area between a building facade and a thoroughfare or civic space, inclusive of its various built and planted components. Frontage is divided into private frontage and public frontage.

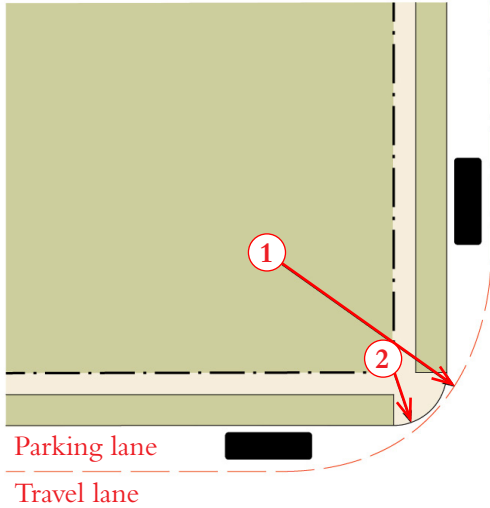
Primary Frontage: on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

Secondary Frontage: on lots with multiple frontages, the frontage(s) that are not the primary frontage.

Private Frontage: the privately held Layer between the Frontage Line and the Primary Building Facade.

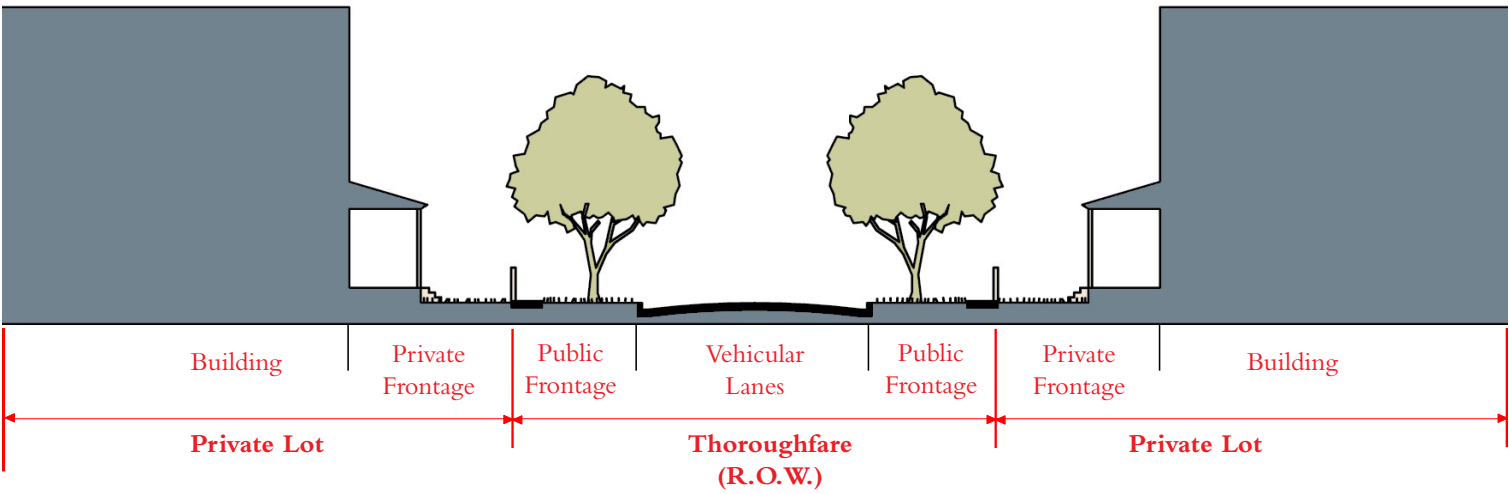
Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

Turning Radius



- ① **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
- ② **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

Thoroughfare & Frontages





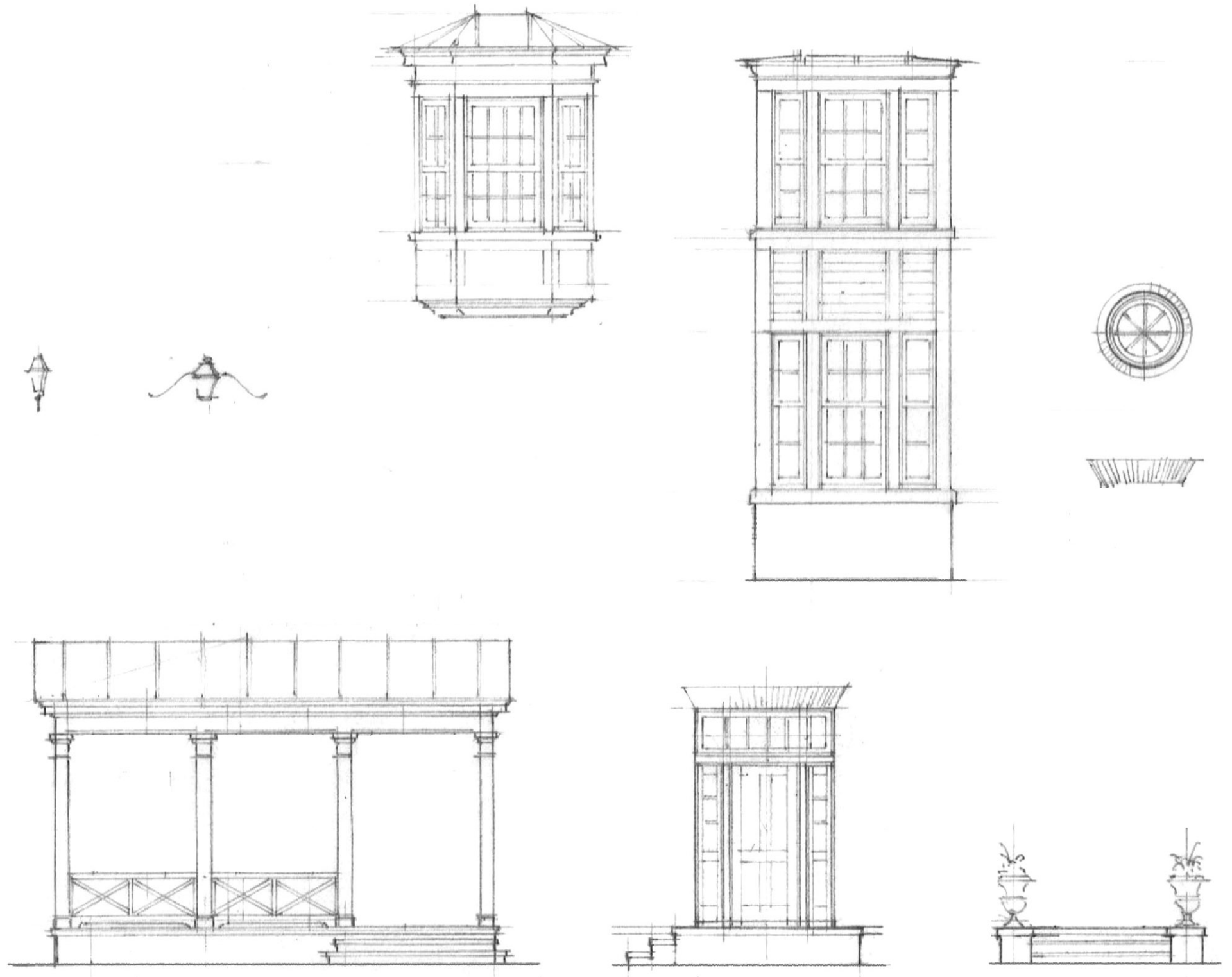
More Uniform Block Elevation



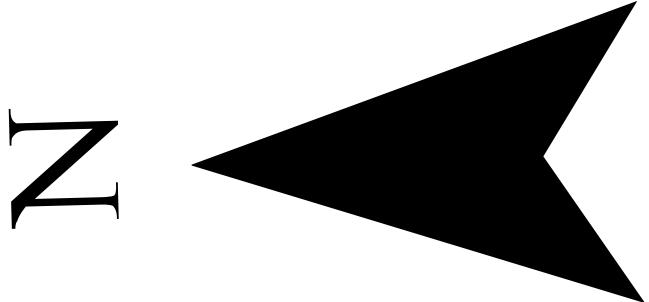
More Varied Block Elevation



Base Townhouse Elevation



Elevation Component Variations

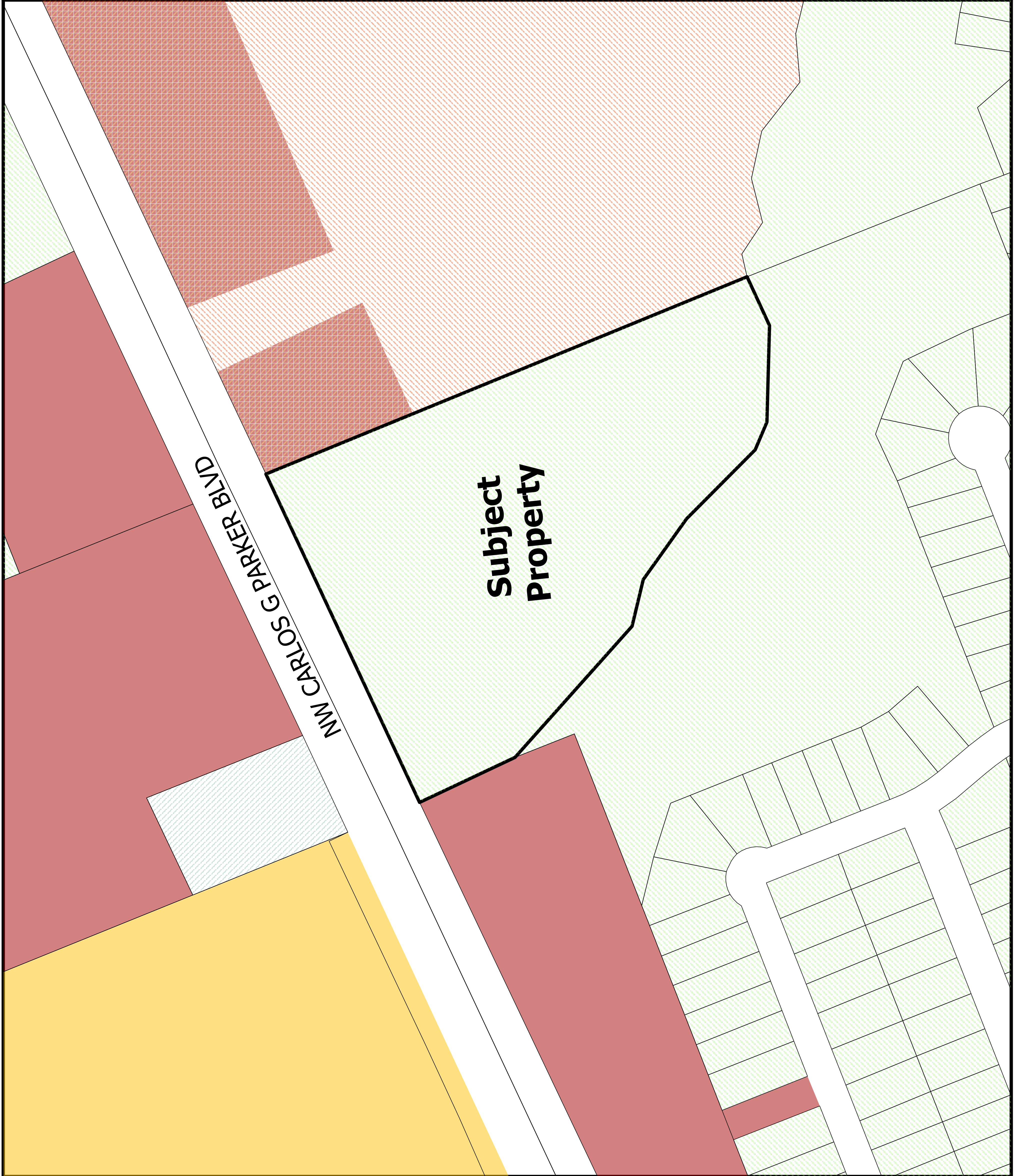


PZ-2022-1434

North BB Creek Townhomes PD/Re-Zoning
Located Along the South Right-of-Way of N.W.
Carlos G. Parker Boulevard, Approximately 1,400
Feet West of the Intersection of N.W. Carlos G.
Parker Boulevard and North Drive
Proposed Zoning Map
Approximately 7.60 Acres

EXHIBIT C

- Legend**
- Proposed R-1/RPD Zoning
 - Parcels
 - Streets
 - ZONING**
 - B-1
 - B-1/CPD
 - MF-2 Multi-Family
 - R-1/RPD: Residential Planned Development
 - R/A Rural Agriculture
 - MF-1/RPD



City of Taylor
PZ-2022-1473
Specific Use Permit (SUP)
Staff Report

Item Details

Subject Property:	2109 E. 4 th Street – also known as The Taylor Mansion
Total Acreage:	Approximately 6.375 acres in total for SUP use
Legal Description:	Tract Two – 0.81-acre tract, and Tract 3 – 5.656-acre tract, part of and out of the Parthinia Coursey Survey, Abstract No. 131.
Applicant & Property Owner:	Robert and Lindsey Smith
Request:	Specific Use Permit request to allow for an event center.
Case History:	The Taylor Mansion event center has been heard by the Planning and Zoning Commission on September 12, 2017, for a Specific Use Permit. Prior to being heard by the City Council the applicant at the time chose to withdraw their application and since that time the property has gone under new ownership.

Overview of Applicant's Request & Background

The applicant has requested a Specific Use Permit to reestablish an event center use that will take advantage of the existing Crystal Ballroom and Pavilion for the purpose of renting out space to the public for corporate offsite meetings, small weddings, fundraisers, religious gatherings, photo shoots, or other small events. The applicant intends to rent the spaces to those parties who have retained an event or corporate planner. Additionally, they will only provide tables, chairs, and audio and visual equipment. The subject property encompassed within the SUP will provide a parking area of approximately 50,000 square feet or 120 vehicles for guest parking. The applicant has stipulated that they will accept 3-5 event requests monthly between the months of March and December and all events will occur between the hours of 9 A.M. and 11:30 P.M. on selected event days.

The applicant and their family currently occupy the main house ('Taylor Mansion'), barn house, and the pool/pool house as their private living quarters, and these structures will not act to accommodate any private events under the specific use permit.

The property has developed over a long history. The current buildings and site features are detailed below:

- Historic 'Taylor Mansion' Structure – A residential building over 130 years old; currently occupied by the property owners as a private residence.
- Barn Structure – Converted/Renovated into a private residence; currently occupied by the property owners as a private residence.

- Pool and Pool House – To be utilized as a private amenity to the property owner.
- Glass-enclosed Building (“Crystal Ballroom”) – Approximately 2,400 square feet, climate controlled and intended to be utilized for event purposes.
- Pavilion – Approximately 2,400 square feet constructed in 2012 as an amenity feature intended to be utilized for event purposes.

Location:

The subject property is generally located along the north side of East 4th Street, opposite of Allison Road.

Physical and Natural Features:

The subject property is comprised of the structures listed above in addition to a large 80’ x 200’ agriculture pole barn (erected in 2022) used privately by the property owner as hay and farm equipment storage, and animal turn out. The request under consideration is out of a larger tract of land that is also owned by the applicant. Surrounding land is predominately vacant and devoid of any dense vegetation, and a large pond is located northeast of the subject property. Based on a site inspection, there are not any natural or unique features on the site that would impact the proposed SUP as an event center as this property is already outfitted to cater to the use requested as it has acted as an event center in the past.

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject property is located within the Intended Growth Sector. The Intended Growth Sector consists of area with access to existing or planned transportation/infrastructure and are located on the periphery of existing developed areas. These areas should encourage the development or redevelopment as compact residential and mixed-use development.

Future Land Use and Zoning Designations:

The newly adopted Comprehensive Plan, Envision Taylor (2021) identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation as, Employment Center: Regional. Employment Centers are considered mixed-use areas centered around office or industrial uses than can support significant employment. Regional Centers are the largest Center and attract uses from across the city and adjacent communities. Regional Centers often include destination retail and attractions. The proposed use is less intense than what is commonly anticipated within a Regional Center, though it still meets the intent of providing a local destination/attraction to immediate and surrounding communities. The request for a Specific Use Permit for an event center on the subject property would be considered harmonious and likely to provide a positive impact to the area.

The subject property is currently zoned R-1 (Single Family Residential). The City’s Zoning Ordinance, in Chapter 3, does not list a specific use that describes an “event center” use. Furthermore, Chapter 11 does not include a definition for such uses. Past considerations of a SUP on the subject property for the use as an event center was determined that the functionality of the property should be considered existing non-conforming within the R-1 zoning district and could

be continued by a subsequent owner so long the use did not become abandoned, and so long as the use was of the same scope as the current owners. The use as an Event Center is not explicitly called out within the City's code (nor defined/described) and therefore it was determined that the scope of the project/development would require the applicant to seek a Specific Use Permit. Under the Zoning Ordinance Section 8.2.2 (Specific Use Permits, Review and Action), the request would require a $\frac{3}{4}$ vote by the City Council to consider and grant an SUP for a use not otherwise permitted by-right in a certain zoning district.

8.2.2 Review and Action

The City Council by an affirmative three-fourths ($\frac{3}{4}$) vote may grant a specific use permit for uses that are otherwise not permitted by-right by this Ordinance, and may impose appropriate conditions and safeguards, including a specified period of time for the permit to protect the Comprehensive Plan and to conserve and protect property values.

Surrounding Properties:

The general area around the subject property consists of a mixture of commercial and elderly care facilities.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Land Use
North	M-1 (Light Industrial – Time Warner Cable property), R/A (Rural Agriculture), R-1 (Single Family Residential)	Employment Center: Regional, and Area of Minimal Change	Time Warner (Spectrum) Cable Substation, and Vacant Property
South	B-1 (Local Business), M-1 (across 4 th Street)	Employment Center: Regional	Knights of Columbus Event Hall, and Various Industrial/Manufacturing businesses along Allison Road
East	R-1 and B-1	Employment Center: Regional, and Open Space	Acreage with Single Family Structure
West	R-1	Employment Center: Regional, and Neighborhood Infill	Established Single Family Neighborhood

Utilities

The subject property is located within the City's service area for water and the subject property is served by an on-site septic facility, but the enclosed Crystal Ballroom building sends effluent through a pump to a city wastewater line to the west of the property.

Transportation

The subject property is located off E. 4th Street which is classified as an Enhanced Community Boulevard. Community Boulevards are the primary routes connecting major areas of the city and

are commonly moderate to high-speed streets that may be constructed in two, four, or six lane sections.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Zoning Map Amendment request (45 notices), a legal notice advertising the public hearing was placed in the Taylor Press on April 24, 2022.

Staff Analysis

The request for a Specific Use permit within an R-1 (Single Family Residential) zoning district aims to reestablish a preexisting event center as a commercial service to an area dedicated for mixed-uses within the Employment Center. The use as an event center will likely generate local and out of town patrons to the area and thus reiterating the area's use as a regional center designation but on a smaller scale at this given time. Upon analyzing the request, the proposed land use as an event center is considerably consistent with the Comprehensive Plan. The use would be consistent with the following policies in the Comprehensive Plan:

- **LU2** – Create, preserve, and enhance special destinations and experiences that celebrate and build on Taylor's history.
 - The utilization of the existing event buildings acts to reinvigorate activity to the property and capitalize on the beauty of the land and the historic Taylor Mansion. Reopening the use as an event center within Taylor will likely provide a destination for various types of events.

In summary, the applicant's request to pair a Specific Use Permit to resume the use as an event center on the property within an R-1 (Single Family Residential) zoning district is supportive with the Comprehensive Plan in this location.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested specific use permit.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for specific use permits and recommends to City Council either in favor of or opposition to each request.

In determining a recommendation on a specific use permit request, the Planning and Zoning Commission members consider the following factors:

- **Is the Specific Use Permit consistent with the Comprehensive Plan?**

The application for a specific use permit request is consistent with the Comprehensive Plan. As mentioned previously in the report, the proposed use as an event center is appropriate for the Employment Center: Regional Land Use designation. Additionally, it is necessary for the applicant

to request a specific use permit to operate an event center on the subject property because the use is not explicitly called out as an identified use within the City's Zoning Code.

- **Is the Specific Use Permit compatible with the surrounding area?**

The subject property is situated centrally to a larger lot that encompasses the applicant's entire property. Outside of the historic Taylor Mansion and surrounding buildings there is spacious vacant acreage that separates the proposed use as an event center from the neighboring single-family subdivision to the west.

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

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

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

The subject property has adequate existing infrastructure and at this time no utility extensions are proposed or will be required.

- **Do current conditions indicate that a specific use permit is necessary?**

For the applicant to utilize the property and existing event center structures as an event center it was determined by staff that a specific use permit would be necessary to establish the use as it is not called out within the City's Zoning Ordinance.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Notice Area Map
4. Draft Ordinance
 - a. Exhibit "A," Survey
 - b. Exhibit "B" Zoning Map

Specific Use Permit Request:

Robert Smith

"The Taylor Mansion"

2109 East 4th Street 76574

Total Property Acreage - approx. 51 (2.81)

We respectfully request a Special Use Permit to re-open the Taylor Mansion and Crystal Ballroom utilizing the existing buildings and parking to host mixed use events such as Corporate offsite meetings, small weddings, fund raisers, religious gatherings, photo shoots and other small events.

**The Main House, Barn House, and pool and not for rent and not included in this request, these are our private living quarters.*

- Existing facilities are on city water and sewage
- Existing structure 2400sqft climate-controlled area
- Existing structure 2400sqft covered pavilion
- Parking area Approx. 50.000sqft (120 cars)
- Hours of operation will be 9:30am-11:30pm on selected event days
- We will be hosting no more than 3-5 rentals per month March-December

Our intention is to rent the space to only qualified parties that have retained an event or corporate planner. We will be providing only tables, chairs, audio, and visual equipment.

We will provide a list of local vendors for any catering and rental needs. A few we have approached already:

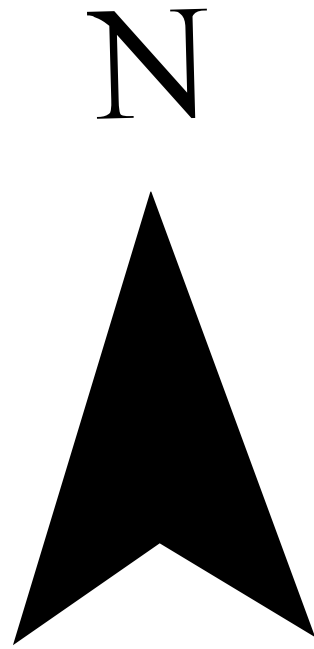
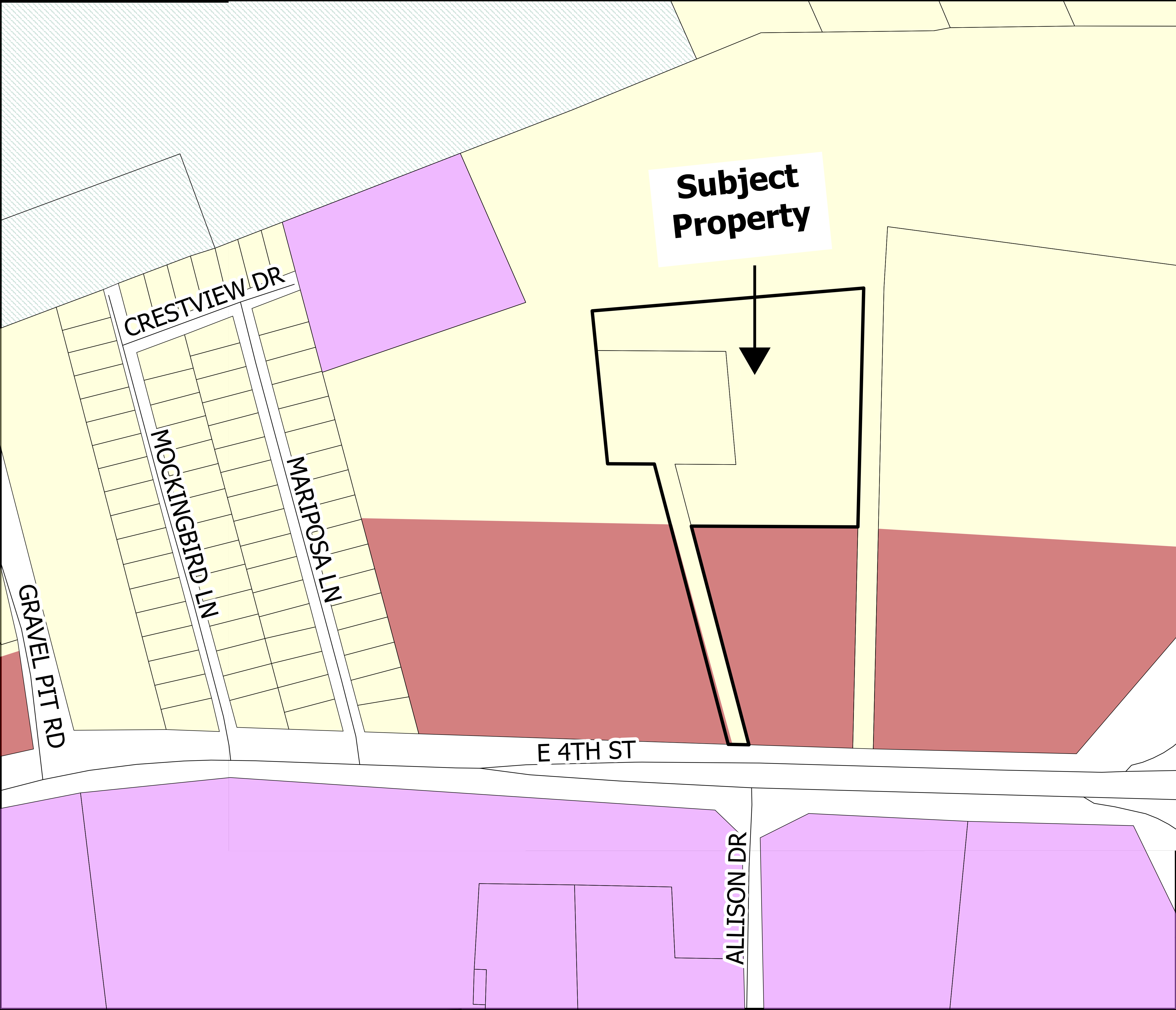
Ploughmans Kitchen

Cookies, Cupcakes and More

Dess's Flowers and Gifts

Holiday Inn Express

We have, so far, been approached by Taylor ISD, Samsung. Austin dressage, Applied materials for hosting events. In the past the city of Taylor has utilized the site.



PZ-2022-1473

Taylor Mansion SUP
2109 E. 4th St.
Location Map
Approximately 6.38 Acres

Legend

Subject Property

Parcels

Streets

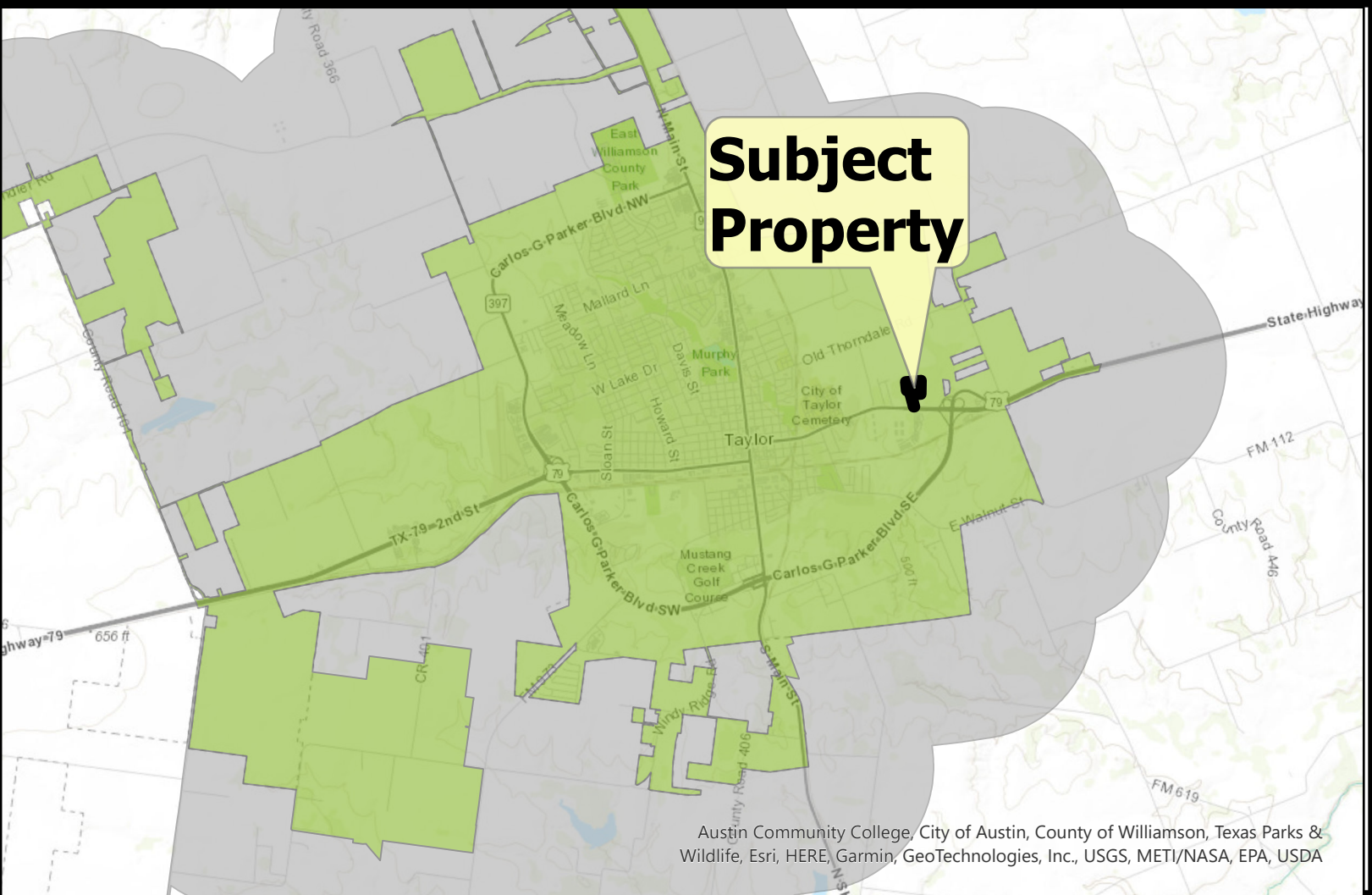
ZONING

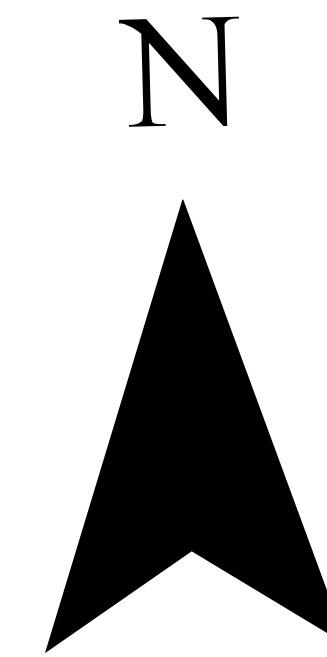
B-1

M-1 Light Industrial

R-1 Single Family

R/A Rural Agriculture



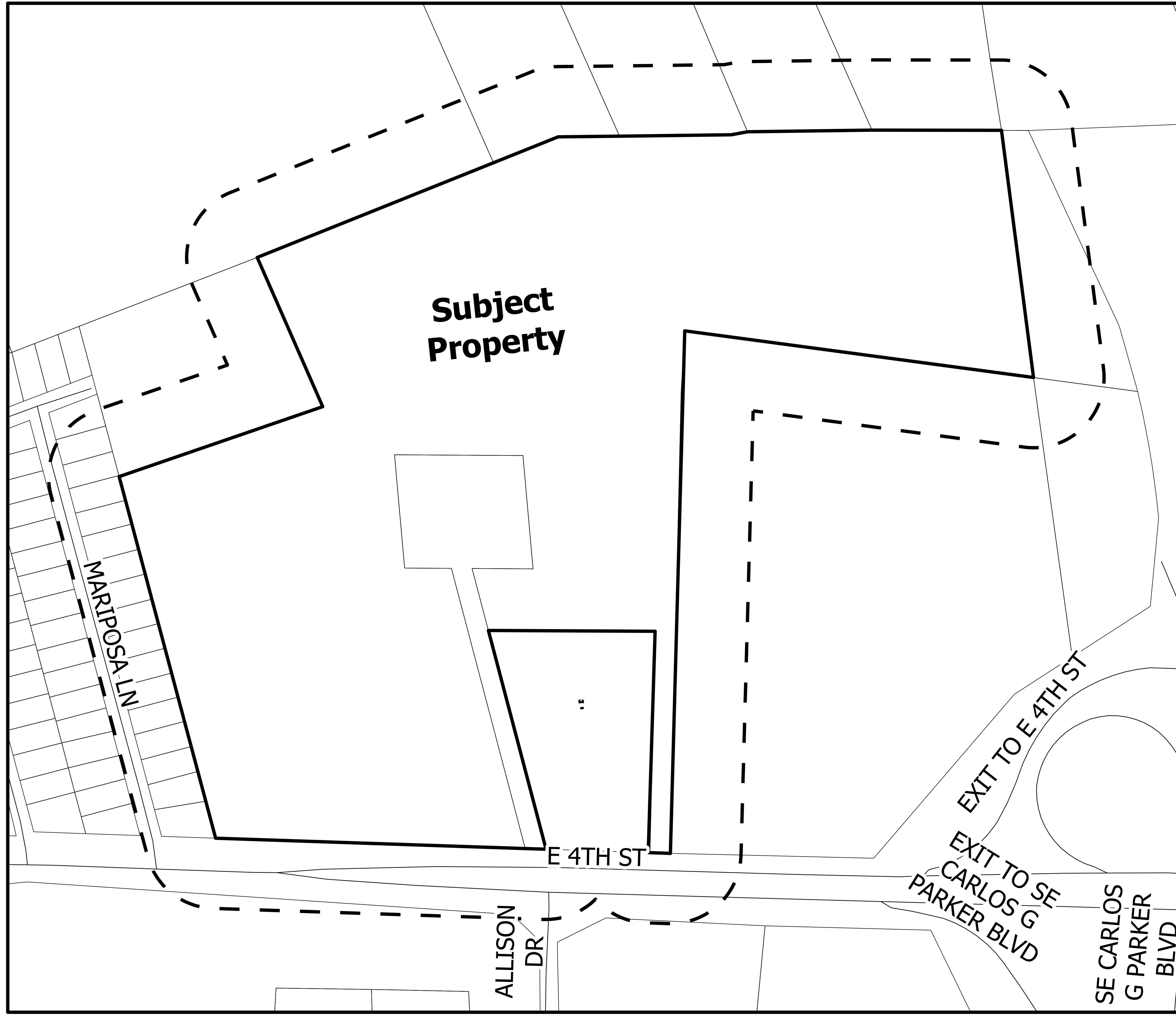
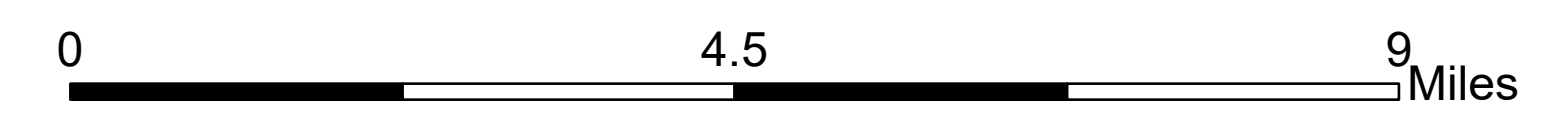
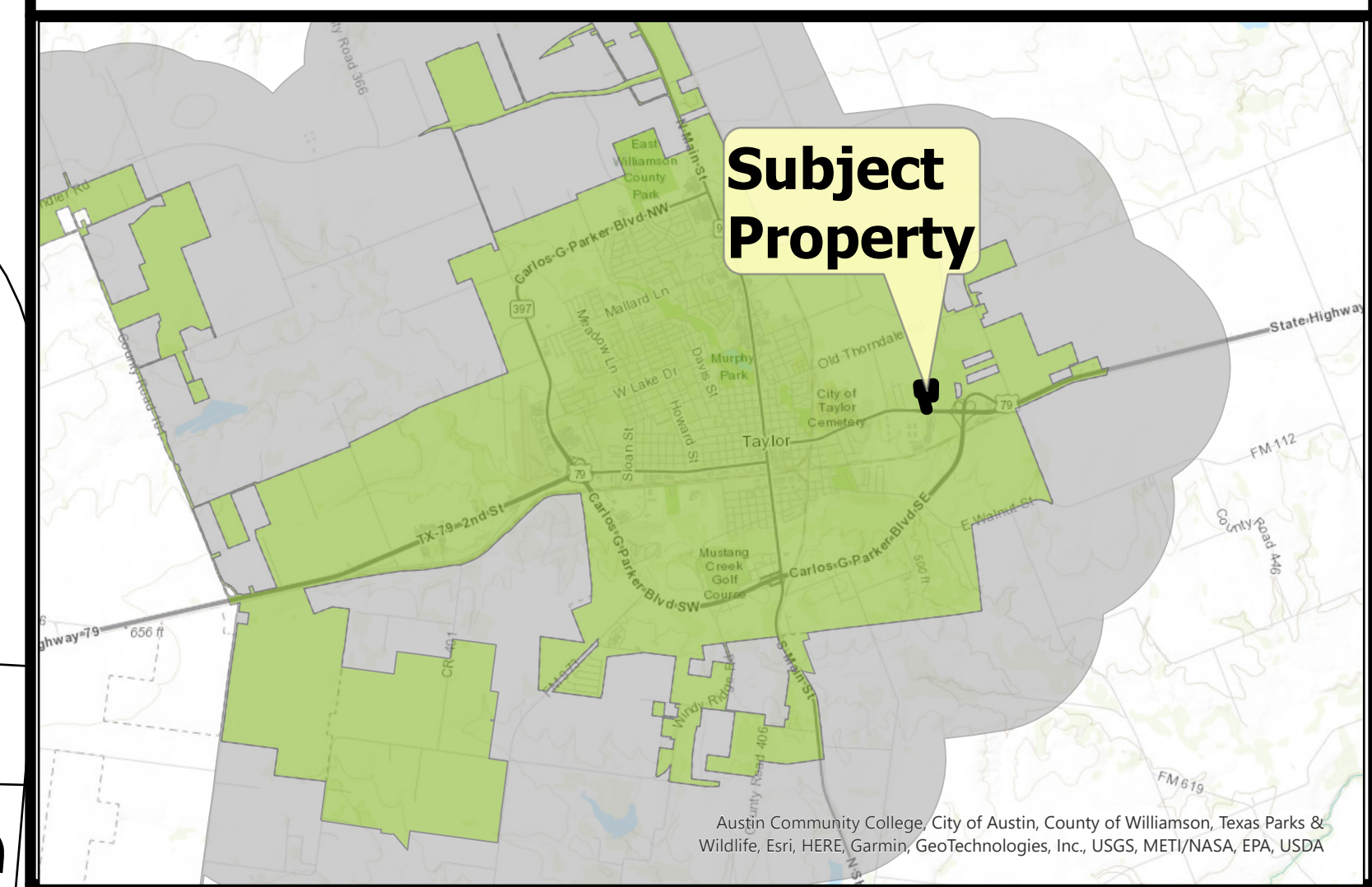


PZ-2022-1473

Taylor Mansion SUP
2109 E. 4th St.
Notice Area Map
Approximately 6.38 Acres

Legend

- Subject Property
- 200 ft. Buffer
- Parcels
- Streets



ORDINANCE NO. 2022-17

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR AN EVENT CENTER AT 2109 EAST FOURTH STREET, LEGALLY DESCRIBED AS TRACT TWO 0.81 ACRE TRACT, AND TRACT THREE 5.656 ACRE TRACT, KNOWN AS THE TAYLOR MANSION, PART OF AND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on May 26, 2022, to consider the request made by Robert and Lindsey Smith, Applicant and Owners of the property, respectively, which property is shown in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Specific Use Permit for an Event Center, which is a use not called out explicitly by ordinance and therefore requires Specific Use Permit approval within the Single-Family Residential Zoning District (R-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 10, 2022, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property Specific Use Permit.

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

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

SECTION 2. The Property is approved for a Specific Use Permit for an Event Center use.

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

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2022-17 was introduced before the Taylor City Council on the 26th day of May, 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-17, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, 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.

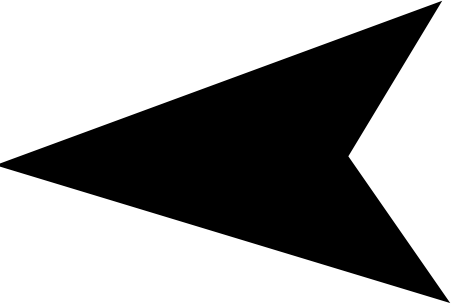
Witness my hand and seal of office this _____ day of _____ 2022.

Dianna McLean,
City Clerk

EXHIBIT A
(Legal Description)



N



PZ-2022-1473

Taylor Mansion SUP
2109 E. 4th St.
Location Map
Approximately 6.38 Acres

EXHIBIT B

Legend

 Subject Property

 Parcels

 Streets

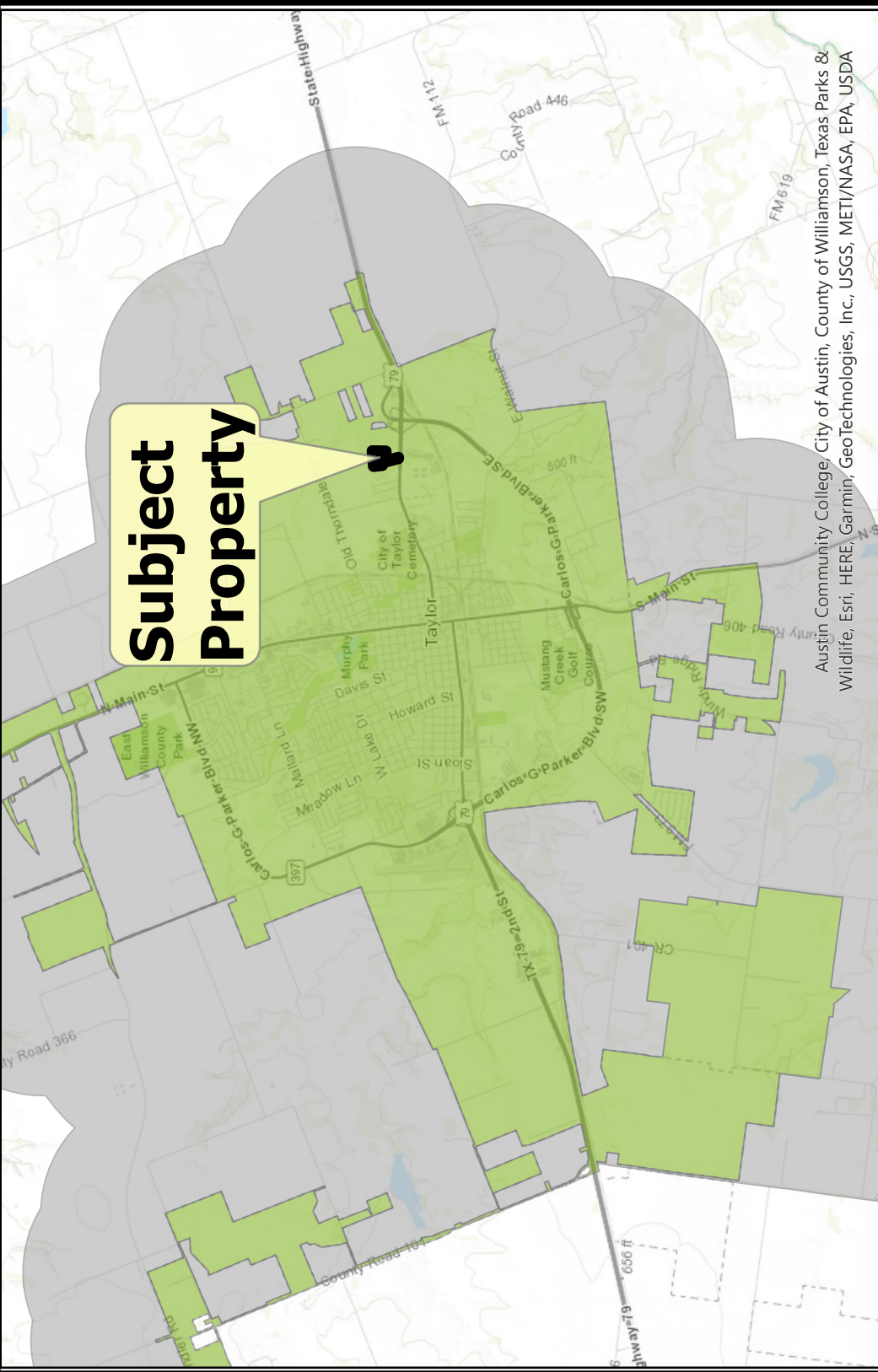
ZONING

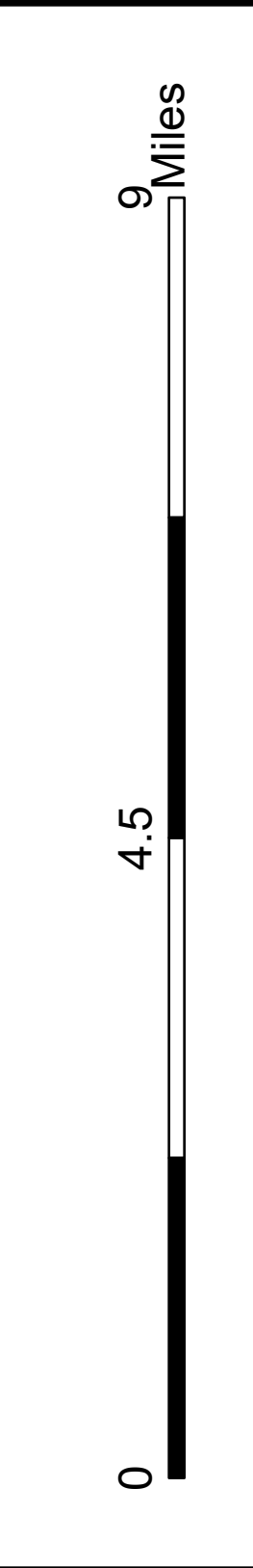
 B-1

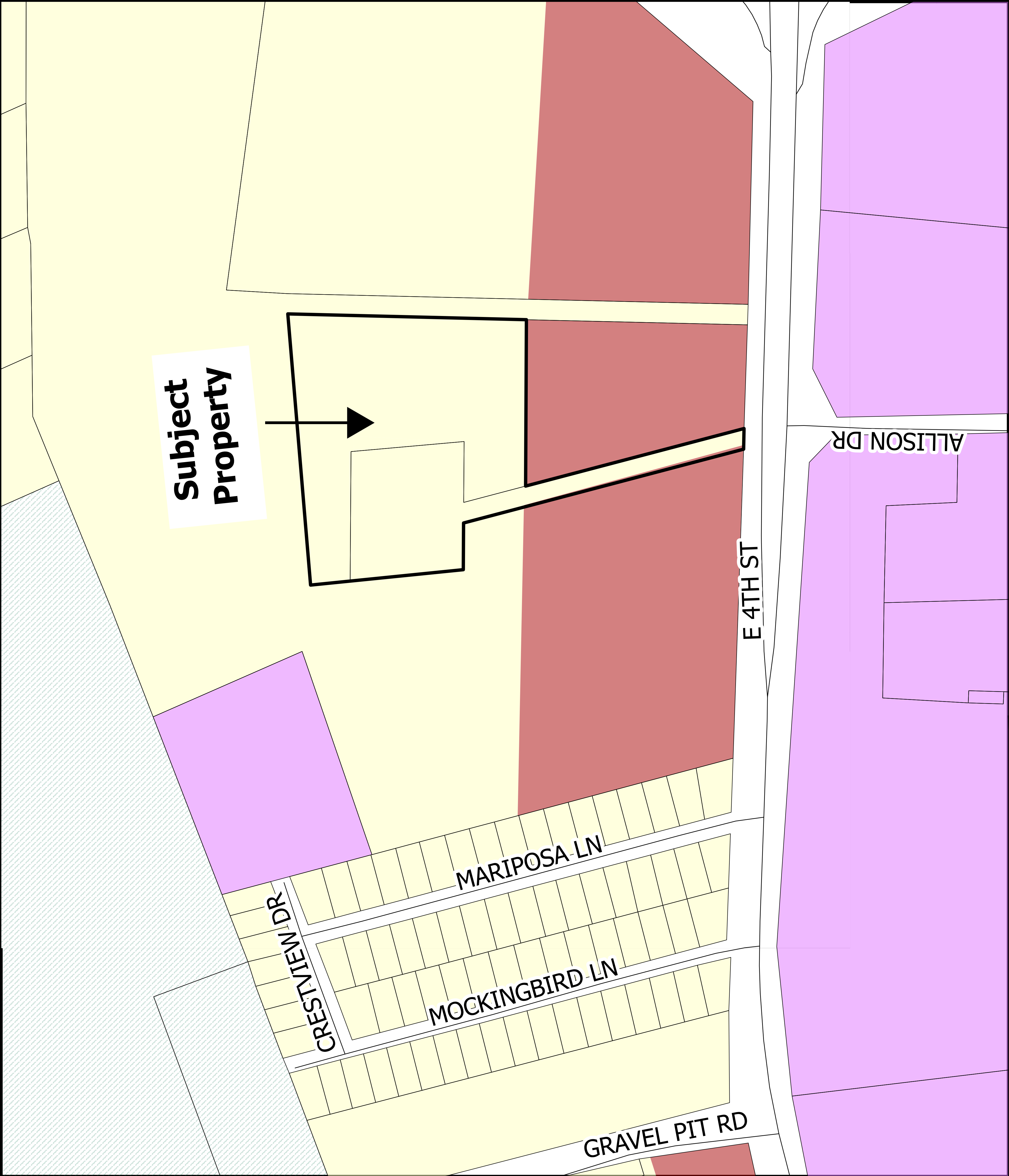
 M-1 Light Industrial

 R-1 Single Family

 R/A Rural Agriculture







City of Taylor
201 FM 3349
Specific Use Permit
Staff Report

Requested Action: Request for Specific Use Permit as required in the Planned Development Ordinance No. 2019-28 for the operation of certain industrial land uses.

Applicant: Richard Heiges/Railroad Infrastructure and Terminal Development, RITD

Subject Property: Is approximately 40.00 acres out of the 756.00 acres that encompass RCR – Taylor Logistics Park, addressed as 201 FM 3349 and located at the southwest intersection of SH 79 and FM 3349; more particularly described by Williamson Central Appraisal District Parcel numbers R435559, R435560, R605658, and R621879 Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD)

Current Use: Rail Distribution Center

Proposed Change: SUP for a Concrete/Asphalt Batch Plant with Outside Storage

Future Land Use Plan: Employment Center: Regional

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Railroad and SH 79	Outside the City Limits
South	Rural Estate/Farmland	Outside the City Limits
East	Farmland	Future Samsung
West	FM 3349	Outside the City Limits

Purpose:

The applicant is proposing a Specific Use Permit for a Concrete/Asphalt Batch Plant with Outside Storage at RCR – Taylor Logistics Park as required in the Commercial Planned Development Ordinance (2019-28) that was adopted September 26, 2019. As mentioned in the report last month for an update to 2019-28 the current Zoning Ordinance has little or no development standards for the industrial districts (M-1 and M-2). Consequently, when RCR went through the re-zoning process, the Ordinance provided one way to move forward with the project, re-zoning to General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD). The Commercial Planned Development Overlay

enabled the City and the applicant to work together to create tailored development standards for RCR – Taylor Logistics Park.

Staff Analysis:

RCR and the City worked together to prepare tailored standards for the development. At the time of the adoption of Ordinance No. 2019-28, the Samsung development was not anticipated so some of the land uses that were in the use tables required SUPs because they were on the industrial end of the land use spectrum. The purpose of the request for the SUP is to be in compliance with the approved ordinance for the RCR Planned Development to operate a concrete batch plant with materials storage to facilitate the Samsung development next door. By allowing the batch plant to be located on the RCR site, raw materials may be delivered via rail and the finish product trucked to the Samsung site without the need for vehicles to access public roads. This will be a significant safety and maintenance benefit for the surrounding public roadways.

Staff Recommendation

Staff is recommending approval of the SUP for the batch plant and outside storage as it is necessary to meet Ordinance 2019-28. Additionally, the close proximity of the plant will help Samsung fulfill its obligation to the City and other governmental entities while decreasing traffic on the surrounding roads. The Future Land Use Map designates RCR as a Regional Employment Center. The proposed SUP is consistent with the Comprehensive Plan.

Planning and Zoning Commission Recommendation

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

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

- **Are the Planned Development updates consistent with the Comprehensive Plan?**

The request is consistent with the Comprehensive Plan. The Future Land Use Map shows the subject property as a Regional Employment Center, which RCR is.

- **Is the Planned Development compatible with the surrounding area?**

The SUP is compatible with the surrounding land uses and even accents the adjacent future land use.

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

The SUP does promote the public health, safety, and welfare of Taylor as they are consistent with the Future Land Use Map. The commercial/industrial development including RCR and Sumsung is located outside the center of Taylor and away from the most densely populated areas of Taylor as is a basic tenet of planning. Further, eliminating heavy truck traffic on local roads will enhance public safety.

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

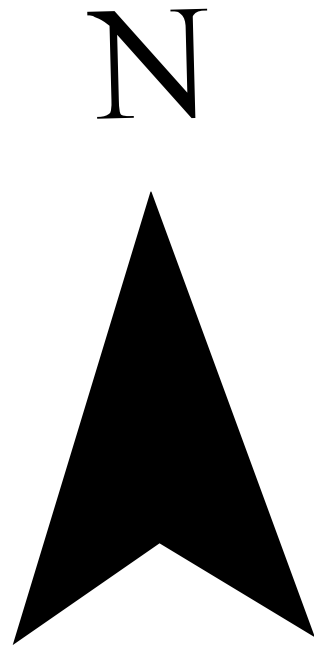
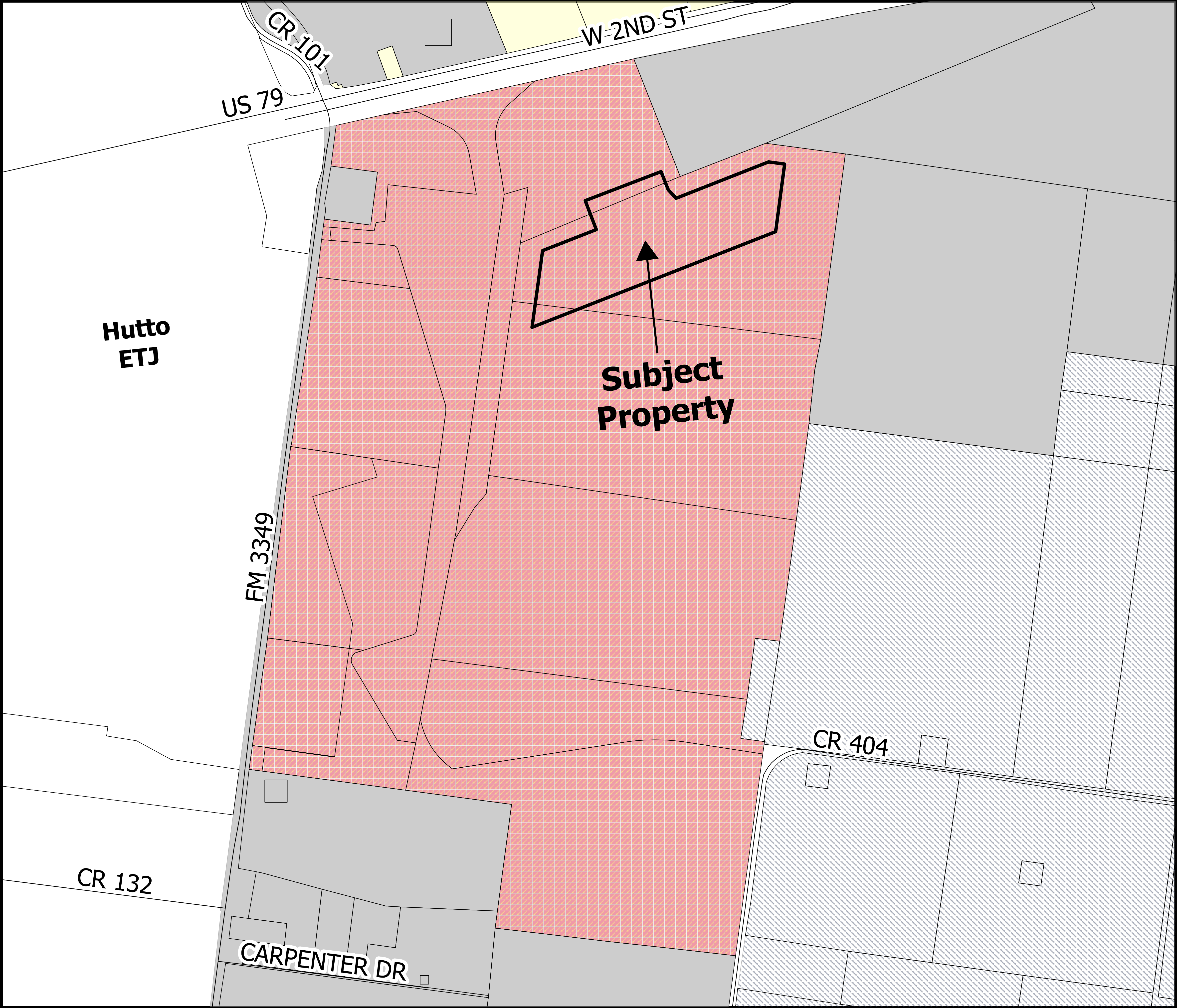
Water is available and being extended by the developer. At this time, there are no options available to RCR for wastewater other than on-site septic; however, in the future there will be options to the north, west and east. Temporary septic was approved for the lots on the west of RCR- Taylor Logistics Park previously and may still be necessary as the earliest prediction for wastewater availability is 2023.

- **Do current conditions indicate that the proposed updates to the Planned Development are necessary?**

The Samsung development has prompted suppliers for them and other businesses to want to locate in RCR so this SUP is necessary to accommodate the new Samsung and possible other growth.

Attachments:

1. Location map
2. Notice Area Map
3. Draft Ordinance 2022-18 Update
 - a. Exhibit "A"

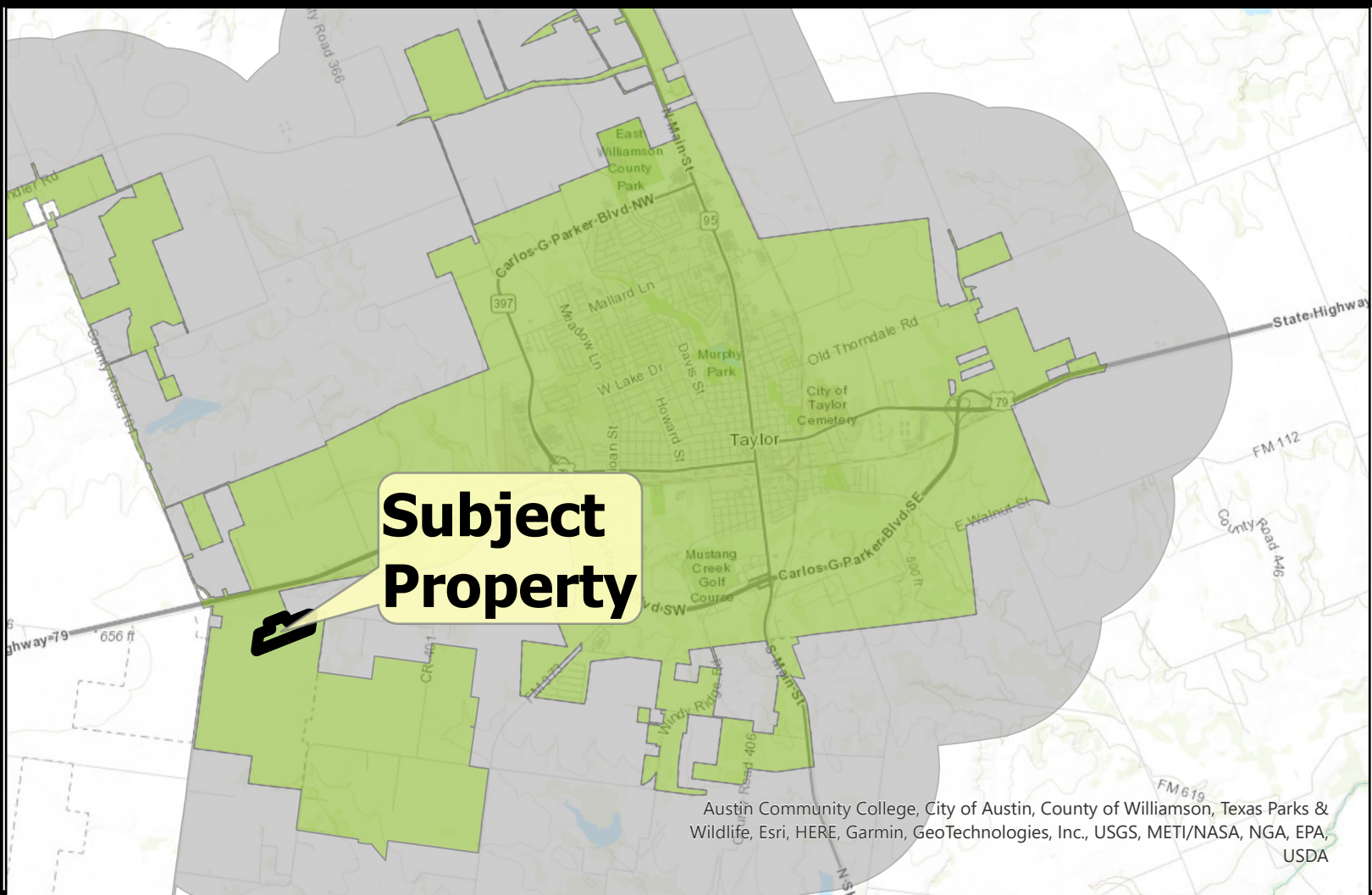


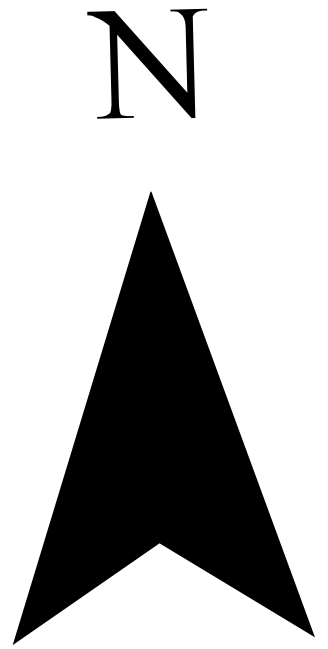
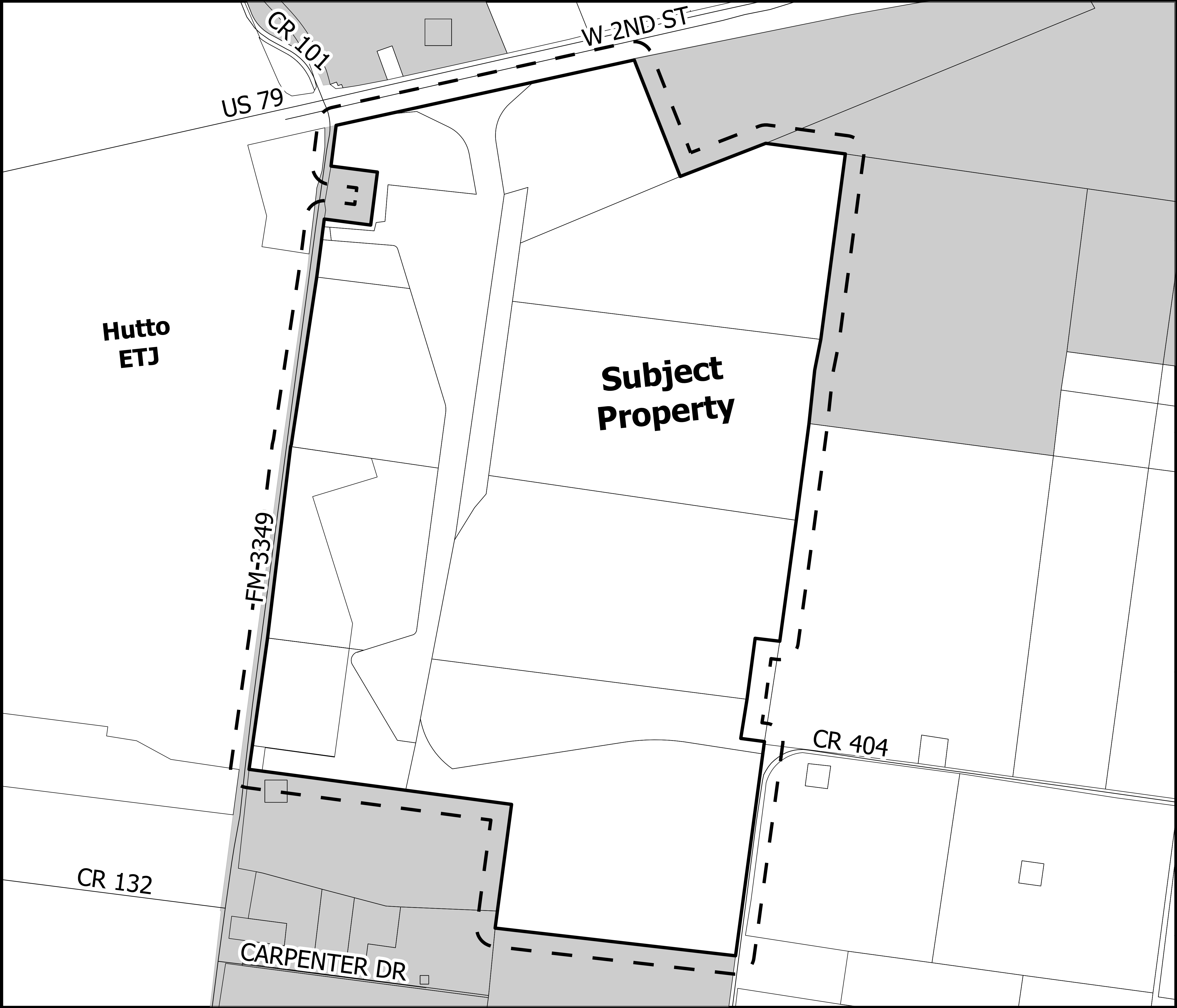
PZ-2022-1475

RCR-Texas Materials SUP
201 FM 3349
Location Map
Approximately 40.00 Acres

Legend

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



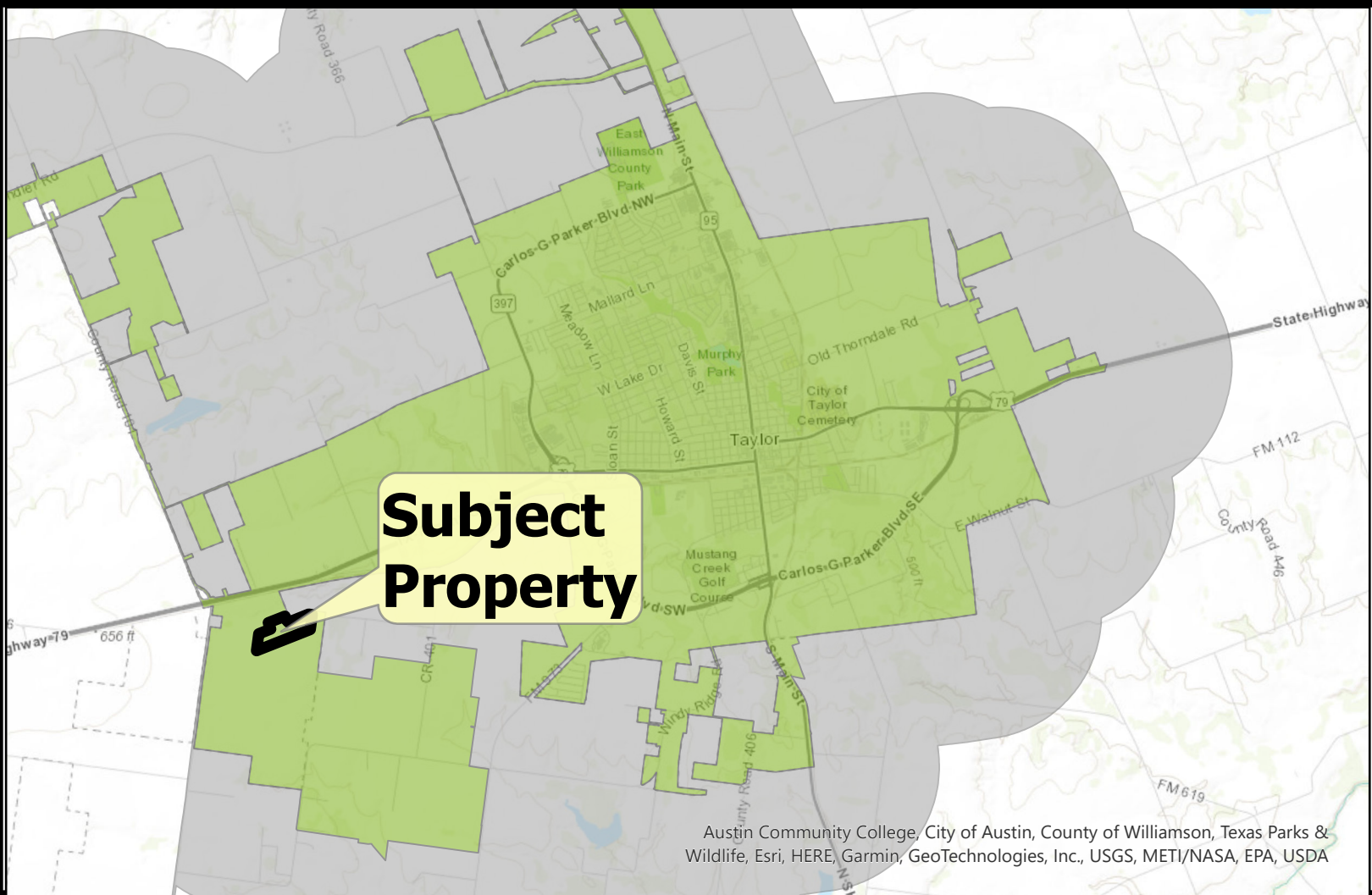


PZ-2022-1475

RCR-Texas Materials SUP
201 FM 3349
Notice Area Map
Approximately 40.00 Acres

Legend

- ETJ
- Subject Property
- 200 ft. Buffer
- Parcels
- Streets



ORDINANCE NO. 2022-18

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A CONCRETE OR ASPHALT BATCHING PLANT PER ORDINANCE 2019-28, ON APPROXIMATELY 40.00 ACRES OF LAND, ADDRESSED AS 201 FM 3349, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R435560, R435559, R019173 AND R621879, PART OF AND OUT OF JAMES C. EAVES SURVEY, ABSTRACT NO. 213 AND WATKINS NOBLES SURVEY, ABSTRACT NO. 484, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on May 26, 2022, to consider the request made by Richard Heiges as agent for Hydrie McAlister, Owner of the property shown in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), for a Specific Use Permit for a Concrete or Asphalt Batching Plant (Permanent) use as required in Table 1.1 of Ordinance 2019-28; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 10, 2022, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property Specific Use Permit.

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

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

SECTION 2. The Property is approved for a Specific Use Permit for a Concrete or Asphalt Batching Plant (Permanent) use.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2022-18 was introduced before the Taylor City Council on the 26th day of May, 2022.

PASSED, APPROVED, and ADOPTED on the 9th day of June 2022.

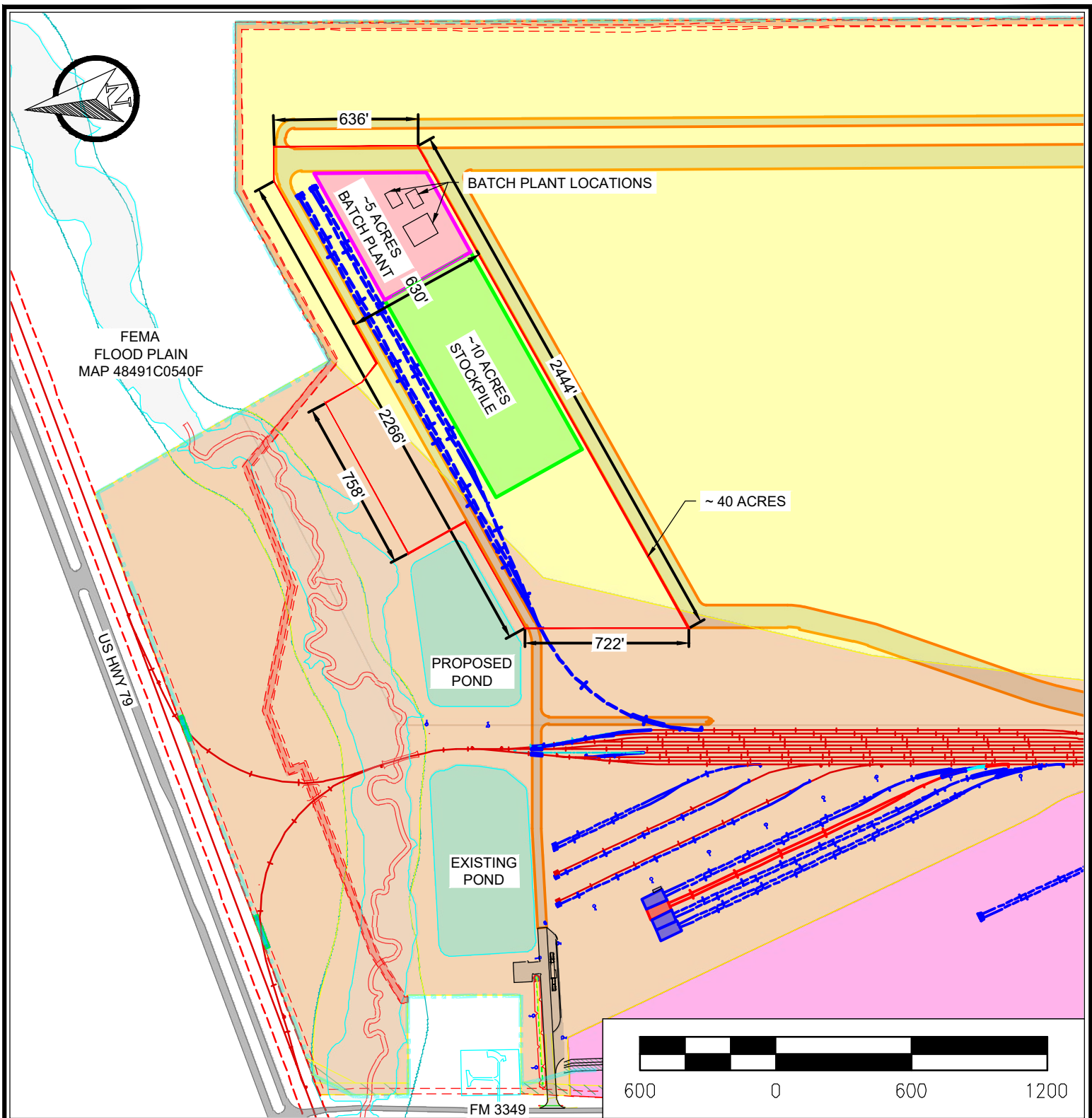
Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney



RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD • P.O. BOX 1087
BROOKSHIRE, TEXAS 77423

(281) 392-4850

WWW.RITD-LLC.COM

FIRM F-16264

Legend:

- RR-1 LIGHT RAILROAD DISTRICT
- RR-2 HEAVY RAILROAD DISTRICT
- RR-3 RAILROAD SERVICE DISTRICT

Project No: 581

Project : SPECIFIC USE PERMIT

Title: AGGREGATE FACILITY

Concept No: 22-091-01

Exhibit No: EX- 1

Rev No: 0

Date : 04/01/22