

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

May 9, 2023, 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 9, 2023.

The agenda packet is on the website

at: <https://www.ci.taylor.tx.us/Calendar.aspx?EID=4542&month=5&year=2023&day=9&calType=0>

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 11, 2023.
2. **PZ-2022-1564** – Consider disapproving The Retreat at Mallard Subdivision Improvement Plans, consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, generally located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of NW 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.
3. **PZ-2023-1626** – Consider disapproving Castlewood South Phase 1 Final Plat, consisting of approximately 42.937 acres generally 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 the M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Co. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

REGULAR AGENDA

ZONING

4. **PZ-2023-1642** – Hold a public hearing regarding a request to change the zoning of approximately 0.08 acres of land, generally located at 205 S. Doak Street, from Light Industrial (M-1) to Manufactured Housing (MH) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R016533, being the North one-half (1/2) of Lot Two, Block Thirty-One, Doak's Addition to the City of Taylor, Taylor Williamson County, Texas.
5. **PZ-2023-1642** – Consider making a recommendation regarding a request to change the zoning of approximately 0.08 acres of land, generally located at 205 S. Doak Street, from Light Industrial (M-1) to Manufactured Housing (MH) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R016533, being the North one-half (1/2) of Lot Two, Block Thirty-One, Doak's Addition to the City of Taylor, Taylor Williamson County, Texas.
6. **PZ-2023-1646** – Hold a public hearing regarding a request to change the zoning of approximately 3.59 acres of land, generally located at 2225 N. Main Street, from Institutional (I) to Local Business (B-1) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R345014, part of and out of the John Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.
7. **PZ-2023-1646** – Consider making a recommendation regarding a request to change the zoning of approximately 3.59 acres of land, generally located at 2225 N. Main Street, from Institutional (I) to Local Business (B-1) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R345014, part of and out of the John Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: June 13, 2023

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 9, 2023**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 5/5/23
Carrie Orts, Administrative Assistant

MINUTES

**CITY OF TAYLOR, TEXAS
400 Porter Street
Taylor, Texas 76574**

PLANNING AND ZONING COMMISSION MEETING

April 11, 2023, 6:00 P.M.

PRESENT

Donna Frazier
Nora Roy
Kellie Billings-Ray
Annette Maruska
Jim Newman
Alex Allrich
Amy Everhart

ABSENT

Mike Eaton
Steve Darden

STAFF PRESENT

Tom Yantis, Assistant City Manager
Colin Harrison, Director of Dev. Services
Courtney Peres, Planning Manager
Carrie Orts, Admin. Assistant
Chelsey Cooper, HDR

CALL TO ORDER AND DECLARE A QUORUM

ELECTION OF OFFICERS

Mrs. Frazier noted that we would receive a report on City Council appointment of members and elect officers. Mr. Yantis stated that Mr. Harrison has been promoted to Director of Development Services. Ms. Joyas has been hired to fill the open Planner position. Ms. Hicks resigned her position with the City.

Mr. Yantis opened the floor for nominations for Chair.

Chair nominations

Mrs. Maruska nominated Mrs. Frazier by acclamation for Chair. Mr. Yantis asked all those in favor of Donna to raise their hand. (1 in favor, 5 opposed, 1 abstention)

Mr. Newman nominated Ms. Everhart for Chair. Mr. Yantis asked for all those in favor of Amy to raise their hand. (5 in favor, 1 opposed, 1 abstention).

Ms. Everhart is the new Chair.

Ms. Everhart opened the floor for nominations for Vice Chair.

Vice Chair nominations

Mrs. Maruska nominated Mrs. Frazier for Vice Chair. Ms. Everhart asked all those in favor of Donna to raise their hand. (1 in favor, 4 opposed, 2 abstained).

Mr. Newman nominated Mrs. Roy for Vice Chair. Ms. Everhart asked all those in favor of Nora to raise their hand. (4 in favor, 1 opposed, 2 abstained).

Mrs. Roy is the new Vice Chair

Ms. Everhart opened the floor for nominations for Secretary.

Secretary nominations

Mrs. Maruska nominated Mrs. Frazier for Secretary. Hearing no other nominations, Mrs. Everhart that all those in favor of Donna raise their hand. (6 in favor-0 opposed-1abstained)

Mrs. Frazier is the new Secretary.

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 March 14, 2023.
2. **PZ-2022-1494** – Consider conditional approval for Mule Loop Townhomes Subdivision Improvement Plans, consisting of approximately 2.94 acres of land, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.
3. **PZ-2022-1573** – Consider disapproving RCR-Taylor Logistics Park Subdivision Improvement Plans, 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, R631981, R634263, R637411, R637527, and R637774, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.
4. **PZ-2022-1591** – Consider disapproving The Steel Network Subdivision Improvement Plans, consisting of approximately 35.38 acres, generally located at the northeast corner of the intersection of East Martin Luther King Jr. Boulevard and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcel R616083, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.
5. **PZ-2023-1626** – Consider disapproving Castlewood South Phase 1 Final Plat, consisting of approximately 42.937 acres generally 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 the M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Co. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
6. **PZ-2023-1628** – Consider conditional approval for RCR-Taylor Logistics Park Replat of Phase 2, Block 2, Lot 3, consisting of approximately 46.41 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcel R637774, legally described as Lot 3, Block 2, RCR-Taylor Logistics Park Phase 2 Minor Plat, Taylor, Williamson County, Texas.

7. **PZ-2023-1633** – Consider disapproving 3811 N. Main St. Subdivision Improvement Plans, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Mr. Allrich made a motion to approve the consent agenda as written. The vote was seconded by Ms. Billings-Ray. All present voted in favor (7-0). Motion carried.

REGULAR AGENDA

SPECIFIC USE PERMIT

8. **PZ-2023-1634** – Hold a public hearing regarding a request for a specific use permit to allow a wireless communication tower facility on approximately 1.13 acres of land, addressed as 1701 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R016906, legally described as the Center Part of Block 6, Doak's Third Addition to the City of Taylor, Taylor, Williamson County, Texas.

Ms. Everhart opened Public Hearing at 6:10 P.M.

Ms. Cooper made a presentation including staff recommendation for approval of the proposed Specific Use Permit as it is compatible with the surrounding area, consistent with the Comprehensive Plan (Growth Sector & Future Land Use), and in line with Ordinance 97-2 pertaining to Wireless Telecommunication Towers. Discussion between Commission and Staff.

Mr. Wyngarden with Hemphill, LLC. And Mr. Kennedy were present to answer questions. There was discussion between Commission, Staff, and Representative.

The public hearing closed at 6:34 P.M.

9. **PZ-2023-1634** – Consider making a recommendation regarding a request for a specific use permit to allow a wireless communication tower facility on approximately 1.13 acres of land, addressed as 1701 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R016906, legally described as the Center Part of Block 6, Doak's Third Addition to the City of Taylor, Taylor, Williamson County, Texas.

Mrs. Roy made a motion to approve a recommendation regarding PZ-2023-1634. Second by Mr. Allrich.
All present voted in favor (7-0). Motion carried.

COMPREHENSIVE PLAN AMENDMENTS

10. ***POSTPONED*** **PZ-2023-1638** – Hold a public hearing regarding a request for a comprehensive plan amendment to amend the Future Land Use Map and Growth Sectors Map designations of approximately 48.15 acres of land, generally located approximately 500

feet east of the intersection of County Road 404 and County Road 406, more particularly described by Williamson Central Appraisal District Parcel R019249, part of and out of the H.T. & B.R.R. Co. Survey No. 5, Abstract No. 316, City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.

11. ***POSTPONED*** **PZ-2023-1638** – Consider making a recommendation regarding a request for a comprehensive plan amendment to amend the Future Land Use Map and Growth Sectors Map designations of approximately 48.15 acres of land, generally located approximately 500 feet east of the intersection of County Road 404 and County Road 406, more particularly described by Williamson Central Appraisal District Parcel R019249, part of and out of the H.T. & B.R.R. Co. Survey No. 5, Abstract No. 316, City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.
12. ***POSTPONED*** **PZ-2023-1639** – Hold a public hearing regarding a request for a comprehensive plan amendment to amend the Future Land Use Map and Growth Sectors Map designations of approximately 55.90 acres of land, generally located south of Taylor High School and east of the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019109, R019114, and R019732, part of and out of the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.
13. ***POSTPONED*** **PZ-2023-1639** – Consider making a recommendation regarding a request for a comprehensive plan amendment to amend the Future Land Use Map and Growth Sectors Map designations of approximately 55.90 acres of land, generally located south of Taylor High School and east of the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019109, R019114, and R019732, part of and out of the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.

ZONING

14. ***POSTPONED*** **PZ-2022-1466** – Hold a public hearing regarding a request to change the zoning of approximately 37.32 acres of land, addressed as 505 S.W. Carlos G. Parker Boulevard, from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single-Family) to Planned Development (PD) zoning with residential and commercial base zoning districts, more particularly described by Williamson Central Appraisal District Parcels R019657, R020063, and R331030, part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
15. ***POSTPONED*** **PZ-2022-1466** – Consider making a recommendation regarding a request to change the zoning of approximately 37.32 acres of land, addressed as 505 S.W. Carlos G. Parker Boulevard, from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single-Family) to Planned Development (PD) zoning with residential and commercial base zoning districts, more particularly described by Williamson Central Appraisal District Parcels R019657, R020063, and R331030, part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

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

Ms. Peres stated that the only item that went forward to Council at the last meeting was the Comp Plan Amendment at 1103 Carlos G. Parker. It will go before City Council April 13, 2023, for a vote.

Mr. Yantis stated that the recommendation & setting of Public Hearing for the setting of Roadway Impacts Fees was done at the last Council meeting. The Public Hearing will take place at the April 27, 2023, Council meeting. The ordinance adopting the Water/Wastewater Impact Fees is going for introduction to City Council Thursday, April 13, 2023.

17. Update to Commissioners ability to attend State Planning conference in November.

Ms. Peres stated that she wanted to make the Commission aware that the City has secured funding for the American Planning Association State Conference that will allow the Planning Commission to attend. It is being held in Corpus Christi this year. That is all the info at this time that is know but staff wanted to make you aware of the opportunity to attend.

ADJOURN – Meeting adjourned 6:39 P.M.

Carrie Orts
Administrative Assistant II, Development Services

Amy Everhart
Planning & Zoning Commission Chair

City of Taylor
PZ-2022-1564
The Retreat at Mallard
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider disapproval of The Retreat at Mallard Subdivision Improvement Plans
Address/Location:	Generally 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
Legal Description:	Approximately 19.62 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1
Current Use:	Vacant
Applicant:	Trevor Tast, P.E./TX2 Engineering
Case History:	This is the fourth submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends disapproval of the proposed Subdivision Improvement Plans.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

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

Date: Thursday, May 4, 2023

Address: Mallard Lane, Taylor 76574

Permit Number PZ-2022-1564

Dear Mr. Hall & Mr. Tast,

Staff has completed its review of plans for the The Retreat at Mallard SIP that is to be located at Mallard Lane, Taylor 76574. There are some corrections that need to be made prior to approval of the plans. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas at 512-307-6797 or by email at brenda.joyas@taylortx.gov.

Planning Comments: PZ-2022-1564 Retreat at Mallard-Denied

1. Revise Project to provide project Number PZ-2022-1564.
2. What is this review over? Place "Subdivision Improvement Plan" under the title: "Retreat at Mallard"
3. What is the proposed total impervious coverage?
4. Under #17 in General Construction Notes state that "the contractor will be responsible for dust control from the site."
 - Please state how the dust will be controlled and how often it will be mitigated.
5. Under #29 in General Construction Notes states that " Any tree removed or damaged by this project, which is not specifically identified to be removed by the plans, will be replaced according to the requirements of the City of Taylor Code of Ordinances."
 - Please refer to City of Taylor Code of Ordinances to Chapter 28 Section 28-31 Tree preservation and protected trees, for tree permitting requirements and mitigation standards.
6. Under #2 in Street Notes states " All sidewalks shall comply with the Americans with Disabilities Act."
 - Please refer to Appendix C, Article II, Section 2.14 Sidewalks for location, standards, and installation.
7. On Pg C4.0 under Notes #4 states " Lot 64 reserved for stormwater detention".
 - Please specify which lot/block that refers to since all lots on plat show only 1-15 maximum.
8. On Pg C6.0 under Lot Grading Detail, Notes #2 states "The intent for block 5 lots 1 through 5 grading is to be a combination of type A and Type B lots per the lot grading detail. The front half portion of each of these lots shall be graded to convey storm water towards the proposed right of way and the rear portion shall convey storm water to the north property boundary."

- There is a drainage channel at the back end of the property line. Is this part of the Retreat at Mallard drainage system? Do the calculations for that rear drainage include the drainage for those alternating lots at the Retreat at Mallard?

9. Pg C15.0 Is the rear property drainage ditch capable of encompassing the outfall of the detention pond?

10. Pg C21.0 under Notes #4 states "Lot 64 reserved for stormwater retention".

- Please indicate by block description and lot number that symbolized lot 64 since no lot 64 is described on the plans.

11. Pg C21.0 Street lamps should be staggered. Shown: lamps between block 1 & 2 are all on block 2 side.

- Correction: Block 1 & 2 one lamp on corner as shown, mid lamp should be on the opposite side on block 1, corner lamp back on block 2 as shown. Same for blocks 1 & 3, blocks 2 & 4, and blocks 3 & 4. Middle lamp should be at middle of street on opposite block. Corner lamps are in acceptable locations.

12. Please supply trip generation rates.

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.

**See Associated Files section of the permit page to download a PDF copy of the plan set with engineering comments as noted below.*

Subdivision Improvement Plans (Construction Plans)

Sheet C13.3 (29 of 47)

1. Sta. 0+60 - Storm Line E - Bedding and backfill does not meet City Construction Standards. Verify bedding and backfill requirements for this storm sewer and sanitary sewer crossing. 6-inch minimum concrete low-strength material shall be used.

Sheet C13.4 (30 of 47)

1. Sta. 0+80 - Storm Line H - Verify bedding and backfill meet City Construction Standards. requirements for this storm sewer and sanitary sewer crossing. 6-inch minimum concrete low-strength material shall be used.

Sheet C20.0 (44 of 47)

1. Detail UT006 - Sewer Service Connection Plan View - It is noted for clarification that the sanitary sewer cleanouts are to be constructed inside the property line due to the sidewalk configuration for the street section. This is to avoid placing the cleanout within the sidewalk. This shall be advised accordingly for construction of the sanitary sewer services.

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. Plans shall include the City of Taylor Fire Department's updated fire hydrant detail. The detail has been uploaded to the additional files area.

The previous fire department comment has been resolved.

Reviewed with no comments.

Reviewed with no comments.

Please revise the site plan to address the comments noted above. Following revision, submit the site plans electronically with a resolution letter in PDF format to our online program under the project number PZ-2022-1564.

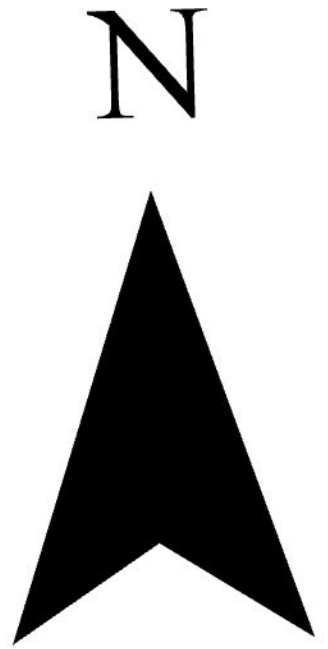
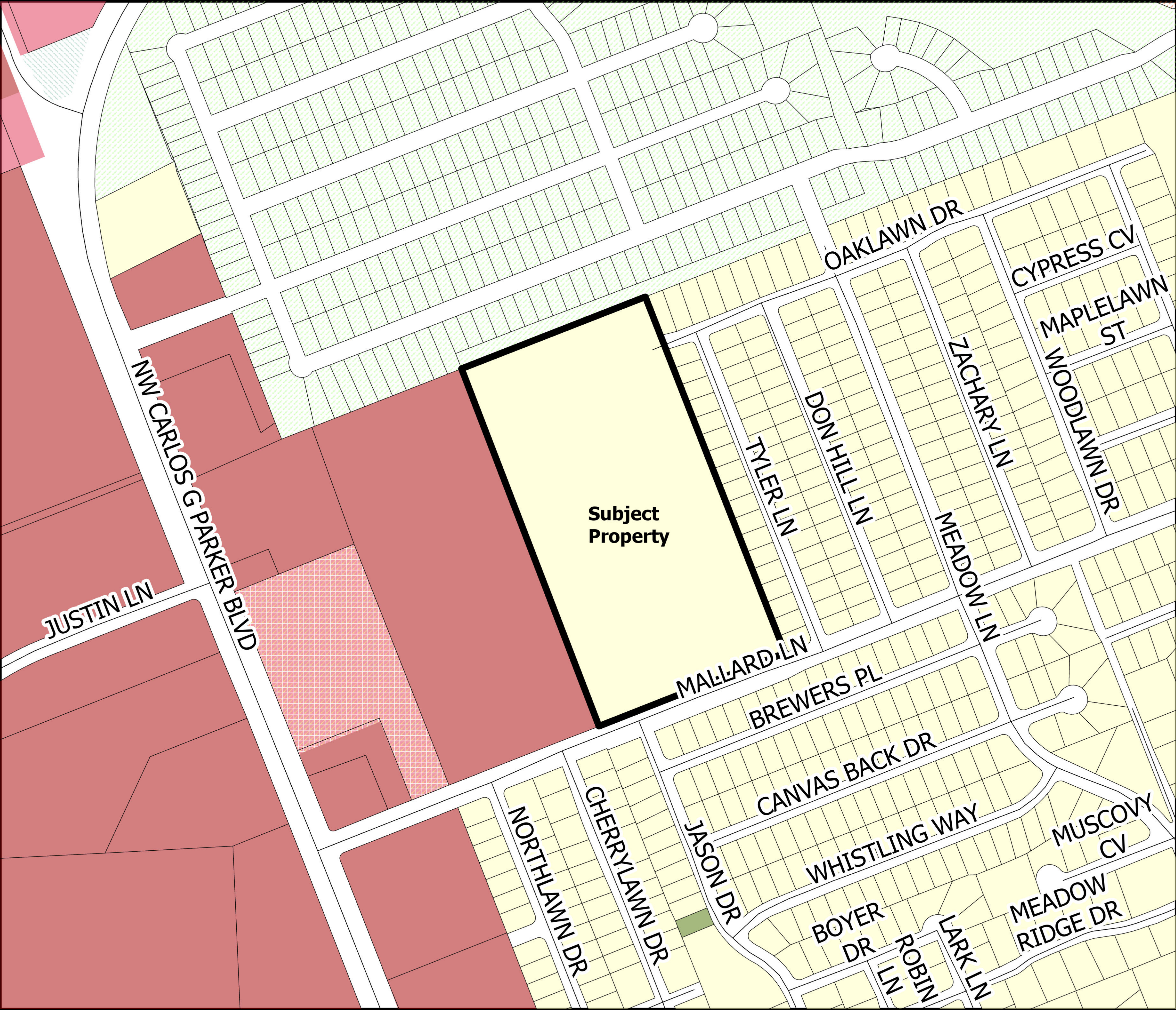
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at 512-307-6797, or by e-mail at brenda.joyas@taylortx.gov.

Thank you,

A handwritten signature in black ink, appearing to read 'Brenda Joyas', followed by a period. The signature is fluid and cursive.

Brenda Joyas, CNU-A
Senior City Planner

Attachment

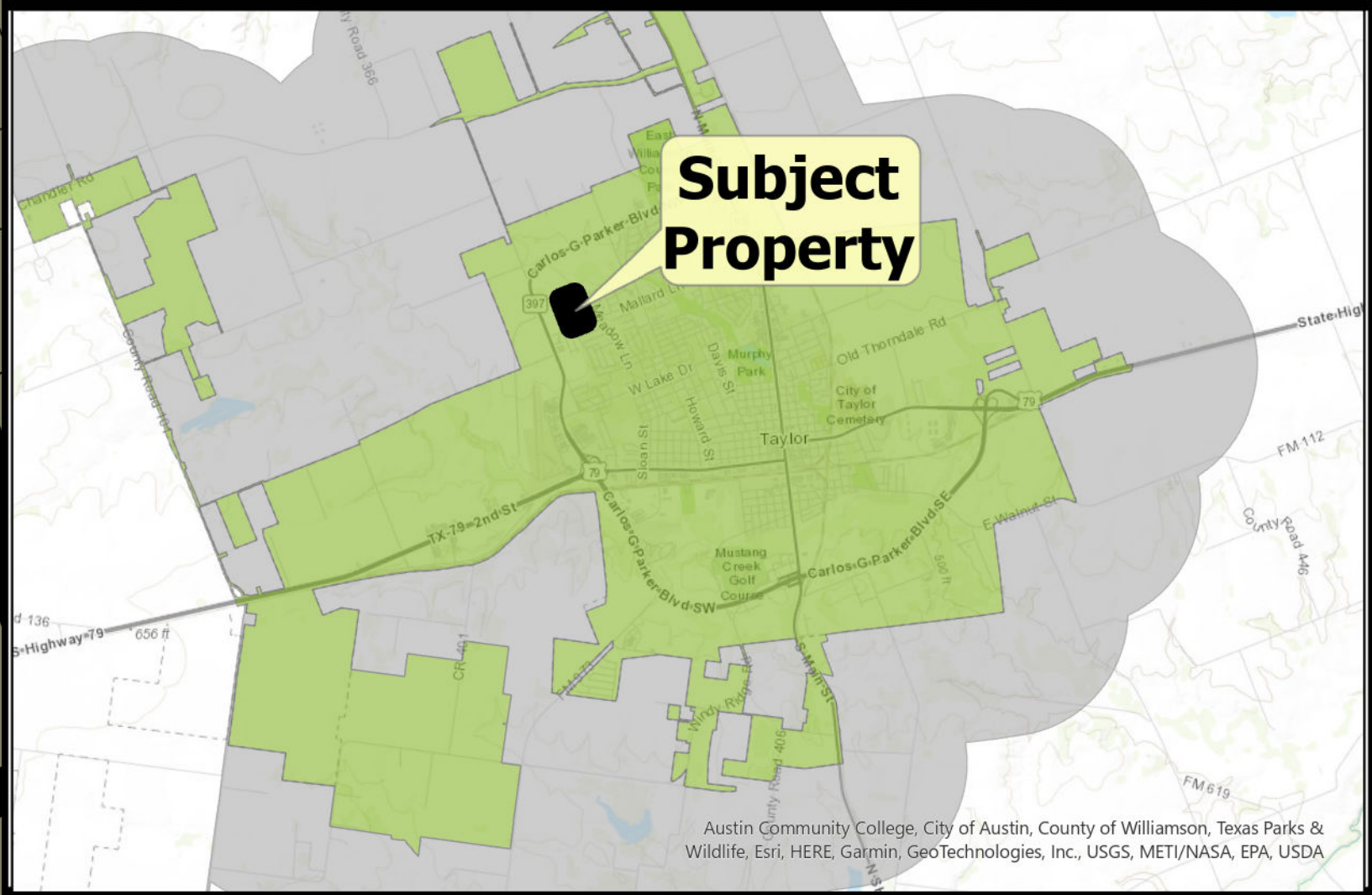


PZ-2022-1564

**The Retreat at Mallard SIP
Location Map
Approximately 19.62 Acres**

Legend

- | | |
|--------------------|-------------------------|
| ■ Subject Property | ■ P Parks |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential |
| ZONING | ■ Planned Development |
| ■ B-1 | ■ R/A Rural Agriculture |
| ■ B-2 | ■ MF-1/RPD |
| ■ B-2/CPD | |



City of Taylor
PZ-2023-1626
Castlewood South Phase 1 Final Plat
Staff Report

Item Details

Requested Action:	Consider disapproving Castlewood South Phase 1 Final Plat
Address/Location:	Generally located on FM 973 across from the Avery Glen Subdivision
Legal Description:	Approximately 42.94 acres of the M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Co. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Will Buzzelli, P.E./Kimley-Horn
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends disapproval of the proposed final 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

William Buzzelli
Kimley-Horn
5301 Southwest Parkway, Bldg. 2, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: Thursday, May 4, 2023

Address: 1 Mile South of Int FM 973 and US 79, Taylor 76574

Permit Number PZ-2023-1626

Dear William Buzzelli,

Staff has completed its review of plans for the Castlewood South Phase 1 Final Plat that is to be generally located at 1 Mile South of Int FM 973 and US 79, Taylor, TX 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Should there be a need to discuss these comments and possible outcomes to address staff comments please do not hesitate to request a comment review meeting with staff.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov.

Comment still outstanding – see Engineering comment. The configuration as shown in the preliminary plat should be carried out. Conversations with the City Fire Marshal, Bobby Copeland, were favorable in keeping the right-of-way as shown in the preliminary plat. Further consultation to gain clarity on Fire Code requirements can be coordinated through Mr. Copeland.

1. "Temporary cul-de-sac to be removed at time of connection to Wesley Miller. Removal of Temporary cul-de-sac to be done by the developer of the connection". Discussion with Planning staff determined that this needs to either be constructed in a way so that at a future date further reconstruction should be done by the current developer OR constructed in a way so that no reconstruction is needed and can be easily configured into a 90-degree intersection at a later date when the neighboring development comes to fruition. Favorable discussion was had related to the option of filing the turnaround portion as a separate instrument (seeing as this is likely under construction currently) so as to not have to touch the plat and ultimately need to abandon any temporary allocation in the future. This configuration then wouldn't need to be shown on the plat (would be drawn like the preliminary plat) and the separate instrument reviewed by staff.

Kimley Horn Response: We have revised the language to state the following "Cul-De-Sac to be fully built with Phase 1 as a temporary turnaround to satisfy fire code requirements. Full R.O.W. to be dedicated around the Cul-De-Sac via this final plat. Cul-De-Sac bulb and R.O.W. to remain in place at the time of future connection to Wesley Miller by others." Platting the cul-de-sac as such is abnormal, but it will still allow for the connection to Wesley Miller when the remainder is to be built.

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 by email at javier.vasquez@hdrinc.com.

Sheet 3 of 5

1. Comment not adequately resolved - Coordination shall be made for platting of the cul-de-sac shown at Rodgers Road and Wesley Miller Lane. The configuration shown will not be acceptable for platting. This location shall match what was shown in the preliminary plat. Coordination to be made for any necessary plan adjustments for the proposed cul-de-sac to meet the intended roadway requirements for connection to the future section of Wesley Miller that is within the adjacent tract.

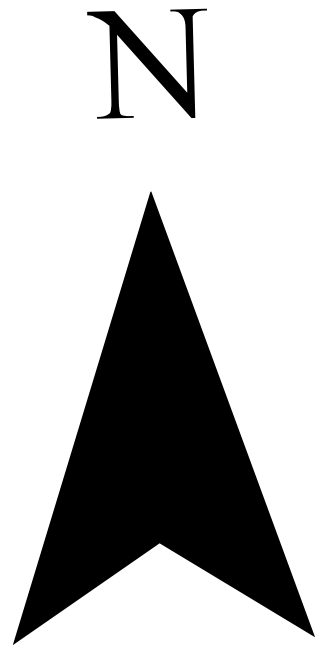
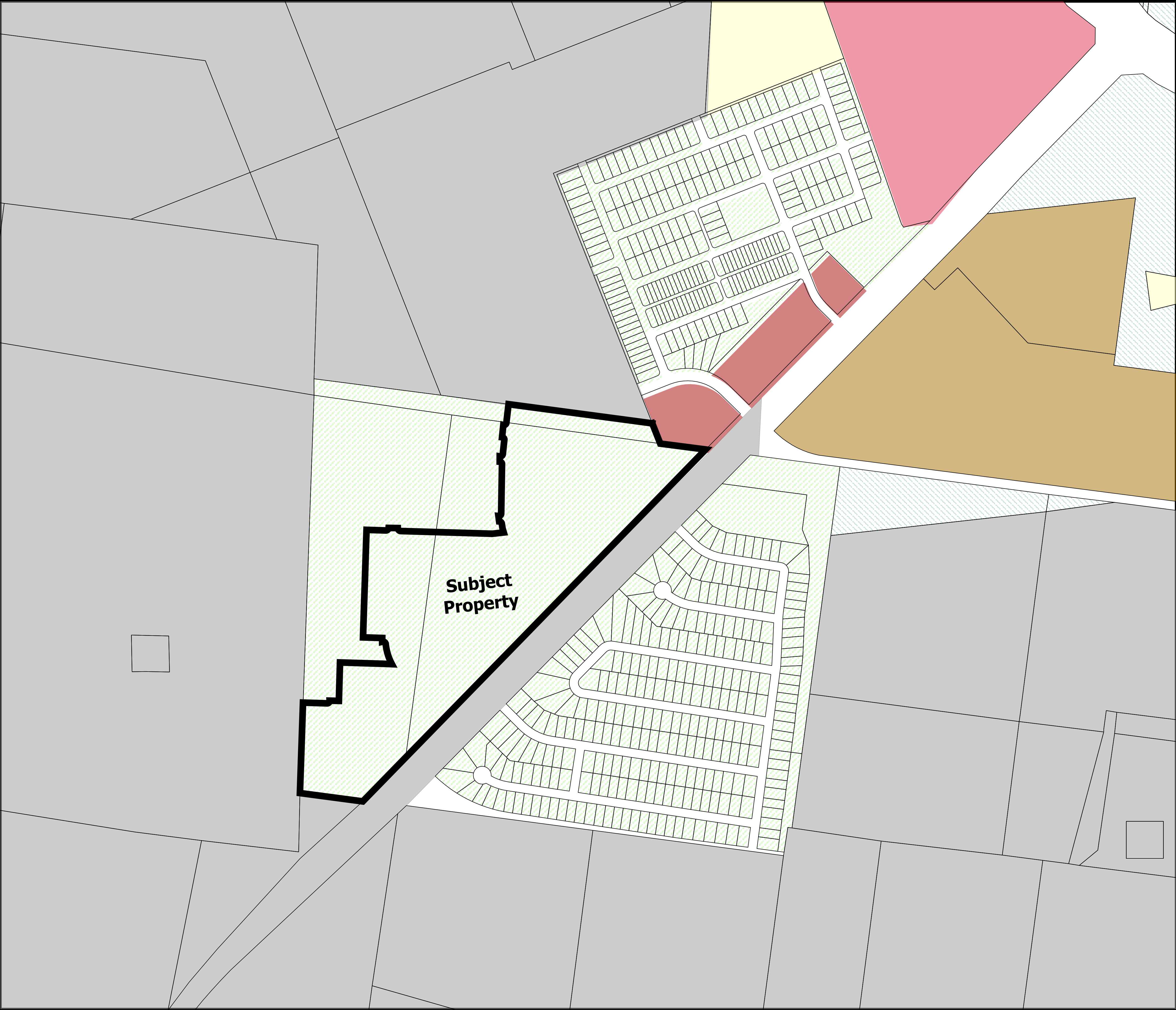
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

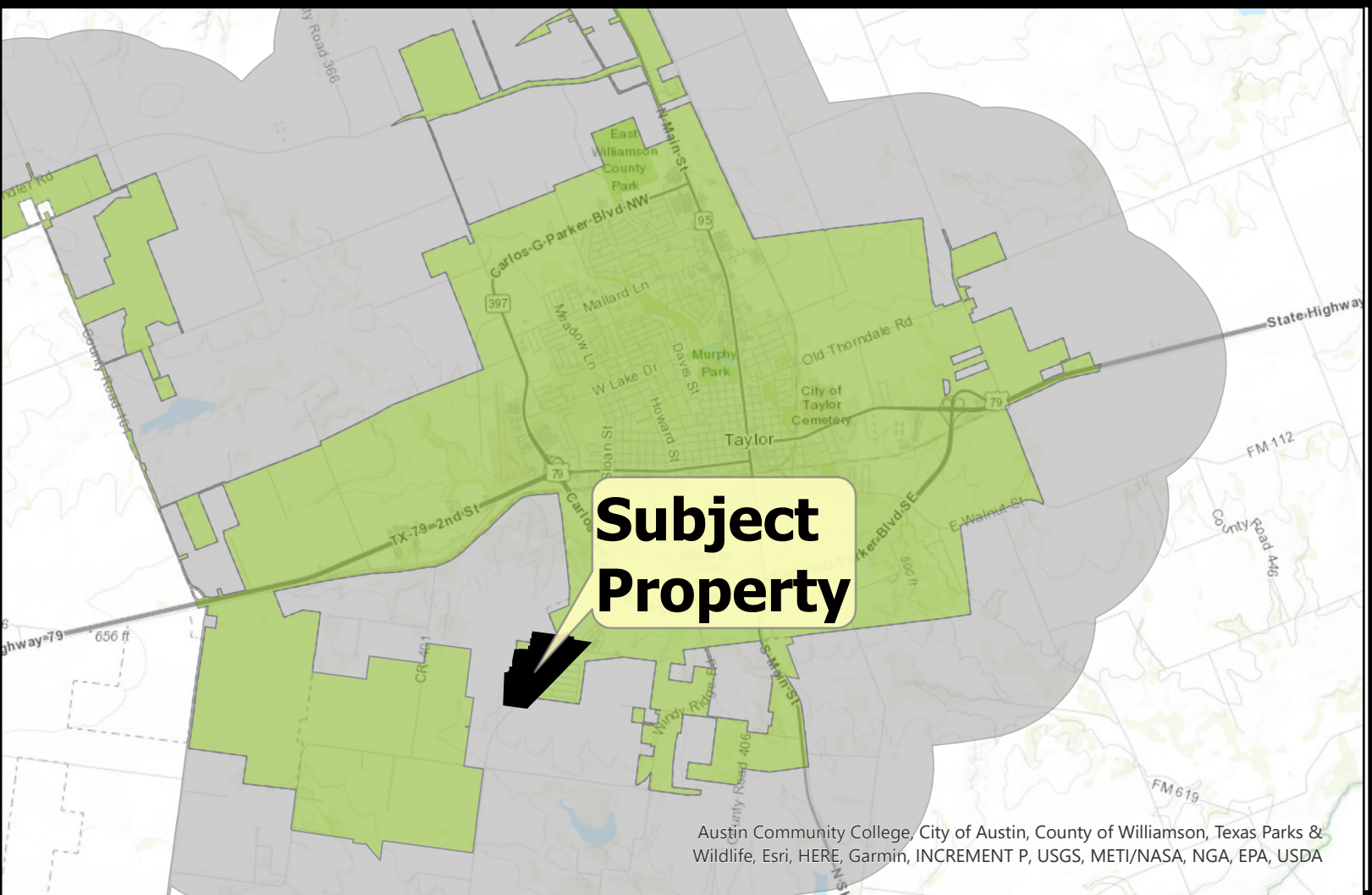


PZ-2023-1626

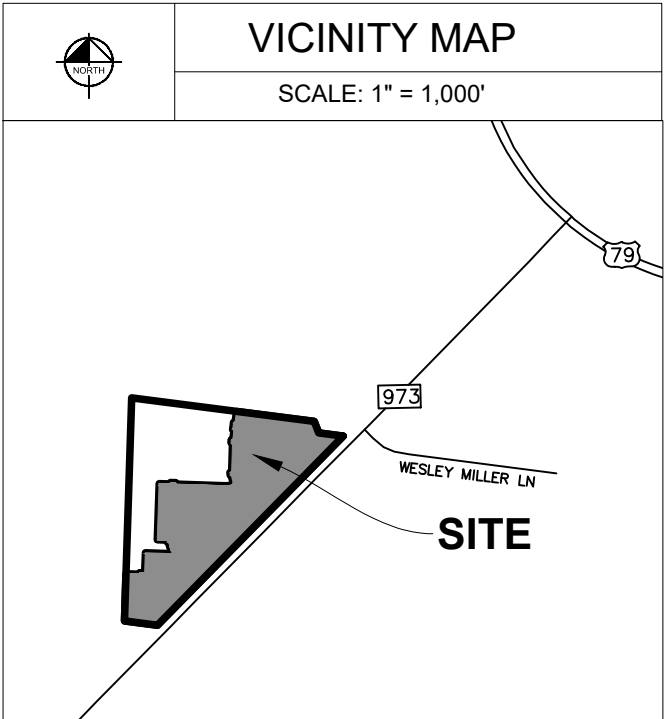
**Castlewood South Phase 1 Final Plat
Location Map
Approximately 42.94 Acres**

Legend

- ETJ
- Subject Property
- Parcels
- ZONING**
- B-1
- B-2
- I Institutional
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



FINAL PLAT OF
CASTLEWOOD SOUTH
PHASE 1 SUBDIVISION
BEING 42.937 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS



SUBDIVISION INFORMATION
OWNER: FR CASTLEWOOD LLC. ACREAGE: 42.937 ACRES SURVEY: M. DENTLER SURVEY, ABSTRACT 211 GEORGE M. REESE SURVEY, ABSTRACT 533 H. & T.B.R.R. SURVEY, ABSTRACT 315 SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC. ENGINEER: KIMLEY-HORN & ASSOCIATES, INC. LINEAR FOOTAGE OF NEW STREETS: 8,190.87' TOTAL NUMBER OF BLOCKS: 11 (A-K) TOTAL NUMBER OF LOTS: 162 - 42.937 AC. RESIDENTIAL LOTS: 154 - 33.549 PEDESTRIAN & UTILITY RESERVES: 4 - 1.243 AC. PARK RESERVES: 2 - 2.662 AC. DETENTION RESERVES: 1 - 2.856 AC. OPEN SPACE RESERVES: 1 - 2.627 AC. LAND USE: SINGLE-FAMILY DATE: 4/14/2023

REVISIONS/CORRECTIONS				
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	DATE SUBMITTED
1	INITIAL SUBMITTAL	-	4	6/10/2022
2	RE-SUBMITTAL	(R) REVISE	5	3/17/2023
3	RE-SUBMITTAL	(R) REVISE	5	4/14/2023
4				
5				
6				

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE

N/A

DRAWN BY

MJM

CHECKED BY

MMII

DATE

4/14/2023

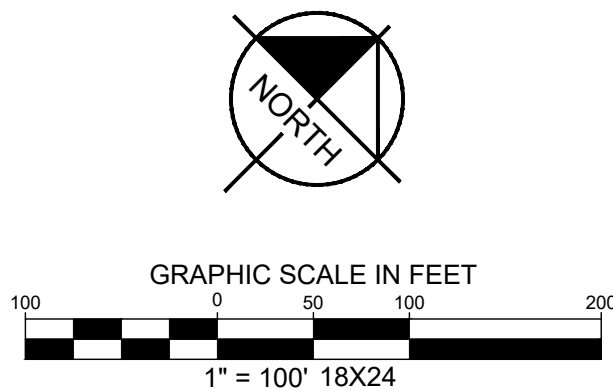
PROJECT NO.

069278803

SHEET NO.

1r OF 5

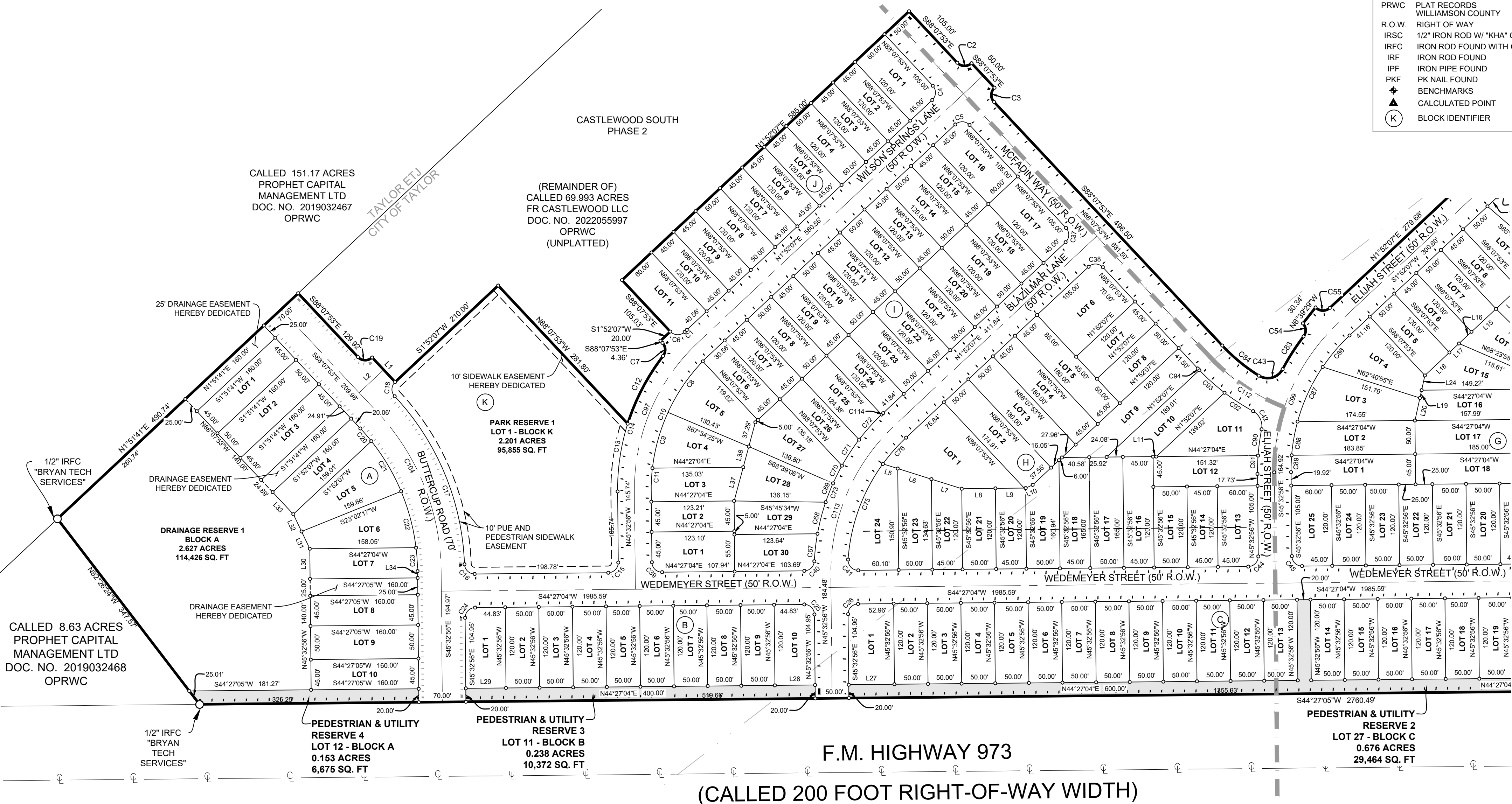
TBPELS FIRM # 10194624



FINAL PLAT OF
CASTLEWOOD SOUTH
PHASE 1 SUBDIVISION
BEING 42.937 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	5' SIDEWALK LINE
	6' SIDEWALK LINE
	FEMA FLOOD LINE
	SURVEY LINE
	SHEET MATCHLINE
	CITY LIMITS

LEGEND	
OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
RPRWC	REAL PROPERTY RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT OF WAY
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
	BENCHMARKS
	CALCULATED POINT
	BLOCK IDENTIFIER



H.T. & B.R.R.CO. SURVEY,
ABSTRACT 315

M. DENTLER SURVEY,
ABSTRACT 211

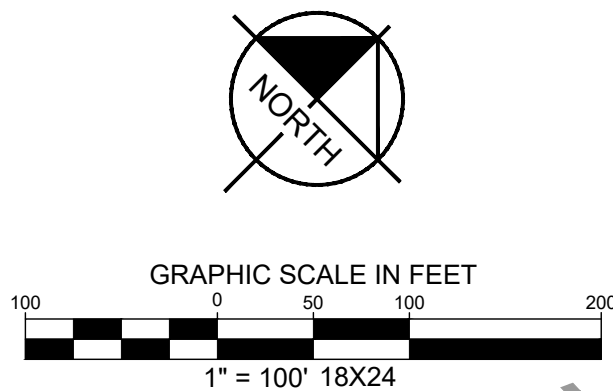
Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MJM	MMII	4/14/2023	069278803	4 OF 5

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PZ-2023-1626

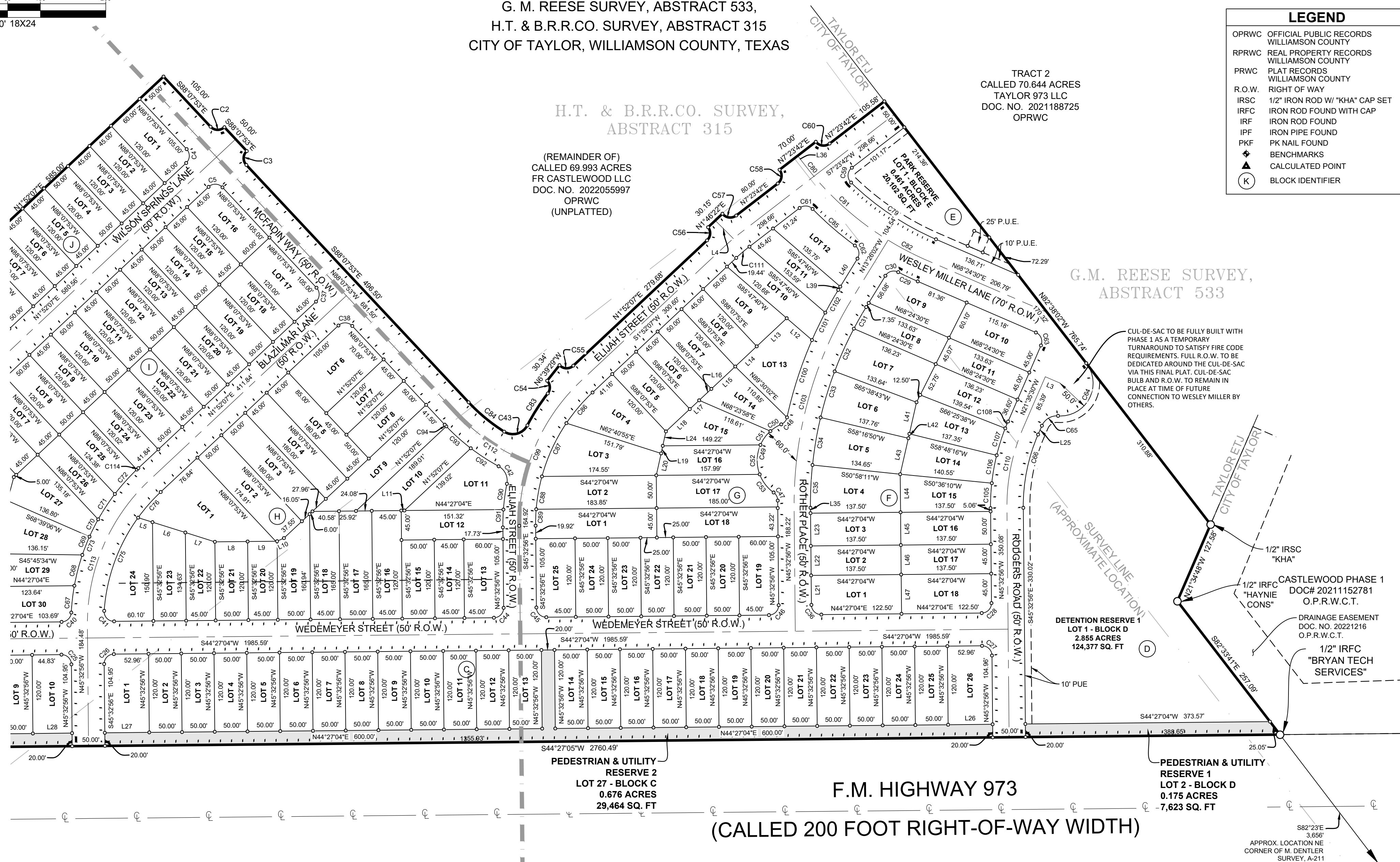
DWG NAME: KHAUS_SURVEY\AUSTIN SURVEY PROJECTS\069278803 - SUNDANCE TAYLOR (CASTLEWOOD SOUTH) - 316 LOT SINGLE-FAMILY DEVELOPMENT\DWG\PLATS\CASTLEWOOD SOUTH PHASE 1 PLAT.DWG PLOTTED BY: MCLAUGHLIN, MICHAEL 4/14/2023 10:00 AM



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	CALCULATED POINT
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M. DENTLER SURVEY,
ABSTRACT 211

Kimley»Horn

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MJM	MMII	4/14/2023	069278803	4 OF 5

LOT TABLE - BLOCK A		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.165	7,200
LOT 2	0.184	8,000
LOT 3	0.165	7,200
LOT 4	0.165	7,192
LOT 5	0.211	9,177
LOT 6	0.208	9,081
LOT 7	0.165	7,169
LOT 8	0.165	7,200
LOT 9	0.184	8,000
LOT 10	0.165	7,200
LOT 11	2.627	114,426
LOT 12	0.153	6,675

LOT TABLE - BLOCK B		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.164	7,130
LOT 2	0.138	6,000
LOT 3	0.138	6,000
LOT 4	0.138	6,000
LOT 5	0.138	6,000
LOT 6	0.138	6,000
LOT 7	0.138	6,000
LOT 8	0.138	6,000
LOT 9	0.138	6,000
LOT 10	0.164	7,130
LOT 11	0.238	10,372

LOT TABLE - BLOCK C		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.186	8,106
LOT 2	0.138	6,000
LOT 3	0.138	6,000
LOT 4	0.138	6,000
LOT 5	0.138	6,000
LOT 6	0.138	6,000
LOT 7	0.138	6,000
LOT 8	0.138	6,000
LOT 9	0.138	6,000
LOT 10	0.138	6,000
LOT 11	0.138	6,000
LOT 12	0.138	6,000
LOT 13	0.138	6,000
LOT 14	0.138	6,000
LOT 15	0.138	6,000
LOT 16	0.138	6,000
LOT 17	0.138	6,000
LOT 18	0.138	6,000
LOT 19	0.138	6,000
LOT 20	0.138	6,000
LOT 21	0.138	6,000
LOT 22	0.138	6,000
LOT 23	0.138	6,000
LOT 24	0.138	6,000
LOT 25	0.138	6,000
LOT 26	0.186	8,106
LOT 27	0.676	29,464

LOT TABLE - BLOCK D		
LOT NO.	ACRES	SQ. FT.
LOT 1	2.855	124,377
LOT 2	0.175	7,623

LOT TABLE - BLOCK E		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.461	20,102

LOT TABLE - BLOCK F		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.188	8,202
LOT 2	0.142	6,187
LOT 3	0.158	6,875
LOT 4	0.207	9,003
LOT 5	0.204	8,880
LOT 6	0.203	8,843
LOT 7	0.213	9,264
LOT 8	0.140	6,084
LOT 9	0.180	7,857
LOT 10	0.181	7,866
LOT 11	0.139	6,072
LOT 12	0.159	6,919
LOT 13	0.167	7,293
LOT 14	0.169	7,344
LOT 15	0.161	7,014
LOT 16	0.158	6,875
LOT 17	0.142	6,187
LOT 18	0.188	8,202

LOT TABLE - BLOCK G		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.191	8,315
LOT 2	0.207	9,000
LOT 3	0.227	9,877
LOT 4	0.205	8,948
LOT 5	0.138	6,000
LOT 6	0.124	5,400
LOT 7	0.138	6,000
LOT 8	0.124	5,400
LOT 9	0.155	6,766
LOT 10	0.168	7,323
LOT 11	0.149	6,498
LOT 12	0.173	7,558
LOT 13	0.198	8,629
LOT 14	0.137	5,968
LOT 15	0.162	7,058
LOT 16	0.156	6,780
LOT 17	0.200	8,707
LOT 18	0.191	8,325
LOT 19	0.164	7,152
LOT 20	0.138	6,000
LOT 21	0.138	6,000
LOT 22	0.138	6,000
LOT 23	0.138	6,000
LOT 24	0.138	6,000
LOT 25	0.164	7,152

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LOT TABLE - BLOCK J		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.164	7,152
LOT 2	0.124	5,400
LOT 3	0.124	5,400
LOT 4	0.138	6,000
LOT 5	0.124	5,400
LOT 6	0.124	5,400
LOT 7	0.124	5,400
LOT 8	0.138	6,000
LOT 9	0.124	5,400
LOT 10	0.124	5,400
LOT 11	0.164	7,152

LOT TABLE - BLOCK K		
LOT NO.	ACRES	SQ. FT.
LOT 1	2.201	95,855

LOT TABLE - BLOCK H		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.304	13,261
LOT 2	0.206	8,973
LOT 3	0.207	9,000
LOT 4	0.186	8,100
LOT 5	0.186	8,100
LOT 6	0.233	10,152
LOT 7	0.124	5,400
LOT 8	0.138	6,000
LOT 9	0.221	9,606
LOT 10	0.188	8,168
LOT 11	0.202	8,787
LOT 12	0.160	6,985
LOT 13	0.164	7,152
LOT 14	0.124	5,400
LOT 15	0.138	6,000
LOT 16	0.170	7,425
LOT 17	0.189	8,250
LOT 18	0.170	7,416
LOT 19	0.159	6,925
LOT 20	0.124	5,400
LOT 21	0.138	6,000
LOT 22	0.132	5,729
LOT 23	0.164	7,138
LOT 24	0.208	9,042

LOT TABLE - BLOCK I		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.168	7,333
LOT 2	0.127	5,542
LOT 3	0.149	6,485
LOT 4	0.180	7,845
LOT 5	0.190	8,258
LOT 6	0.124	5,398
LOT 7	0.124	5,400
LOT 8	0.138	6,000
LOT 9	0.124	5,400
LOT 10	0.138	6,000
LOT 11	0.124	5,400
LOT 12	0.138	6,000
LOT 13	0.124	5,400
LOT 14	0.138	6,000
LOT 15	0.124	5,400
LOT 16	0.164	7,152
LOT 17	0.164	7,152
LOT 18	0.124	5,400
LOT 19	0.138	6,000
LOT 20	0.124	5,400
LOT 21	0.138	6,000
LOT 22	0.124	5,400
LOT 23	0.138	6,000
LOT 24	0.124	5,400
LOT 25	0.140	6,077
LOT 26	0.133	5,815
LOT 27	0.184	8,027
LOT 28	0.174	7,577
LOT 29	0.144	6,273
LOT 30	0.151	6,561

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°07'53"E	50.00'
L2	N01°52'07"E	50.00'
L3	S68°24'30"W	25.00'
L4	S89°57'20"E	39.08'
L5	S62°28'00"W	23.02"
L6	S62°28'00"W	52.58'
L7	S62°28'00"W	47.32'
L8	N44°27'04"E	50.00'
L9	N44°27'04"E	42.93'
L10	S20°31'21"W	11.53'
L11	N44°27'04"E	4.81'
L12	S85°47'40"W	51.02'
L13	S01°52'07"W	62.77'
L14	S01°52'07"W	45.00'
L15	S01°52'07"W	50.00'
L16	S01°52'07"W	25.49'
L17	S01°52'07"W	19.51'
L18	S01°52'07"W	50.00'
L19	S32°33'50"E	11.85'
L20	S32°33'50"E	34.33'
L21	S45°32'56"E	45.00'
L22	S45°32'56"E	45.00'
L23	S45°32'56"E	50.00'
L24	S32°33'50"E	22.48'

LINE TABLE		
NO.	BEARING	LENGTH
L25	S21°35'30"E	14.68'
L26	S44°25'07"W	67.96'
L27	S44°29'22"W	67.96'
L28	S44°24'26"W	59.83'
L29	S44°29'51"W	59.83'
L30	N45°32'56"W	44.95'
L31	S70°31'12"E	28.42'
L32	S70°31'12"E	28.42'
L33	N88°07'53"W	45.00'
L34	N45°32'56"W	9.97'
L35	S45°32'56"E	8.22'
L36	S82°36'18"E	19.15'
L37	N29°56'41"W	51.91'
L38	N29°56'41"W	31.97'
L39	N13°26'02"W	5.89'
L40	N13°26'02"W	50.19'
L41	N32°12'19"W	49.44'
L42	N32°12'19"W	6.86'
L43	N32°12'19"W	56.31'
L44	S45°32'56"E	58.21'
L45	S45°32'56"E	50.00'
L46	S45°32'56"E	45.00'
L47	S45°32'56"E	60.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°44'54"	325.00'	4.24'	S01°29'40"W	4.24'
C2	90°00'00"	15.00'	23.56'	N46°52'07"E	21.21'
C3	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C4	90°00'00"	15.00'	23.56'	N43°07'53"W	21.21'
C5	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C6	90°44'54"	15.00'	23.76'	N46°29'40"E	21.35'
C7	80°47'11"	15.00'	21.15'	N47°44'18"W	19.44'
C8	19°14'04"	275.00'	92.32'	S10°45'31"E	91.89'
C9	18°00'58"	275.00'	86.47'	S29°23'02"E	86.12'
C10	47°25'03"	275.00'	227.59'	S21°50'25"E	221.15'
C11	7°09'25"	275.00'	34.35'	S41°58'13"E	34.33'
C12	20°09'55"	325.00'	114.38'	S17°25'40"E	113.79'
C13	18°02'18"	325.00'	102.32'	S36°31'47"E	101.90'
C14	18°02'18"	325.00'	102.32'	S36°31'47"E	101.90'
C15	90°00'00"	15.00'	23.56'	N00°32'56"W	21.21'
C16	88°34'11"	15.00'	23.19'	N88°44'09"E	20.95'
C17	41°09'08"	385.08'	276.58'	N67°33'36"W	270.68'
C18	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C19	90°00'00"	15.00'	23.56'	N46°52'07"E	21.21'
C20	4°32'26"	315.00'	24.96'	N85°51'40"W	24.96'
C21	15°50'15"	315.00'	87.07'	N75°40'20"W	86.79'
C22	15°49'40"	315.00'	87.02'	N59°50'22"W	86.74'
C23	6°22'36"	315.00'	35.06'	N46°44'14"W	35.04'
C24	90°00'00"	15.00'	23.56'	S00°32'56"E	21.21'
C25	90°00'00"	15.00'	23.56'	S89°27'04"W	21.21'
C26	90°00'00"	15.00'	23.56'	S00°32'56"E	21.21'
C27	90°00'00"	15.00'	23.56'	S89°27'04"W	21.21'
C28	90°00'00"	15.00'	23.56'	N00°32'56"W	21.21'
C29	3°44'45"	505.00'	33.02'	N70°16'53"E	33.01'
C30	85°35'18"	15.00'	22.41'	S29°21'36"W	20.38'
C31	3°46'58"	575.00'	37.96'	S15°19'31"E	37.96'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C32	7°08'16"	575.00'	71.63'	S20°47'09"E	71.59'
C33	7°20'16"	575.00'	73.64'	S28°01'25"E	73.59'
C34	7°20'16"	575.00'	73.64'	S35°21'41"E	73.59'
C35	6°31'07"	575.00'	65.42'	S42°17'23"E	65.38'
C36	90°00'00"	15.00'	23.56'	N89°27'04"E	21.21'
C37	90°00'00"	15.00'	23.56'	N43°07'53"W	21.21'
C38	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C39	90°00'00"	15.00'	23.56'	N89°27'04"E	21.21'
C40	86°30'40"	15.00'	22.65'	N01°11'44"E	20.56'
C41	94°33'52"	15.00'	24.76'	S88°16'00"E	22.04'
C42	72°37'12"	25.00'	31.69'	N70°13'56"W	29.61'
C43	94°35'53"	25.00'	41.28'	N29°51'58"E	36.75'
C44	90°00'00"	15.00'	23.56'	N00°32'56"W	21.21'
C45	90°00'00"	15.00'	23.56'	N89°27'04"E	21.21'
C46	90°00'00"	15.00'	23.56'	N00°32'56"W	21.21'
C47	54°52'56"	15.00'	14.37'	N71°56'18"W	13.83'
C48	54°52'56"	15.00'	14.37'	N05°19'09"W	13.83'
C49	121°30'05"	60.00'	127.24'	S38°37'43"E	104.70'
C50	18°40'41"	60.00'	19.56'	S12°46'59"W	19.47'
C51	24°54'24"	60.00'	26.08'	S09°00'34"E	25.88'
C52	44°04'42"	60.00'	46.16'	S43°30'06"E	45.03'
C53	33°50'18"	60.00'	35.44'	S82°27'36"E	34.92'
C54	80°44'17"	15.00'	21.14'	N47°45'45"W	19.43'
C55	90°00'00"	15.00'	23.56'	N46°52'07"E	21.21'
C56	84°28'25"	15.00'	22.12'	N40°22'06"W	20.17'
C57	90°00'00"	15.00'	23.56'	N52°23'42"E	21.21'
C58	90°00'00"	15.00'	23.56'	S37°36'18"W	21.21'
C59	98°19'51"	15.00'	25.74'	N41°46'14"E	22.70'
C60	90°00'00"	15.00'	23.56'	N52°23'42"E	21.21'
C61	83°16'46"	15.00'	21.80'	S49°02'05"W	19.93'
C62	85°35'18"	15.00'	22.41'	N56°13'41"W	20.38'

SURVEYOR'S NOTES:

1.

ACCORDING TO COMMUNITY PANEL NO. 4806700541, MAP NO. 48491C0541F, REVISION DATE DECEMBER 20, 2019 AND COMMUNITY PANEL NO. 4806700540, AND MAP NO. 48491C0540F, REVISION DATE DECEMBER 20, 2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
2.

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3.

ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA" OR A MAG NAIL WITH WASHER STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

NOTES:

1.

UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
2.

ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
3.

THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBERS 48491C0541F AND 48491C0540F, EFFECTIVE DATE OF DECEMBER 20, 2019.
4.

ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2021-07.
5.

PARKLAND DEDICATION REQUIREMENTS ARE MET BY CASTLEWOOD SUBDIVISION, PHASE 1, FINAL PLAT.
6.

MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
7.

ALL RESERVES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
8.

TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
9.

THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2021-07
10.

A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITIES IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT TO BE FILED WITH THE CITY OF TAYLOR.
11.

PUBLIC SIDEWALKS (5' IN WIDTH) ALONG LOCAL RESIDENTIAL STREETS (50 FOOT R.O.W. WIDTH) AND FM 973, BUILT TO CITY OF TAYLOR STANDARDS, ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
12.

A 6' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO COLLECTOR ROADS (70 FOOT R.O.W. WIDTH).
13.

ALL LANDSCAPING SELECTIONS SHALL BE FROM THE PREFERRED PLANT LIST IN CHAPTER 28-VEGETATION FROM THE CITY OF TAYLOR CODE OF ORDINANCES. ALL COMMON AREA LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
14.

A 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.

ENGINEERS CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS

§
§

KNOW ALL MEN BY THESE PRESENTS

I, WILLIAM BUZZELLI, LICENSED 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 48491C0541F AND 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 EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

WILLIAM BUZZELLI, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 133535
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78216
PH. (737) 2418-107
WILLIAM.BUZZELLI@KIMLEY-HORN.COM

FINAL PLAT OF
CASTLEWOOD SOUTH
PHASE 1 SUBDIVISION
BEING 42.937 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

WASHINGTON, DC

§

KNOW ALL MEN BY THESE PRESENTS

THAT BENJAMIN MILLER, AUTHORIZED SIGNATORY OF FR CASTLEWOOD. LLC, SOLE OWNER OF THAT CERTAIN 69.993 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2022055997, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SOUTH PHASE 1 FINAL PLAT".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 20____.

BENJAMIN MILLER, AUTHORIZED SIGNATORY
FR CASTLEWOOD, LLC
11 DUPONT CIRCLE NW, STE. 900
WASHINGTON, DC 20036

STATE OF _____

§

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 BENJAMIN MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, 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.

PLAT COMPLETION DATE: MARCH 10, 2023.

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

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SOUTH SUBDIVISION PHASE 1 FINAL PLAT" HAS BEEN ACCEPTED AN APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 20____

_____, CHAIRMAN

_____, SECRETARY

DATE

DATE

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.

_____, DIRECTOR

DATE

WILLIAMSON COUNTY CLERK

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023 A.D., AT

_____ O'CLOCK _____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2023 A.D., AT _____ O'CLOCK _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY

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ALL RIGHTS RESERVED
PZ-2023-1626

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MJM	MMII	4/14/2023	069278803	25 OF 5

DWG NAME: KHAUS_SURVEYVAUSTIN SURVEY PROJECTS\069278803 - SUNDANCE TAYLOR (CASTLEWOOD SOUTH) - 316 LOT SINGLE-FAMILY DEVELOPMENT\DWG\PLAT\CASTLEWOOD SOUTH PHASE 1 PLAT.DWG PLOTTED BY: MCLAUGHLIN, MICHAEL 4/14/2023 10:59 AM LAST SAVED: 4/14/2023 10:00 AM

City of Taylor
PZ-2023-1642
Zoning Amendment
Staff Report

Item Details

Subject Property:	205 S. Doak Street
Total Acreage:	Approximately 0.080 acres
Legal Description:	Approximately 0.080 acres being the North one-half (1/2) of Lot Number Two (2) in Block Number Thirty-One (31), Doak's Addition to the City of Taylor, Williamson County, Texas
Applicant:	Diane Bernal with DB Land Consulting, LLC
Property Owner(s):	Robin T. Shorts
Request:	A request to rezone from the existing Light Industrial (M-1) zoning to the desired M-H – Manufactured Housing.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property holds a manufactured home on a lot where there used to be a site built home as witnessed by the cement foundation still present on the property. The applicant moved the manufactured home to the property without the City of Taylor permit and the City of Taylor found out by complaints submitted through our Code Enforcement. Hence, the applicant has been advised of the proper procedure and is now taking the steps to comply with city code. The applicant does have a pending code violation for working without a permit.

The applicant has chosen to rezone the property to comply with city code to be able to obtain a permit for the manufactured home. The applicant has requested to rezone the property to M-H (Manufactured Housing) to accommodate a manufactured home as his homestead. The current zoning as M-1 (Light Industrial) typically provides for uses that relate to light industrial or heavy commercial. These facilities and associated uses include but are not limited to: grain or feed storage, crops, greenhouses, grain or feed sales, livestock sales, orchard/prop propagation, plant nursey, stables, veterinarian, caretaker/guard's residence, parking lot, tennis court, animal pound, communication tower, utility line, storage yards, institutions such as art gallery/museum, cemetery/mausoleum, daycare, temple, community center, convent/monastery, detention center, jails, religious groups.

The applicant is requesting a rezone of the property from the existing M-1 (Light Industrial) to the desired M-H (Manufactured Housing) to place a manufactured home as his homestead.

Location:

The subject property is located at 205 South Doak Street, just south of Union Pacific Rail Way Yard and the intersection of Welch Street and South Doak Street.

Physical and Natural Features:

The subject property consists of 0.080 acres of land that is relatively flat and whose lot perimeter is defined by trees. Developments such as a site built home exist on the northern part and on the southern part of the property along South Doak Street, behind the property to the east there is vacant land and in front of the property to institutional land like the City of Taylor and corrections.

Growth Sector Designations:

The subject property is located within the Neighborhood Infill Sector G-4 which consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density. Expansion into this area is anticipated during the time frame of the Envision Taylor Comprehensive Plan (page 50).

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Neighborhood Infill. This designation represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood-oriented retail and services. They are intended to accommodate future growth as stated in the Envision Taylor Comprehensive Plan (page 76).

The subject property is currently zoned M-1 (Light Industrial). This district typically provides for light industrial or heavy commercial. The intent is to concentrate these uses in areas of town that will best represent the community as well as protect the character, safety, and general welfare of the surrounding neighborhoods. (Taylor, Texas – Code of Ordinances, Appendix B-Zoning Ordinance, Chapter 2.- Zoning District, Article III).

The applicant is requesting to rezone to M-H (Manufactured Housing). This district provides adequate areas of town for manufactured housing development, while maintaining the character and protecting the health, safety and general welfare of the community.

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	M-1 (Light Industrial)	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Residential
South	M-1 (Light Industrial)	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Residential

East	M-1 (Light Industrial)	Union Pacific	Neighborhood Infill	Vacant Rail Way Storage Area
West	M-1 (Light Industrial)	Infill Neighborhood Sector G-4	Neighborhood Infill	Institutional Land: Parks & Corrections

The surrounding properties are:

Transportation

The subject property gains access off West Martin Luther King Jr. Boulevard and South Main Street (SH 95) is identified as a Neighborhood Avenue according to the Transportation Master Plan that connect neighborhoods with the surrounding community. They are low speed, moderate volume streets where on-street parking is typically permitted. Parking may also be accessed from a rear alley or a narrow driveway at the street. (Envision Taylor Comprehensive Plan page 111).

Utilities

The subject property is located within the City of Taylor water CCN. A water line less than 4-inches in diameter is located on the eastern side of S. Doak. The subject property is located within the city's CCN for wastewater services and an existing 6-inch wastewater line runs along the eastern side of S. Doak Street.

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 were notified of the zoning map amendment request. Seven (7) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, April 23, 2023.

Staff Analysis

The request for a zoning map amendment to M-H (Manufactured Housing) aims to provide neighborhood infill to an area where infill development is needed. Upon analyzing the request, the proposed rezoning is consistent with the surrounding area. There are currently five other manufactured houses within a two to three block area of this site. It is also consistent with the Growth Sector: Infill Neighborhood, and Future Land Use in the Envision Taylor Comprehensive Plan.

The request to change the zoning for the subject property can be considered minimal and minor in nature when relating to the goals of the Comprehensive Plan. Infill on the property will assist in minimizing blight in the neighborhood that may create a cause for concern for public health, safety, and general welfare.

If approved further steps will be taken to determine compliance with all of the standards of the zoning ordinance based on the existing structure on the property.

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. On the Future Land Use policy LU9 states that the city needs to promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas of the city. Under Housing in the Comprehensive Plan for H1 states neighborhoods should have a mix of housing affordable to all income levels and age groups.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with the single family housing in the area West of South Main Street bordered by South Doak Street, Oak Street, and West Rio Grande Street. This area is filled with single family uses with some commercial on Martin Luther King Jr. Boulevard closer to S. Main St.

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?

- Public utilities are available in the area.

Do current conditions indicate that a rezoning is necessary?

- Conditions do indicate that a rezoning is necessary. The applicant placed a Manufactured Home on the property prematurely and therefore to come into compliance there is a need to amend the zoning designation for their property. The request will actively infill the neighborhood with a residential structure and create conformity with the area posed for infill development.

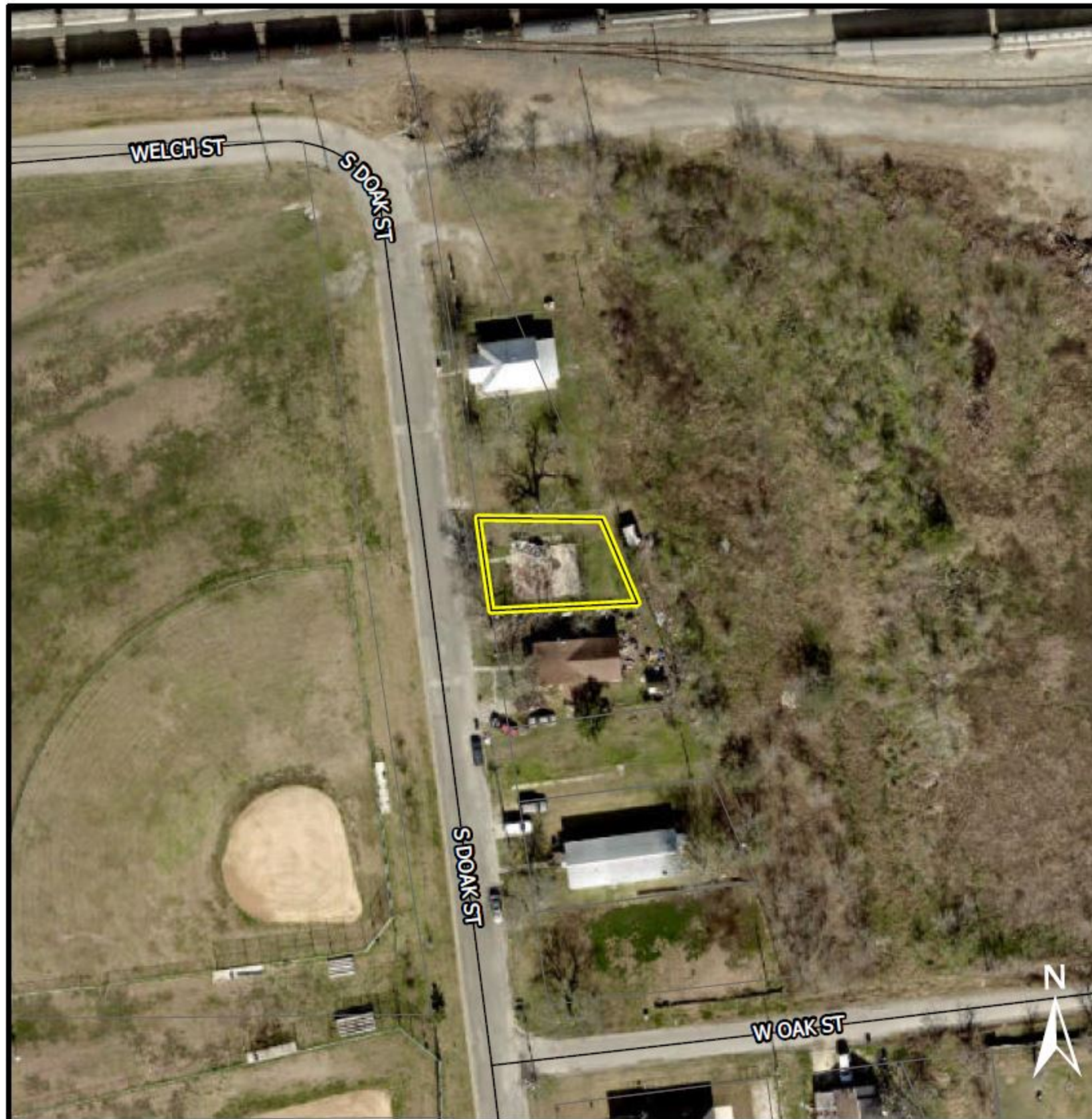
Attachments:

1. Letter of Intent from Applicant
2. Site Photos by Staff
3. Location Map
4. Growth Sectors Map
5. Future Land Use Map
6. Zoning Map
7. Notification Map
8. Draft Ordinance
 - a. Exhibit A – Survey

To Whom it may concern
I Robin Timothy Shorts, would love to
Make Taylor Texas My Homestead
owing my Land and off Changing Zoning
To Manufactured Housing from Industrial

R-T Shorts

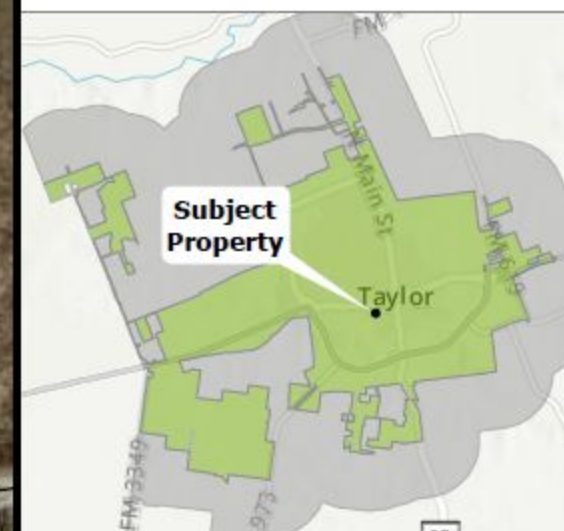
3/31/23



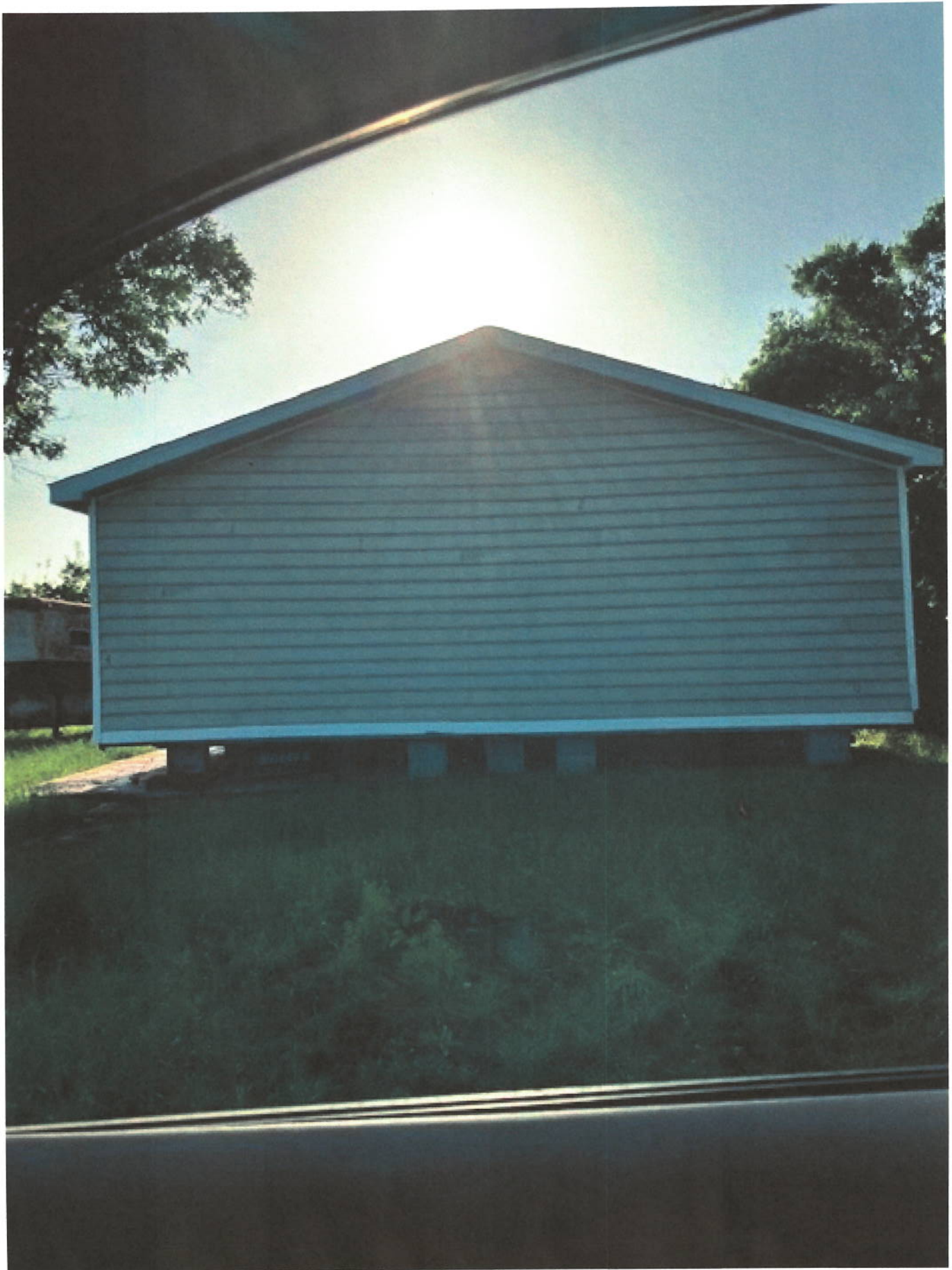
PZ-2023-1642

205 S. Doak St.
Rezoning
Location Map
Approximately 0.08 acres

-  205 S. Doak St.
-  Parcels
-  Streets



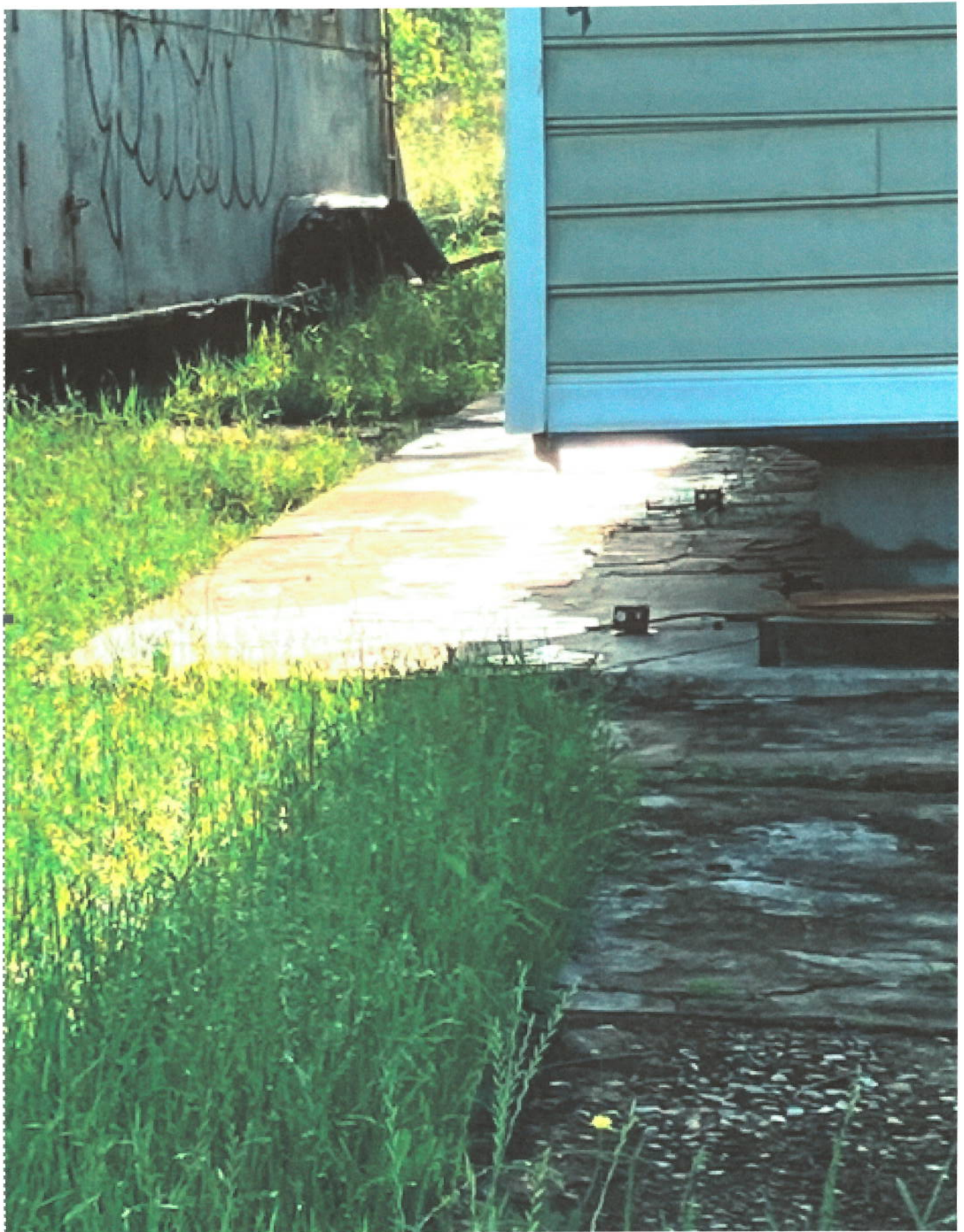
0 25 50 100 150
US Feet



Street View, from side to show front door.



Old foundation from previous structure on lot. (North side of lot)



Old foundation from previous structure on the lot. (South side of lot)



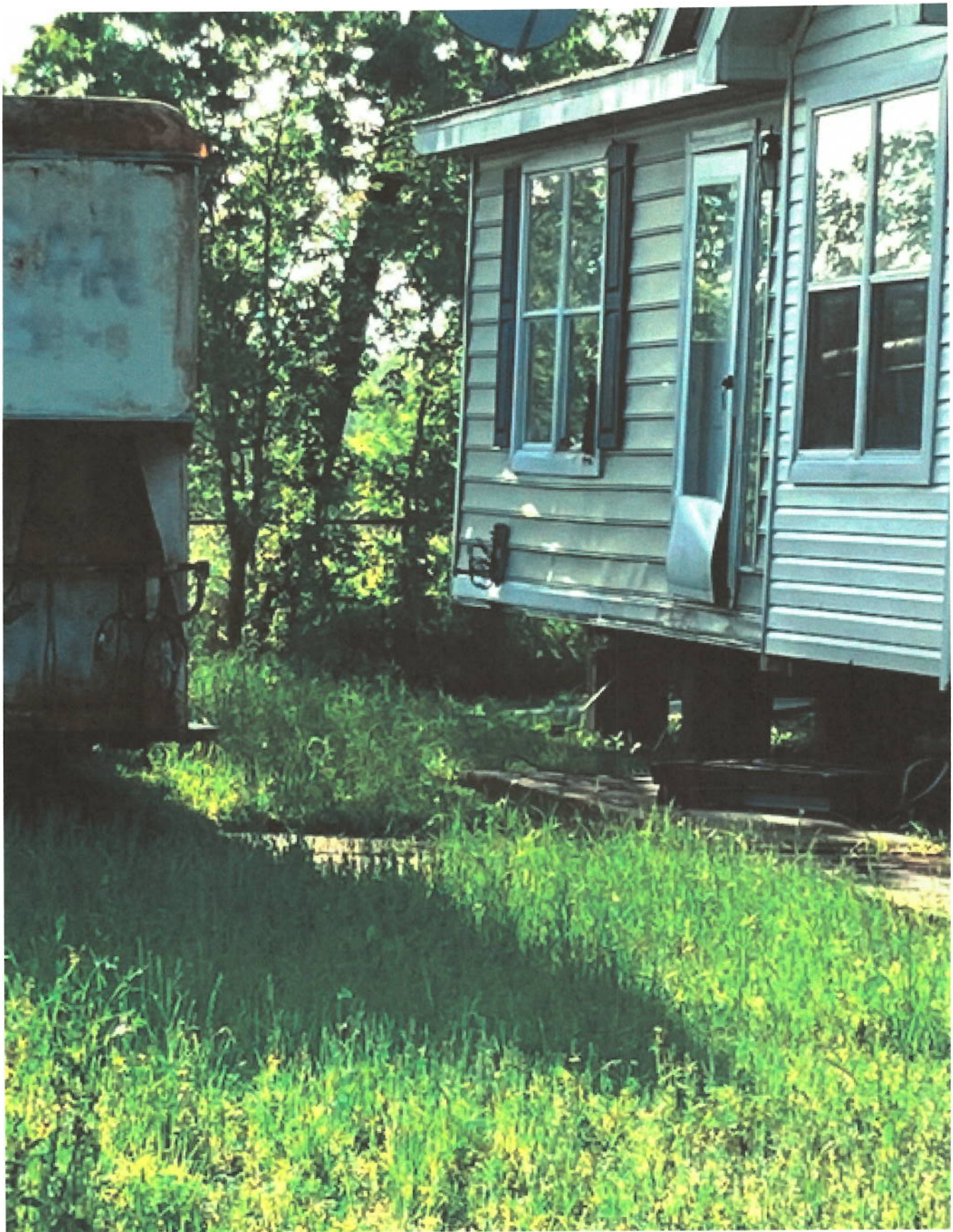
Side Set-Back on South side of the lot (at tree line).



Rear Set-back on East side of the lot (at fence line).



Closer view of rear set-back on east side of the lot from home to property line (fence line).



Side set-back on north side of lot from home to property line (fence line).





PZ-2023-1642

205 S. Doak St.
Rezoning
Growth Sector Map
Approximately 0.08 acres

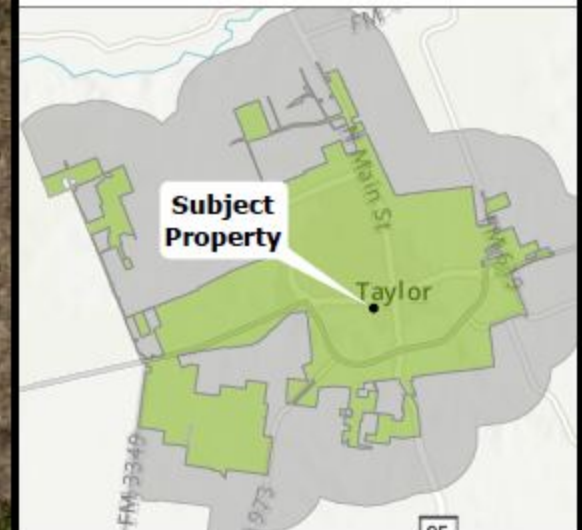
 205 S. Doak St.

 Parcels

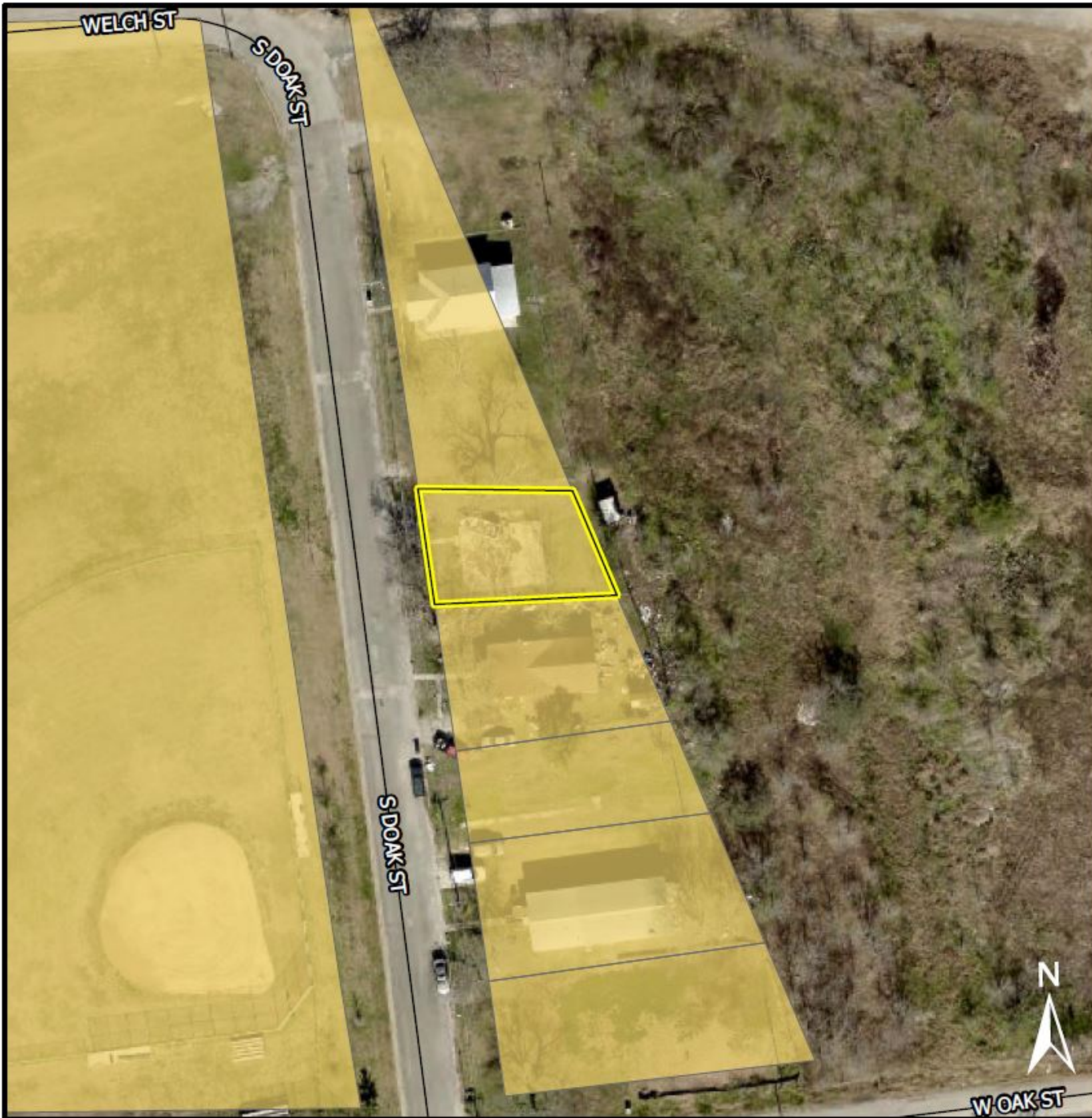
Growth Sector

 Infill Neighborhood
Sector (G-4)

 Streets



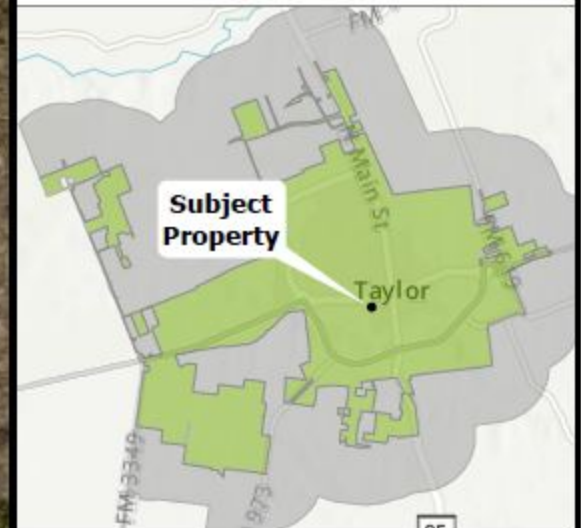
0 20 40 80 120
US Feet



PZ-2023-1642

205 S. Doak St.
Rezoning
Future Land Use
Approximately 0.08 acres

-  205 S. Doak St.
-  Parcels
-  Streets
- Future Land Use**
-  Neighborhood Infill



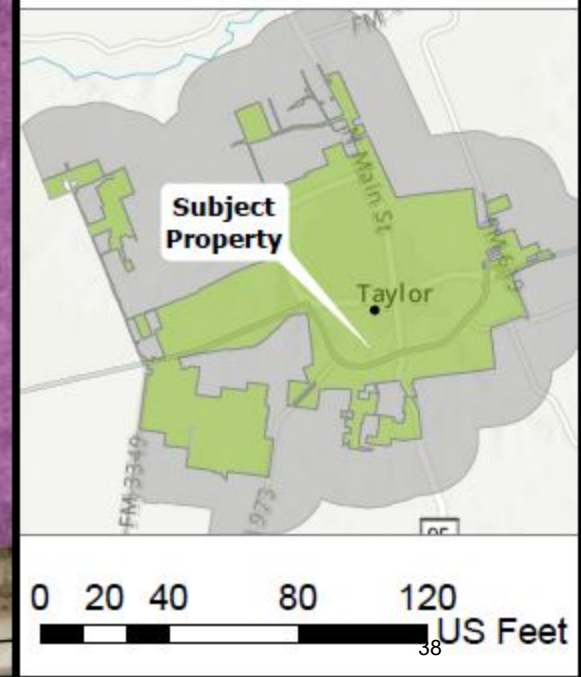
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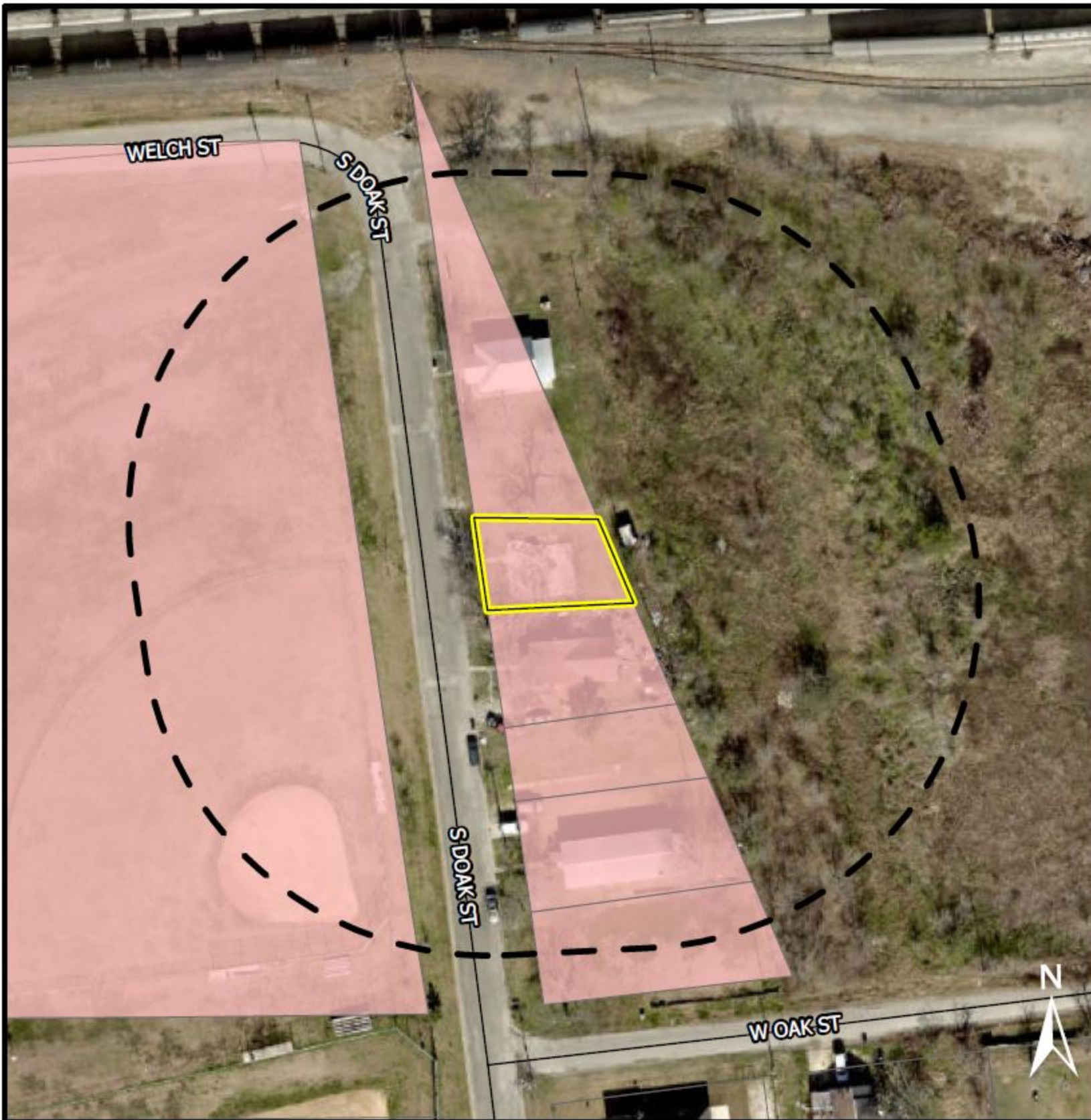


PZ-2023-1642

205 S. Doak St.
Rezoning
Zoning Map
Approximately 0.08 acres

-  205 S. Doak St.
-  Parcels
-  Streets
- Zoning**
-  M-1 Light Industrial





PZ-2023-1642

205 S. Doak St.
Rezoning
Notice Map
Approximately 0.08 acres

-  205 S. Doak St.
-  Buffer
-  Parcels within 200'
Buffer
-  Parcels
-  Streets



0 25 50 100 150 US Feet

ORDINANCE NO. 2023-XX

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 0.080 ACRES OF LAND, GENERALLY LOCATED AT 205 S. DOAK STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R016533, FROM LIGHT INDUSTRIAL ZONING DISTRICT (M-1) TO MANUFACTURED HOUSING ZONING DISTRICT (M-H), TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on May 25, 2023, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Light Industrial Zoning District (M-1) to Manufactured Housing Zoning District (M-H); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 9, 2023, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

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

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

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

SECTION 2. The zoning district of the Property is changed from Light Industrial Zoning District (M-1) to Manufactured Housing Business District (M-H).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Light Industrial (M-1) to Manufactured Housing Zoning District (M-H) as shown in Exhibit “B” attached hereto 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 2023-XX was introduced before the Taylor City Council on the 25th day of May 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2023.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

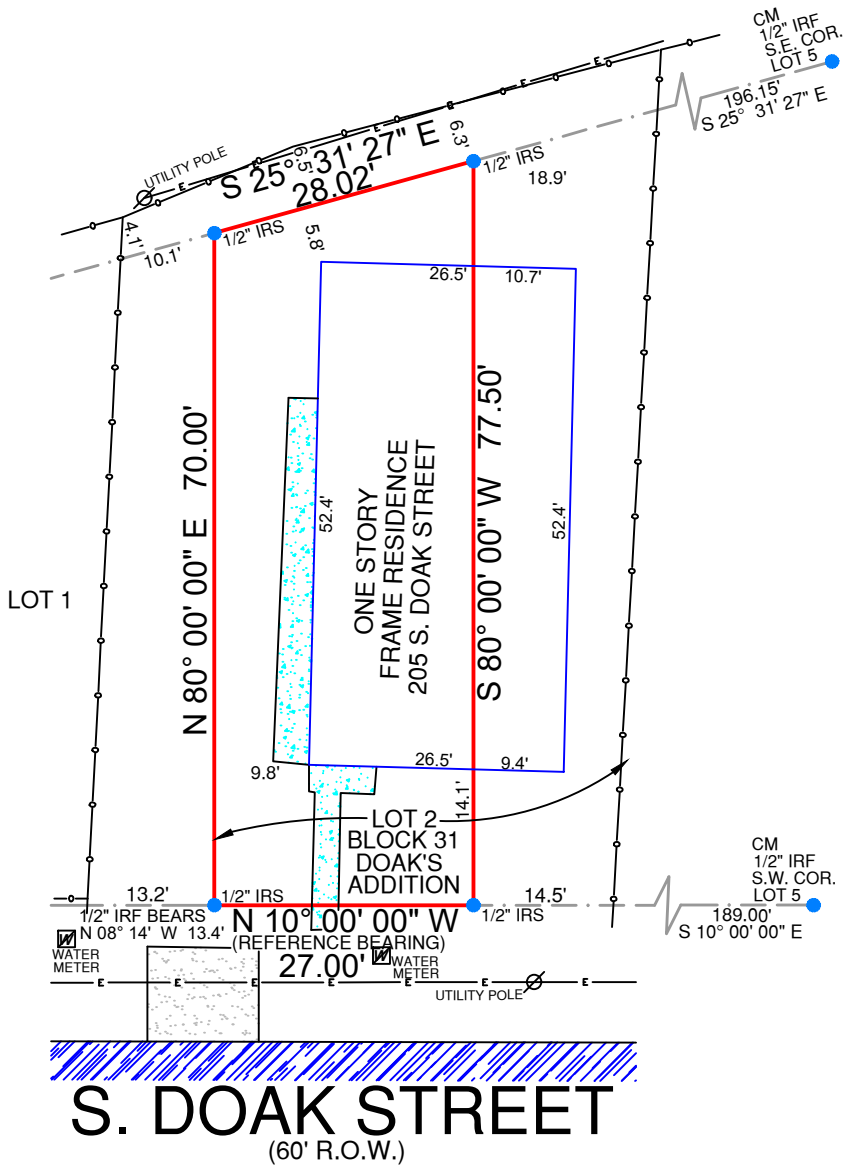
COUNTY OF WILLIAMSON

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. 2023-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, 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 _____ 2023.

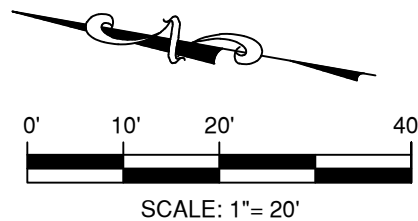
Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)



LEGEND:	
—x—x—	BARBWIRE FENCE
—o—o—	CHAINLINK FENCE
—□—□—	WROUGHT IRON FENCE
—//—//—	WOOD FENCE
—v—v—	VINYL FENCE
—E—E—	ELECTRIC LINE
GM =	GAS METER
EM =	ELECTRIC METER
IPF =	IRON PIPE FOUND
IRS =	IRON ROD SET WITH "PREMIER" CAP
IRF =	IRON ROD FOUND
CM =	CONTROLLING MONUMENT
ASPHALT =	
CONCRETE =	
GRAVEL =	
TILE =	
WOOD =	
BRICK =	
STONE =	
(WOOD) RAILROAD TIE =	

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
THE HOUSE EXTENDS BEYOND THE SOUTH PROPERTY LINE AS SHOWN ABOVE.



LEGAL DESCRIPTION:
BEING THE NORTH 1/2 OF LOT 2, BLOCK 31, DOAK'S ADDITION, AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 56, PAGE 483, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

TECH	TAG/AV
FIELD	MP

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48491C0533 F, DATED DECEMBER 20, 2019.

DATE: 03/09/2023 JOB NO.: 23-01573
FIELD: 03/08/2023

205 S. DOAK STREET, TAYLOR, TX 76574
THE NORTH 1/2 OF LOT 2, BLOCK 31, DOAK'S ADDITION



5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE: _____

ACCEPTED BY: _____



Premier
Surveying LLC
5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200

City of Taylor
PZ-2023-1646
Zoning Amendment
Staff Report

Item Details

Subject Property:	2225 N. Main Street
Total Acreage:	Approximately 3.593 acres
Legal Description:	Approximately 3.59 acres part of and out of the John Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas
Applicant:	Diane Bernal with DB Land Consulting, LLC
Property Owner(s):	2225 Taylor LLC, c/o Pavan Narkulla (Manager)
Request:	A request to rezone from the existing Institutional “I” zoning to the desired B1 - Local Business District.
Case History:	This is the first hearing of this request.

Overview of Applicant’s Request & Background

The subject property was previously home to a church. On the property remains the main structure, one single story residence, and several accessory structures. The applicant has requested to rezone the property to B-1 (Local Business) to better market the property to a use that is consistent with adjacent zoning. The current zoning as Institutional typically provides for uses that relate to public service and are associated with facilities and uses performed by governmental, quasi-governmental, and non-profit organizations. These facilities and associated uses include but are not limited to: municipal, county, state and federal facilities, public and private schools and institutions of higher education, public zoos, public parks and sporting facilities, public museums, public or private theatres, public housing, public airports, public bus and train stations, public parking, churches, cemeteries, non-profit organizations, public libraries, public or private hospitals, community centers, and fire and police stations.

The applicant is requesting a rezone of the property from the existing Institutional “I” to the desired B1- Local Business District to open to property up to other commercial opportunities.

Location:

The subject property is located at 2225 N Main Street, just north of the intersection of Chandler Road and N. Main Street.

Physical and Natural Features:

The subject property consists of 3.59 acres of land that is relatively flat and devoid of dense foliage. Developments (church, residence, and accessory structure) exist on the western part of the property

along N. Main Street, leaving a majority of the remainder of the property undeveloped and raw land.

Growth Sector Designations:

The subject property is located within the Future Growth Sector. The Future Growth Sector consists of areas that have value as open space or agricultural land and where there are significant barriers to development. This includes large lot homesteads and farmland with limited infrastructure availability. Expansion into this area is not anticipated during the time frame of the Envision Taylor Comprehensive Plan (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Area of Minimal Change. This designation consists of areas lacking in street and utility infrastructure. They are not intended to accommodate future growth and redevelopment and should generally remain unchanged.

The subject property is currently zoned I (Institutional). This district typically provides for uses that relate to public service and are associated with facilities and uses performed by governmental, quasi-governmental, and non-profit organizations (Taylor, Texas – Code of Ordinances, Appendix B-Zoning Ordinance, Chapter 2.- Zoning District, Article IV).

The applicant is requesting to rezone to B-1 (Local Business). This district provides for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	B-1 (Local Business)	Future Growth Sector	Area of Minimal Change	Vacant Agricultural Land & Large Lot Residential
South	B-1 (Local Business)	Future Growth Sector	Area of Minimal Change	Vacant Agricultural Land & Large Lot Residential
East	R-3 (Single Family 3)	Future Growth Sector	Area of Minimal Change	Vacant Agricultural Land
West	ETJ	Future Growth Sector	Area of Minimal Change	Vacant Agricultural Land

Transportation

The subject property gains access off N. Main Street (SH 95) to the west.

N. Main Street (SH 95) is identified as a Regional Roadway according to the Transportation Master Plan and TxDOT Statewide Mapping Plan. Regional Roadways are designed to move vehicles between the City of Taylor and other communities. These roadways will follow the design standards established by Williamson County and/or TxDOT. Regional roadways may include major highways or controlled-access freeway facilities (Envision Taylor Comprehensive Plan page 111).

Utilities

The subject property is located within the City of Taylor water CCN. The 27-inch water transmission line is located on the western side of N. Main Street and its primary use is for transportation from the City's water supplier into town. Individual taps are not permitted off of this transmission line. The subject property is not located within the city's CCN for wastewater services and would be required to be serviced by septic.

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 were notified of the zoning map amendment request. Three (3) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, April 23, 2023.

Staff Analysis

The request for a zoning map amendment to B-1 (Local Business) aims to provide commercial and retail services to an area where development should be minimal. Upon analyzing the request, the proposed rezoning is consistent with the surrounding zoning of the vacant properties along the eastern side of N. Main Street, immediately adjacent to the subject property. The subject property benefits from an existing structure and as such is more likely to be redeveloped for commercial uses.

The request to change the zoning for the subject property can be considered minimal and minor in nature when relating to the goals of the Comprehensive Plan. Commercial uses on the property will require a Site Development Plan should the intensity of what is proposed create a cause for concern for public health, safety, and general welfare.

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 partially consistent with the Comprehensive Plan. The applicant would like to use the property for a use other than what it was expressly used for in the past. As there is an existing structure on the property, they can remodel and use the structure for commercial use (pending determination of specific use and compliance with building codes).

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with other B-1 zoning along the eastern frontage of N. Main Street north and south of the subject property.

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?

- Public utilities are scarce in the immediate area, specifically wastewater. Though there are options for septic and presumably there has been a means for water connection as there are existing homes in the vicinity and a church that occupied the subject property in the past.

Do current conditions indicate that a rezoning is necessary?

- Conditions do not specifically indicate that a rezoning is necessary. The request from the applicant as described in their Letter of Intent is “to allow the owner flexibility of allowable uses”.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sectors Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
 - a. Exhibit A – Survey

March 30, 2023

Development Services
City of Taylor
400 Porter Street
Taylor, Texas 76574

Reference: Letter of Intent - Rezoning Request to B1 for AW0495 AW0495 - Pharrass, J. Sur., ACRES 3.59

Dear Development Services:

I have been retained by 2225Taylor LLC, to request a rezoning for the property located at 2225 Hwy 95, Taylor, Williamson County, Texas 76574. This letter of intent conforms to the City of Taylor's requirements for requesting a rezoning of an existing property.

The rezoning request from the existing Institutional "I" zoning to the desired B1 - Local Business District, encourages commercial development within the City, while maintaining consistency and continuity within the community and adjoining parcels, under provisions of the current zoning ordinances of the City of Taylor. This change will allow the owner flexibility of allowable uses, promote leveraging this prime location along State Highway 95 that aligns with City and County's development plans for the area, and deliver additional tax revenues to the City without additional demands on City's utility infrastructure in the area – a positive benefit for all parties.

This parcel presently has two structures. A fully climate controlled 5000SF structure and a 700SF apartment along with existing drive aisles, ample parking for vehicular traffic, and currently has existing water electric service. The parcel is ideally located on a state highway, just north of the intersection with Chandler Road, a major arterial roadway that is slated for extension, and part of the envisioned Loop around the City of Taylor. Given the location and on-site facilities & utilities already present, the site is ideally suited for B1 local business district zoning.

The current zoning of the parcel is (I) Institutional. We believe that the parcel is already underutilized in its current "I" zoning. At the time of purchase, the assessed value of the structures accounted for 60% of the entire assessed value of the property; any non B1 use would negatively impact the assessed value and consequent land-owner's contribution to tax revenues. Conversely, assigning B1 zoning for the same property will contribute greater tax revenues and improve the welfare for residents and travellers alike. Since the transfer of land ownership to the current owners in April 2022, diligent efforts have been (and are being) made with local real estate agents to continue the existing use or offer other allowable uses of the current zoning designation. Abundant interest has been expressed for Retail, Equipment storage & Sales, and Highway Commercial uses while minimal interest has been received for Institutional uses. This unexpected result is driving our request for rezoning to B1, further supported by the site's location on a major highway and just north of the envisioned loop intersection with Highway 95.

The proposed rezoning meets the following goals and policies of the City of Taylor's Envision Taylor Comprehensive Plan First Amendment.

LU4 New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.

The request would allow:

- Repurposing of the existing structure for allowable uses under the B1 zoning designation for future development at this location.
- No additional impervious cover would be proposed thus no impact to risk associated with climate change in existing neighborhoods.

LU5 New buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change.

The request would allow:

- Repurposing of the existing structure for allowable uses under the B1 zoning designation for future development at this location.
- The existing structure can be repurposed for a plethora of allowable uses under the B1 zoning -- Appliance Rental, Tool & Light Equipment rental, Antique Shop, Furniture & Home Furnishings, Food bank, Kennel with indoor pens, Equipment storage & Sales, Garden shop, Hardware shop

LU9 Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.

The request would allow:

- Repurposing of the existing structure for allowable uses under the B1 zoning designation for future development at this location.
- Existing utility currently supporting this development would easily transfer to retail / commercial use.

LU10 New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.

The request would allow:

- Repurposing of the existing structure for allowable uses under the B1 zoning designation for future development at this location.
- Several B1 allowable uses will generate revenue that would positively contribute to Taylor's taxable base.

The rezoning request to B1 would provide smart, responsible growth within this corridor. The impacts of the proposed zoning will be optimistic and constructive for the general welfare of the surrounding community by affirming opportunities of local retail or commercial businesses allowed under the B1 zoning such as appliance rental, tool & light equipment rental, antique shop, furniture & home furnishings, food bank, kennel with indoor pens, equipment storage & sales, garden shop, and hardware shop, while following the City's Comprehensive Plan of revitalizing / repurposing underutilized businesses or uses. This request will ultimately contribute to the tax base for the City of Taylor, and future businesses at this site will be desired by the community while being utilized in a more impactful manner far superior to what is currently at the site today. The addition of local businesses are generally supported and often encouraged & consistent with long term planning goals of the City.

Changed conditions occurring in the City of Taylor include a comprehensive plan that encourages revitalization of existing uses. This rezoning request incorporates this concept and moves the current zoning "in line" with the adjacent parcels already zoned B1 and would most likely jump start further commercial development along Highway 95 as anticipated by the City's comprehensive plan and established zoning conditions of this area.

I respectfully request rezoning to B1 for the property and look forward to healthy sustainable development that serves both existing community members and any future economic development that may occur in the City of Taylor.

I appreciate consideration of this rezoning request as submitted into the City of Taylor. Please contact me should you require additional information at 512-215-1433 or by email at dianejbernal@gmail.com.

Sincerely,



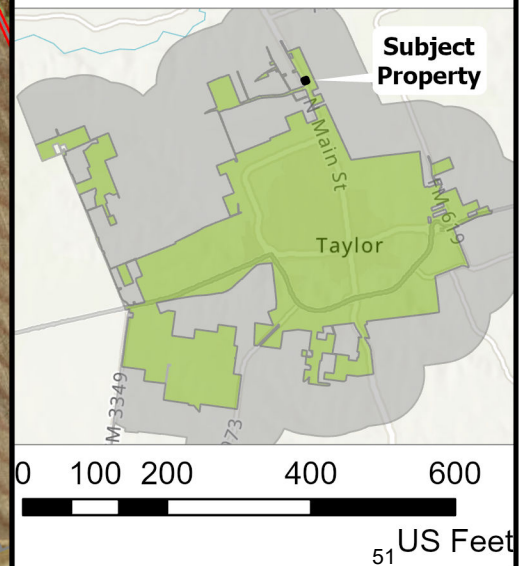
Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433 | dianejbernal@gmail.com



PZ-2023-1646

2225 N. Main St.
Rezoning
Zoning
Approximately 3.59 acres

- | | | | |
|--|-------------------|--|--------------|
| | 2225 N. Main | | Railroads |
| | Parcels | | Streets |
| | B-1 | | City Limits |
| | I Institutional | | ETJ Boundary |
| | R-3 Single Family | | |



51 US Feet



PZ-2023-1642

205 S. Doak St.
Rezoning
Growth Sector Map
Approximately 0.08 acres

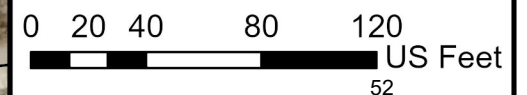
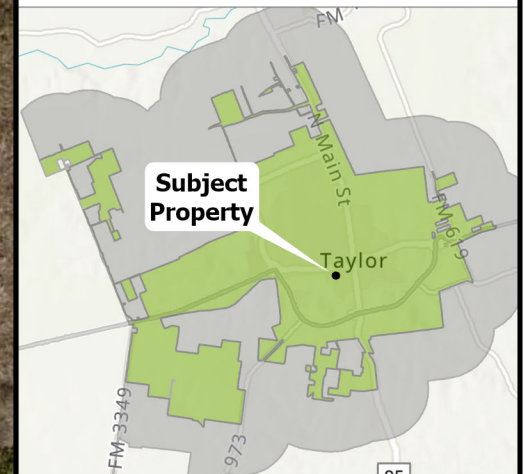
 205 S. Doak St.

 Parcels

Growth Sector

 Infill Neighborhood
Sector (G-4)

 Streets

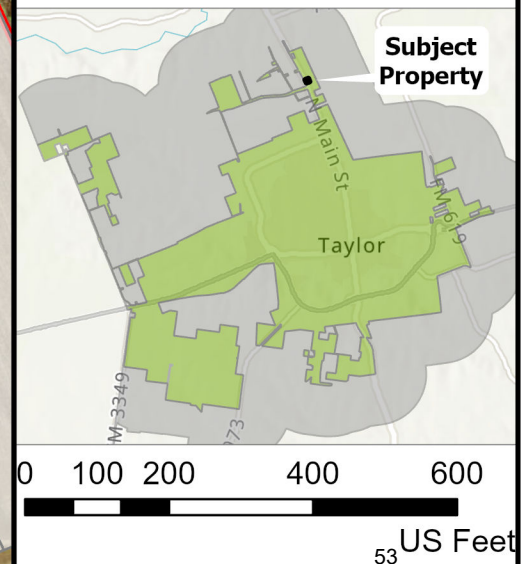




PZ-2023-1646

2225 N. Main St.
Rezoning
Future Land Use
Approximately 3.59 acres

- | | |
|------------------------|--------------|
| 2225 N. Main | Railroads |
| Parcels | Streets |
| Area of Minimal Change | City Limits |
| | ETJ Boundary |

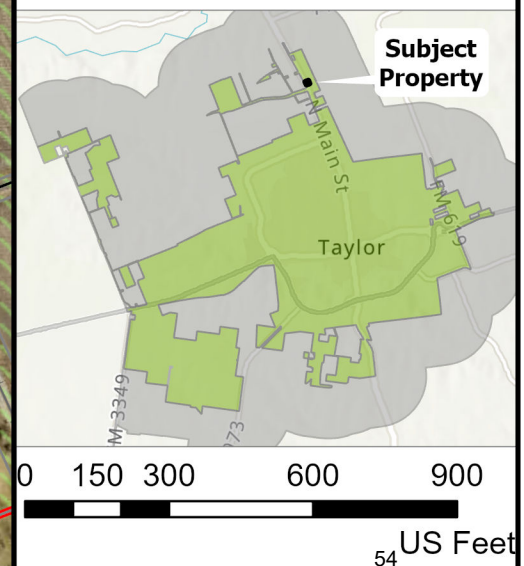




PZ-2023-1646

2225 N. Main St.
Rezoning
Notice Map
Approximately 3.59 acres

- | | |
|----------------------------|--------------|
| 2225 N. Main | Railroads |
| Buffer | Streets |
| Parcels within 200' Buffer | City Limits |
| Parcels | ETJ Boundary |



ORDINANCE NO. 2023-XX

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 3.59 ACRES OF LAND, GENERALLY LOCATED AT 2225 N. MAIN STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R345014, FROM INSTITUTIONAL ZONING DISTRICT (I) TO LOCAL BUSINESS ZONING DISTRICT (B-1), TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on May 25, 2023, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Institutional Zoning District (I) to Local Business Zoning District (B-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 9, 2023, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

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

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

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

SECTION 2. The zoning district of the Property is changed from Institutional Zoning District (I) to Local Business Zoning District (B-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Institutional (I) to Local Business Zoning District (B-1) as shown in Exhibit “B” attached hereto 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 2023-XX was introduced before the Taylor City Council on the 25th day of May 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2023.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

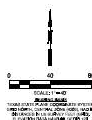
COUNTY OF WILLIAMSON

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. 2023-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, 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.

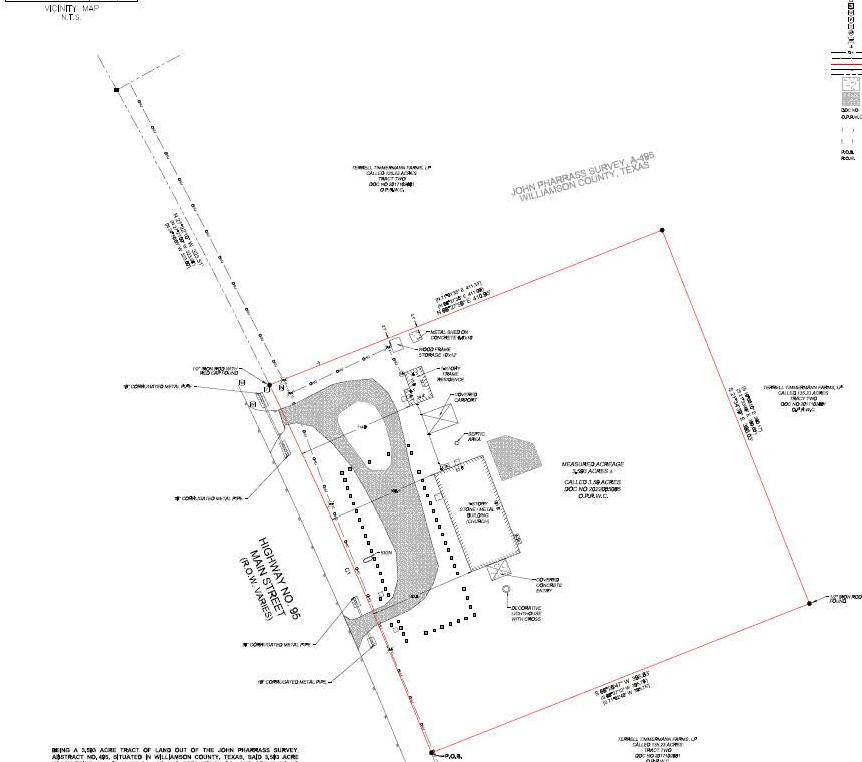
Witness my hand and seal of office this _____ day of _____ 2023.

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)



- [illegible]



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5788.60	34.154°	350.54	N 23°47'47" W	350.47
C2	47380.60	0.82400°	1300.660	S 89°58'40" W	1300.045

1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.

2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.

3) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.

4) ANY UTILITIES SHOWN HEREON MAY BE ENLARGED FOR GRAPHIC REPRESENTATION ONLY.

5) OWNER'S INTEREST RECORDED IN DOCUMENT # 202208126, WILLAMSON COUNTY RECORDS.

PER WWW.FEMA.GOV, THIS PROPERTY
APPEARS TO BE LOCATED IN ZONE X. THIS
PROPERTY WAS FOUND IN MAP NUMBER
HABAR000416, DATED 03/08/2010.



LONE WOLF
LAND SURVEYING, LLC
163 Cool Water Drive
Bedford, TX 76022
12-716-5058, Fax 817-941-1941