

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

April 13, 2021, 6:00 P.M.

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

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

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

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, April 13, 2021 in order to receive video conferencing instructions.

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

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

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on March 9, 2021.

REGULAR AGENDA

2. Receive report on City Council appointment of members and elect officers.

PLATS

3. **PZ-2021-1274** - Consider disapproving Taylor 70 minor plat, consisting of 4.0 acres including right-of-way dedication, to create one lot; Volume 816, Page 449 Deed Records of Williamson County Texas, part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
4. **PZ-2019-1129** – Consider disapproving Taylor Estates Preliminary Plat, consisting 52.13 acres, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.
5. **PZ-2021-1283** - Consider disapproving City of Taylor, Block 51, Lot 1A, Partial Replat No. 2, consisting of approximately 0.65 of an acre, addressed as 318 Burkett St., Taylor, Williamson County, Texas.

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

ZONING

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

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: May 11, 2021

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before April 13, 2021. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: _____

Carrie Orts, Administrative Assistant

Date: _____

4.8.2021

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
March 9, 2021 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

Donna Frazier
Kellie Billings-Ray
Don McAlister
Rick Selin
Annette Maruska
Mike Eaton
Leland Stevens

ABSENT

Faith Gardner
Michael Aplin

OTHERS PRESENT

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

SPECIAL RECOGNITION - Outgoing Chairman Don McAlister

Mr. Yantis presented Mr. McAlister with a plaque in appreciation for his years of service on the P&Z Board.

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 February 9, 2021.

Mrs. Maruska made motion to approve minutes from February 9, 2021 as presented. Second by Mr. Eaton. All voted Aye.

REGULAR AGENDA

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

Mrs. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. Mrs. Billings-Ray made motion to disapprove. Second by Mrs. Maruska. All voted aye.

PZ-2021-1281 - Consider disapproving RCR - Taylor Logistics Park Subdivision, Phase 2, Preliminary Plat, consisting of approximately 693.00 acres including right-of-way dedication, addressed as 201 FM 3349, part of and out of James C. Eaves Survey, Abstract No. 241 and Watkins Nobles Survey, Abstract No. 484, more accurately described by Williamson Central Appraisal District in R019173, R019450, R349685, R435559 and R435560, Taylor, Williamson County, Texas.

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

PZ-2021-1285 – Hold a public hearing regarding a request for a variance to the City of Taylor Subdivision Ordinance for a parcel consisting of approximately 52.13 acres, addressed as 22201 US 79, part of and out of Hardy Pace Survey, Abstract No. 493, Extraterritorial Jurisdiction of Taylor, Williamson County, Texas.

Public hearing opened. Ms. Hicks made presentation including staff recommendation for disapproval of the variance request, as there is no proof of a hardship (financial hardships are not considered unnecessary hardships with special conditions), and it is possible for a layout which meets the subdivision ordinance to be achieved without the potential burden on future, adjacent developers to complete the blocks. Mr. Elizondo, Consultant Engineer with Cuatro and Mr. Hyde, Owner were present to answer questions. Public hearing closed.

PZ-2021-1285 – Consider approving/disapproving request for a variance to the City of Taylor Subdivision Ordinance for a parcel consisting of approximately 52.13 acres, addressed as 22201 US 79, part of and out of Hardy Pace Survey, Abstract No. 493, Extraterritorial Jurisdiction of Taylor, Williamson County, Texas.

Mr. Eaton made motion to disapprove request for a variance to the City of Taylor Subdivision Ordinance. Second by Mrs. Billings-Ray. All voted aye.

Update regarding Council actions

Mr. Yantis stated that the City Council accepted all recommendations by the P&Z Commission. They held public hearings and introduced the ordinances for the Dowdy CPD rezoning, the Castlewood South rezoning, and the Subdivision Ordinance amendments.

Adjourn

Meeting adjourned at 6:32 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Secretary

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

Requested Action: Consider disapproving Taylor 70 Minor Plat.

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

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

Parcel Information

Current Zoning: B-1

Current Use: Vacant

Purpose:

The purpose of the plat is to create a lot for future commercial development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. As the plat does not meet the State and local ordinances, staff recommends disapproval of the proposed plat.

Attachments:

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



City of Taylor

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

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

Date: Friday, April 2, 2021

Address: CR 367, Taylor 76574
Permit Number PZ-2021-1274

Dear Brett Corwin,

Staff has completed its review of plans for the Taylor 70 Commercial (4 Acres) Final Plat that is to be located at CR 367, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

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

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

Remove the Planning and Zoning Commission Certificate

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

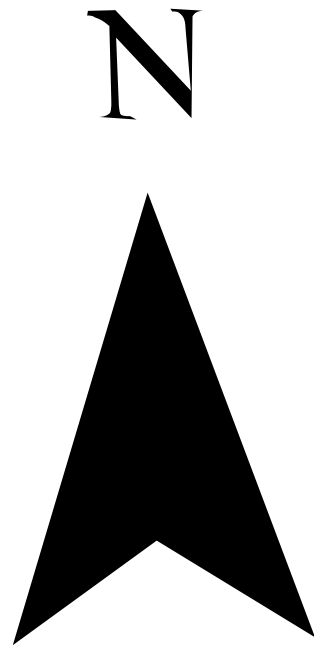
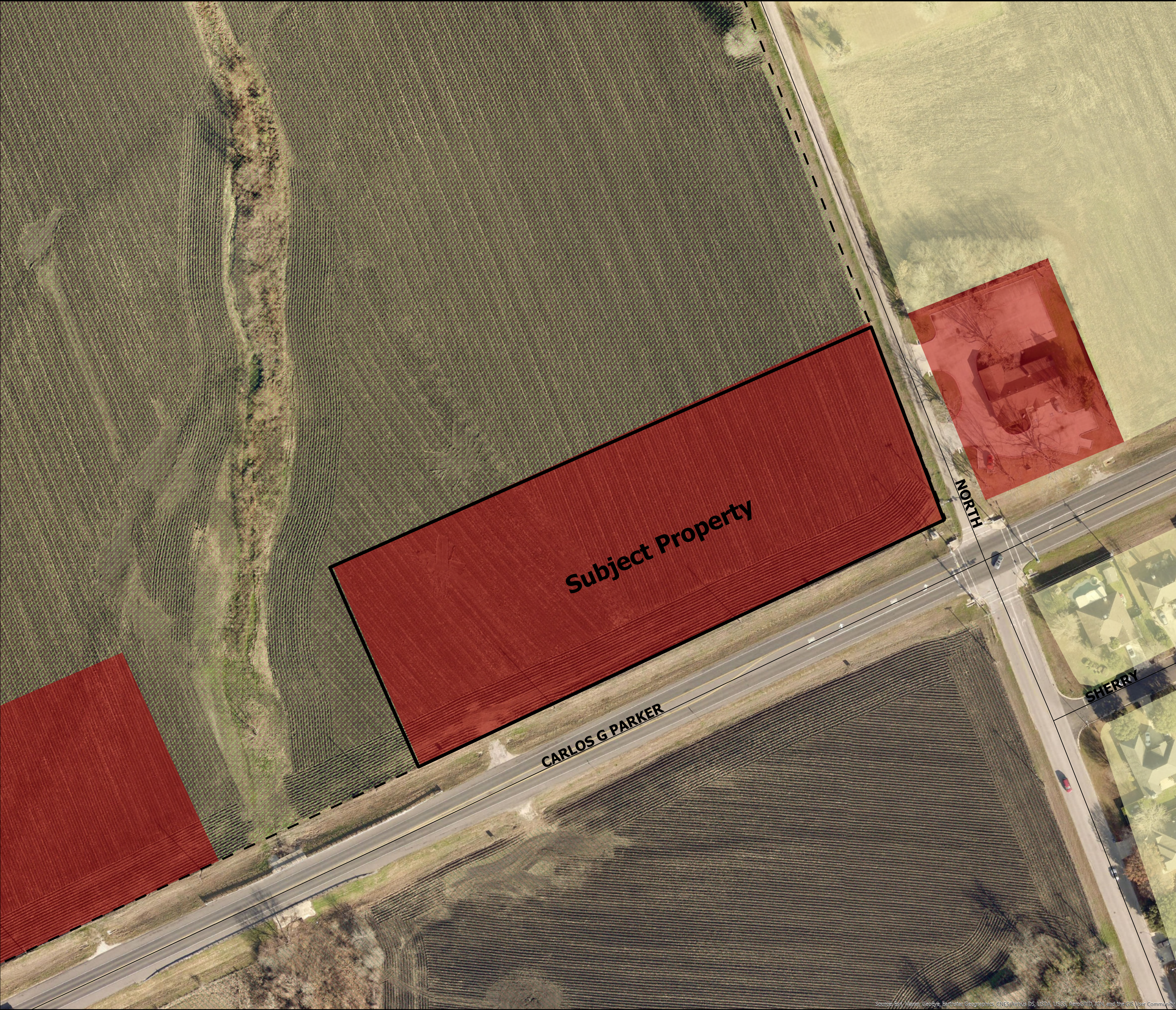
No objection taken for Minor Plat submitted on 3/19/2021, pending other Department comments are cleared.

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

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

Thank you,

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

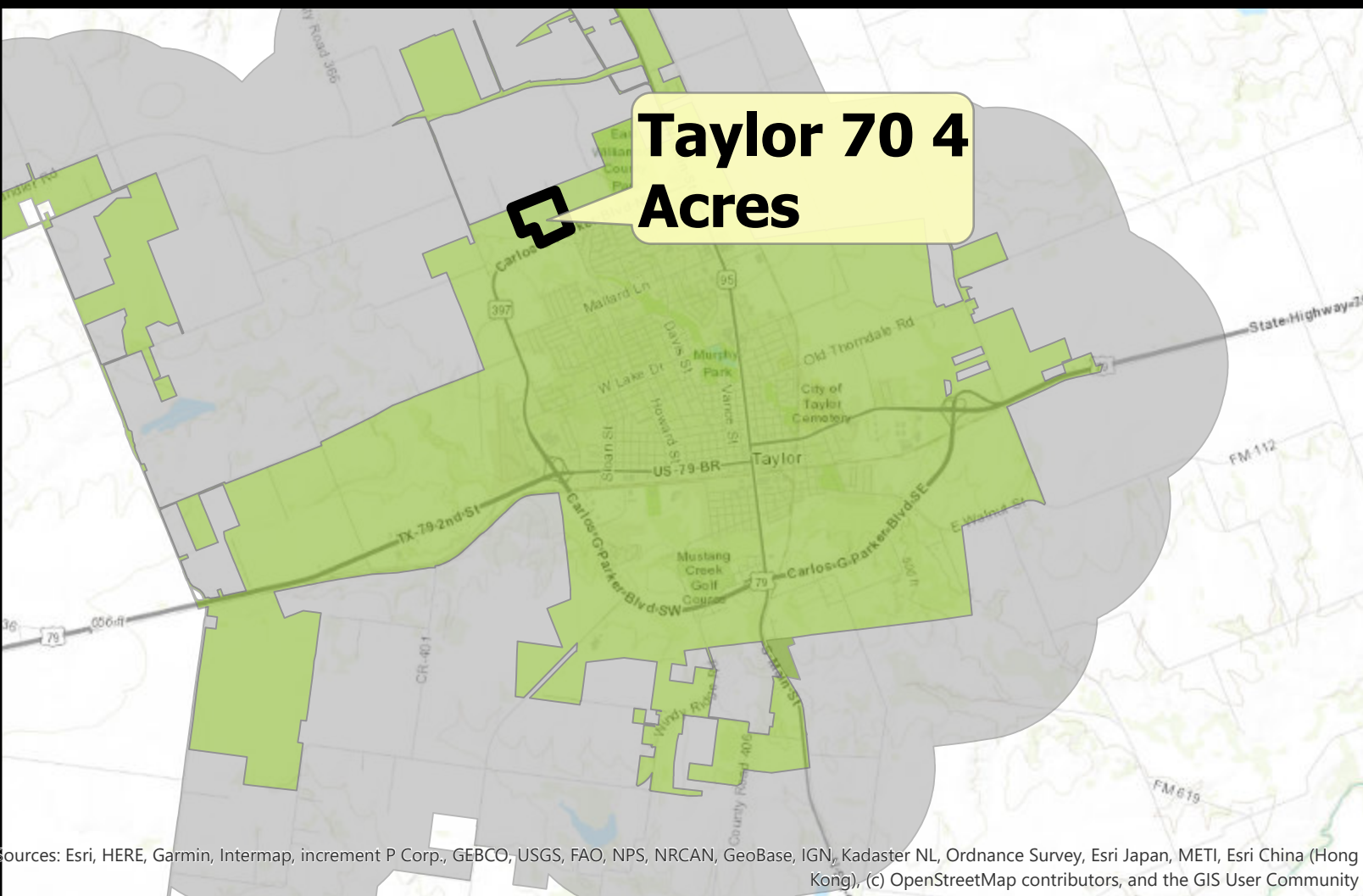


PZ-2021-1274

**Taylor 70
Minor Plat
Approximately 4 Acres**

Legend

- Streets
- Taylor 70 4 Acres
- Taylor 70 Boundary
- ZONING
- B-1
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



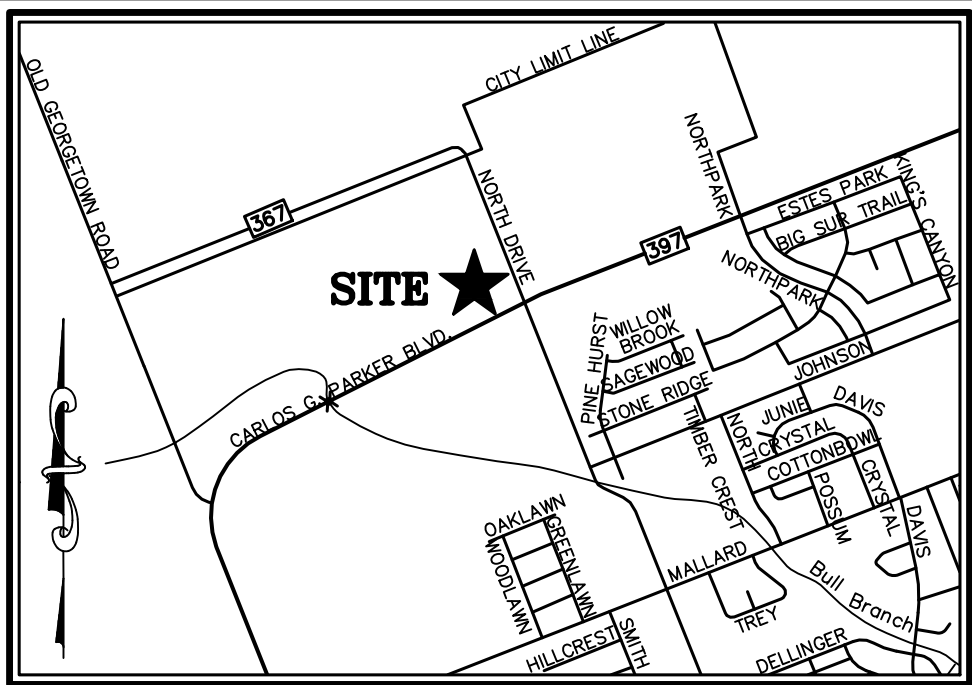
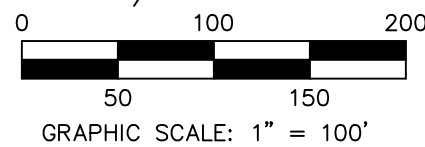
TAYLOR 70 MINOR PLAT, BLOCK 1, LOT 3

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

CALLED 43 ACRES
(SECOND TRACT)
PATRICIA A. GREINERT
VOL. 816 PG. 443, D.R.W.C.T.

CALLED 7 ACRES
(SECOND TRACT)
DELPHINE SLIVENSKY
VOL. 429 PG. 108
D.R.W.C.T.

CALLED 1.163 ACRES
PEACO REAL ESTATE
HOLDINGS LLC
DOC. NO. 2017020661
O.P.R.W.C.T.



VICINITY MAP

SCALE: 1" = 2000'

BEARING BASIS:

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

SURVEY CONTROL:

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

LEGAL DESCRIPTION

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

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

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

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

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

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

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, _____, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

____ DAY OF _____ 20____ A.D., AT ____ O'CLOCK, ____ M.,
AND DULY RECORDED THIS THE ____ DAY OF _____ 20____ A.D., AT ____ O'CLOCK, ____ M.,
IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY IN DOC. NO. _____

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

____ CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY _____ DATE _____

LEGEND

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

SUBMITTAL DATE: DEC. 31, 2020

LOT SUMMARY:

TOTAL NUMBER OF LOTS : 1
TOTAL NUMBER OF BLOCKS : 1

R.O.W. DEDICATION 0.0915 ACRES (3,987 SQ. FT.)
LOT 3 (COMMERCIAL) 3.9885 ACRES (173,737 SQ. FT.)
TOTAL 4.0800 ACRES (177,724 SQ. FT.)

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

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

WILLIAM J. BAKER
SURVEY NO. 2
ABSTRACT NO. 65

17.65 ACRES
REMAINDER TRACT OF A
CALLED 83.47 ACRES
(CALLED FIRST TRACT)
DELPHINE SLIVENSKY
VOL. 816, PG. 449
D.R.W.C.T.

NORTH DRIVE
(APPARENT 40' R.O.W.)

CALLED 40.164 ACRES
E.V.K. HOMES, LLC
DOC. NO. 2020108549
O.P.R.W.C.T.

CALLED 0.924 ACRE
RCT HOLDINGS,
LLC,
DOC. NO. 2016044780
O.P.R.W.C.T.
(DEED MISSING
CALL,
FORCED CLOSURE)

P.O.B.
GRID N: 10192456.03
GRID E: 3208964.34

N65°01'11"E 55.81'

LOT ONE,
BLOCK ONE
FIRST ASSEMBLY
OF GOD
DOC. NO. 2011001491
P.R.W.C.T.

CARLOS G PARKER BLVD (FARM TO MARKET ROAD 397) (120' R.O.W.)
(CALLED 3.786 ACRES STATE OF TEXAS VOL. 814, PG. 903 D.R.W.C.T.)

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

I, JOHN SLIVENSKY, ON BEHALF OF THE ESTATE OF DELPHINE SLIVENSKY, OWNER OF 4.0800 ACRES (177,724 SQ. FT.) TRACT OF LAND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES AS DESCRIBED IN VOL. 816, PG. 449 OF THE DEED RECORDS WILLIAMSON, COUNTY, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY PLAT SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

TAYLOR 70 MINOR PLAT, BLOCK 1, LOT 3

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

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

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____

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

DEVELOPMENT SERVICES DIRECTOR

I, TOM YANTIS, A.I.C.P. DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATE

PLAT NOTES:

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

PLANNING AND ZONING COMMISSION-FINAL PLATS

THIS SUBDIVISION TO BE KNOWN AS TAYLOR 71 MINOR PLAT, BLOCK 1, LOT 3 HAS BEE ACCEPTED AND 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 ON THE ____ DAY OF _____, 20____ A.D.

CHAIRMAN _____ DATE _____

CHAIRMAN _____ DATE _____

SURVEYOR'S CERTIFICATION:

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

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

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

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

Requested Action: Consider disapproving Taylor Estates Preliminary Plat.

Applicant: Chris Elizondo, Cuatro Consultants

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

Parcel Information

Current Zoning: Not zoned – outside the city limits

Current Use: Undeveloped

Purpose:

The purpose of the plat is to create 43 lots for future residential development and one detention/open space lot.

Staff Recommendation:

Staff comments are attached for your review. The submitted preliminary 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

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

Date: Friday, April 2, 2021

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

Dear Steven Hyde,

Staff has completed its review of plans for the Taylor Estates Preliminary Plat that is to be located at 22201 HWY 79, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 365-9285 or by email at shelly.shelton@taylortx.gov.

1. Updated 03.29.2021

Show connectivity to the property to the north owned by Kenneth Ray Hesselmeyer. Connectivity to adjoining properties is to be provided and a one-foot easement must be provided at the stub out.

Subdivision Excerpt below:

2.8.9 Street Buffers

A one-foot reserve shall be dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts. When the adjacent property is subdivided in a recorded plat, the one-foot reserve shall become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors).

2. Updated 03.29.2021 and 11.25.2020

The parkland dedication is required. See Subdivision excerpt below:

2.12 - Park and Playground Sites

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

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

3. Include POB in the Legend.

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

2.7 - Blocks

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

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

2.7 - Blocks

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

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

7. Updated 03.29.2021 A note stating that the sidewalks shall be constructed by the builder at the same time as the house is constructed. Sidewalk will be required on the east side of Block 4, Lots 6 and 7. See Subdivision Ordinance excerpt below:

2.14 - Sidewalks

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

8. Place a Vicinity Map on the Plat Sheet. The second Sheet should have all the certificates and the metes and bounds. You don't need a Coversheet for the plat. You can have one for the Utility Plan and such if you want.

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

3.2 - Subdivision Preliminary Plat

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

1. Name of subdivision (check for duplication).

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.

Drainage Study Requirements

Hydraulic calculations missing for roadside ditches and cross-culverts.

All drainage information will be reviewed and verified in conjunction with subdivision construction plans drainage design.

On behalf of City Engineer, Javier Vasquez, it appears all items have been submitted for review of the preliminary plat.

- i. ~~Provide metes and bounds description on the plat.~~
- ii. ~~Provide plat certificates as found in the subdivision application packet.~~
- iii. Provide utility service availability confirmation for water utility from City of Thrall.
- iv. Note: Site plan sheets submitted are not to be considered as subdivision improvement plans.

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

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

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. Fire hydrant shall not exceed 500 feet between fire hydrants.

2. The Williamson County Fire Marshal's Office shall be notified of this project for review of plans within this area's Volunteer Fire Department's response jurisdiction.

3. Please add plat note:

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

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

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

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

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

6. Please add hydrant detail with utility plan.

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

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.

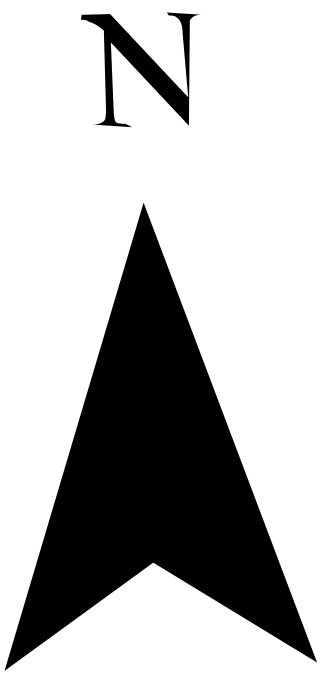
Thank you,



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



Subject Property



PZ-2019-1129
Taylor Estates Location Map

Legend

- Streets
- ▭ Subject Property
- ETJ
- City Limits



0 2 4 8 Miles

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

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

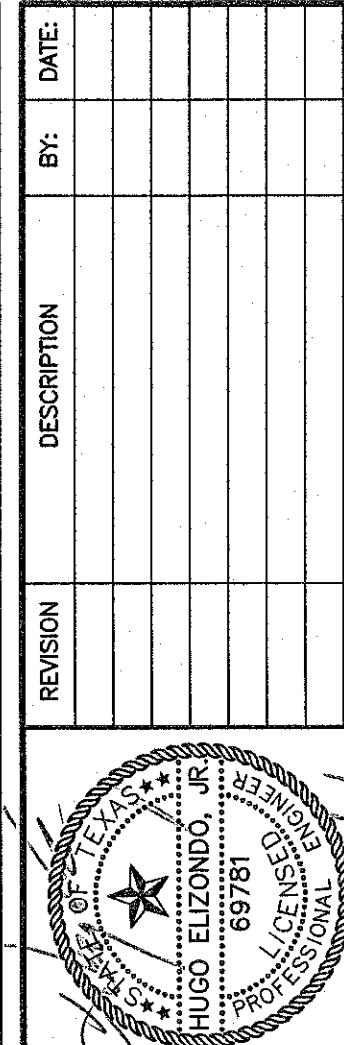
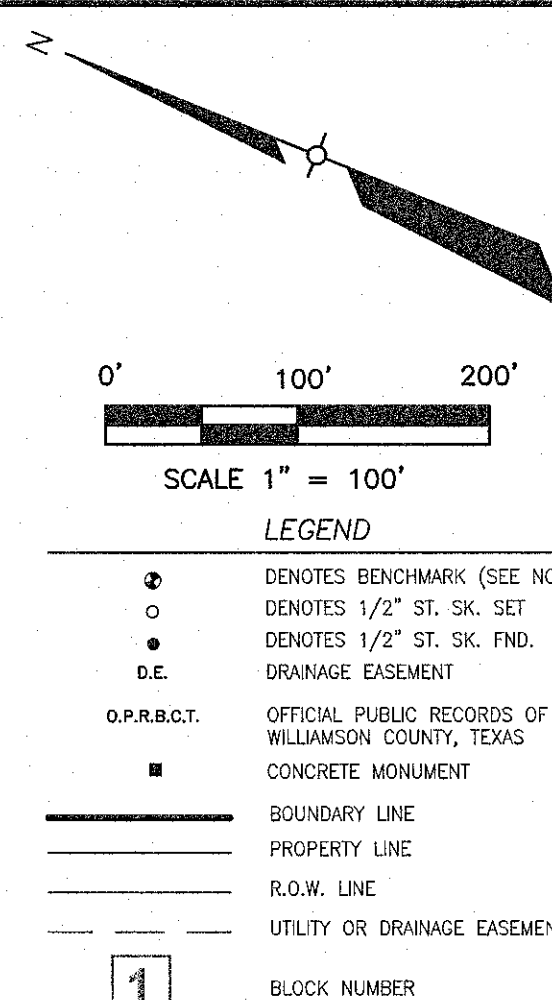
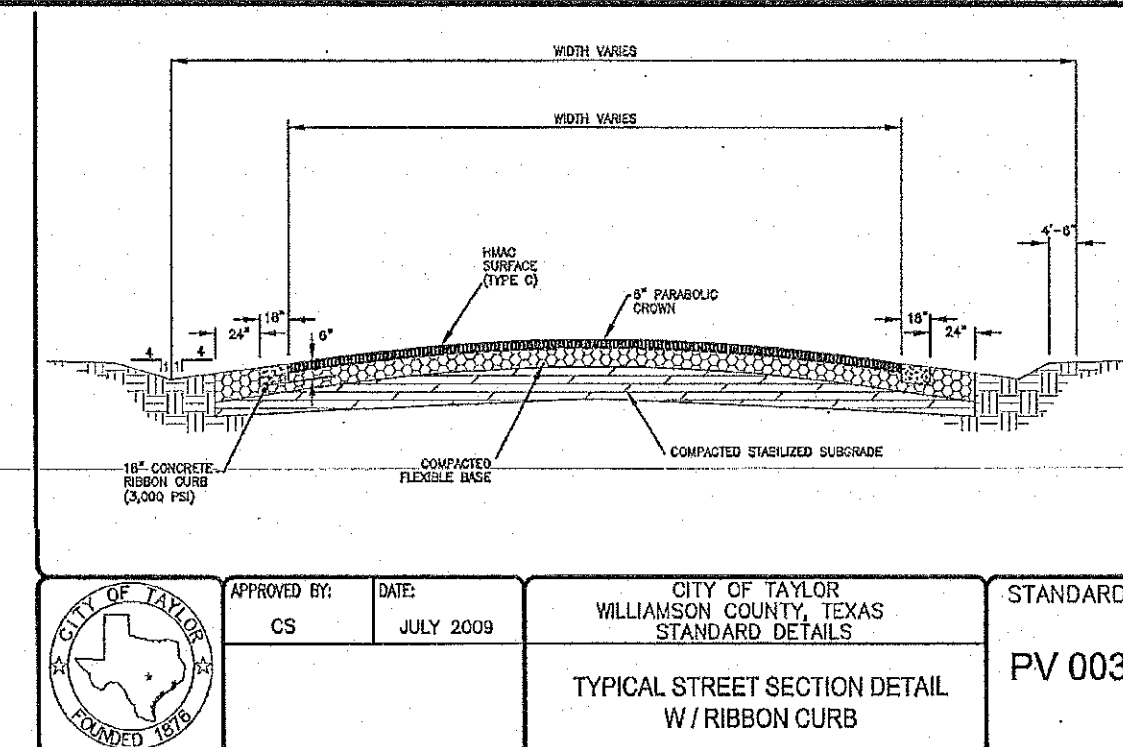
DAVID SCOTT KESSELMAYER
29.107 ACRES
VOL. 149, PG. 611
O.P.R.W.C.T.

HEINRICH RAY KESSELMAYER
147.91 ACRES
VOL. 149, PG. 42
O.P.R.W.C.T.

LARRY RAY ZEPLIN
189.41 ACRES
VOL. 189, PG. 247
O.P.R.W.C.T.

T.W. FORD LP
8.47 ACRES
VOL. 2015080599
O.P.R.W.C.T.

LEEN HOLDING COMPANY HWY 79 LLC
40.88 ACRES
VOL. 2018054012
O.P.R.W.C.T.



CUATRO
consultants, LTD.
Registration No. F-3224
2401 Kyle Crossing, Suite A, Phone: (512) 312-5040 Fax: (512) 312-5355
Kyle, Texas 78740
e-mail: out@cuatrosolutions.com

PRELIMINARY PLAT
TAYLOR ESTATES SUBDIVISION
TAYLOR, TEXAS 78574
WILLIAMSON COUNTY, TX

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

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

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

City of Taylor
318 Burkett St. Minor Plat
PZ-2021-1283
Staff Report

Requested Action: Consider disapproving 318 Burkett St. Minor Plat.

Applicant: Tommy Richter/Bryan Technical Services, Inc.

Subject Property: City of Taylor, Block 51, Lot 1A, Partial Replat No. 2, consisting of approximately 0.65 of an acre, addressed as 318 Burkett St., Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: B-1

Current Use: Vacant

Purpose:

The purpose of the plat is to create a lot for future residential development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. As the plat does not meet the State and local ordinances, staff recommends disapproval of the proposed plat.

Attachments:

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



City of Taylor

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

TOMMY RICHTER
BRYAN TECHNICAL SERVICES
911 N MAIN
TAYLOR TX 76574
trichter@bryantechnicalservices.com

Date: Thursday, April 8, 2021

Address: 318 BURKETT ST, TAYLOR 76574 Permit Number PZ-2021-1283

Dear TOMMY RICHTER,

Staff has completed its review of plans for the 318 Burkett Replat that is to be located at 318 BURKETT ST, TAYLOR 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

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

1. Tie plat to a corner of the original survey.

As required from TLGC - "Sec. 232.001. PLAT REQUIRED. (a) The owner of a tract of land located outside the limits of a municipality must have a plat of the subdivision prepared if the owner divides the tract into two or more parts to lay out:

(1) a subdivision of the tract, including an addition;

(2) lots; or

(3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts.

(a-1) A division of a tract under Subsection (a) includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.

(b) To be recorded, the plat must:

(1) describe the subdivision by metes and bounds;

(2) locate the subdivision with respect to an original corner of the original survey of which it is a part;
and

(3) state the dimensions of the subdivision and of each lot, street, alley, square, park, or other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part."

2. Provide ROW width for Burkett St. and E. 3rd St.

3. Revise all spellings of "re-plat" to "replat."

4. Revise all spellings of "certification" to "certificate."
5. Revise lot descriptions to amend the original lots (there is already a Lot 1 on the eastern section of Block 51).
 - Lot 1A to Lot 6A
 - Lot 2A to Lot 7A
 - Lot 3A to Lot 8A
6. Remove all building lines and setbacks. Revise the note about setbacks and any setbacks being shown on the plat.

Fire Department Comments (PZ)

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

Reviewed plat submission with no comments.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

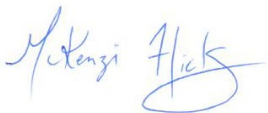
**Refer to Associated Documents section of the permit page for plat review drawing PDF with engineering comments.*

1. Per Subdivision Ordinance, 2.14 the subdivider is responsible to note the location of sidewalks on the plat.
2. Provide a tie to a corner of the original tract and a tie to the closest platted lot. (reference, Plat Application, 6b.)
3. Provide a symbol in the legend for block numbering. (reference, Plat Application, 7a.)
4. Provide right of way information for Burkett St. and E. 3rd Street. (reference, Plat Application, 6g.)
5. Verify wastewater utility service for Lot 3A. Provide a utility easement to allow access to existing wastewater line in the adjacent alley. (reference Subdivision Ordinance, 2.11)

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6173, or by e-mail at mckenzi.hicks@taylor.tx.gov.

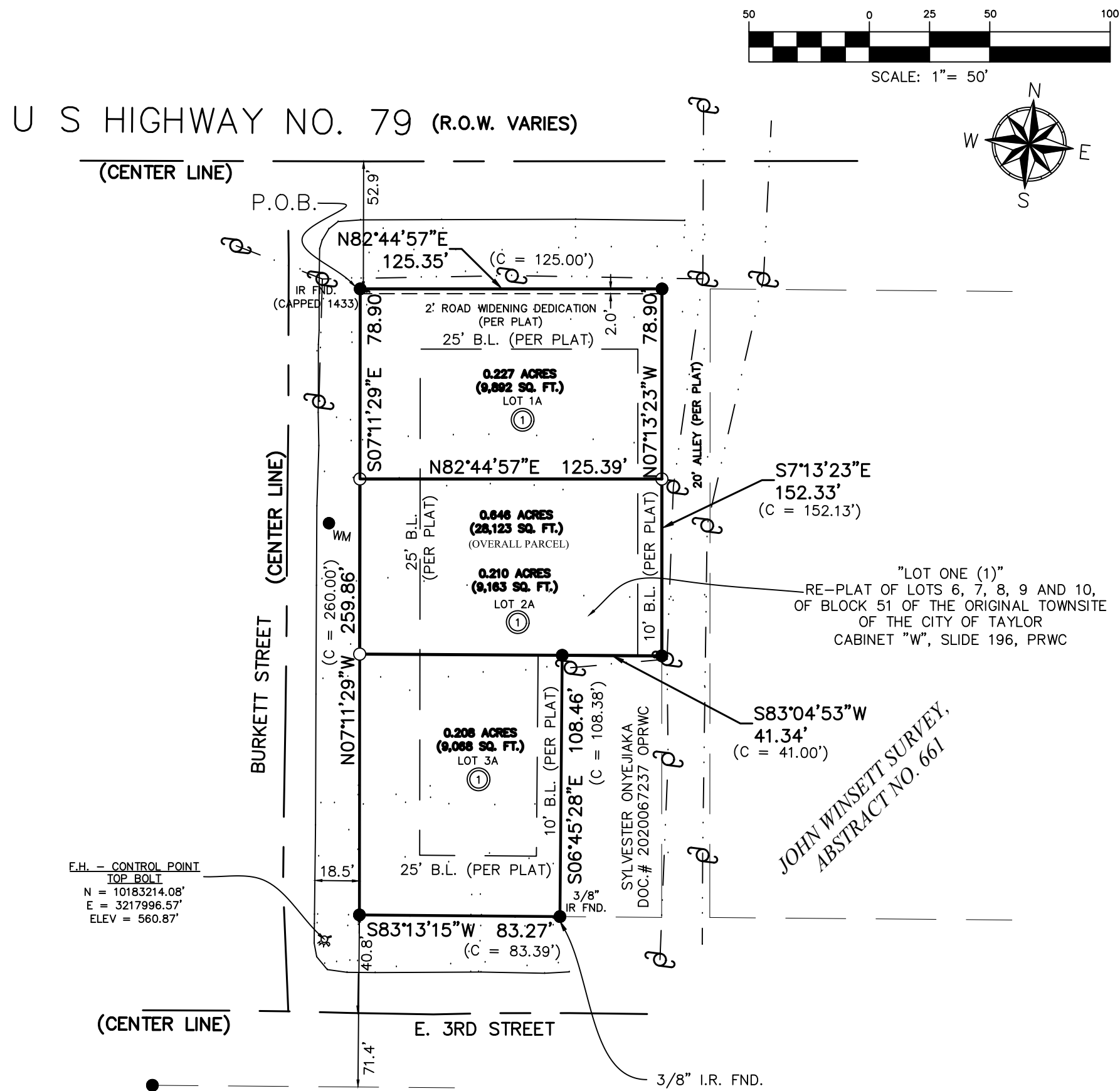
Thank you,



McKenzi Hicks

TOWN VIEW ESTATES

BEING A REPLAT OF LOT 1, RE-PLAT OF LOTS 6, 7, 8, 9 AND 10, OF BLOCK 51 OF THE ORIGINAL TOWNSITE OF THE CITY OF TAYLOR, CONSISTING OF APPROXIMATELY 0.646 ACRES, RECORDED IN CABINET W, SLIDE 196, PLAT RECORDS OF WILLIAMSON COUNTY, LOCATED IN THE JOHN WINSETT SURVEY, ABSTRACT NO. 661.



GENERAL NOTES:

- A. UTILITY PROVIDERS
WATER - CITY OF TAYLOR
WASTEWATER/SEPTIC - CITY OF TAYLOR
ELECTRICITY - ONCOR
- B. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- C. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0534F, EFFECTIVE DATE OF 12/20/2019
- D. THE SETBACK REQUIREMENT SHOWN ON THE PLAT IS PER THE CURRENT ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS ZONING ORDINANCES ARE SUBJECT TO CHANGE
- E. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE FINAL PLAT OF RE-PLAT OF LOTS 6, 7, 8, 9 AND 10, OF BLOCK 51 OF THE ORIGINAL TOWNSITE OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET W, SLIDE 196, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

CURRENT OWNER: SPRINGHILL VIEW DEVELOPERS LLC
SURVEYOR-BRUCE L. BRYAN, BRYAN TECHNICAL SERVICES, INC.
ENGINEER-BELTON ENGINEERING
SURVEY: JOHN WINSETT, A-661
TOTAL AREA OF SITE: 0.646 ACRES
LINEAR FEET OF NEW STREETS: NONE
NUMBER OF LOTS: 3
NUMBER OF BLOCKS: 1
PROPOSED USE: MULTI-FAMILY; ZONED B-1

SURVEYOR'S CERTIFICATE

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT 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 TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 2021

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4249 STATE OF TEXAS

ENGINEER'S CERTIFICATION

I, LINA CHTAY, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCELS ARE NOT ENCRoaded BY A 100 YEAR STORM EVENT, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0534F, EFFECTIVE DATE 12/20/2019
AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT, TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 2021

LINA CHTAY
REGISTERED PROFESSIONAL ENGINEER
NO. 107211 STATE OF TEXAS
TBPE FIRM NO. 13392

NOTE: BEARINGS SHOWN HEREON
BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM (CENTRAL
ZONE) NAD 83, 93 ADJUSTMENT.

ABBREVIATIONS

FND. - FOUND
I.R. - IRON ROD
I.P. - IRON PIPE
R.O.W. - RIGHT-OF-WAY
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD
P.O.C. - PLACE OF COMMENCING
P.O.B. - PLACE OF BEGINNING

OWNER'S CERTIFICATION

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

SPRING HILL VIEW DEVELOPERS, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC.# 2020101241 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF TAYLOR, THE ROADS, ALLEYS, PARKS, PLAYGROUNDS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TOWN VIEW ESTATES.

THERE ARE NO LIEN(S) THAT EXIST ON THIS PROPERTY

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

AUTHORIZED PERSON (PRINT) AUTHORIZED PERSON (SIGNATURE)

AUTHORIZED PERSON (PRINT) AUTHORIZED PERSON (SIGNATURE)

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

DEVELOPMENT SERVICES DIRECTOR

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

TOM YANTIS, DIRECTOR DATE

WILLIAMSON COUNTY CLERK

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2021. A.D.,

AT ____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____

2021., A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

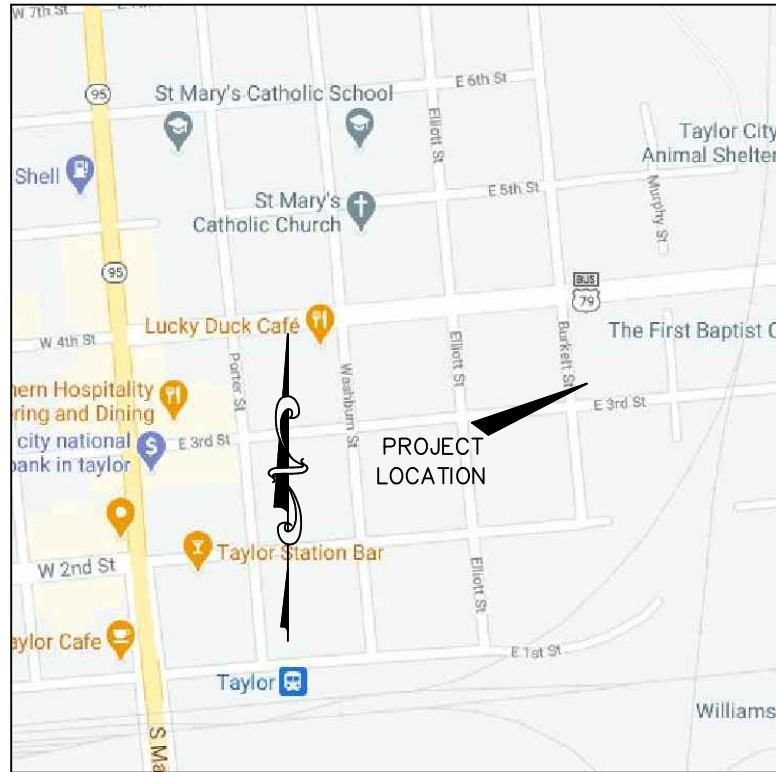
INSTRUMENT NO. _____

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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS:

BY: _____ DEPUTY

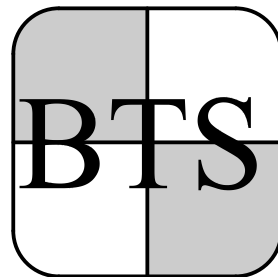
VICINITY MAP



SCALE: 1" = 250'

CITY OF TAYLOR PERMIT PZ-2021-1283

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76754

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: TLR

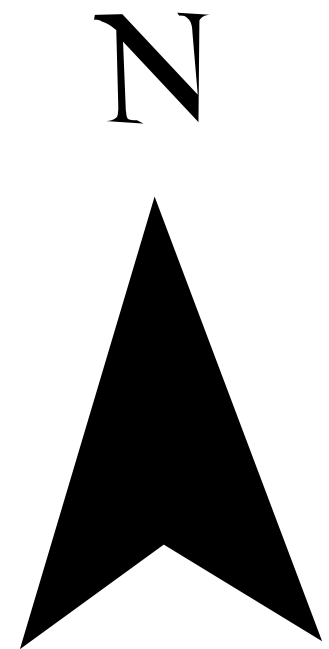
CHECKED BY: BLB

SCALE: 1" = 50'

APPROVED BY: BLB

PROJECT NO. 20-687

DATE: JANUARY 19, 2021



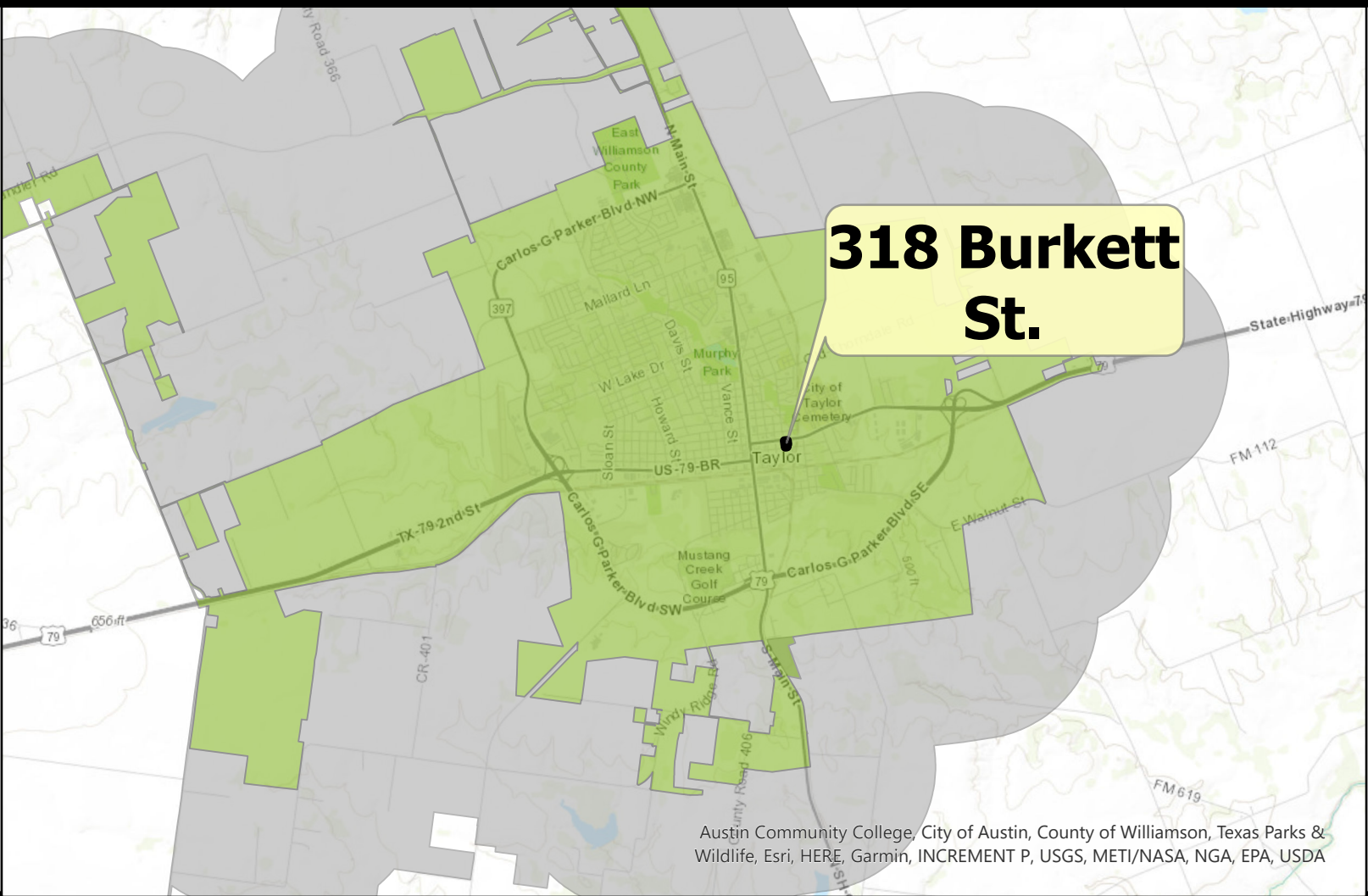
PZ-2021-1283

318 Burkett St. Replat

Approximately 0.646 Acres

Legend

- Streets
- ▭ Subject Property



0 37.5 75 150 US Feet

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

Requested Action: Consider disapproving Hutto Sportsplex Preliminary Plat.

Applicant: Jayly Ortega/Texas Sports and Civil Engineering

Subject Property: Being 29.37 acres, located at the southwest corner of CR 101 and Chandler Road, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: B-1

Current Use: Vacant

Purpose:

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

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. As the plat does not meet the State and local ordinances, staff recommends disapproval of the proposed plat.

Attachments:

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



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

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

Date: Friday, April 2, 2021

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

Dear Jayly Ortega,

Staff has completed its review of plans for the Hutto Sportsplex Preliminary Plat that is to be located at Chandler Rd & CR 101, Taylor, TX. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

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

1. Use a number for the Block. The Block will be number 1. If you choose to use a symbol the common symbology is a circle with the Block number inside. See Subdivision Ordinance excerpt below:

ARTICLE III: - COMMERCIAL DESIGN AND IMPROVEMENT STANDARDS

2.19 - 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. Tie the plat to a corner of the original survey. See Subdivision Ordinance excerpt below:

3.2 - Subdivision Preliminary Plat

9. Boundaries:

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

3. Fill in the blanks in the General Notes e.g., 500 (the gpm)

4. Remove Notes G. and I.

- i. Parkland dedication is not required for commercial development.
- ii. As this is not a planned development there is not an ordinance associated with the development.

5. What does NBU mean?

6. Use one color for text. All text should be black.

7. The property next door in the Wheeler Subdivision dedicated five feet of right-of-way. Either dedicate the

correct right-of-way for future widening or provide clarification for lack of dedication. Provide confirmation that all right-of-way dedication has been provided to the County and the State.

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

9. The Site Plan you provided and the plat are not consistent with each other. The plat could be one lot. Is there a reason why you are creating three lots? If the plat is one lot then the parking lot and Lot 2 do not have to match. If Lot 2 is for the building only then you will need a shared access and parking agreement that is recorded and notated on the plat by instrument number. If you create one lot then you will not need a shared access and parking agreement.

10. Sidewalks are required on the boundaries adjacent to public right-of-way. The sidewalks are to be constructed during the subdivision improvement construction phase. See the Subdivision Ordinance excerpt below:

2.14 - Sidewalks

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

11. The Title of the plat should be:

Hutto Sportsplex Preliminary Plat

Followed by the description of the platted area (place under the Title)

Being 29.37 acres, part of and out of, John Thomas Survey, Abstract No. 610, to create ____ Lot(s) and conveyed to Jason Seaton, in Special Warranty deed 2021035103 O.P.R.W.C.T. and previously conveyed to Don L. Weiss and Gladys O. Weiss and recorded in document number 2018019902 in the O.P.R.W.C.T., Taylor, Williamson County, Texas.

12. Easements:

Provide an easement along Chandler Road that is 10 feet wide. Also, show drainage easements. See Subdivision Excerpt below:

2.9 - Utility Easements

The subdivider may be responsible for dedicating utility easements to the City. Easements shall be worked out with private utility companies prior to plat submittal to the City.

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.

2.10.1 Design

Design of all drainage facilities, including but not limited to streets, inlets, storm sewers, outfalls, culverts, ditches and channels shall conform to normally accepted engineering standards as determined by the City Engineer. Under no circumstances will drainage be allowed to result in a negative effect upstream or downstream.

2.10.2. Maintenance agreement required for drainage facilities

If the City requires that the Developer (or landowner, PID, HOA, or other entity or person specifically approved by the City) shall be responsible for the maintenance of the Drainage Facilities, a Maintenance Agreement, as both are hereinafter defined, will be written and approved by the City that shall include terms and provisions deemed necessary by the City to provide maintenance of the Drainage Facilities.

13. Remove the land uses listed in the Table. The correct land uses need to be used is you want to notate it there. The land uses can be listed in the General Notes.

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.

No comments pertaining to the preliminary plat.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

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

1. Provide additional information for ITE trip generation count for peak hour trips (PHT). Provide information on ITE manual version used and which code was used to determine the PHT.
2. Complete the contact information for the Engineer shown on page 1 of the plat.
3. Provide complete plat heading information (i.e. complete legal name of the subdivision).
4. Provide a tie to an original corner of the original tract and to the closest platted lot per per Subdivision Ordinance 3.2.9c and Subdivision Application – Plat Content 6b.
5. Provide and show a 10-ft utility easement along all road frontages as described in the plat notes.
6. For floodplain areas shown within the subdivision, the areas within the floodplain shall be shown as drainage easements per Engineering Manual 8.20.3a and Subdivision Ordinance 3.3.10a.
7. Show all water features within or adjacent to the subdivision per Subdivision Ordinance 3.2.11
8. Verify detention requirements for the subdivision and provide an easement for the subdivision per Subdivision Ordinance 3.3.10a.
9. Verify and show the easement encroachment near CR 394 for the Texas Power & Light Company.
10. Provide right of way information for CR 101 and verify if right of way dedication will be required.
11. Verify right of way dedication requirement for CR 394.
12. Verify requirements for Jonah Water regarding utility easements or additional requirements based on the District Engineer review.

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.

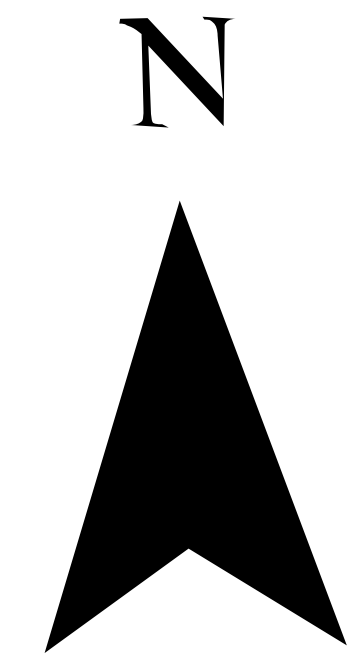
Thank you,



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



Subject Property



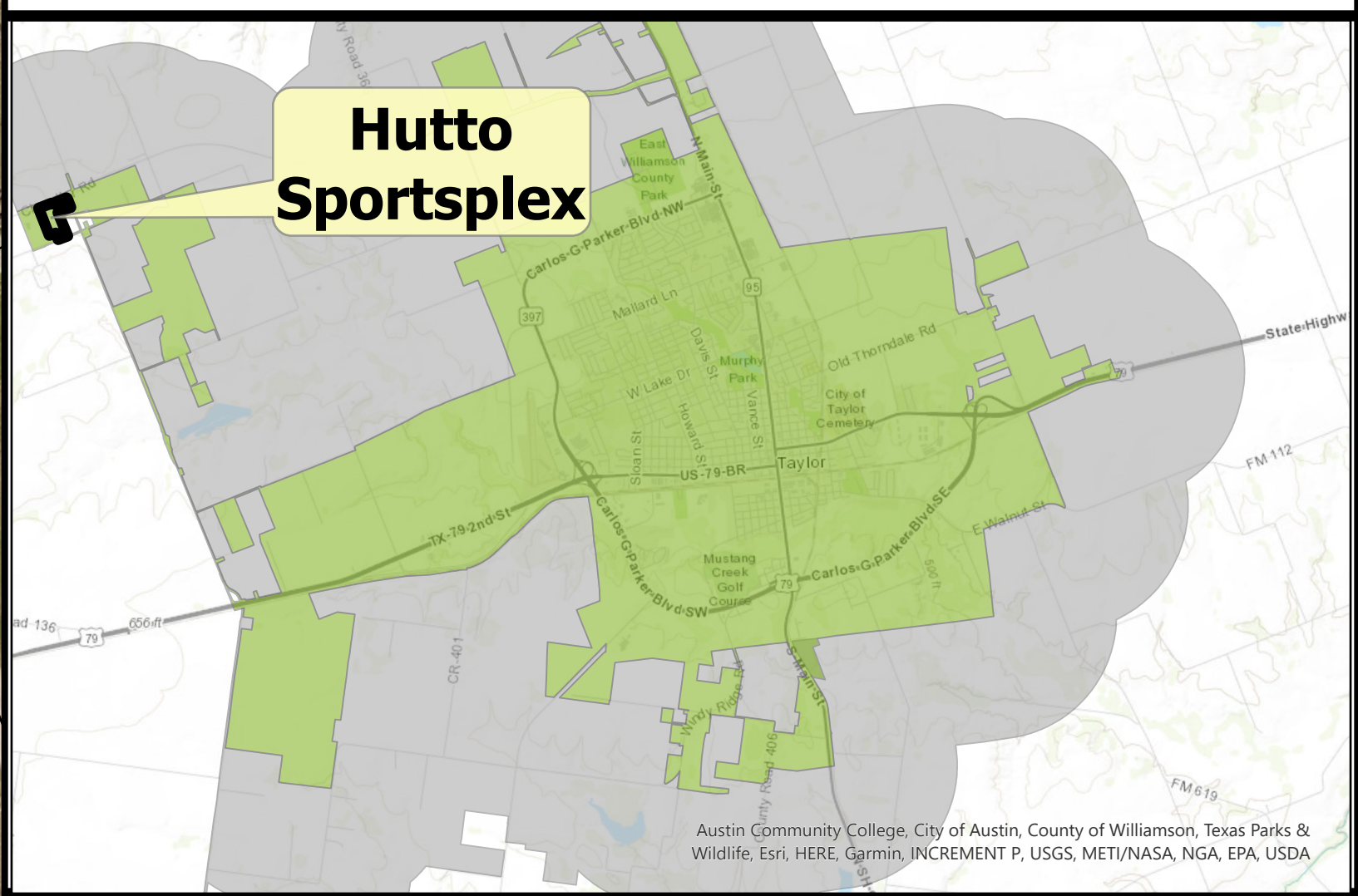
PZ-2021-1296

**Hutto Sportsplex Preliminary
Plat**

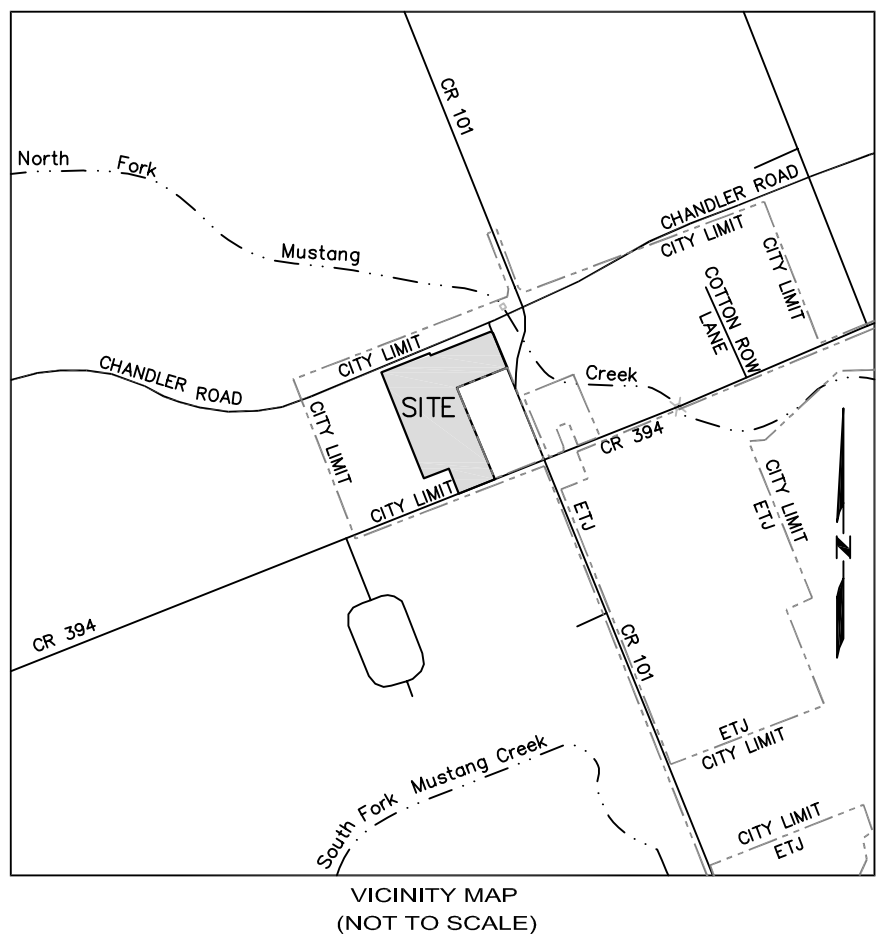
Approximately 29.368 Acres

Legend

- Streets
- ▭ Subject Property



PRELIMINARY PLAT OF HUTTO SPORTSPLEX



OWNERS: JACKIE W. PORTER
STREET ADDRESS
CITY, STATE, ZIP CODE

ROBIN W. FAULK
STREET ADDRESS
CITY, STATE, ZIP CODE

RANDY C. WEISS
STREET ADDRESS
CITY, STATE, ZIP CODE
(512) 931-3100
shane@DiamondSurveying.com

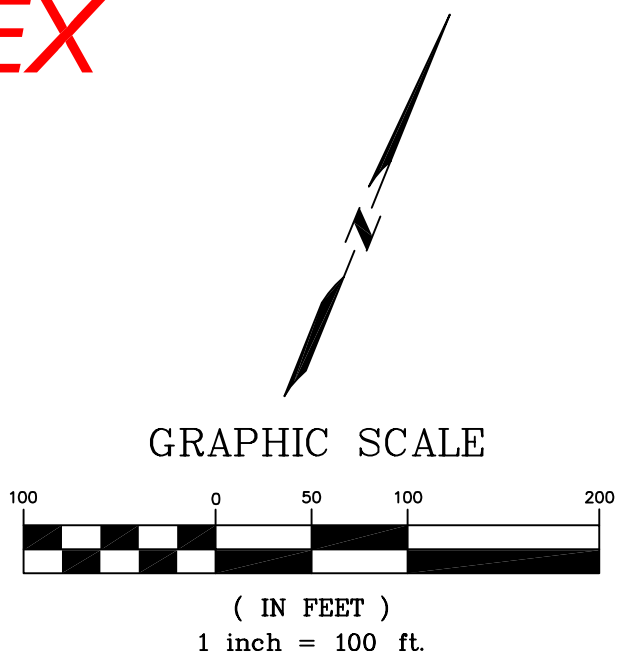
SURVEYOR: SHANE SHAFER R.P.L.S.
DIAMOND SURVEYING, INC.
T.B.P.E.L.S. #10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100
shane@DiamondSurveying.com

ENGINEER: ENGINEER NAME, P.E.
COMPANY NAME
TEXAS PROFESSIONAL ENGINEERING FIRM F-
STREET ADDRESS
CITY, STATE ZIP CODE
PHONE NUMBER
EMAIL ADDRESS

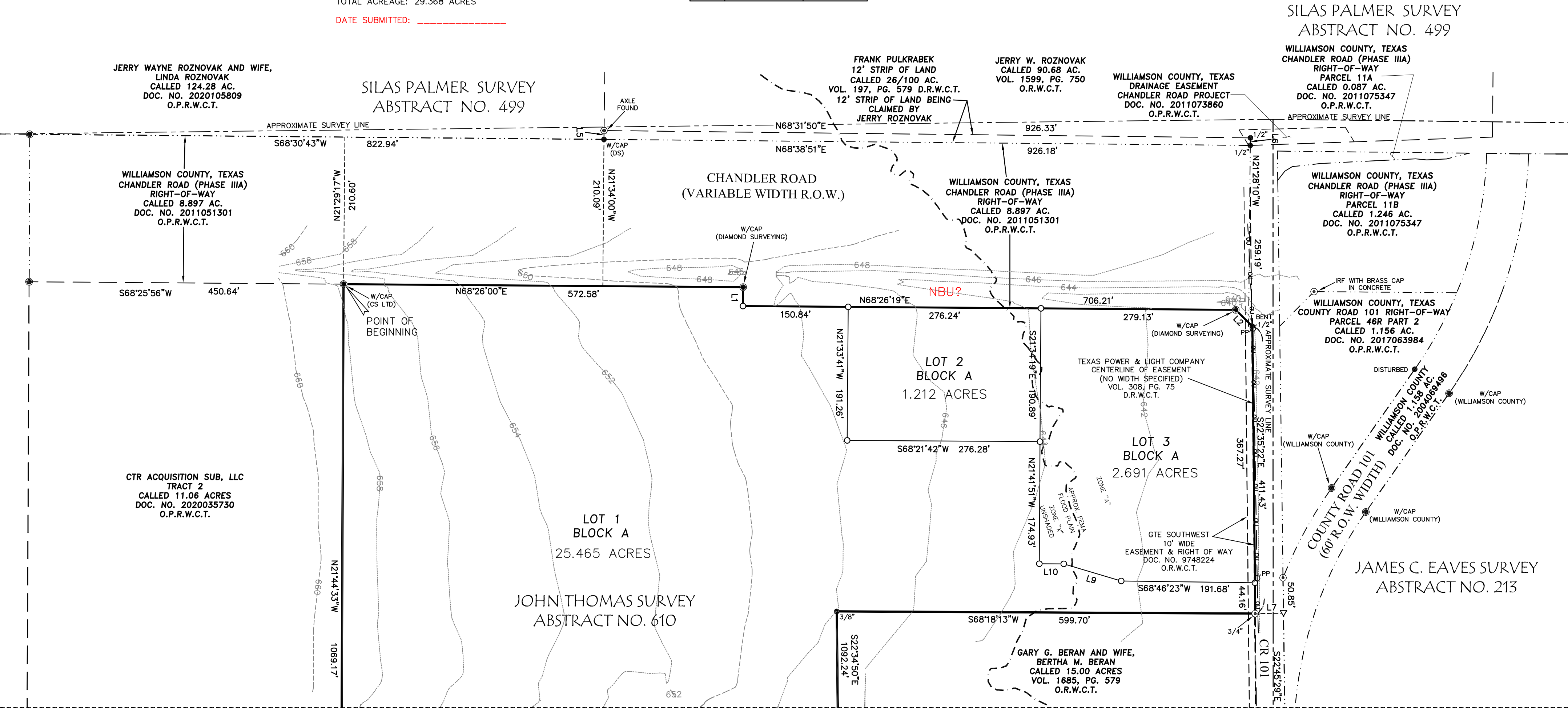
NUMBER OF LOTS: 3
NUMBER OF BLOCKS: 1
TOTAL LINEAR FEET OF NEW STREETS: NONE
TOTAL STREET R.O.W. AREA TO BE DEDICATED: NONE
TOTAL ACREAGE: 29.368 ACRES
DATE SUBMITTED: _____

LOT AND BLOCK TABLE			
LOT	BLOCK	AREA ACRES	USE
1	A	25.465	PARK LAND
2	A	1.212	AMENITY
3	A	2.691	DRAINAGE

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



LEGEND	
●	IRON ROD FOUND
⊙	IRON PIPE FOUND
⊗	IRON ROD FOUND WITH CAP
⊕	AXLE FOUND
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
▽	CALCULATED POINT
⊙PP	POWER POLE
—	DOWN GUY
---	RIGHT-OF-WAY DEED LINE
---	FEMA LINE
---	APPROXIMATE SURVEY LINE
R.O.W.	RIGHT-OF-WAY
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
P.O.B.	POINT OF BEGINNING
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS



FOR REVIEW ONLY
02-20-2021

MATCHLINE SHEET 2

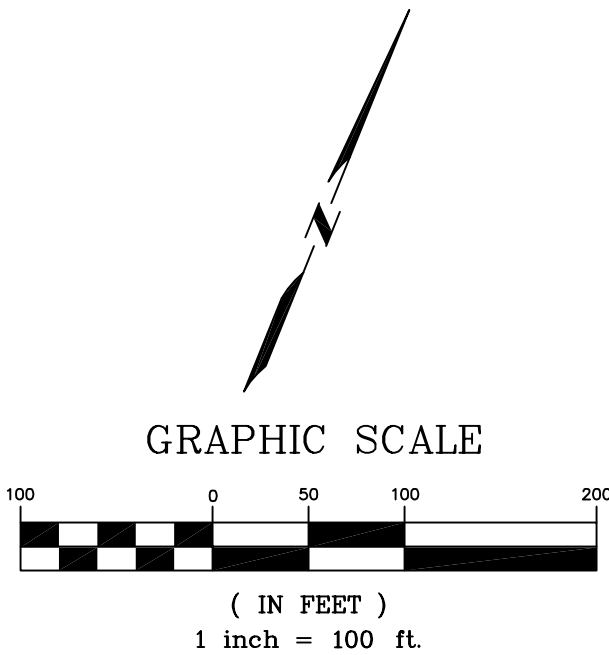
SHEET 1 OF 3

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

PRELIMINARY PLAT OF HUTTO SPORTSPLEX

FOR REVIEW ONLY
02-20-2021

MATCHLINE SHEET 1



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

JOHN THOMAS SURVEY
ABSTRACT NO. 610

LOT 1
BLOCK A
25.465 ACRES

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

LOT 1

LOT 2

LOT 3

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

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

TEXAS POWER & LIGHT COMPANY
CENTERLINE OF 20' WIDE EASEMENT
VOL. 1500, PG. 274
O.R.W.C.T.

POSSIBLE EASEMENT
ENCROACHMENT
APPROX. 2.4'
VOL. 1500, PG. 274
O.R.W.C.T.

COUNTY ROAD 394

(VARIABLE WIDTH R.O.W.)

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

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

DESCRIBED IN
DOC. NO. 199941574

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

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

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

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

SHEET 2 OF 3

PRELIMINARY PLAT OF HUTTO SPORTSPLEX

NOTES:

A. UTILITY PROVIDERS:

WATER: _____
WASTEWATER: _____
ELECTRICITY: _____

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

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

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

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

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

G. PARKLAND DEDICATION REQUIREMENTS ARE MET BY THE DEDICATION OF LOT 1, BLOCK A.

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

I. THIS SUBDIVISION IS SUBJECT TO ORDINANCE _____, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIRMENTS/RESTRICTIONS: _____

METES AND BOUNDS DESCRIPTION

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

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

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

1. N 68°26'00"E for a distance of 572.58 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for an angle point;
2. S 21°28'09"E for a distance of 27.07 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point
3. N 68°26'19"E for a distance of 706.21 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for the most northerly northeast corner of said 29.368 acre Weiss tract and for the most northerly northeast corner hereof;
4. S 67°07'02"E for a distance of 33.54 feet to a 1/2" iron rod found (bent) on the west right-of-way line of County Road 101, for the most easterly northeast corner of said 29.368 acre Weiss tract and for the most easterly northeast corner hereof;

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

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

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

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

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

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

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

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

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

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

FOR REVIEW ONLY
02-20-2021



City of Taylor
PZ-2020-1295
4002 N. Main St.
Zoning Map Amendment
Staff Report

Requested Action: Zoning Map Amendment to the official zoning map to re-zone approximately 6.31 acres of Single-Family Residential Zoning District (R-1) to 6.31 acres of General Business Zoning District (B-2).

Applicant: Julie Downs/RE/MAX Associates Group on behalf of the property owners.

Subject Property: Is approximately 6.31 acres, more particularly described by Williamson Central Appraisal District Parcel R362228; Thaler Addition, Lot Two, Block Two; located at 4002 North Main Street, Taylor, TX 76574.

Parcel Information

Current Zoning: Single-Family Residential District (R-1)

Current Use: Residential

Proposed Zoning: General Business Zoning District (B-2)

Future Land Use Plan: Commercial

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Vacant land	General Business Zoning District (B-2)
South	Commercial	Single-Family Residential District (R-1) and General Business Zoning District (B-2)
East	Union Pacific Railroad and Agricultural Land	N/A (ETJ)
West	City of Taylor Right-of-Way (N. Main St.) and Vacant land	Local Business Zoning District (B-1)

Purpose:

The applicants are proposing to re-zone the subject property from Single-Family Residential Zoning District (R-1) to General Business Zoning District (B-2). The property owners want to make the subject property more appealing to prospective buyers as they intend to sell the property. Additionally, the property owners state that the proposal is a more appropriate zoning district for the subject property as it's adjacent to a state highway would be commercial or industrial rather than single-family residential zoning district.

Staff Analysis:

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

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

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

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

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

Action L3.6: *Guide new commercial development to clusters (shown on the Future Land Use Plan instead of scattered and/or “strip” development).*

Action L3.9: *Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.*

In addition, the City uses the Future Land Use Plan (FLUP) map as our guide for managing development. The City has zoned land within the City limits for the uses shown on the FLUP, as zoning is our primary land management tool. Overall, the FLUP map and the zoning map are consistent. As the subject property is designated for Commercial Land Uses in the future the request to change the zoning district from R-1 to B-2 is consistent with the FLUP.

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

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Potential negative land use impacts (noise, odor, pollution, excessive light, traffic, etc.) should be considered and minimized.*

- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*
- *Parking, both on and off street, should be located to provide accessibility in safe and attractive ways*

Commercial

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

When considering both the City of Taylor's Comprehensive Plan and current zoning, this request is consistent with the Goals, Objectives and Actions identified in the Comprehensive Plan.

Staff Recommendation

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

Planning and Zoning Commission Recommendation

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

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

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

Staff analysis indicates this request to re-zone the parcel of land, consisting of 6.31 acres, from R-1 to B-2 is consistent with the Comprehensive Plan. As stated above in the analysis, the request to re-zone the subject property does promote **Objective 3; Action L3.5** (appropriate commercial activity along corridors with adequate infrastructure and accessibility), **Action L3.6** (guide new commercial development to clusters), and **Action L3.9** (review and monitor zoning and other development ordinances to achieve appropriate regulations). The applicant is not choosing to start a business in this location, but re-zoning the property will allow for commercial development to occur in the future.

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

The staff analysis maintains that this proposed re-zoning is compatible with the surrounding area. Although the adjacent zoning varies from residential to industrial, the Future Land Use Plan indicates that this area will be a commercial corridor as more development occurs in time.

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

When the subject property is developed the public health, safety and welfare will be promoted as all the current regulations must be met through the various development processes e.g., the Building Permit Application process.

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

There is transportation infrastructure in the area to serve the proposed development if the zoning designation were to be changed. However, water and wastewater are currently not available in the area without extension. The cost of any extension of facilities for private development will be borne by the developer/property owner.

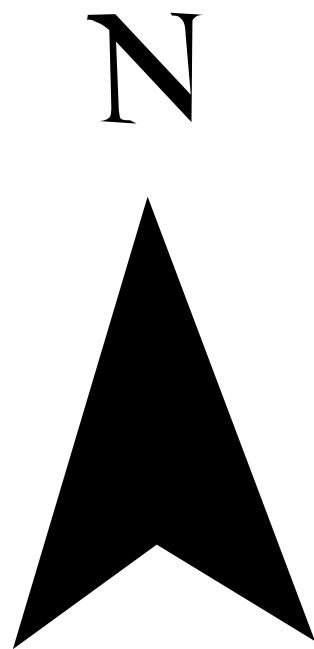
- **Do current conditions indicate that a re-zoning is necessary?**

Recently, there has been an up-tick in the amount of interest from the public in developing along North Main Street (State Highway 95). Interest in new development along North Main indicates that a change from a zoning district that only permits residential land uses by-right to a zoning district that permits a variety of land uses by-right would be more conducive to future development of the subject property.

According to the City of Taylor's Thoroughfare Plan, Main Street is a major arterial road. The subject property is sandwiched between a major arterial and the railroad tracks which is ideal for commercial and industrial development rather than residential development.

Attachments:

1. Location Map
2. Future Land Use Plan Map
3. Proposed Zoning Map



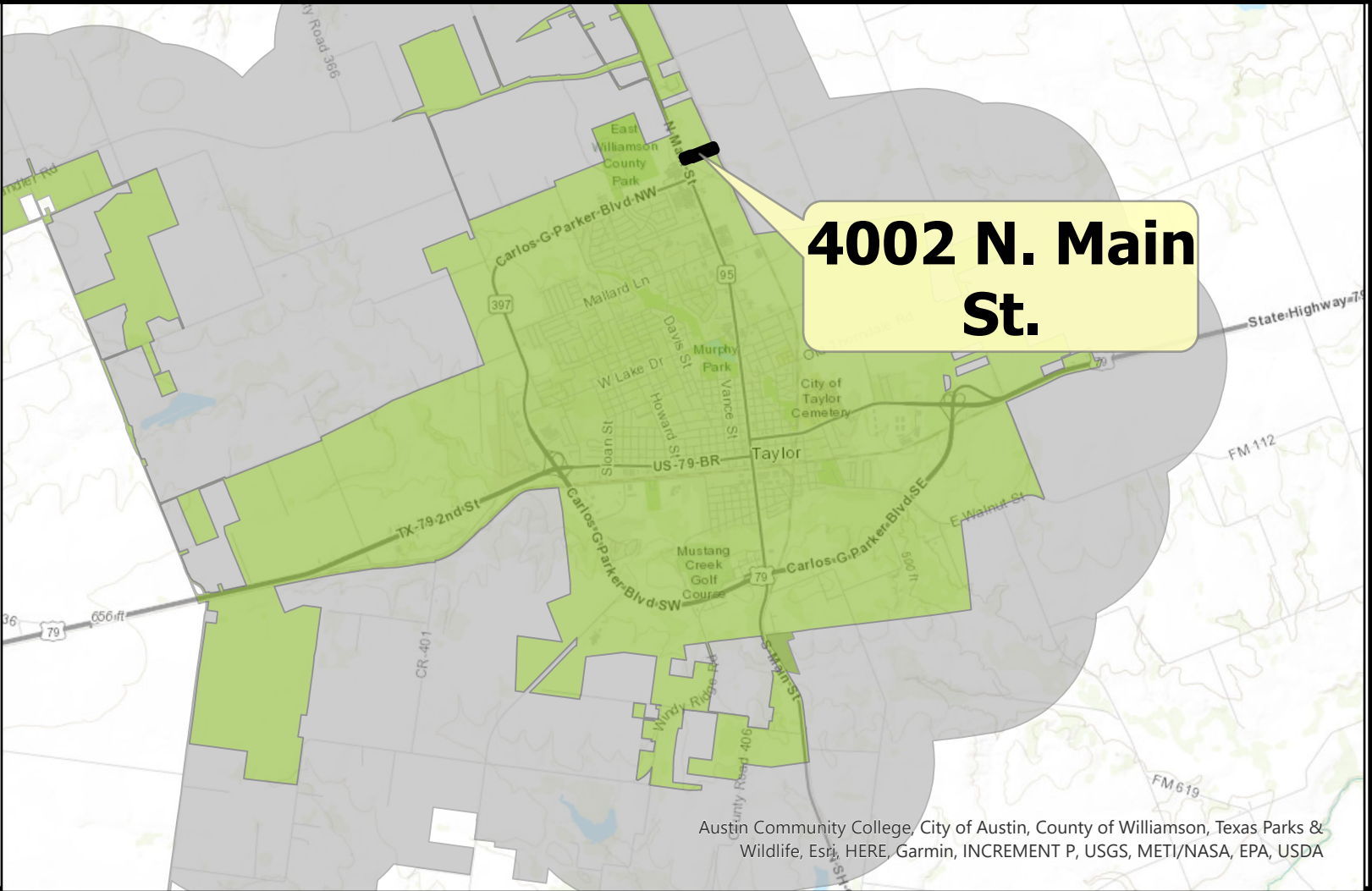
PZ-2021-1295

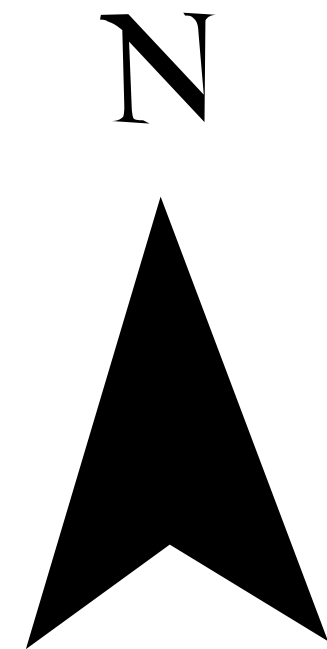
**4002 N. Main St. Current
Zoning**

Approximately 6.31 Acres

Legend

- Streets
- ZONING
 - B-1
 - B-2
 - M-1 Light Industrial
 - R-1 Single Family
 - R/A Rural Agriculture
- ▭ Subject Property





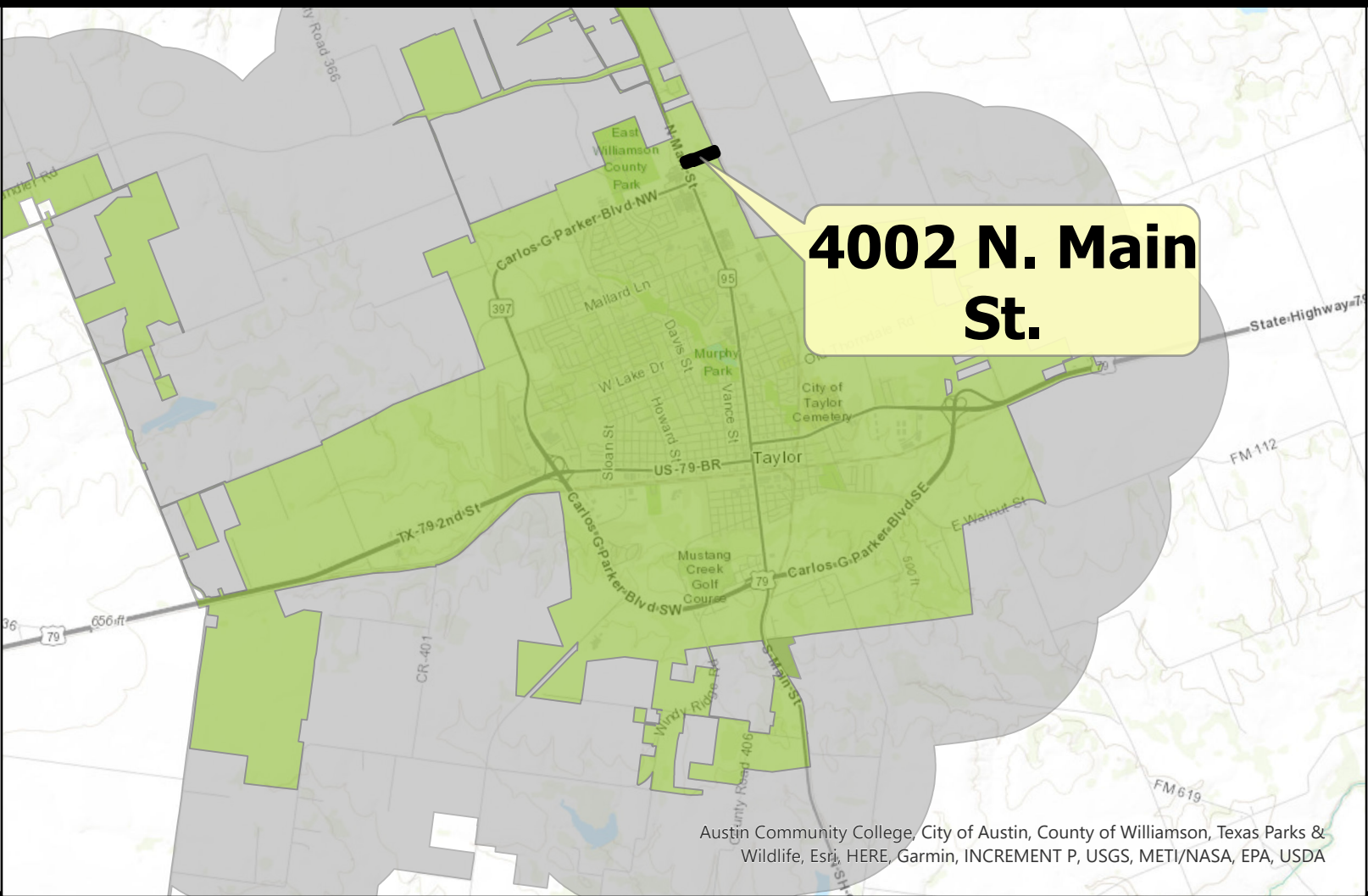
PZ-2021-1295

**4002 N. Main St. Future Land
Use Plan Map**

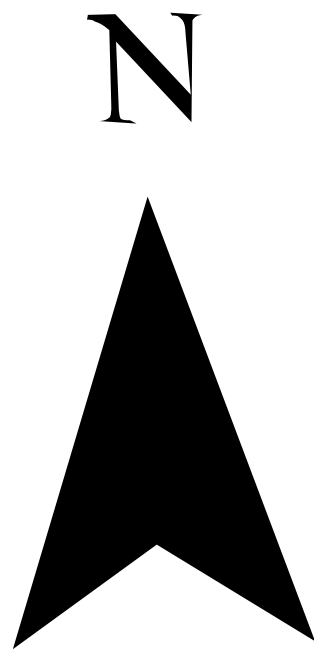
Approximately 6.31 Acres

Legend

- Streets
- 2013 Future Land Use
 - COMMERCIAL
 - AGRICULTURE/OPEN SPACE
- Subject Property



0 150 300 600 Feet



PZ-2020-1295

4002 N. Main St. Proposed Zoning

Approximately 6.31 Acres

Legend

- Streets
- ZONING
 - B-1
 - B-2
 - M-1 Light Industrial
 - R-1 Single Family
 - R/A Rural Agriculture
 - Proposed B-2 Zoning

