

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

April 11, 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, April 11, 2023.

The agenda packet is on the website at:

<http://www.taylortx.gov/Calendar.aspx?EID=4541&month=4&year=2023&day=11&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

ELECTION OF OFFICERS

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.

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.
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.

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

ADJOURN

Next Meeting Date: May 9, 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 **April 11, 2023**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:

Carrie Orts
Carrie Orts, Administrative Assistant

Date:

4-6-23

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street
Taylor, Texas 76574
PLANNING AND ZONING COMMISSION MEETING
March 14, 2023, 6:00 P.M.**

PRESENT

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

ABSENT

Mike Eaton
Steve Darden
Amy Everhart

OTHERS PRESENT

Colin Harrison, Director Development Services
Courtney Peres, Planning Manager, Development Services
McKenzi Hicks, Planning Tech, Development Services
Carrie Orts, Admin Assistant, Development Services
Chelsey Cooper, HDR

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

N/A

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.)

1. **Review and approve minutes from the meeting on February 14, 2023.**

Mrs. Maruska made a motion to approve minutes as written. The vote was seconded by Mr. Newman. All present voted in favor (6-0). Motion carried.

CONSENT AGENDA

2. **PZ-2022-1494 – Consider disapproving 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-2022-1564 – 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.**

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-2022-1598 – Consider disapproving Northside Preliminary Plat, consisting of approximately 40.18 acres to create 206 lots, including right-of-way dedication, generally located at the northeast corner of the intersection of NW Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
6. PZ-2023-1626 – Consider disapproving Castlewood South Phase 1 Final Plat, consisting of approximately 42.94 acres of land, 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.
7. PZ-2023-1627 – Consider disapproving North BB Creek Townhomes Preliminary Plat, consisting of approximately 7.60 acres of land, generally located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018638, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
8. PZ-2023-1628 – Consider disapproving 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.

Mrs. Maruska made a motion to approve the consent agenda as written. The vote was seconded by Mr. Newman. All present voted in favor (6-0). Motion carried.

REGULAR AGENDA

COMPREHENSIVE PLAN AMENDMENT

9. **PZ-2023-1629– Hold a public hearing regarding a request to amend the Future Land Use Map designation of approximately 39.85 acres of land, addressed as 1103 Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcel R331113, part of and out of the H.G. Johnson Survey, Abstract No. 348 and W.R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.**

Ms. Cooper made a presentation including staff recommendation for approval of the proposed Comprehensive Plan Amendment request as it meets the intent of the Comprehensive Plan.

Mrs. Frazier asked if there was anyone present who wished to speak in favor or opposition of the proposed request. The following stepped forward to speak.

Rachel Westermann, Owen Milner, and Natie Garcia were present to inquire about the amendment.

Karen Wunsch representing the applicant wanted to let everyone know why they brought forward the planned amendment.

The public hearing closed at 6:14 P.M.

10. **PZ-2023-1629 – Consider making a recommendation regarding a request to amend the Future Land Use Map designation of approximately 39.85 acres of land, addressed as 1103 Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcel R331113, part of and out of the H.G. Johnson Survey, Abstract No. 348 and W.R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.**

Mr. Newman made a motion to approve a recommendation regarding PZ-2023-1629. Second by Mrs. Maruska.

All present voted in favor (6-0). Motion carried.

ZONING

11. **PZ-2022-1560 – Hold a public hearing regarding a request to change the zoning of approximately 1.40 acres of land, generally located along Murphy St., from Local Business (B-1), Multi-Family Residential (MF-2), and Parks (P) to Multi-Family Residential with a Planned Development Overlay (MF-1/RPD), more particularly described by Williamson Central Appraisal District Parcels R015230, R015231, R015232, R015233, R015241, R015258, Part of R015264 and R015266, legally described as Part of Lot 1 and Lots 2-5, Block 52, Lot 5, Block 53, the Northern Part of Lot 1 and Lot 6, Block 56, and the Southern Part of Lot 1, Block 57, The Original Townsite of the City of Taylor, Taylor, Williamson County, Texas.**

Ms. Peres made a presentation including staff recommendation for the proposed Comprehensive Plan Amendment request as it meets the intent of the Comprehensive Plan.

Mr. Legere was present to answer questions. There was discussion between Commission and the applicant.

Mrs. Frazier asked if there was anyone present who wished to speak in favor or opposition of the proposed request. No one stepped forward to address the Commission.

The public hearing closed at 6:28 P.M.

12. **PZ-2022-1560 – Consider making a recommendation regarding a request to change the zoning of approximately 1.40 acres of land, generally located along Murphy St., from Local Business (B-1), Multi-Family Residential (MF-2), and Parks (P) to Multi-Family Residential with a Planned Development Overlay (MF-1/RPD), more particularly described by Williamson Central Appraisal District Parcels R015230, R015231, R015232, R015233, R015241, R015258, Part of R015264 and R015266, legally described as Part of Lot 1 and Lots 2-5, Block 52, Lot 5, Block 53, the Northern Part of Lot 1 and Lot 6, Block 56, and the Southern Part of Lot 1, Block 57, The Original Townsite of the City of Taylor, Taylor, Williamson County, Texas.**

Mrs. Maruska made a motion to approve a recommendation regarding PZ-2022-1560. Second by Mrs. Billings-Ray.

All present voted in favor (6-0). Motion carried.

DISCUSSION ITEMS

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

Mr. Harrison stated that the three items that went forward to the Council at the March 9th meeting and were approved at the April 1st Council meeting were the following:

- 2nd Amendment to Comprehensive Plan
- Annexation at CR 398/Justin Lane
- Rezoning for the same tract of land at CR 398/Justin Lane

Council appointed/reappointed members to the Commission.

14. Update regarding status of revisions and adoption of the Development Codes.

In January Staff was looking to have Code updates to the Commission after Spring Break but it is taking longer than previously thought. As soon as Codes are available, they will be brought forward.

Mrs. Frazier stated that there was one open position on the Commission and welcomed Alex Allrich to the Commission.

Adjournment - Meeting adjourned at 6:33 P.M.

Carrie Orts

Administrative Assistant II, Development Services

Donna Frazier

Planning & Zoning Commission Chair

City of Taylor
PZ-2022-1494
Mule Loop Townhomes
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider Conditional Approval of Mule Loop Townhomes Subdivision Improvement Plans
Address/Location:	Generally 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.
Legal Description:	Approximately 2.94 acres of the William R. Williams Survey, Abstract No. 665
Current Zoning:	MF-1/RPD
Current Use:	Vacant
Applicant:	Gregg Andrulis, P.E./Civil Insite, LLC
Case History:	This is the fifth submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans partially meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. However, staff recommends Conditional Approval pending the changes requested within the Staff Comments 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

Gregg Andrulis
Civil Insite LLC
10200 W HWY 290, Suite 4
Austin TX 78736
gregg@civilinsite.com

Date: April 6, 2023

Address: Cecelia Street & Debus Drive, Taylor 76574

Permit Number PZ-2022-1494

Dear Gregg Andrulis,

Staff has completed its review of plans for the Mule Loop Townhomes Subdivision Improvement Plans that is to be generally located at Cecelia Street & Debus Drive, Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the Subdivision Improvement Plans and at this time the plan set has been issued Conditional Approval pending corrections related to the comments below.

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.

1. No further comments. Ensure coordination and compliance of all other departmental comments in order to gain approval.

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.

***See Associated Documents section of the permit page to download a PDF of the engineering comments placed on the geotechnical report.**

Geotechnical Report

1. Final report needs to be signed and sealed.
2. Page 6 of 11 - Table 3.2 Recommended Flexible Pavement Section (Alternate Pavement Layer) - Per Taylor Engineering Manual, the minimum Lime Treated Subgrade thickness shall be referenced. The minimum thickness is 8 inches for Local Streets.

***See Associated Documents section of the permit page to download a PDF of the engineering comments placed on the plans (SIP).**

Subdivision Improvement Plans

1. Sheet 02 GENERAL NOTES - Use date of final approved Geotechnical/Pavement Report for Cecelia Street.
2. Sheet 08 EROSION CONTROL PLAN - See detail EN-001 Construction Entrance should be 50 ft from edge of pavement. SCE appears to be partially within existing pavement.

3. Sheet 08 EROSION CONTROL PLAN - Remove tree protection from tree that is to be removed.
4. Sheet 10 CECILIA ST PLAN & PROFILE STA 1+00 TO END Provide a standard detail for curb ramps proposed in the plan set.
5. Sheet 14 PAVING DETAILS - PV002 - Remove option of "Or YP A GR4" from detail. Verify prime coat note "OR Multi Option" and remove if not necessary.
6. Sheet 15 UTILITY DETAILS 1 OF 3 - Remove Detail UT 001 from plan set. The correct typical assignment detail is provided on Sheet 14.

Fire Department Comments

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.

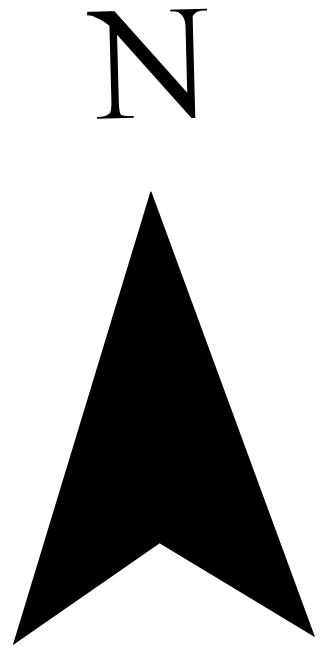
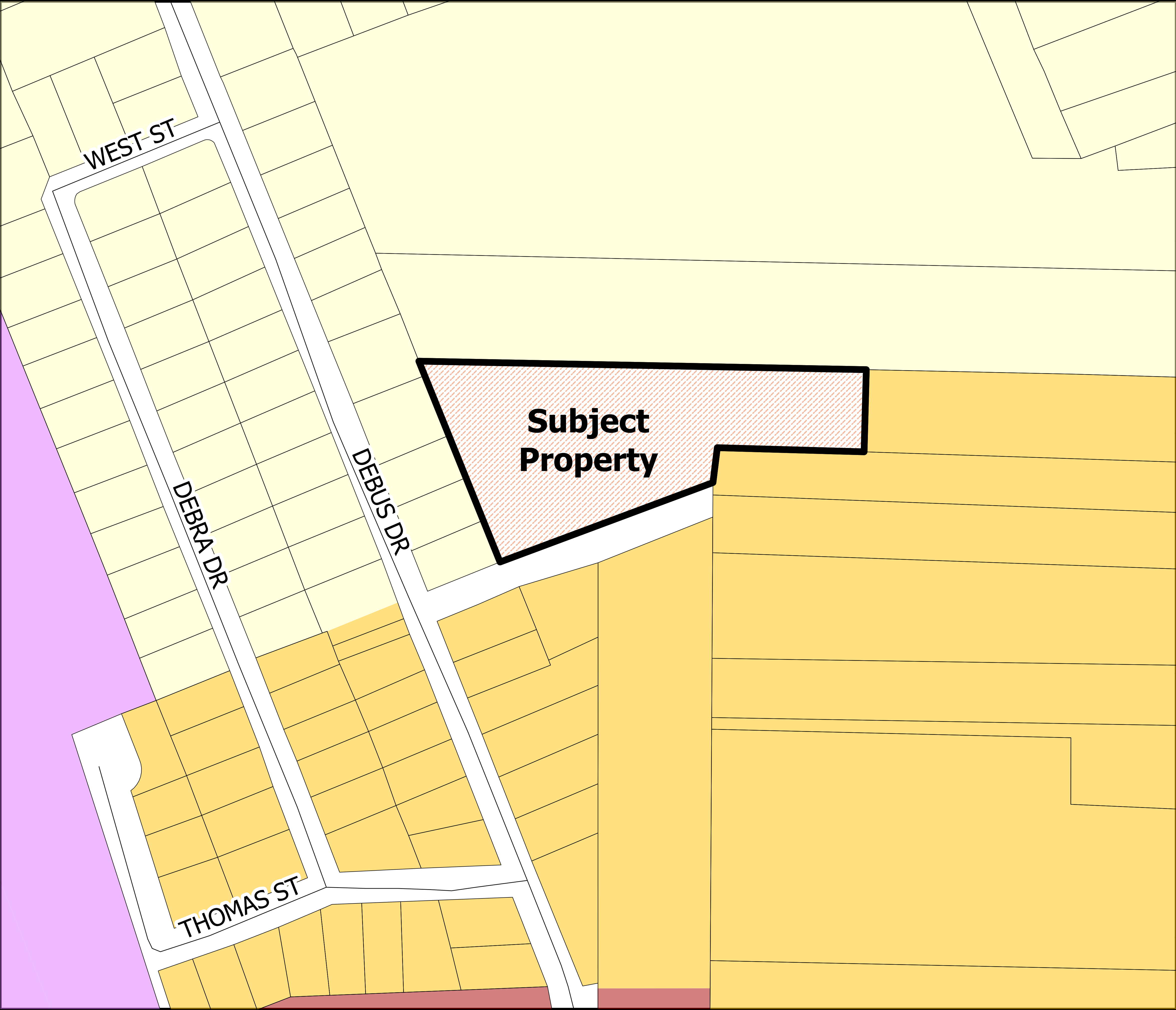
1. Reviewed the latest uploaded plans with no comments.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylor.tx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

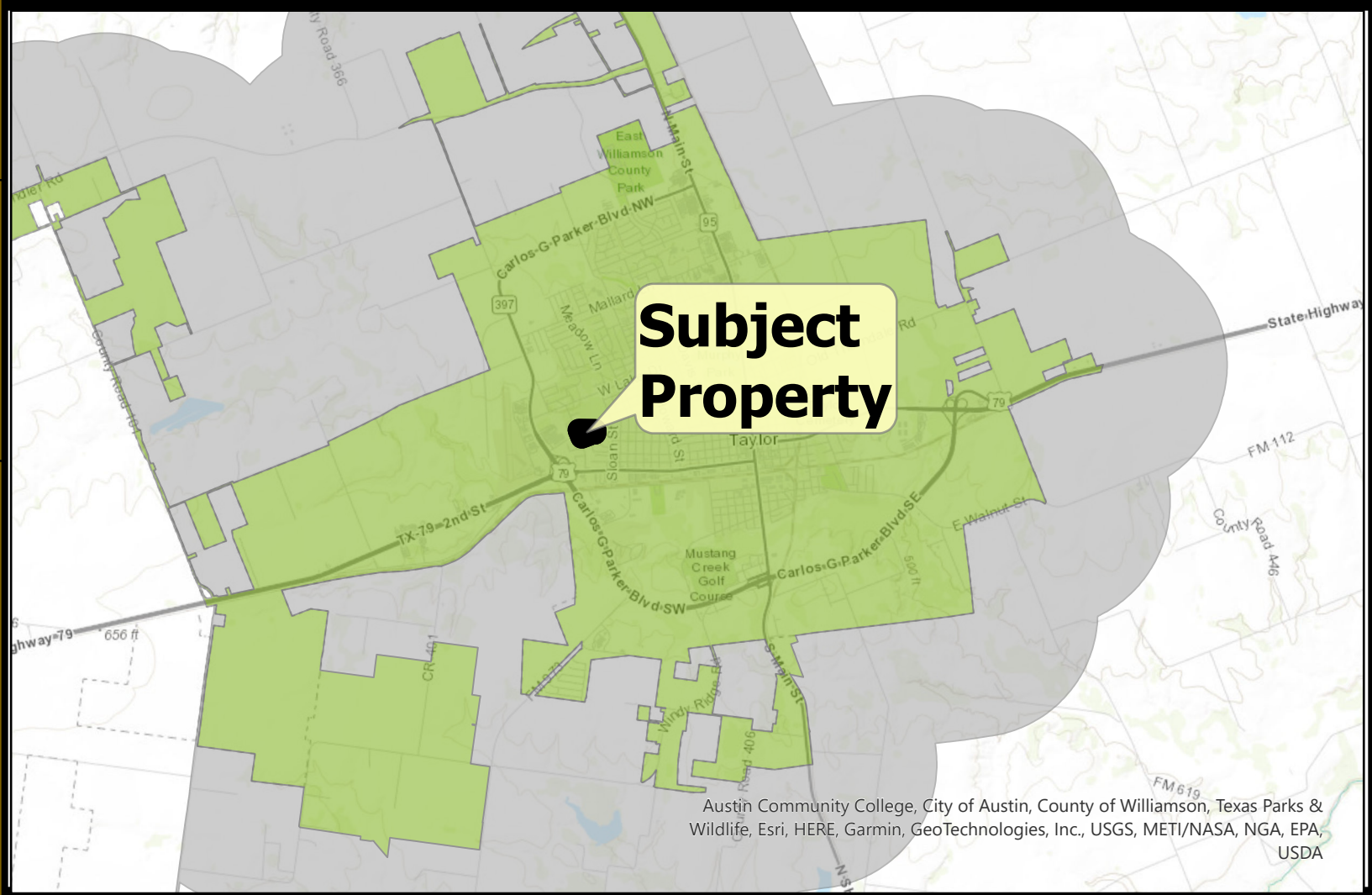


PZ-2022-1494

**Mule Loop Townhomes
Subdivision Improvement Plans
Location Map
Approximately 2.94 Acres**

Legend

- Subject Property
- Parcels
- Streets
- ZONING**
- M-1 Light Industrial
- MF-2 Multi-Family
- R-1 Single Family
- MF-1/RPD
- B-1



City of Taylor
PZ-2022-1573
RCR-Taylor Logistics Park
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider disapproving RCR-Taylor Logistics Park Subdivision Improvement Plans
Address/Location:	201 FM 3349
Legal Description:	Approximately 756.00 acres of the Watkins Nobles Survey, Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213
Current Zoning:	B-2/CPD
Current Use:	The existing site of RCR-Taylor Logistics Park
Applicant:	Richard Heiges, P.E./RITD
Case History:	This is the third submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. 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

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

Date: April 6, 2023

Address: 201 FM 3349, Taylor 76574

Permit Number PZ-2022-1573

Dear Richard Heiges,

Staff has completed its review of plans for the RCR-Taylor Logistics Park SIP that is to be generally located at 201 FM 3349, Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the Subdivision Improvement Plans. Comments from this review follow.

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@taylor.tx.gov.

1. Please ensure that roadway names are shown on the roadway design pages. Can be in the background, semi-transparent, or a part of the title of the plan sheet. So to better orient the section of roadway and apply appropriate ROW width and additional requirements.

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.

***Refer to the Associated Files section of the permit page for a PDF of the plan set containing the following engineering comments:**

Subdivision Improvement Plan Set

1. Sheet 11 of 177 - THIS NOTE IS REFERENCING SHEET C9.x. I DID NOT SEE STRAIGHT WALL SETs FOR THE MBC IN THOSE STANDARDS. THE PIPES AS DRAWN REPRESENT A PARALLEL APPLICATION BUT THIS CULVERT SHOULD HAVE SAFETY PIPE RUNNERS GOING THE OTHER WAY. THE SETs CANNOT BE STAGGERED AS SHOWN. THE SCREEN CAPTURE IS FROM TXDOT's STANDARD SET-B-CD THIS IMAGE WAS IN THE PREVIOUS REVIEW COMMENTS.
2. Sheet 11 of 177 - Sta. 14+00 - Drainage area - This pipe and grading were not shown in previous submittal.
3. Sheet 12 of 177 - Sta. 35+75 - Per TxDOT Standard SETP-CD a single 36" pipe at no skew doesn't require pipe runners. The runners that are drawn are incorrect for a cross drainage application.
4. Sheet 12 of 177 - Sta. 35+75 - Verify, it is believed this end treatment is from SETP-FW-0 and the pipes are going the wrong way. Need to call out end treatments for all culverts.
5. Sheet 12 of 177 - Sta. 35+75 - All end treatment callouts would also need the roadway side slope = end treatment 4:1, 3:1, or 6:1 etc.
6. Sheet 13 of 177 - Sta. 2+50 to 4+50 - Pavement marking cross hatching is going the wrong way.
7. Sheet 13 of 177 - Sta. 9+50 - Verify 36" RCP with SET type.
8. Sheet 13 of 177 - Sta. 9+50 - Verify 36" RCP with SET type.
9. Sheet 13 of 177 - The pipe layout in this area has changed since last submittal-what is purpose of the pipe under the tracks and sticking into the street ROW?
10. Sheet 14 of 177 - Match plan leader to waterline where noted.
11. Sheet 16 of 177 - Match leader to 24" RCP and call out SETs.
12. Sheet 18 of 177 - Provide callout for end treatments

13. Sheet 18 of 177 - Verify, does this end treatment need to be flared?
14. Sheet 22 of 177 - Add callouts for all proposed pavement markings, missing yellow hatching at median, missing callouts for 4" white shoulder line
15. Sheet 23 of 177 - R3-8 SIGN MORE APPROPRIATE IF SIGNAGE PROVIDE. SIGNAGE NOT REQUIRED FOR THIS CONDITION.
16. Sheet 26 of 177 - SINGLE R3-8 SIGN MORE APPROPRIATE, IF PROVIDED
17. Sheet 28 of 177 - This pipe was added after last review, The rock riprap at the pipe outfall has been removed. Is the entire pipe to be installed in the future by cutting through the detention embankment?
18. Sheet 30 of 177 - Pipe length and end treatments, riprap, erosion control
19. Sheet 30 of 177 - 600.80 and 600.85 called on other pond sheets
20. Sheet 40 of 177 - Update missing flowline information
21. Sheet 42 of 177 - Alignment D-A - 12" HDPE called out on this sheet
22. Sheet 44 of 177 - Plan calls for 2-60"
23. Sheet 44 of 177 - Update callout, to read 48"
24. Sheet 46 of 177 - 600.85 in plan view callout
25. Sheet 46 of 177 - 600.85 in plan view callout
26. Sheet 46 of 177 - 42" called out on pond sheet. Need to verify all ponds and calculations if there are discrepancies with detention outfall pipe sizes
27. Sheet 48 of 177 - Alignment G-B profile - callout for pipe size like other sheets
28. Sheet 65 of 177 - Verify Fire Hydrant and valve placement with updated layout. It appears the Fire Hydrant can be placed toward the street or potentially inside an easement. Recommend providing a section view of this to confirm best placement. (TYPICAL).
29. Sheet 67 of 177 - Sewer main should also be placed in steel casing across railroad easement similar to WL
30. Sheet 67 of 177 - Sewer main should also be placed in steel casing across railroad easement similar to WL
31. Sheet 76 of 177 - Ethafoam pad shall be placed over the top of the sewer main with CDF backfill when vertical clearances are less than 12-inches. In no case, shall the vertical clearances be less than 6-inches.
32. Sheet 76 of 177 - CANT SEE THAT PREVIOUS COMMENT TO CALLOUT CURB RAMPS WAS ADDRESSED.
33. Sheet 80 of 177 - Verify and update plan view to show the proposed ARV. Note that casing appears it will have a bend in it under tracks-show casing in profile
34. Sheet 81 of 177 - Provide reference: See Sheet ?? for profile
35. Sheet 82 of 177 - Provide reference: See Sheet ?? for profile
36. Sheet 87 of 177 - Sewer main should also be placed in steel casing across railroad easement similar to WL. MH should be placed outside of railroad easement.
37. Sheet 91 of 177 - Provide reference: See Sheet ?? for profile
38. Sheet 93 of 177 - Sewer linetype does not match the linetype shown on other sheets. Please match as the sewer alignment is hard to see in plan view.
39. Sheet 94 of 177 - Sewer linetype does not match the linetype shown on other sheets. Please match as the sewer alignment is hard to see in plan view.
40. Sheet 95 of 177 - Sewer linetype does not match the linetype shown on other sheets. Please match as the sewer alignment is hard to see in plan view.
41. Sheet 96 of 177 - Sewer linetype does not match the linetype shown on other sheets. Please match as the sewer alignment is hard to see in plan view.
42. Sheet 97 of 177 - Sewer linetype does not match the linetype shown on other sheets. Please match as the sewer alignment is hard to see in plan view.
43. Sheet 98 of 177 - (ALL PROFILES THIS SHEET): Show waterline and any other utility crossings in the profiles to verify no conflicts exist.
44. Sheet 99 of 177 - (ALL PROFILES THIS SHEET): Show waterline and any other utility crossings in the profiles to verify no conflicts exist.
45. Sheet 99 of 177 - (ALL PLAN VIEW THIS SHEET): Manholes serve both properties as they are located on lot line. Manholes and service line to ROW should be located within a "sewer" easement. Manholes are currently located within drainage easement.
46. Sheet 100 of 177 - Provide callouts for minimum clearance
47. Sheet 103 of 177 - Show the 2-60" culverts in the plan view and profile to verify that they are not in conflict with proposed force main
48. Sheet 107 of 177 - What is "LOC" and "SFJ"? I'm assuming this is erosion control but not defined.
49. Sheet 107 of 177 - Fittings are still labeled as 45 degree bends
50. Sheet 107 of 177 - Fittings are still labeled as 45 degree bends
51. Sheet 113 of 177 - Show/label existing 65-foot wide City easement. Please note that Sumsung contractors are currently using easement for construction access and therefore ground elevations and surface conditions have changed since originally surveyed.
52. Sheet 163 of 177 - Per Geotech response for the 40% truck section applies, for 40% trucks geotech report recommends 7.5" HMA, 14" Flex Base / 8" LTS

53. Sheet 163 of 177 - Asphalt Binder is residue from petroleum refining, suggest using correct terminology. Comment applies to all 4 details.
54. Sheet 163 of 177 - Loose or compacted lift thickness?
55. Sheet 163 of 177 - Per Geotech response for the 40% truck section applies, for 40% trucks geotech report recommends 6.5" HMAC, 11" Flex Base / 8" LTS
56. Sheet 172 of 177 - Verify and update plansheet to fill out information noted in table

***Refer to the Associated Files section of the permit page for a PDF of the planset containing the following engineering comments:**

Subdivision Improvement Plan Set (DRAINAGE)

1. Sheet 41 of 177 - [(Comment Remains) Verify and update plans sheet. It is unclear how runoff enters pond. (See EM 2.3, 2.12)] Added Flume : EM8.17 Clarification: Drainage area to pond includes area downstream of pond (north of the pond footprint)
2. Sheet 41 of 177 - [(comment remains) Add erosion control measures EM 2.10, 8.1.7] clarification: there is no pipe shown to outlet the pond, and no erosion control at that element. there is no riprap shown below the proposed spillway and could scour. provide computations for design of apron. dimensions and stone sizing. indicate on plans
3. Sheet 47 of 177 - [(comment remains) Update plan sheet to show how runoff enters pond. EM 2.3, 2.12] comment appears unaddressed drainage area includes land downstream of pond the performance of this pond is included as part of your DIA
4. Sheet 48 of 177 - [(comment remains) This is a large pond. Provide consideration for a secondary spillway that is erosion resistant] EM 8.1.7 provide details for proposed spillway, typically apron extends past toe of slope, verify limits provide computations for rip rap design
5. Sheet 57 of 177 - [(comment remains) Verify drainage at Pond F. Plan is unclear how runoff enters pond.(See EM 2.12)] this doesn't drain the way you explain the the responses. verify
6. Sheet 57 of 177 - [(comment remains) Verify drainage at Pond G. Plan is unclear how runoff enters pond.(See EM 2.12)]
7. Sheet 59 of 177 - [(comment remains) EM 2.3, 2.6, Not clear what hydraulic element this drainage area is for.] please provide a legible plan and profile for each element in ROW
8. Sheet 59 of 177 - [(comment remains) EM 2.3, 2.6 Each hydraulic element needs to have a drainage area assigned to it. Please provide matching names between area and element. Profiles required for each conveyance element.] please provide a legible plan and profile for each element in ROW
9. Sheet 62 of 177 - Clarification of previous comment on c3.15. this is all in ROW. This all needs to be profiled.
10. Sheet 62 of 177 - Clarification of previous comment c3.11. just looking at this first drainage area for instance; i cannot verify anything here, the drainage area and plans are not discernable.
11. Sheet 62 of 177 - [(comment remains) Drainage computations required for ALL hydraulic elements within ROW EM Sec 2 EM 8.1.9] plans need to be clear so anyone can see that all elements are accounted for
12. Sheet 65 of 177 - [(comment remains) EM 2.6, provide a profile for each conveyance element.]
13. Sheet 67 of 177 - [(comment remains) EM 2.6, provide a profile for each conveyance element.] hydraulic elements don't even have names
14. Sheet 67 of 177 - Lining no longer shown. Is lining necessary? Pipes don't seem to fit
15. Sheet 67 of 177 - Verify how is the city supposed to maintain proposed infrastructure such as these pipes? The ends are on private property. all locations where flow in public row goes to private a drainage easement is required need a profile to determine easement is passable, no riprap details.. is this driveable identify all easements easements required at all locations where public flows leave ROW

***Refer to the Associated Files section of the permit page for a PDF of the report containing the following engineering comments:**

Drainage Impact Analysis

1. General - Discrepancy between plans and modeling here. plans don't discharge to these elements. Need to provide unique areas for each POI, no obscure diversions like at pond F.

***Refer to the Associated Files section of the permit page for a PDF of the Memo containing response to comments:**

Traffic Impact Analysis

This TIA is not ready for approval. The following comments summarize our review:

1. HDR Comment, 9.15.22: Page i. Please indicate why criteria from the City of Houston was used for the roadway sizing analysis.

Quiddity Response, 9.21.22: Road sizing analysis was revised to reflect criteria provided in the Envision Taylor Comprehensive Plan.

HDR Comment, 11.8.22: Comment cleared.

2. HDR Comment, 9.15.22: Page i. Recommend a signal at the intersection of FM 3349 and RCR Parkway or some other mitigation to ensure the left-turn movement is operating acceptably. Provide a signal warrant analysis for this intersection using peak hour warrants. This project will be responsible for 100% of the signal should that be recommended.

Quiddity Response, 9.21.22: The intersection RCR Parkway will be a right-in/right-out only at the intersection with FM 3349 with the completion of the FM 3349 interim project. A channelized right turn lane with acceleration lane provides an acceptable LOS for the westbound right movement.

HDR Comment, 11.8.22: This is not clearly shown on the figures provided in the TIA. Provide an overall figure that shows the interim/future design of FM 3349 with the proposed driveways for this project, as well as the location of RCR Parkway. Show where they will intersect FM 3349. Dimension all driveways with regard to their spacing, their width, and their lane configurations. Show any turn lanes that are proposed on FM 3349 and dimension those, as well. All figures in the TIA should show the location of RCR Parkway for reference. For example, Driveway 4 does not appear to meet the appropriate spacing requirement from FM 3349. The proposed acceleration lane discussed in Recommendation #1 must be approved by TxDOT and should not impact operations at Driveway 3.

Quiddity Response, 2.15.2023: An overall schematic showing the Interim Project for FM 3349 and RCR Development is attached. Driveway 4 (noted as Driveway 4A on the schematic) was discussed with HDR on 12.1.22 and will be allowed as a right-in/right-out driveway with channelizing device (pork chop median). It should be noted the Driveway 4B has been added to the site and was also discussed with HDR on 12.1.22 and will be full-access.

HDR Comment, 4.5.23: Comment cleared.

3. HDR Comment, 9.15.22: Page 2. Existing Conditions, Intersections: No analysis results are reported for the existing intersections of US 79 at FM 3349/CR 101 or FM 3349 at CR 132. This can be done on one summary table included somewhere in the report. All analysis scenarios for all intersections should be summarized.

Quiddity Response, 9.21.22: The purpose of this report addendum was to provide an update to the previously completed TIA with focus on improvements required for proposed RCR Parkway and to include the FM 3349 interim project. Additional analysis was not completed at US 79 and FM 3349 since the intersection is being reconstructed with the FM 3349 project and detailed analysis of the future layout of the intersection was assumed to be completed as part of the FM 3349 project. Existing and Background analysis at this intersection completed as part of the original report has been summarized in the Capacity Analysis section of the revised report. No data was collected at the intersection of FM 3349 at CR 132, therefore the analysis was not included. Additionally, the intersection is also being reconstructed as part of the FM 3349 project.

HDR Comment, 11.8.22: The purpose of this TIA, as stated above, was not discussed with this reviewer. As summarized above there have been some significant additions to this project in terms of both land use, trip generation, and number of driveways. Given these changes, this scope should have been revisited with and approved by the City reviewer. For instance, the intersection of FM 3349 and CR 132 was not added originally because of the smaller proposed project that was submitted in 2019 and the assumption that most traffic would originate from US 79. Typically, even if an intersection is going to be reworked or redesigned by a roadway project, the addition of site traffic could require recommendations to the geometry or traffic control to mitigate the impact of the proposed project. No geometric information or analysis has been provided for those intersections (i.e., the “jug-handle” intersection at both FM 3349 and at US 79) to show how they will be designed and how they will function before and after this project is completed. It does not appear that either of these intersections will be signalized, and there is no information as to whether the site traffic will trigger a signal. Please schedule a call to discuss.

Quiddity Response, 2.15.2023: Comment discussed with HDR on 11.17.22, Quiddity received additional information from HDR on traffic projections. The intersection of US 79 at Jug Handle is anticipated to be signalized in the future, once warrants are confirmed per the Traffic Signal Warrant Analysis Report completed by HDR in April 2021. The intersections of US 79 at Jug Handle, FM 3349 at Jug Handle, and FM 3349 at CR 132

have been added to the report.

HDR Comment, 4.5.23: Comment cleared.

4. HDR Comment, 9.15.22: Page 2. Existing Conditions, Site: Indicate whether this proposed design of RCR Parkway complies with the Envision Taylor Comprehensive Plan.

Quiddity Response, 9.21.22: The road alignments and paving sections are included in the RCR Taylor Logistics Park Commercial Planned Development (CPD) approved by P&Z and City Council. Attached for reference.

HDR Comment, 11.8.22: Add a paragraph to page 2 of the TIA to document these assumptions.

Quiddity Response, 2.15.2023: Will be added on Page 2, under “Site” section and Appendix E which contains the typical cross section is referenced in the future revised TIA submittal.

HDR Comment, 4.5.23: Comment cleared.

5. HDR Comment, 9.15.22: Page 3. Existing Conditions, Figure 2: Add a north arrow and label all roadways. Show more of the schematic to the south of US 79 along the property frontage. The full schematic can be included in the Appendix, if preferred.

Quiddity Response, 9.21.22: Figure 2 revised and full schematic is provided in the Appendix of the revised report.

HDR Comment, 11.8.22: Comment cleared.

6. HDR Comment, 9.15.22: Page 4. Document trip distribution for the Samsung site to verify that no Samsung traffic will be present at intersections included in this study. At the time, the City cannot confirm that there will be no Samsung traffic on RCR Parkway without this information.

Quiddity Response, 9.21.22: We are not aware if a TIA that has been completed by Samsung. If City can provide traffic analysis for the proposed Samsung site, we can include as background traffic. 1,000 peak hour trips on FM 3349 as background volume was assumed along FM 3349 based on conservative hourly volume

data interpolated from the AADT provided on the project schematic. The 1,000 PHT is assumed to include any volume that may be associated with the proposed Samsung plan that would utilize FM 3349. Additionally, the Samsung plan is providing a connection to US 79 via CR 401 and a connection to FM 973 and FM 3349 via a proposed roadway; therefore, RCR Parkway is not anticipated to provide a primary route to the Samsung plant.

HDR Comment, 11.8.22: Typically, even if a “background” project had not completed a TIA, trip generation assumptions, as well as trip distribution assumptions, could be made in order to add those trips to the roadway network. If the scope had been revisited, as previously mentioned, this would have been discussed. It appears that the addition of 1,000 peak hours trips could account for Samsung traffic on FM 3349; however, the basis for determining this value is still unclear.

Quiddity Response, 2.15.2023: Samsung Development volumes were provided by HDR and have been incorporated into the updated TIA.

HDR Comment, 4.5.23: Comment cleared.

7. HDR Comment, 9.15.22: Page 4, Figure 2: Add the RCR site to this figure to show its relationship with the Samsung plant.

Quiddity Response, 9.21.22: Figure 2 revised.

HDR Comment, 11.8.22: Comment partially cleared. Add RCR Parkway to this figure, as well.

Quiddity Response, 2.15.2023: Figure Revised.

HDR Comment, 4.5.23: Comment cleared.

8. HDR Comment, 9.15.22: Page 5. Provide documentation that all driveways on FM 3349 have been approved by TxDOT. Discuss how the design of Driveways 1 and 2 will ensure that no left turns are allowed. A schematic of the future condition of this roadway would assist this discussion.

Quiddity Response, 9.21.22: TxDOT Permits for proposed connections are attached for reference. The

intersections of Driveway 1 and Driveway 2 will be a right-in/right-out only at the intersection with FM 3349 with the completion of the FM 3349 interim project. Each of the driveways will tie into northbound only lanes, therefore no left turn lanes movements will be allowed.

HDR Comment, 11.8.22: Comment cleared.

9. HDR Comment, 9.15.22: Page 6, Figure 5. Label FM 3349.

Quiddity Response, 9.21.22: Figure 5 revised.

HDR Comment, 11.8.22: Comment cleared.

10. HDR Comment, 9.15.22: Page 7, Table 2. The trip generation volumes shown on this table could not be confirmed from the volume figure shown in Appendix A (2026 Full Build Site Generated Volume) or from the Distribution Spreadsheets. In the case of the Distribution Spreadsheet, there appear to be 71 trips missing from the AM exiting total and 220 trips missing from the PM exiting total. Please verify and provide an explanation.

Quiddity Response, 9.21.22: It appears that the NBR & SBR exiting movements at the intersection of RCR Parkway at Roadway 2/Driveway 7 were excluded from the existing volume calculation performed based on 71 trips in the AM and 220 trips in the PM noted as missing. Please refer to attached site generated figure with entering and exiting movements called out for clarification.

HDR Comment, 11.8.22: Comment cleared.

11. HDR Comment, 9.15.22: Page 8. The overall trip distribution is different than what was discussed in the original TIA scoping meeting. Originally, it was thought that the majority of traffic would be entering the site from the north. Provide documentation that right-turn deceleration lanes are not required at any of the driveways by TxDOT.

Quiddity Response, 9.21.22: Since the original TIA scoping meeting, TxDOT has provided schematic plans for the reconstruction of FM 3349 which significantly changes the overall transportation in the region. The trip distributions were revised based on engineering judgement to account for these changes. TxDOT Permits for

proposed connections are attached.

HDR Comment, 11.8.22: Comment partially cleared. This discussion should have been held with the City of Taylor and the changes to the overall trip distribution assumptions should have been approved prior to the completion of this updated TIA. Please confirm that the roadway labeled “Proposed Entrance (See Detail ‘A’) – Internal Driveway” on the last figure, labeled TxDOT Driveway Permit Site Plan Exhibit Proposed Driveway Entrance, in the Appendix is RCR Parkway.

Quiddity Response, 2.15.2023: Yes, the roadway labeled “Proposed Entrance (See Detail ‘A’) – Internal Driveway” on the last figure, labeled TxDOT Driveway Permit Site Plan Exhibit Proposed Driveway Entrance, in the Appendix is RCR Parkway.

HDR Comment, 4.5.23: Comment cleared.

12. HDR Comment, 9.15.22: Page 9, 2026 Full Build Projected Conditions: Per comment #6, confirm that Samsung traffic does not need to be added to these study intersections.

Quiddity Response, 9.21.22: Please refer to response on comment 6.

HDR Comment, 11.8.22: Comment likely cleared. See comment #6 above.

Quiddity Response, 2.15.2023: Samsung Development volumes were provided by HDR and have been incorporated into the updated TIA.

HDR Comment, 4.5.23: Comment cleared.

13. HDR Comment, 9.15.22: Page 10, Table 4. Include all analysis scenarios and all intersection in this table. Identify a mitigation strategy for the LOS E at the westbound approach of RCR Parkway and FM 3349.

Quiddity Response, 9.21.22: Existing and background capacity analysis from the original TIA have been included in the Capacity Analysis section of the report. A channelized right turn lane with acceleration lane provides an acceptable LOS for the westbound right movement.

HDR Comment, 11.8.22: Comment Partially cleared. An analysis of the future “jug-handle” intersections must be included as they are replacing the intersection of US 79/FM 3349. Please schedule a call to discuss.

Quiddity Response, 2.15.2023: Comment discussed with HDR on 11.17.22, Quiddity received additional information from HDR on traffic projections. The intersection of US 79 at Jug Handle is anticipated to be signalized in the future, once warrants are confirmed per the Traffic Signal Warrant Analysis Report completed by HDR in April 2021. The intersections of US 79 at Jug Handle, FM 3349 at Jug Handle, and FM 3349 at CR 132 have been added to the report.

HDR Comment, 4.5.23: Comment cleared.

14. HDR Comment, 9.15.22: Page 13, Recommendations: Update recommendations as needed and provide cost estimates and timeline for improvements. Note that all turn lanes at site driveways should be constructed with the site driveway. Include design recommendations for Roadways 1 and 2 internal to the site.

Quiddity Response, 9.21.22: Recommendations revised to state turn lanes and median opening to be constructed when the driveway/roadway connection is made. RCR Parkway and proposed driveways will be constructed by developer in full. Road Sizing Analysis performed for Roadway 1 and Roadway 2, both roads are recommended to be installed as 2-lane undivided roadways.

HDR Comment, 11.8.22: Original comment cleared. Additional Comment: Although stated as such, it does not appear the Driveway 4 meets the City’s spacing requirement, especially after the FM 3349 widening project has been completed. Please confirm.

Quiddity Response, 12.1.22: Driveway 4 (noted as Driveway 4A on the attached schematic) was discussed with HDR on 12.1.22 and will be allowed as a right-in/right-out driveway with channelizing device (pork chop median). Driveway 4 will be approximately 106’ from the ultimate ROW for FM 3349. It should be noted the Driveway 4B has been added to the site and was also discussed with HDR on 12.1.22 and will be full-access.

HDR Comment, 4.5.23: Comment cleared.

15. HDR Comment, 9.15.22: Appendix A, 2026 Full Build Site Generated Volumes: This figure does not appear to match the volumes given in Table 2 of the report.

Quiddity Response, 9.21.22: See response on comment 10 provided above.

HDR Comment, 11.8.22: Comment cleared.

16. HDR Comment, 9.15.22: Appendix B: Provide copies of all Syncho output files for all intersections and all analysis scenarios. Only the Full Build conditions were provided for review and in the Appendix. Once this has been updated a second review will be required.

Quiddity Response, 9.21.22: Please refer to comment response #3 regarding Existing and Background Conditions and the purpose of the Addendum study. Full Build and Mitigated synchro files were prepared for this report and have been included in the submittal package.

HDR Comment, 11.8.22: Comment partially cleared. Refer to comment #3 above.

Quiddity Response, 2.15.2023: Comment discussed with HDR on 11.17.22, Quiddity received additional information from HDR on traffic projections. The intersection of US 79 at Jug Handle is anticipated to be signalized in the future, once warrants are confirmed per the Traffic Signal Warrant Analysis Report completed by HDR in April 2021. The intersections of US 79 at Jug Handle, FM 3349 at Jug Handle, and FM 3349 at CR 132 have been added to the report. All synchro files are provided in the submittal.

HDR Comment, 4.5.23: Comment cleared.

Additional Comments (more added on 4.5.23 upon review of the updated analysis results and recommendations):

1. HDR Comment, 11.8.22: Appendix A. The first figure provided in this Appendix should include the proposed “jug-handle” intersections, as well.

Quiddity Response, 2.15.2023: Comment discussed with HDR on 11.17.22, Quiddity received additional information from HDR on traffic projections. The intersection of US 79 at Jug Handle is anticipated to be signalized in the future, once warrants are confirmed per the Traffic Signal Warrant Analysis Report completed

by HDR in April 2021. The intersections of US 79 at Jug Handle, FM 3349 at Jug Handle, and FM 3349 at CR 132 have been added to the report.

HDR Comment, 4.5.23: Comment cleared.

2. HDR Comment, 4.5.23: Page ii. Remove recommendation to install an acceleration lane on FM 3349, north of RCR Taylor Parkway, as TxDOT does not approve this per comment on page 18.

3. HDR Comment, 4.5.23: Page 2. Add City of Taylor roadway designations to the roadway descriptions.

4. HDR Comment, 4.5.23: Page 4. Correct the minor typo located in the fifth line from the top by replacing the work “in” with the word “is.”

5. HDR Comment, 4.5.23: Page 13. Same comment as #2 above.

6. HDR Comment, 4.5.23: Page 19. Add the following information. FM 3349 & Jug Handle goes from 9.8 sec/veh of delay for the overall intersection in the 2026 Background Condition to 130.6 sec/veh in the 2026 Full Build Condition; therefore, a signal must be recommended and a pro-rata share calculation must be provided. Ultimate conditions are not designed nor are they funded, and there are no plans by the County to construct anything other than the interim condition in the foreseeable future.

7. HDR Comment, 4.5.23: Page 19. At the US 79 & Jug Handle intersection, the addition of site traffic causes the intersection to function at an unacceptable LOS; therefore, recommendations must be made to mitigate this impact. Determine whether the addition of a third lane at the southbound approach would address this. This third lane could result in several lane configurations, such as left/left/right or left/shared left & right/right or left/right/right depending on volume projections. Provide a cost estimate and pro-rate share calculation. Ultimate conditions are not designed nor are they funded and there are no plans by the County to construct anything other than the interim condition in the foreseeable future.

8. HDR Comment, 4.5.23: Page 20. Update recommendations as needed, and provide a summary table listing all recommendations, cost estimates, when they will be installed, and the pro-rata share. If an improvement, such as a right-turn deceleration lane will be installed with the driveway, a rough cost estimate and the indication of 100% pro-rata would be fine. Provide detailed cost estimates in the Appendix

that are signed and sealed by the engineer for all other types of recommendations.

Fire Department Comments

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

1. The noted fire hydrants may not be all inclusive. Depending on the future development and site lay out, each building may require additional fire hydrants for each future project.

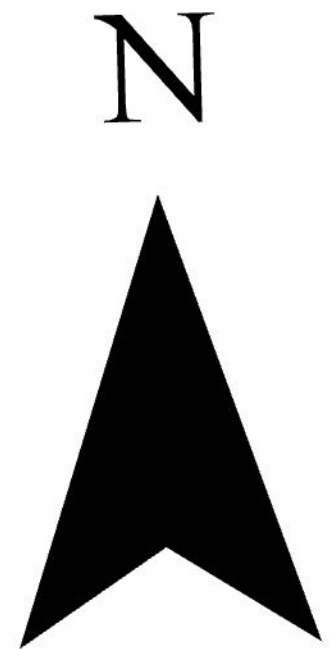
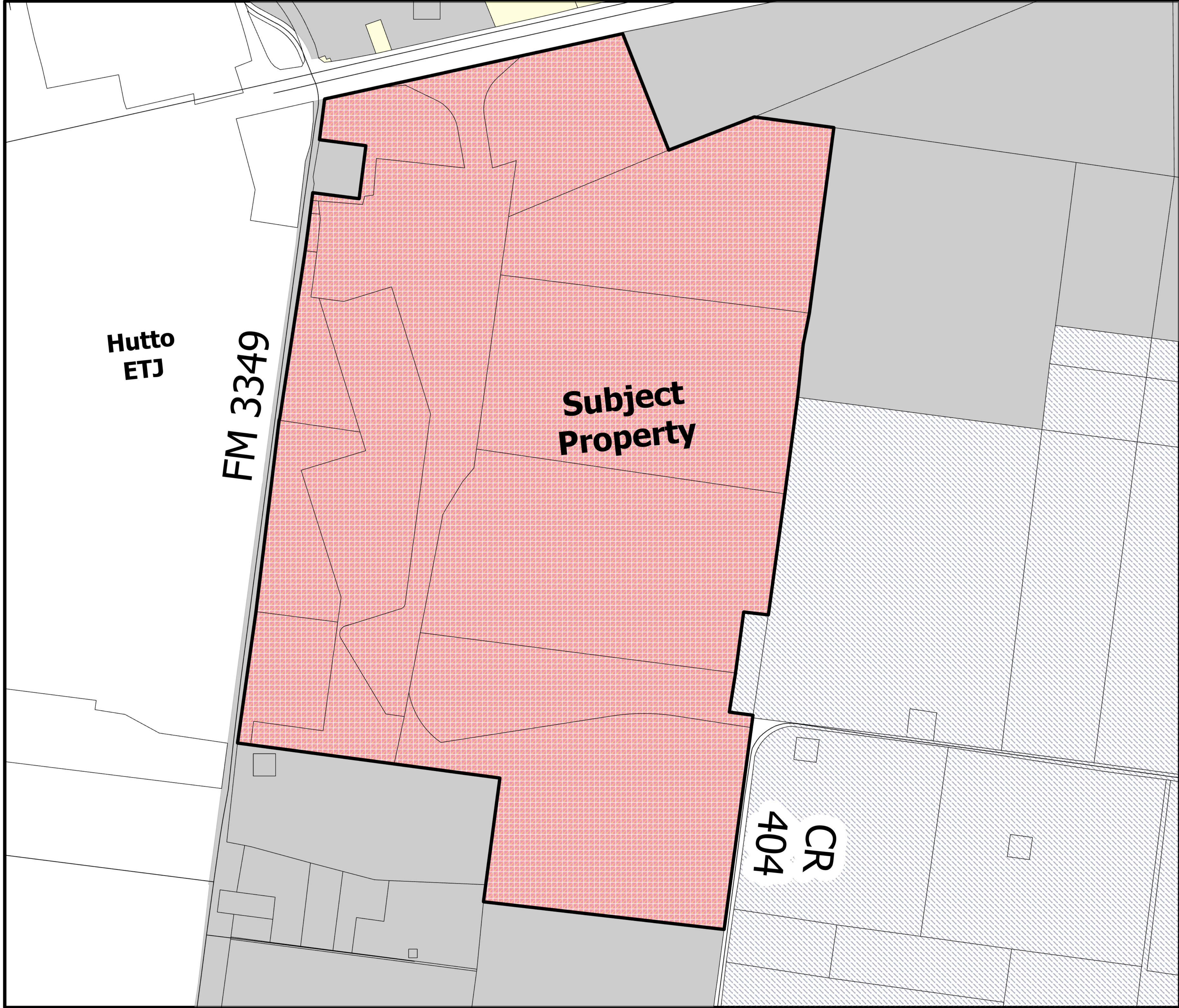
Please revise the plan set to address the comments noted above. Following revision, submit the plans electronically with a resolution letter in PDF format.

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

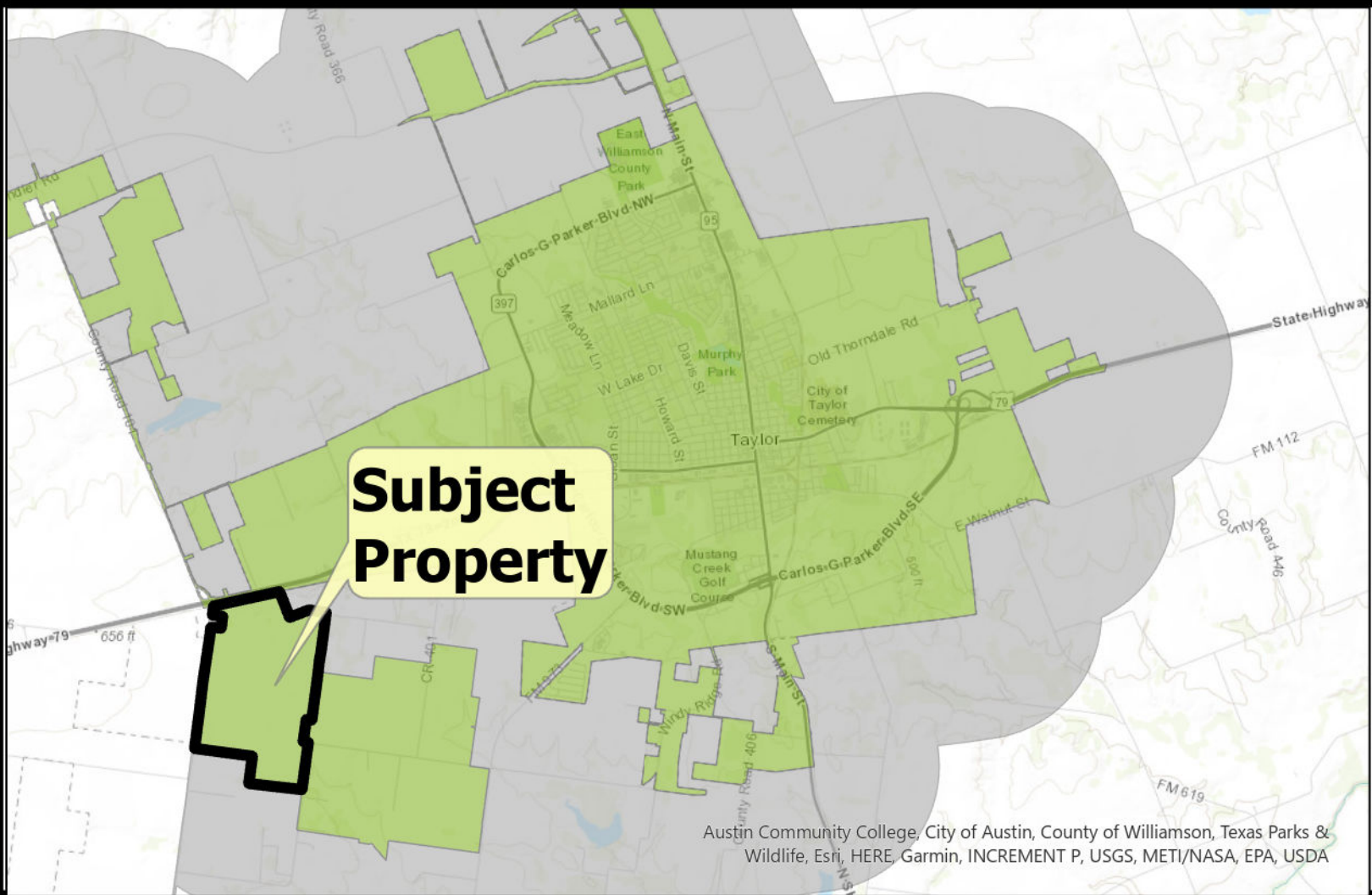


PZ-2022-1573

**RCR-Taylor Logistics Park
Subdivision Improvement Plans
Location Map
Approximately 756.00 Acres**

Legend

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



City of Taylor
PZ-2022-1591
The Steel Network
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider disapproving The Steel Network Subdivision Improvement Plans
Address/Location:	Generally located at the northeast corner of the intersection of East Martin Luther King Jr. Boulevard and NW Carlos G. Parker Boulevard
Legal Description:	Lot 1, Block 1, Steel Network Addition Minor Plat
Current Zoning:	M-2
Current Use:	Vacant
Applicant:	Ross Monte, P.E./Halff Associates, Inc.
Case History:	This is the third submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. 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

Ross Monte
Halff Associates Inc
13620 Briarwick Dr, Suite 100
Austin TX 78729
rmonte@halff.com

Date: April 6, 2023

Address: 1601 Martin Luther King Jr. Blvd., Taylor 76574

Permit Number PZ-2022-1591

Dear Ross Monte,

Staff has completed its review of plans for the The Steel Network Subdivision Improvement Plans that is to be located at 1601 Martin Luther King Jr. Blvd., Taylor 76574. There are some corrections that need to be made prior to acceptance of the plans. 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 Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylor.tx.gov

1. All comments resolved; approved.

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.

*****See Associated Files Section of the permit page to download a PDF containing the following corresponding engineering comments.**

Subdivision Improvement Plans

1. Sheet - [07] 7 OVERALL SITE PLAN - Please encompass entire trail within the proposed easement.
2. Sheet - [08] PAVING DETAILS - Verify and update information for 6"concrete callout to match detail.
3. Sheet - [13] 13 GRADING PLAN 1 OF 2 - Please make floodplain label legible or add callouts throughout the set.
4. Sheet - [15] 15 TRAIL GRADING PLAN AND PROFILE (1 OF 3) - Please make floodplain label legible or add callouts throughout the set.
5. Sheet - [15] 15 TRAIL GRADING PLAN AND PROFILE (1 OF 3) - Shared Use Path and corresponding grading and impervious cover is located within floodplain. Please provide permit for development within the floodplain and associated CLOMR/FLOMR
6. Sheet - [16] 16 TRAIL GRADING PLAN AND PROFILE (2 OF 3) - Please make floodplain label legible or add callouts throughout the set.
7. Sheet - [16] 16 TRAIL GRADING PLAN AND PROFILE (2 OF 3) - Shared Use Path and corresponding grading and impervious cover is located within floodplain. Please provide permit for development within the floodplain and associated CLOMR/FLOMR
8. Sheet - [17] 17 TRAIL GRADING PLAN AND PROFILE (3 OF 3) - Please make floodplain label legible or add callouts throughout the set.
9. Sheet - [17] 17 TRAIL GRADING PLAN AND PROFILE (3 OF 3) - Shared Use Path and corresponding grading and impervious cover is located within floodplain. Please provide permit for development within the floodplain and associated CLOMR/FLOMR
10. Sheet - [20] 20 OVERALL EDAM - Remove trail from the existing drainage map

11. Sheet - [21] 21 OVERALL PDAM - Please complete and submit floodplain application if any fill is proposed in the floodplain (<https://www.ci.taylor.tx.us/DocumentCenter/View/12654/Planning---Floodplain-Development-Permit-Application>)
12. Sheet - [24] 24 UTILITY PLAN WL-A STA 15+00 TO END - Verify and update planset to include only public improvements portion of the project. Meter vault to be part of a separate application.
13. General - Coordination to be made with engineering for notating limits of sidewalk construction on the planset.

Fire Department Comments

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

2. Reviewed plans with upload date of 3/17/23 with no comments. The previous fire department comments have been addressed.

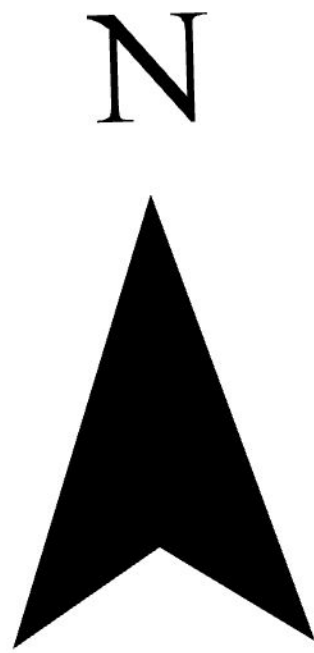
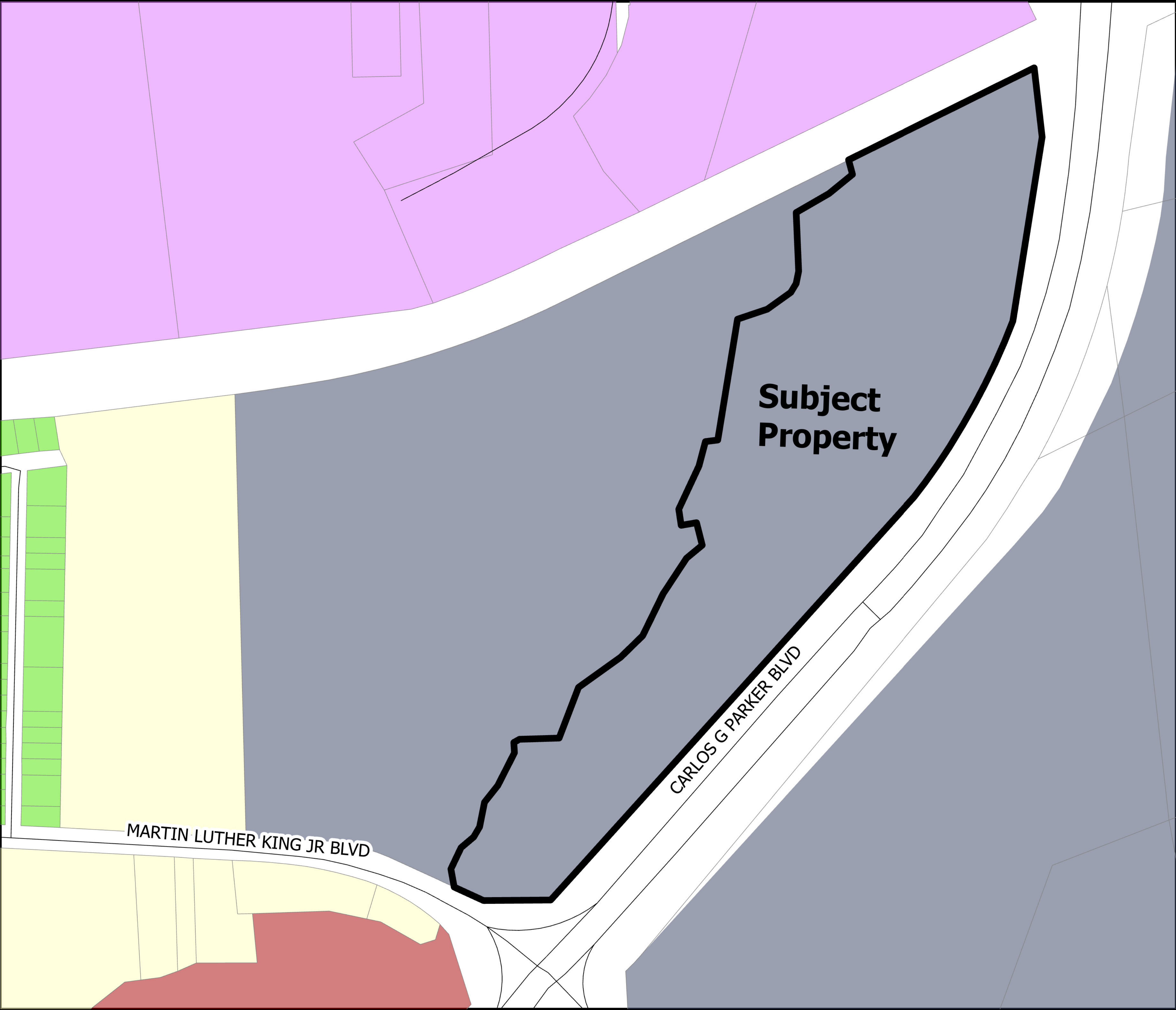
Please revise the plans to address the comments noted above. Following revision, submit the plans electronically with a resolution letter in PDF format.

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-2022-1591

**The Steel Network SIP
Location Map
Approximately 19.62 Acres**

Legend

- | | |
|------------------|--------------------------|
| Subject Property | M-1 Light Industrial |
| Parcels | M-2 Heavy Industry |
| Streets | M-H Manufactured Housing |
| ZONING | R-1 Single Family |
| B-1 | |



**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 second 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: April 6, 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 acceptance of the plat. To provide sufficient time to result in a thorough resubmittal staff would highly recommend scheduling a comment resolution meeting.

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.

1. 2 of 5 - Block I, Lot 24 is measuring less than the minimum Lot Width required. Required – 45' and measuring at 41.84'. Please revise.
2. 2 of 5 – Block J, Lot 11 is measuring less than the minimum Lot Width required. Required – 45' and measuring at 40.56'. I'm thinking this one will be difficult to resolve. Is this lot intended to gain access from an alley at the side?
3. 4 of 5 – Easement and Setback detail has a call out that states "See Note 1". Unclear on how Note 1 relates. Please revise to "14"?
4. "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.
5. 5 of 5 – It may be cleaner to use same or similar text as to what was used to distinguish the sidewalk types as it was called out in the SIP "All residential sidewalks shall have a 5' width along 50' R.O.W. and 6' width along 70' R.O.W." may elaborate to exclude FM 973 from the 6' width requirement. Something along those lines.

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.

***See "Associated Documents" section of the permit page to download a copy of the PDF containing Engineering Department comments.**

Sheet 2 of 5

1. Engineering data required for all streets, and lots shown in accordance to Subdivision Ordinance 3.2.16a-b. This includes bearings on lots. Provide this information for all locations missing on the plat.

Sheet 3 of 5

1. 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.

Sheet 5 of 5

1. The Surveyor's Certification language shall be taken from the Taylor Subdivision Plat Application. Include the missing portions of the certificate noted.
2. Include certification noted in Subdivision Ord. 3.3.10. Drainage and Floodplains: c. The final plat shall also contain certification by a licensed professional engineer that certifies that the information contained on the plat complies with all ordinances adopted by the City.

Fire Department Comments

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

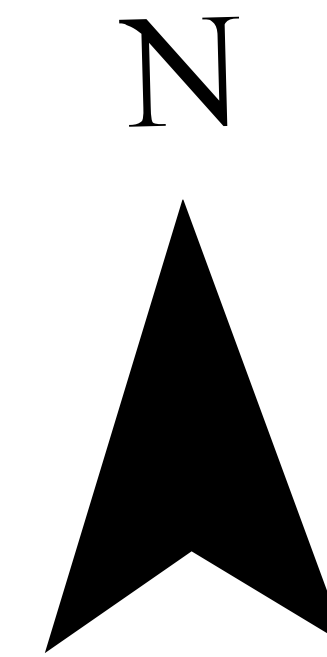
1. Reviewed with no comments.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

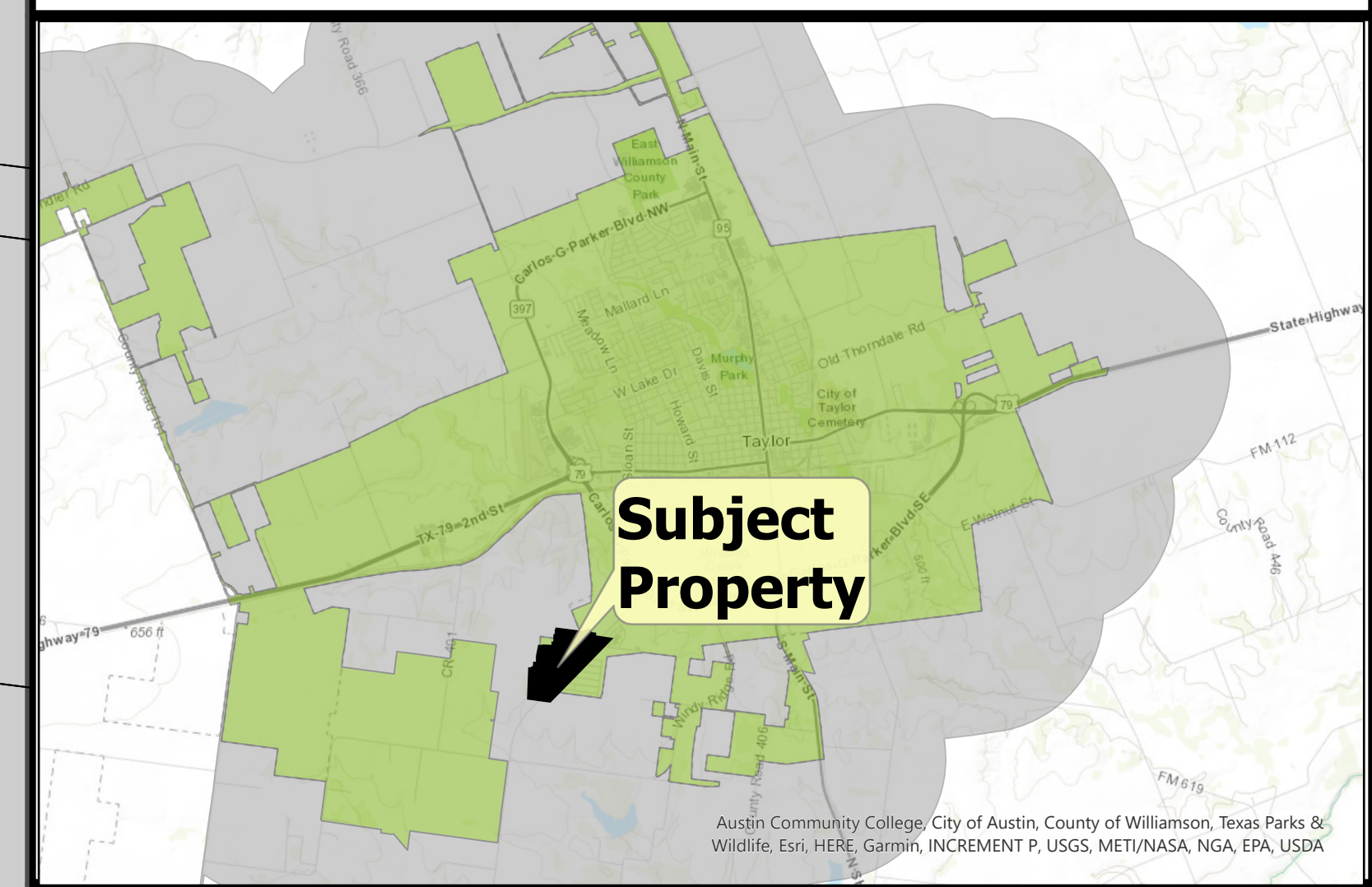


PZ-2023-1626

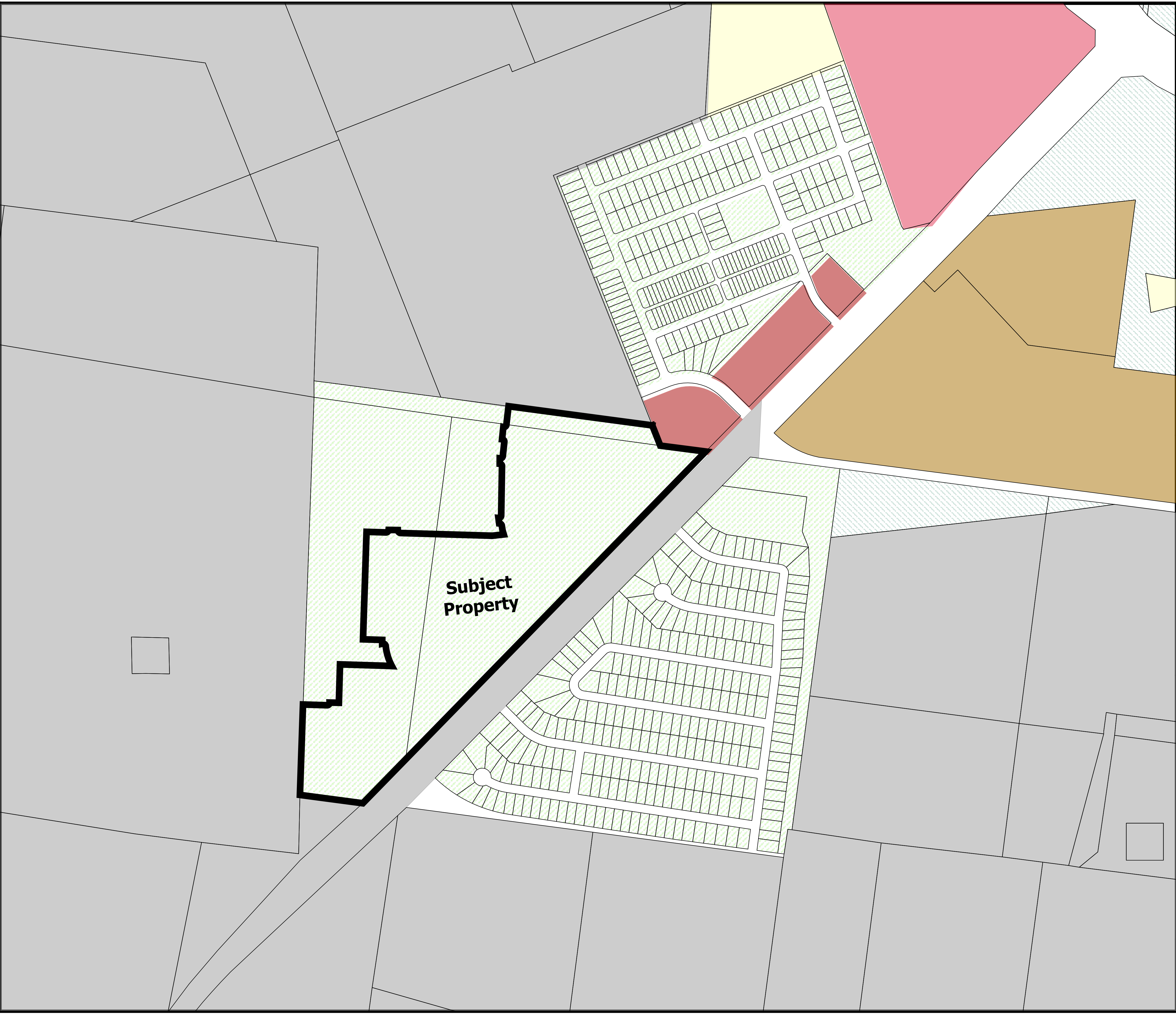
Castlewood South Phase 1 Final Plat
Location Map
Approximately 42.94 Acres

Legend

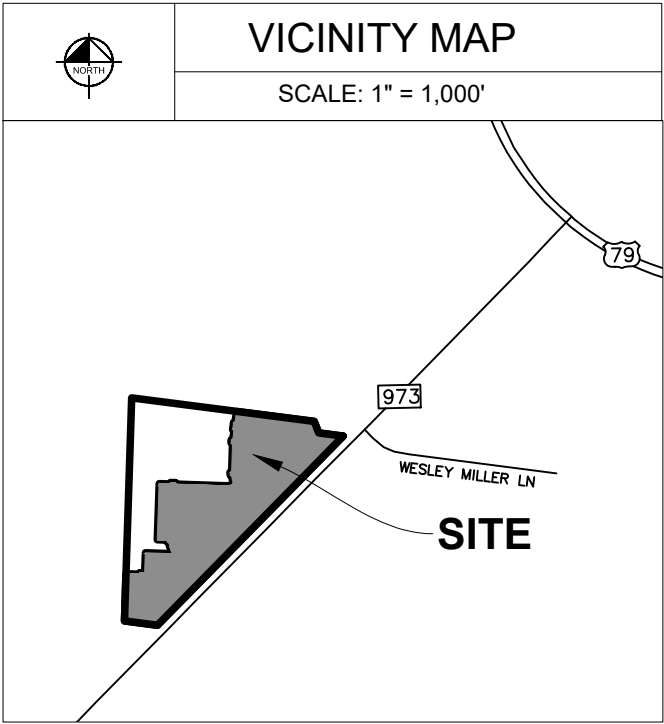
- ETJ
- Subject Property
- Parcels
- ZONING**
- B-1
- B-2
- I Institutional
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



0 500 1,000 US Feet

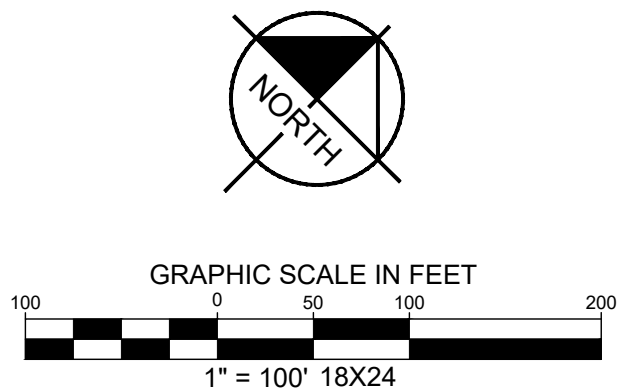


FINAL PLAT OF
CASTLEWOOD SOUTH
PHASE 1 SUBDIVISION
BEING 42.937 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS



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: 3/17/2023

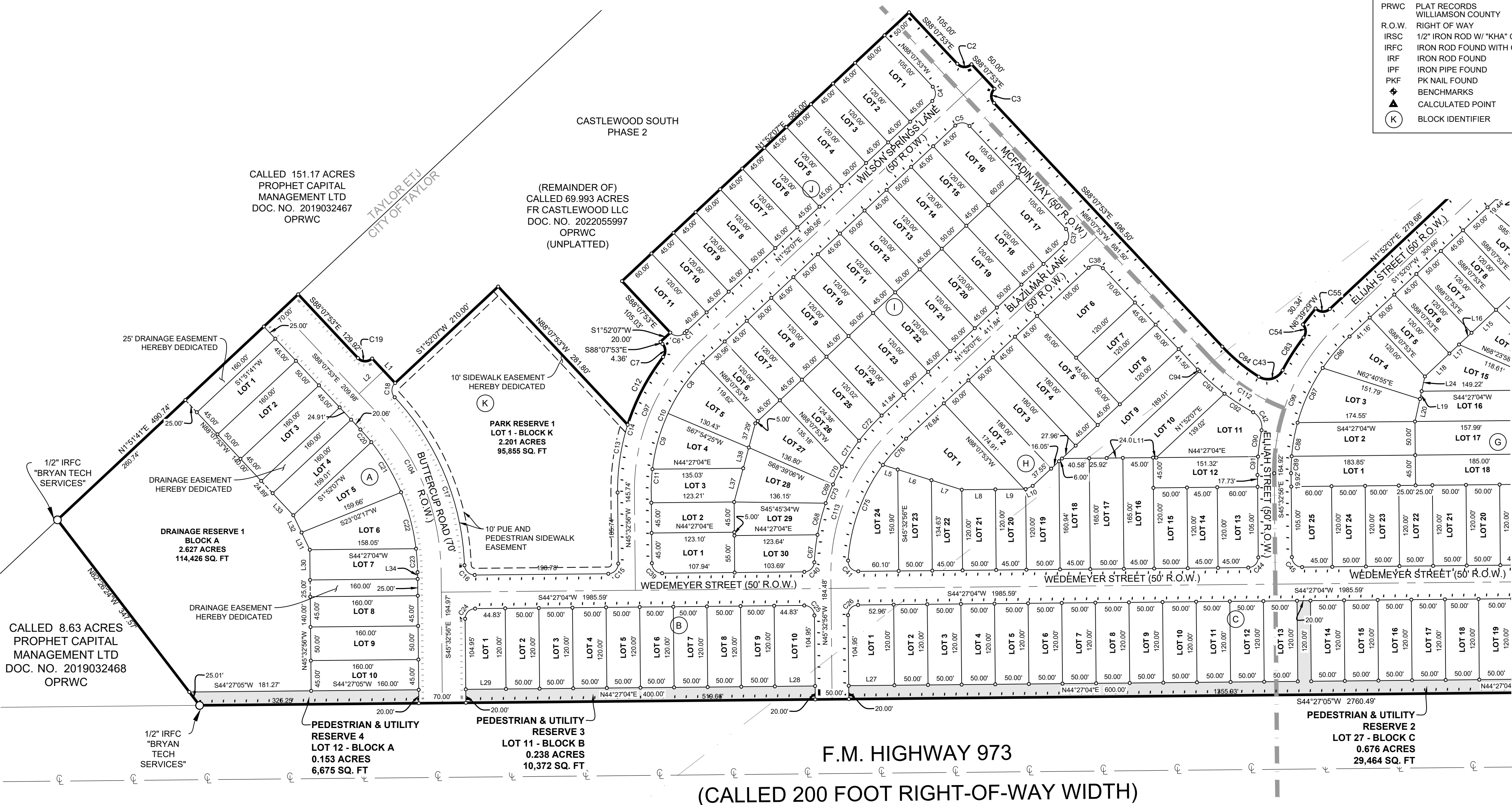
REVISIONS/CORRECTIONS				
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	DATE SUBMITTED
1	INITIAL SUBMITTAL	-	4	6/10/2022
2	RE-SUBMITTAL	(R) REVISE	5	3/17/2023
3				
4				
5				
6				



FINAL PLAT OF
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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

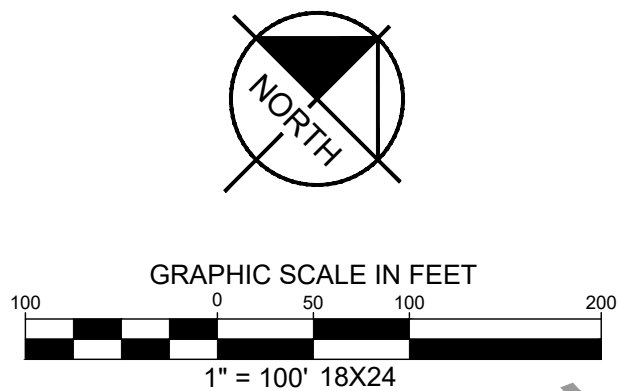
Kimley»Horn

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MJM	MMII	3/17/2023	069278803	2 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 3/17/2023 9:34 AM LAST SAVED: 3/16/2023 5:37 PM



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

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

(REMAINDER OF)
CALLED 69.993 ACRES
FR CASTLEWOOD LLC
DOC. NO. 2022055997
OPRWC
(UNPLATTED)

TRACT 2
CALLED 45.00 ACRES
GROBA DAVIS FARMS, LLC
DOC. NO. 2019117942
OPRWC

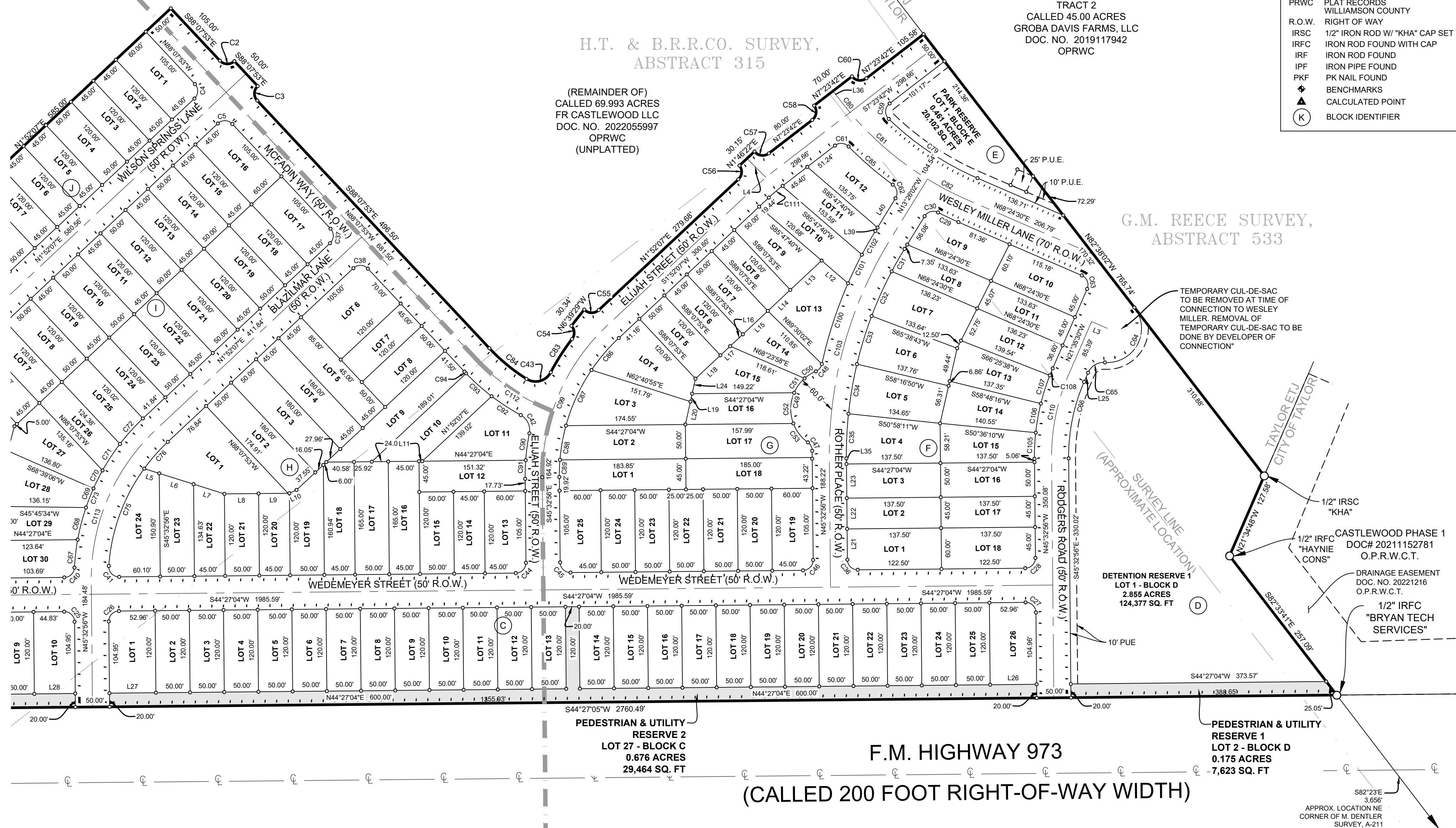
G.M. REESE SURVEY,
ABSTRACT 533

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



F.M. HIGHWAY 973

(CALLED 200 FOOT RIGHT-OF-WAY WIDTH)

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

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ALL RIGHTS RESERVED
PZ-2023-1626

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MJM	MMII	3/17/2023	069278803	48 OF 5

DWG NAME: K.AUS_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 3/17/2023 9:34 AM LAST SAVED: 3/16/2023 5:37 PM

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

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

FINAL PLAT OF
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G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

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'

LINE TABLE		
NO.	BEARING	LENGTH
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'
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'

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'	N37°36'18"W	21.21'
C59	98°19'51"	15.00'	25.74'	S41°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 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.
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

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

§

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.

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

WASHINGTON, DC

§

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 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.

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
DATE

_____, SECRETARY
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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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	3/17/2023	069278803	45 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 3/17/2023 9:34 AM LAST SAVED: 3/16/2023 5:37 PM

City of Taylor
PZ-2023-1628
RCR-Taylor Logistics Park Replat of
Phase 2, Block 2, Lot 3
Staff Report

Item Details

Requested Action:	Consider Conditional Approval of RCR-Taylor Logistics Park Replat of Phase 2, Block 2, Lot 3
Address/Location:	201 FM 3349
Legal Description:	Lot 3, Block 2, RCR-Taylor Logistics Park Phase 2 Minor Plat
Current Zoning:	B-2/CPD
Current Use:	The existing site of RCR-Taylor Logistics Park
Applicant:	Richard Heiges, P.E./RITD
Case History:	This is the second submission of the plat.
Staff Recommendation:	The submitted plat partially meets the minimum requirements of the Subdivision Ordinance. However, staff recommends Conditional Approval pending the changes requested within the Staff Comments of the proposed replat.

Attachments

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



City of Taylor

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

Richard Heiges
RITD
35505 Cooper Rd.
Brookshire TX 77474
rheiges@ritd-llc.com

Date: April 6, 2023

Address: 201 FM 3349, Taylor 76574

Permit Number PZ-2023-1628

Dear Richard Heiges,

Staff has completed its review of plans for the RCR-Taylor Logistics Park Replat of Phase 2, Block 2, Lot 3 that is to be generally located at 201 FM 3349, Taylor, TX 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 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@taylor.tx.gov.

Conditionally Approved -

1. **First submission had a P&Z Signature Block and that was removed with the 2nd submission. A P&Z signature block should be added back as the commission provides approval for replats.**
2. **Revise Director signature block to either, "Director" or "Colin Harrison, Director".**
3. **All previous comments made on 3/9 have been adequately addressed.**

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.

1. The resubmittal dated 3/17/23 has been reviewed and approved with no additional comments.

Fire Department Comments

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.

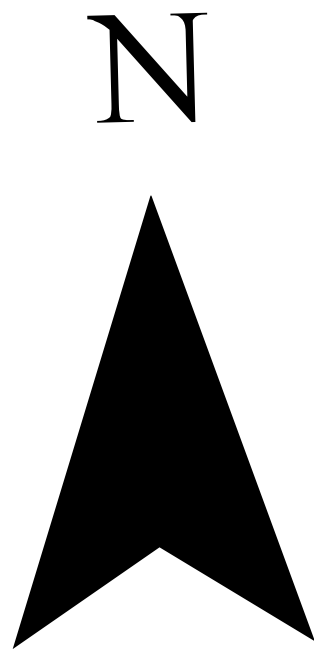
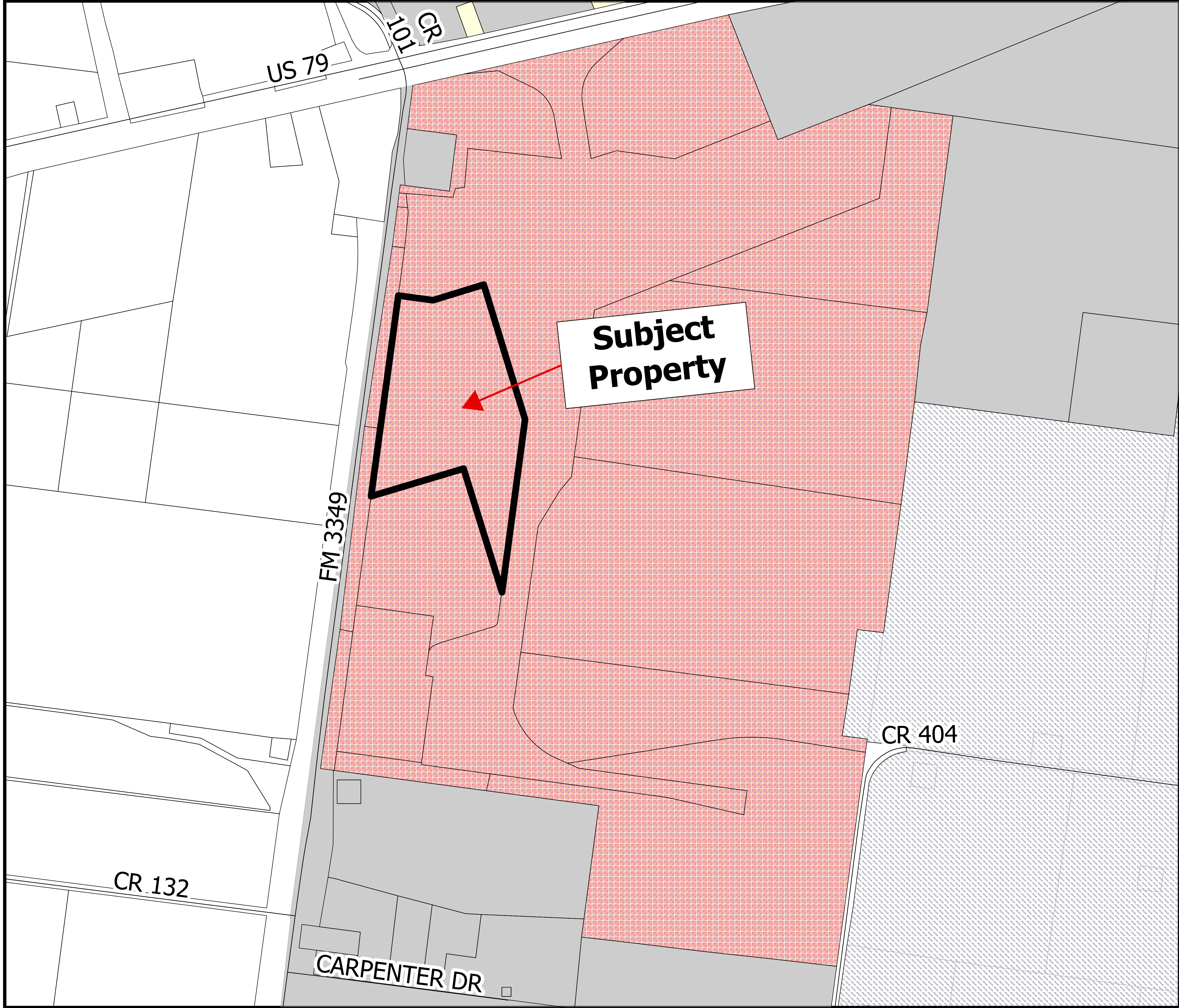
2. Reviewed plat with no comments.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,

A handwritten signature in black ink, appearing to read 'C Peres', with a stylized, cursive script.

Courtney Peres, CNU-A
Planning Manager
City of Taylor

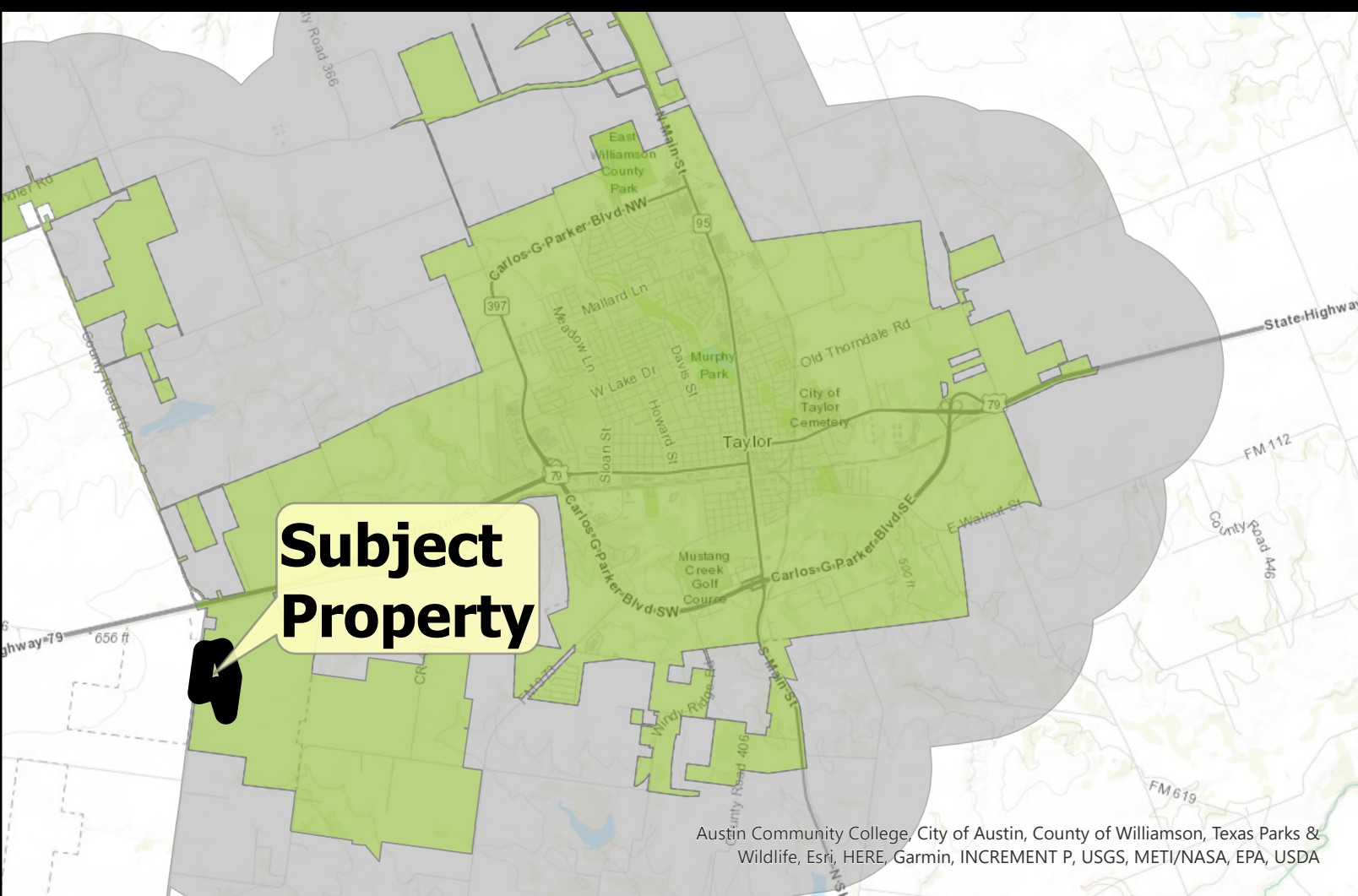


PZ-2023-1628

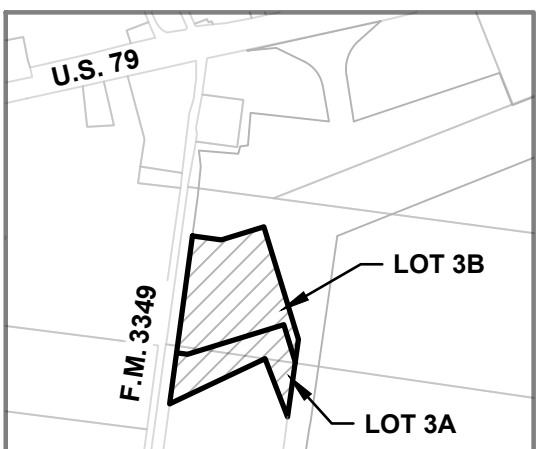
RCR-Taylor Logistics Park Replat of
Phase 2, Block 2, Lot 3
Location Map
Approximately 46.41 Acres

Legend

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



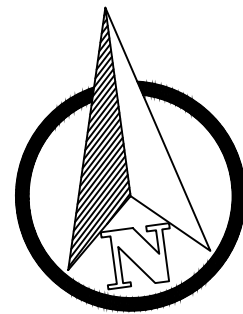
C:\Users\rheiges\OneDrive - RITD\35-SURVEY LIBRARY\11-Projects\474 RCR - Taylor\474-20 Ph2 Lot3 Replat.dwg * 3/17/2023 8:49 PM * Plotted by Richard Heiges



VICINITY MAP (SCALE: 1" = 2000')

RCR-TAYLOR LOGISTICS PARK REPLAT OF PHASE 2, BLOCK 2, LOT 3

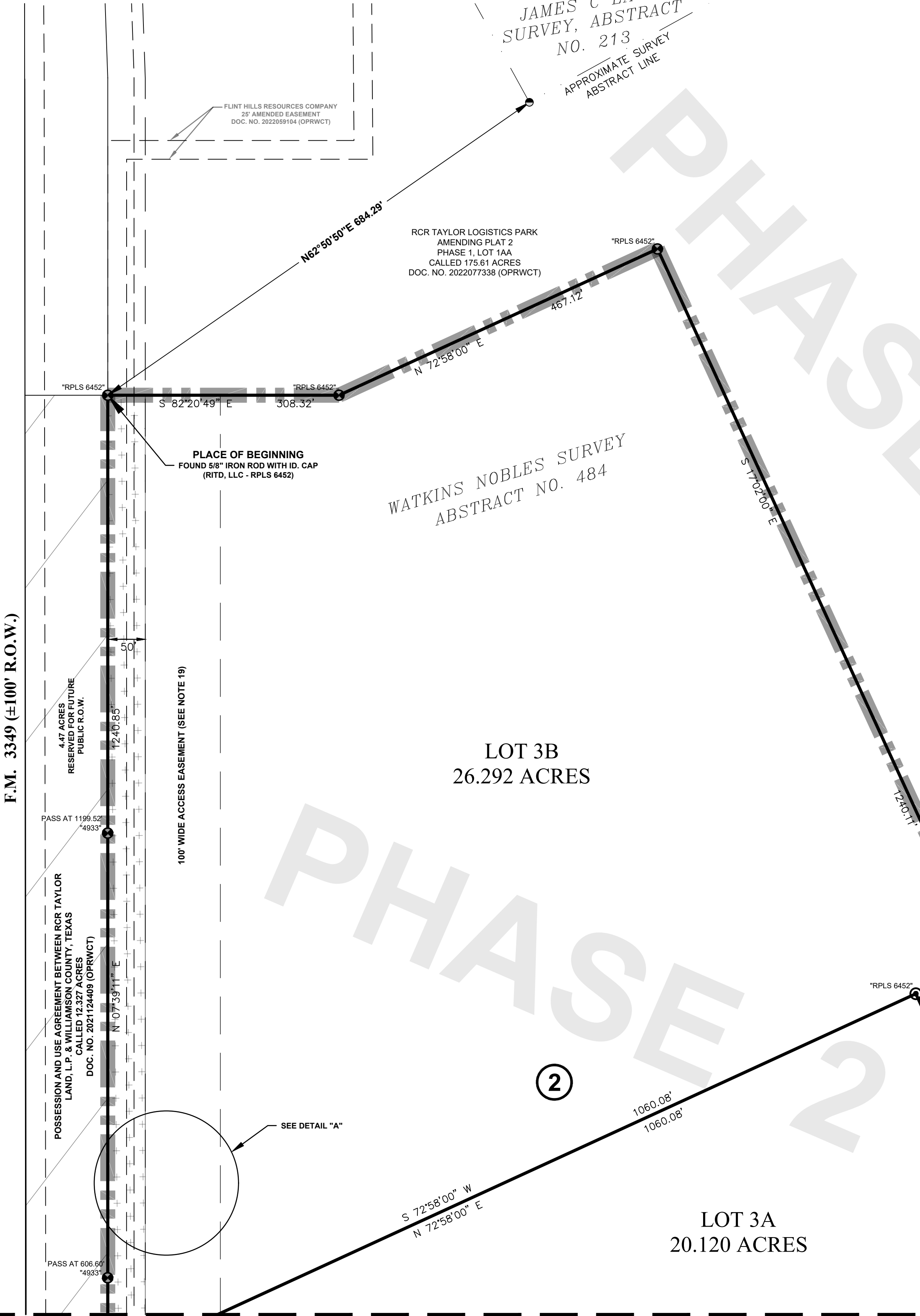
BEING A REPLAT OF RCR-TAYLOR LOGISTICS PARK PHASE 2, BLOCK 2, LOT 3, CONSISTING OF 46.412 ACRES,
LYING IN PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AS RECORDED IN
INSTRUMENT NO. 2022113235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



OWNER/DEVELOPER	RCR TAYLOR RAIL, L.P.
APPLICANT	RICHARD W. HEIGES
SURVEYOR	RITD ENGINEERING & SURVEYING
ENGINEER	RITD ENGINEERING & SURVEYING
SUBMITTAL DATE	02/03/2023
ACREAGE	46.412 ACRES
NUMBER OF BLOCKS	1
NUMBER OF LOTS	2 (COMMERCIAL)



DETAIL 'A'
(NOT TO SCALE)



RCR TAYLOR LOGISTICS PARK
AMENDING PLAT 2
PHASE 1, LOT 1AA
CALLED 175.61 ACRES
DOC. NO. 2022077338 (OPRWCT)

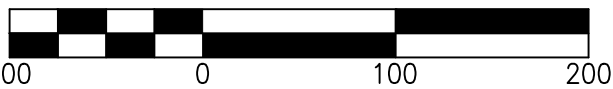
DATE	02/03/2023	DRAWN	RH
CHECK	RH	APPR'V'D	RH

SURVEYOR
RITD ENGINEERING & SURVEYING
35505 COOPER ROAD
BROOKSHIRE, TX 77423

ENGINEER
RITD ENGINEERING & SURVEYING
35505 COOPER ROAD
BROOKSHIRE, TX 77423

OWNER
RCR RAIL COMPANY, L.P.
250 BUSINESS U.S. 290 NORTH
HEMPSTEAD, TX 77445

**REPLAT OF
PHASE 2, BLOCK 2
LOT 3 TO FORM
LOT 3A AND LOT 3B**



LOCATION AND DESCRIPTION:
RCR - TAYLOR LOGISTICS PARK
201 FM 3349, Taylor, TX 76574

REV.	DATE	BY	DESCRIPTION
1	03/17/2023	RH	ADDRESS CITY REVIEW COMMENTS



308 WEST 10TH STREET - LAMPASAS, TEXAS 76550
35505 COOPER ROAD - BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM 10194405

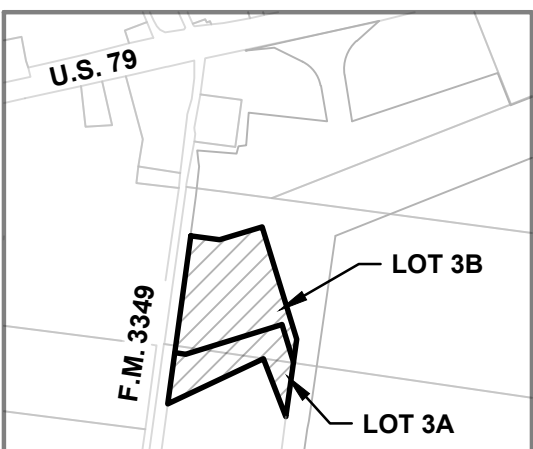
**SHT 1
OF 3**

PROJ #: 474-21

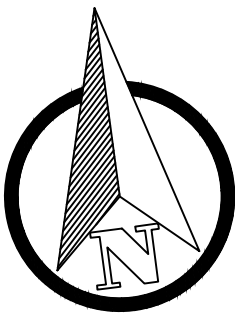
CITY OF TAYLOR PROJECT PZ-2023-1628

RCR-TAYLOR LOGISTICS PARK
REPLAT OF PHASE 2, BLOCK 2, LOT 3

BEING A REPLAT OF RCR-TAYLOR LOGISTICS PARK PHASE 2, BLOCK 2, LOT 3, CONSISTING OF 46.412 ACRES,
LYING IN PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AS RECORDED IN
INSTRUMENT NO. 2022113235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



VICINITY MAP (SCALE: 1" = 2000')



MATCHLINE SHEET 1

LOT 3A
20.120 ACRES



DETAIL 'A'
(NOT TO SCALE)

1

RCR TAYLOR LOGISTICS PARK
AMENDING PLAT 2
PHASE 1 LOT 1AA
CALLED 175.61 ACRES
DOC. NO. 2022077338 (OPRWCT)

2

WATKINS NOBLES SURVEY
ABSTRACT NO. 484

PHASE 2

RCR TAYLOR LOGISTICS PARK
PHASE 2 MINOR PLAT
BLOCK 2, LOT 2
CALLED 30.943 ACRES
DOC. NO. 2022113235 (OPRWCT)

RCR TAYLOR LOGISTICS PARK
PHASE 2 MINOR PLAT
BLOCK 2, LOT 1
CALLED 21.710 ACRES
DOC. NO. 2022113235 (OPRWCT)

DETENTION
RESERVE 2A

DATE 02/03/2023 DRAWN RH
CHECK RH APPR'D RH

SURVEYOR
RITD ENGINEERING & SURVEYING
35505 COOPER ROAD
BROOKSHIRE, TX 77423

ENGINEER
RITD ENGINEERING & SURVEYING
35505 COOPER ROAD
BROOKSHIRE, TX 77423

OWNER
RCR RAIL COMPANY, L.P.
250 BUSINESS U.S. 290 NORTH
HEMPSTEAD, TX 77445

**REPLAT OF
PHASE 2, BLOCK 2
LOT 3 TO FORM
LOT 3A AND LOT 3B**

100 0 100 200
SCALE: 1" = 100'

LOCATION AND DESCRIPTION:
**RCR - TAYLOR LOGISTICS PARK
201 FM 3349, Taylor, TX 76574**

REV.	DATE	BY	DESCRIPTION
1	03/17/2023	RH	ADDRESS CITY REVIEW COMMENTS



308 WEST 10TH STREET - LAMPASAS, TEXAS 76550
35505 COOPER ROAD - BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM 10194405

**SHT 2
OF 3**

PROJ #: 474-21

RCR-TAYLOR LOGISTICS PARK

REPLAT OF PHASE 2, BLOCK 2, LOT 3

BEING A REPLAT OF RCR-TAYLOR LOGISTICS PARK PHASE 2, BLOCK 2, LOT 3, CONSISTING OF 46.412 ACRES, LYING IN PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AS RECORDED IN INSTRUMENT NO. 2022113235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOTES

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES, UNLESS OTHERWISE NOTED HEREON.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK.
- THE CITY OF TAYLOR PUBLIC WORKS SHALL BE ALLOWED TO ACCESS EASEMENTS ADJACENT TO THE 10-FT PUE SHOWN IN ORDER TO MAINTAIN PUBLIC UTILITIES.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED. THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM; TYPICAL FIRE SUPPRESSION SYSTEMS AND FIRE PROTECTION WATER SUPPLY WILL COMPLY WITH CITY OF TAYLOR, TEXAS CODE REQUIREMENTS AND WILL BE DESIGNED ACCORDINGLY.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCES 2019-28, 2022-14, AND 2022-25 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT).
- STRUCTURES AND BUILDINGS CONSTRUCTED NEXT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER/DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER CITY OF TAYLOR PERMIT PZ-2019-1182. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
- SIDEWALKS SHALL NOT BE REQUIRED FOR PROPERTIES WITHIN RCR TAYLOR LOGISTICS PARK THAT HAVE PUBLIC ROAD ACCESS ALONG FM 3349.
- AN INDIVIDUAL SEWER TAP AND WATER TAP SHALL BE INSTALLED FOR EACH LOT.
- WASTEWATER SERVICES FOR RCR-TAYLOR LOGISTICS PARK WILL BE PROVIDED BY ON-SITE SEPTIC FACILITIES UNTIL THE PERMANENT SERVICE IS RESOLVED.
- ON-SITE SEWAGE FACILITIES (OSSF), PERMITTED THROUGH WILLIAMSON COUNTY, MAY BE TEMPORARILY UTILIZED FOR WASTEWATER SERVICE AND TREATMENT FOR DEVELOPMENT WITHIN THE BOUNDARY OF THIS REPLAT UNTIL PERMANENT WASTEWATER SERVICES THROUGH THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM OR OTHER ENTITY ARE AVAILABLE TO THE PROPERTY, AT WHICH TIME ALL LOTS AND DEVELOPMENT WITHIN THE BOUNDARY OF THIS REPLAT SHALL BE COORDINATED WITH THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM.
- THERE IS A PROPOSED LANDSCAPE BUFFER 50 FEET WIDE AND ADJACENT TO THE PROPOSED FM3349 RIGHT-OF-WAY LINE / FUTURE RIGHT-OF-WAY RESERVE. THE LANDSCAPING PLAN SHALL MEET THE REQUIREMENTS STATED IN THE RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT CODES.
- NEXT TO THE 50-FOOT EASEMENT RUNNING ALONG F.M. 3349, THERE IS AN EXISTING 100-FOOT JOINT ACCESS EASEMENT AS ESTABLISHED BY THE RCR TAYLOR LOGISTICS PARK, PHASE 2 MINOR PLAT. WITHIN THE 100-FOOT JOINT ACCESS EASEMENT, A MINIMUM OF 35 FEET WIDE PAVEMENT MUST BE CONSTRUCTED. ADDITIONALLY, PERMANENT JOINT ACCESS EASEMENTS ARE HEREBY ESTABLISHED WHERE TxDOT DRIVEWAYS ARE APPROVED AND TEMPORARY CONSTRUCTION JOINT ACCESS EASEMENTS ARE HEREBY ESTABLISHED FOR TWO (2) YEARS OR UNTIL THE TIME CERTIFICATES OF OCCUPANCIES ARE OBTAINED FROM THE CITY OF TAYLOR FOR THE USE OF THE LAND OR BUILDINGS, WHICHEVER OCCURS FIRST. JOINT ACCESS EASEMENTS ARE TO PROVIDE ACCESS ACROSS ALL LOTS WITHIN THIS AND FUTURE PLATS ENCOMPASSING THESE PROPOSED LOTS. CROSS-ACCESS CANNOT BE OBSTRUCTED BY VEHICLES, FENCES, DUMPSTERS, CONSTRUCTION MATERIALS, OR ANY OTHER MEANS.
- A PRIVATE TEMPORARY BLANKET DRAINAGE EASEMENT SHALL BE INCLUDED OVER AND ACROSS ALL PORTIONS OF THIS PLAT THAT DRAIN INTO DETENTION RESERVE 2A UNTIL A PERMANENT DRAINAGE EASEMENT IS ESTABLISHED AS DEFINED BY SEPARATE EASEMENT OR AMENDING PLAT FOLLOWING CITY OF TAYLOR REVIEW AND APPROVAL OF SITE DEVELOPMENT PLANS FOR THE RESPECTIVE LOTS.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF RCR TAYLOR LOGISTICS PARK, PHASE 2, RECORDED AS DOCUMENT #2022113235 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION

BEING A RESURVEY OF PHASE 2, BLOCK 2, LOT 3 OF RCR TAYLOR LOGISTICS PARK SUBDIVISION, A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN DOCUMENT NO. 2022113235 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

BEGINNING AT A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR A SOUTHWEST CORNER OF THE RCR TAYLOR LOGISTICS PARK AMENDING PLAT 2, PHASE 1, LOT 1AA (CALLED 175.61 ACRES) AS RECORDED IN INSTRUMENT NO. 2022077338 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS COMMON WITH THE NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL LOT 3, ALSO BEING ON AN EAST LINE OF THE POSSESSION AND USE AGREEMENT BETWEEN RCR TAYLOR LAND, L.P. & WILLIAMSON COUNTY, TEXAS TRACT CALLED 12.327 ACRES AS RECORDED IN INSTRUMENT NO. 2021124409 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG SOUTH AND WEST LINES OF SAID PHASE 1, LOT 1AA, FOR NORTH AND EAST LINES HEREOF AND OF SAID ORIGINAL LOT 3, THE FOLLOWING CALLS: S 82°20'49" E 308.32 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF AND OF SAID ORIGINAL LOT 3, COMMON WITH AN ANGLE POINT OF SAID PHASE 1 LOT 1AA, N 72°58'00" E 467.12 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN INTERIOR CORNER OF SAID PHASE 1, LOT 1AA COMMON WITH THE NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL LOT 3, S 17°02'00" E 1240.11 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF AND OF SAID ORIGINAL LOT 3, COMMON WITH AN ANGLE POINT OF SAID PHASE 1, LOT 1AA, AND S 07°36'04" W 1535.08 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR THE SOUTH CORNER OF SAID ORIGINAL LOT 3, COMMON WITH AN EAST CORNER OF LOT 2 (CALLED 30.943 ACRES) OF SAID PHASE 2, BLOCK 2;

THENCE ALONG SOUTHWEST AND SOUTHEAST LINES HEREOF AND OF SAID ORIGINAL LOT 3, COMMON WITH NORTHEAST AND NORTHWEST LINES OF SAID LOT 2 (CALLED 30.943 ACRES); N 17°02'00" W 1143.72 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN INTERIOR CORNER HEREOF, COMMON WITH A NORTH CORNER OF SAID LOT 2, AND S 72°58'00" W 852.29 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) ON AN EAST LINE OF SAID POSSESSION AND USE AGREEMENT FOR THE SOUTHWEST CORNER HEREOF AND OF SAID ORIGINAL LOT 3, COMMON WITH A NORTHWEST CORNER OF SAID LOT 2;

THENCE ALONG AN EAST LINE OF SAID POSSESSION AND USE AGREEMENT FOR THE WEST LINE HEREOF AND OF SAID ORIGINAL LOT 3, N 07°39'11" E 1783.52 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46.412 ACRES OF LAND.

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 82°20'49" E	113.81'
L2	N 82°20'49" W	113.81'

LEGEND

- SET 5/8" IRON ROD w/ CAP "RPLS 6452"
- FOUND 5/8" IRON ROD
- ORIGINAL ABSTRACT CORNER

PHASE LINE
APPROX. ABSTRACT LINE



PROPOSED LANDSCAPE BUFFER (SEE NOTE 18)

4933 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "ROW 4933"
6452 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "RPLS 6452"
(DRWCT) = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
(OPRWCT) = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
FHR = FLINT HILLS RESOURCES

DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATION

DEVELOPMENT SERVICES DIRECTOR

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

TOM YANTIS, DIRECTOR

DATE

WILLIAMSON COUNTY - ON-SITE SEWAGE FACILITIES

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

J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE

ENGINEER'S CERTIFICATION

I, _____, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS RCR TAYLOR LOGISTICS PARK PHASE 2 MINOR PLAT IS NOT ENCRoACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____ COUNTY,

TEXAS, THIS _____ DAY OF _____, 2022.

LICENSED PROFESSIONAL ENGINEER
NO. _____, STATE OF TEXAS

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____ COUNTY, TEXAS,

THIS _____ DAY OF _____, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. _____, STATE OF TEXAS

OWNER'S CERTIFICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____

WE, RCR TAYLOR RAIL, LP., ACTING THROUGH HYDIE McALISTER, MANAGER, OWNER OF 46.412 ACRES OF LAND SHOWN HEREON AND BEING PART OF THE LAND DESCRIBED IN THE DEED RECORDED IN DOCUMENT NUMBER 2022113235 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS RESUBDIVISION IS TO BE KNOWN AS RCR-TAYLOR LOGISTICS PARK, PHASE 2, BLOCK 2, LOT 3 REPLAT.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2023.

HYDIE McALISTER, MANAGER, RCR TAYLOR RAIL, LP.

NOTARY'S CERTIFICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON

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

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

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

BY: _____DEPUTY

DATE 02/03/2023 DRAWN RH
CHECK RH APPRV'D RH

SURVEYOR
RITD ENGINEERING & SURVEYING
35505 COOPER ROAD
BROOKSHIRE, TX 77423

ENGINEER
RITD ENGINEERING & SURVEYING
35505 COOPER ROAD
BROOKSHIRE, TX 77423

OWNER
RCR RAIL COMPANY, L.P.
250 BUSINESS U.S. 290 NORTH
HEMPSTEAD, TX 77445

REPLAT OF
PHASE 2, BLOCK 2
LOT 3 TO FORM
LOT 3A AND LOT 3B

CITY OF TAYLOR PROJECT PZ-2023-1628

LOCATION AND DESCRIPTION:

RCR - TAYLOR LOGISTICS PARK
201 FM 3349, Taylor, TX 76574

REV.	DATE	BY	DESCRIPTION
1	03/17/2023	RH	ADDRESS CITY REVIEW COMMENTS



308 WEST 10TH STREET - LAMPASAS, TEXAS 76550
35505 COOPER ROAD - BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM 10194405

SHT 3
OF 3

PROJ #: 474-21

City of Taylor
PZ-2023-1633
3811 N. Main St.
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider disapproving 3811 N. Main St. Subdivision Improvement Plans
Address/Location:	3811 North Main Street
Legal Description:	Approximately 21.78 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	B-2/CPD
Current Use:	Agricultural
Applicant:	Michael Lee, P.E./Kimley-Horn
Case History:	This is the first submission of the plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. 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

Michael Lee
Kimley-Horn
5301 Southwest Pkwy Bldg 2 Suite 100
Austin TX 78735
michael.lee@kimley-horn.com

Date: April 6, 2023

Address: 3811 N. Main St., Taylor 76574

Permit Number PZ-2023-1633

Dear Michael Lee,

Staff has completed its review of plans for the 3811 N. Main St. Subdivision Improvement Plan that is to be located at 3811 N. Main St., Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the Subdivision Improvement Plans. Comments from this review follow.

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.

Informational

1. Please upload any revisions to the TXDoT Plan Set as a separate upload (not to be included within the Civil set PDF).
2. Acceptance of SIP Plan Set is contingent upon completed work and proof of acceptance for all TXDoT required improvements. A memo stating completion and acceptance of improvements from TXDoT should be provided.

Civil Plan Set

1. Is there a phasing plan for the subdivision improvements? Commonly if to be phased only the phase for review should be uploaded (i.e., Phase 1 schematics first and Phase 2 schematics at a later date). Please confirm. Otherwise, it is assumed all infrastructure will go in at once.
2. Cover Sheet - Please include project number PZ-2023-1633.
3. All Pages – Revise Lot and Block identifiers to match the Preliminary Plat.
4. Revise the following Street Names: Garden (already in use in the County), replace Street Name Types as 'Cove' with 'Street' as they are not truly Coves which are indicative of cul-de-sac roadways and otherwise misleading to emergency services.
5. General Notes (pg. 9) – Revise Utility Contacts information box.
6. Street Section Plan Pages & Detail on pg. 46 – 60-foot ROW depiction requires further layout breakdown to ensure the proposed right-of-way is consistent with Exhibit B.2 within the Planned Development (PD) Ordinance 2022-39. 6-foot sidewalk, 7-foot vegetated buffer, 7-foot parallel parking, 10-foot travel, 10-foot travel, 7-foot parallel parking, 7-foot vegetated buffer, 6-foot sidewalk.
7. Street Section Plan Pages – Exhibit B.1 within the Planned Development identified a differentiation at all public roadway intersections and traffic circles. Please confirm how this is proposed to be achieved as a raised area with a different surface type as discussed and shown within the PD.
8. Garden Street Plan & Profile – The addition of the pedestrian pathway along Garden Street was not shown.
9. The pedestrian pathway with Block A, between lots 1 & 2 and Block E, between lots 1 & 2 and 2 & 3 to be within a 10-foot public access easement need to be show for construction and acceptance as a public improvement (subject to change if inaccurate interpretation).

10. Overall Water Plan Pages 32-38 – Proposed Hydrant symbology does not appear to match the symbol in the Legend – please revise.
11. Overall Water Plan (Pages 32-38) – Not all Proposed Hydrant call outs are shown.
12. Water A Plan (Pg. 34) – STA: 13+32.97 WL-A hydrant location is placed near a dumpster enclosure. Confirm with Fire Marshal for a more appropriate location to ensure adequate access to hydrant.
13. Water A Plan (Pg. 34) – Provide a Street Name label for Perimeter St.

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.

***See Associated Files Section of the permitting page to download a copy of the PDF planset containing the following engineering comments.**

Subdivision Improvement Plans

1. SHEET [1] 1 COVER SHEET - Update drainage note text.
2. SHEET [2] 2 SHEET INDEX - TxDOT plans shall be referenced separately of the subdivision improvement plan set
3. SHEET [2] 2 SHEET INDEX - Signing and pavement marking sheets not provided
4. SHEET [2] 2 SHEET INDEX - Need to indicate fire lane 'red stripe' around the site
5. SHEET [2] 2 SHEET INDEX - Missing typical sections plan sheets
6. SHEET [9] 9 KIMLEY-HORN GENERAL NOTES - Include pavement recommendations from geotechnical report, i.e. jointing, reinforcement, etc.
7. SHEET [10] 10 EXISTING CONDITIONS AND DEMO PLAN - Graphically display existing headwall and culvert on plan
8. SHEET [11] 11 EROSION CONTROL PLAN - Show proposed driveways from TxDOT plan set. Verify what proposed construction is needed for the fire access driveway needed in Ph 1 construction.
9. SHEET [11] 11 EROSION CONTROL PLAN - Verify and update: Lots of fill grading without erosion control BMP at base of slope.
10. SHEET [11] 11 EROSION CONTROL PLAN - Proposed contours indicate construction outside of the LOC line
11. SHEET [11] 11 EROSION CONTROL PLAN - Provide SH 95 stationing for TxDOT improvements, all pertinent sheets
12. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - These areas near Sta. 4+50 do not appear to be a full parking space-revise hatching/turning movements or add stripes to block off parking here (typical)
13. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - Per Ordinance, call out all sidewalks as 6 ft width.
14. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - 6 ft sidewalk- call out for proposed sidewalks vs future when buildings are constructed
15. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - Sta. 1+00 - Signing/pavement marking plan not provided. Provide callout somewhere for dead end barricade here.
16. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - Placing sag and inlet in front of dumpster? Not sure what these areas are for- Exhibit B-1 had these internal to the site with gates shown for dumpsters.
17. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - Sta. 6+40 - Verify, with a single profile grade line, the inlets on both sides of the street would be across from each other in the sag
18. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - Sta. 7+52 - Claire Cove intersection Provide cross walk striping, add yield triangles and ensure one car length between yield triangle and crosswalk markings.
19. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - Provide callout for proposed sidewalk and ramp
20. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - Provide call out for easements.

21. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - Verify: If all neighborhood streets are to be concrete what is this concrete strip indicating on the plan?
22. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - Sta. 7+25 - Need either pavement marking or curb line to protect the first parking space coming out of the circle.
23. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - Sta. 10+50 - Verify: When street is extended, the turning radius on this side of the driveway would be the same as the other side
24. SHEET [12] 12 PERIMETER ST PLAN AND PROFILE - Sta. 8+00 to END - Contours are showing grading outside public ROW.
25. SHEET [13] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 1 OF 2) - Callout 6 ft width for sidewalks
26. SHEET [13] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 1 OF 2) - Sta. 4+50 - Label 10' public access easement on all sheets where it occurs. Will the sidewalk inside this easement be constructed with this SIP set? Nothing shown.
27. SHEET [13] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 1 OF 2) - Sta. 1+00 - Assuming mini-roundabout design guidance (see snippet provided on plan), this would be a fully traversable island. Provide striped or mountable splitter islands.
28. SHEET [13] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 1 OF 2) - Sta. 1+00 - Relocate junction box outside of curb.
29. SHEET [13] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 1 OF 2) - Provide match lines on plan view for all pertinent pages.
30. SHEET [13] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 1 OF 2) - Sta. 1+30 - Verify if these are curb ramps shown or proposed sidewalk. Curb ramp is not needed at this location.
31. SHEET [13] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 1 OF 2) - General, call out curb ramp type/design on all locations.
32. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Provide reference to waterline plans and block off parking spots adjacent to mid-block fire hydrants-see PD ordinance language.
33. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Show limits of construction for this project and tie-in station/elev with the TxDOT plans (by others)
34. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Exhibit B-1 shows pedestrian crossing here, but PGL exceeds ADA >2.00 cross slope for accessible routes
35. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Exhibit B.1 shows a sidewalk and crossing here also shows sidewalks on both sides of Fountain at the entrance and along SH 95 for entire frontage of property Per PD Ordinance a minimum of 6-foot sidewalks shall be constructed on both sides of all public thoroughfare streets. Can be on a building by building basis, but generally sidewalks should be constructed no for streets without lot frontage with a future building
36. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - The design of this culvert and grading does not allow for the sidewalk and double trees described in the Ordinance and as generally shown in Exhibit B.1
37. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Label existing features such as easements
38. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Add curb ramps at driveways like other driveways, or use TxDOT standard driveway details where there is no ramp at drives (assuming they are not stop controlled)
39. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Show construction plans/limits for all req'd sidewalks that aren't building-building - show and label PUE if sidewalk is in an easement, as shown on the approved plat.
40. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Move junction box out of curb line
41. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Sta. 4+40 - This is part of the N-S pedestrian pathway need cross walk and curb ramps constructed as part of this street
42. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Verify: Planned Development Ordinance Exhibit B.1 had curb ramps and crosswalk shown here at intersections.
43. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Will driveways to each block that are shown on Exhibit B.1 be constructed with the street or require a curb cut when buildings are constructed? Example-there is a fire hydrant and inlet in this location, but there is a driveway in this approx location shown on Exhibit B.1

44. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - show proposed elevation and cross slope for SH 95 pav't with widening - having the new road tie in at -2.98% vs +2% crown for SH 95 will be a steep break in profile
45. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Provide 100' minimum turn lanes length
46. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - General, call out curb ramp type/design
47. SHEET [14] 14 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - verify accessible parking spaces provided
48. SHEET [15] 15 CLAIRE CV PLAN AND PROFILE - Sta. 4 +25 - This is part of the N-S pedestrian pathway need cross walk and curb ramps constructed as part of this street
49. SHEET [15] 15 CLAIRE CV PLAN AND PROFILE - Verify accessible parking spaces provided
50. SHEET [15] 15 CLAIRE CV PLAN AND PROFILE - General, call out curb ramp type/design
51. SHEET [16] 16 GARDEN ST PLAN AND PROFILE - Label ROW for public ROW streets and notate location of sidewalk.
52. SHEET [16] 16 GARDEN ST PLAN AND PROFILE - Verify and update plan. Proposed grading outside public ROW is shown.
53. SHEET [16] 16 GARDEN ST PLAN AND PROFILE - Note the 10' Public Access Easement on plan view.
54. SHEET [16] 16 GARDEN ST PLAN AND PROFILE - Sidewalk for N-S pedestrian pathway- constructed now or later?
55. SHEET [16] 16 GARDEN ST PLAN AND PROFILE - Remove parking spot and provide cross walk here for N-S pedestrian pathway- add curb ramps with curb and gutter construction
56. SHEET [16] 16 GARDEN ST PLAN AND PROFILE - Notate 10' Public Access Easement on plan.
57. SHEET [16] 16 GARDEN ST PLAN AND PROFILE - Provide cross walk and curb ramps for N-S pedestrian path at Claire Cove.
58. SHEET [16] 16 GARDEN ST PLAN AND PROFILE - Verify accessible parking spaces provided
59. SHEET [16] 16 GARDEN ST PLAN AND PROFILE - General, call out curb ramp type/design
60. SHEET [17] 17 WATER ST PLAN AND PROFILE - Sta. 1+00 - Verify including additional curb ramps and cross walks here.
61. SHEET [17] 17 WATER ST PLAN AND PROFILE - Verify line feature noted near Sta. 8+00 of Fountain Street. Verify if Sidewalk is required here.
62. SHEET [17] 17 WATER ST PLAN AND PROFILE - Callout for proposed ramps and sidewalks vs 'by others'
63. SHEET [17] 17 WATER ST PLAN AND PROFILE - Label detention area
64. SHEET [17] 17 WATER ST PLAN AND PROFILE - Show sidewalk as proposed with this SIP set.
65. SHEET [17] 17 WATER ST PLAN AND PROFILE - Per Planned Development Ordinance show cross walks here. Need curb ramps constructed with the street.
66. SHEET [17] 17 WATER ST PLAN AND PROFILE - Update plan sheet. Proposed grading outside property line.
67. SHEET [17] 17 WATER ST PLAN AND PROFILE - Verify accessible parking spaces provided
68. SHEET [17] 17 WATER ST PLAN AND PROFILE - General, call out curb ramp type/design
69. SHEET [18] 18 EXISTING DRAINAGE AREA MAP - EM 6.3.b. Please add existing contour labels to OFF-A1
70. SHEET [18] 18 EXISTING DRAINAGE AREA MAP - EM 6.3.b. Please add existing contour labels
71. SHEET [18] 18 EXISTING DRAINAGE AREA MAP - EM6.3.f. Provide arrows indicating flow direction for all streets and lots.
72. SHEET [18] 18 EXISTING DRAINAGE AREA MAP - EM6.3.c. Show existing and proposed storm sewers, and/or other drainage intervals.
73. SHEET [18] 18 EXISTING DRAINAGE AREA MAP - EM6.3.c. Show existing and proposed storm sewers, and/or other drainage intervals.
74. SHEET [18] 18 EXISTING DRAINAGE AREA MAP - EM6.3.j. Display and callout Existing and proposed 100-year floodplains for all waterways. FEMA ZONE A
75. SHEET [19] 19 PROPOSED DRAINAGE AREA MAP - EM 6.3.b. Please add existing contour labels to OFF-A1
76. SHEET [19] 19 PROPOSED DRAINAGE AREA MAP - EM6.3.f. Provide arrows indicating flow direction for all streets and lots. EM6.3.b. Provide proposed contour labels.

77. SHEET [19] 19 PROPOSED DRAINAGE AREA MAP - EM6.3.c. Show existing and proposed storm sewers, and/or other drainage intervals.
78. SHEET [19] 19 PROPOSED DRAINAGE AREA MAP - EM6.3.c. Show existing and proposed storm sewers, and/or other drainage intervals.
79. SHEET [19] 19 PROPOSED DRAINAGE AREA MAP - EM6.3.j. Display and callout Existing and proposed 100-year floodplains for all waterways. FEMA ZONE A
80. SHEET [20] 20 INLET DRAINAGE AREA MAP - Provide flow arrows and callout inlets on the plans.
81. SHEET [20] 20 INLET DRAINAGE AREA MAP - Drainage areas 1, 7, 8, 37 and 39 are missing inlets, how do these areas drain? Please demonstrate that proposed inlets can handle interim drainage conditions.
82. SHEET [21] 21 INLET DRAINAGE CALCULATIONS - Inlet Peak Flow Calculations - Rainfall coefficients do not match EM Table 8-4, please rectify.
83. SHEET [22] 22 OVERALL STORM PLAN - Provide callouts for easements
84. SHEET [22] 22 OVERALL STORM PLAN - Provide detention model with next submittal. EM 8.21.3.b(7)
85. SHEET [22] 22 OVERALL STORM PLAN - Provide callout for the detention ponds. EM6.1.10.d
86. SHEET [22] 22 OVERALL STORM PLAN - Show span width first for culvert, should be an 8'x3' Box Culvert.
87. SHEET [22] 22 OVERALL STORM PLAN - Revise location of inlet near STM A-15
88. SHEET [22] 22 OVERALL STORM PLAN - Revise callouts for clarity
89. SHEET [22] 22 OVERALL STORM PLAN - Verify legend graphic for junction box
90. SHEET [22] 22 OVERALL STORM PLAN - Relocate junction box outside of the curb
91. SHEET [22] 22 OVERALL STORM PLAN - provide proposed contours this sheet
92. SHEET [22] 22 OVERALL STORM PLAN - STM A-1A - Junction box required per EM 8.10.c.4
93. SHEET [23] 23 STRM A P&P (SHEET 1 OF 4) - Please revise plan callouts for clarity. EM6.1.11
94. SHEET [23] 23 STRM A P&P (SHEET 1 OF 4) - Provide stationing in plan view. EM6.1.10
95. SHEET [23] 23 STRM A P&P (SHEET 1 OF 4) - Provide horizontal and vertical scale for profile views, all sheets.
96. SHEET [24] 24 STRM A P&P (SHEET 2 OF 4) - Culvert A - Please revise callout for clarity. EM6.1.11
97. SHEET [24] 24 STRM A P&P (SHEET 2 OF 4) - Label upstream and downstream end treatment
98. SHEET [25] 25 STRM A P&P (SHEET 3 OF 4) - STM A-13: Callout crossing utilities
99. SHEET [26] 26 STRM A P&P (SHEET 4 OF 4) - Curb inlet is within the dumpster driveway. Please revise inlet location to address this conflict. EM 6.8.9 Inlets
100. SHEET [26] 26 STRM A P&P (SHEET 4 OF 4) - Provide stationing in plan view. EM6.1.10
101. SHEET [26] 26 STRM A P&P (SHEET 4 OF 4) - Provide street names EM6.1.10.a
102. SHEET [26] 26 STRM A P&P (SHEET 4 OF 4) - Please revise for clarity. EM6.1.11
103. SHEET [26] 26 STRM A P&P (SHEET 4 OF 4) - Tree shown in circle in concept plan. Please consider potential storm conflict
104. SHEET [26] 26 STRM A P&P (SHEET 4 OF 4) - Label HGLs
105. SHEET [26] 26 STRM A P&P (SHEET 4 OF 4) - Show stationing on the plan view. Provide profile view to junction box.
106. SHEET [27] 27 STRM B P&P (SHEET 1 OF 3) - Verify: Plan is showing contour elevations but not the actual contours
107. SHEET [27] 27 STRM B P&P (SHEET 1 OF 3) - Show street baselines on plan.
108. SHEET [27] 27 STRM B P&P (SHEET 1 OF 3) - Provide stationing in plan view. EM6.1.10
109. SHEET [27] 27 STRM B P&P (SHEET 1 OF 3) - Sta. 1+10 - Provide adequate cover over storm pipe
110. SHEET [29] 29 STRM B P&P (SHEET 3 OF 3) - STM B-6: Please display and callout what STM B-6 drains to.
111. SHEET [30] 30 DETENTION POND PLAN - Existing culverts from TxDOT plans are called out but not shown Show removal of this wingwall and proposed PW-1 headwall Coordinate flowlines and grading between culvert ends
112. SHEET [30] 30 DETENTION POND PLAN - Need structural details and calcs for this 6-foot high wall at detention basin
113. SHEET [30] 30 DETENTION POND PLAN - Provide flowline elev for trickle channel
114. SHEET [30] 30 DETENTION POND PLAN - Purpose for this rock riprap? Is there water overflowing the wall?

115. SHEET [30] 30 DETENTION POND PLAN - Show elevations on exist contour lines.
116. SHEET [30] 30 DETENTION POND PLAN - 36" Culverts - Elevation 595.6 shown in box at left.
117. SHEET [30] 30 DETENTION POND PLAN - Label TxDOT ROW
118. SHEET [30] 30 DETENTION POND PLAN - Verify: TxDOT plans show top of riprap at exist ground at 600+/- so won't drain as shown.
119. SHEET [30] 30 DETENTION POND PLAN - This area isn't covered by the public street P&Ps but need to show fire access esmt lines and what width pavement will be built - confirm doesn't conflict with these proposed contours.
120. SHEET [30] 30 DETENTION POND PLAN - Dimension and callout rip rap shown on plan.
121. SHEET [30] 30 DETENTION POND PLAN - Dimension and callout rip rap
122. SHEET [30] 30 DETENTION POND PLAN - What are the pond slopes, do they meet CoT EM requirements? EM 8.15.3.a(3)
123. SHEET [30] 30 DETENTION POND PLAN - Callout running slope of trickle channel to comply with EM 8.15.3.b
124. SHEET [30] 30 DETENTION POND PLAN - Earthen pond bottom to comply with EM 8.15.3.b for positive drainage
125. SHEET [30] 30 DETENTION POND PLAN - Label ponds in plan view.
126. SHEET [30] 30 DETENTION POND PLAN - Demonstrate non-erosive velocities leaving the site or provide energy dissipation.
127. SHEET [31] 31 DETENTION POND PROFILES - Verify top of wall to be at 605. Top wall appears to be high relative to exist ground unless needed for site grading later on.
128. SHEET [31] 31 DETENTION POND PROFILES - Revise profiles to be congruent with grading plan and elevation callouts
129. SHEET [32] 32 OVERALL WATER PLAN - Per agreement, fire hydrants at mid-block will require that one or two parking spaces will be removed
130. SHEET [32] 32 OVERALL WATER PLAN - Storm pipes are shown and grayed which is OK, but inlets are missing
131. SHEET [32] 32 OVERALL WATER PLAN - Per agreement, fire hydrants at mid-block will require that one or two parking spaces will be removed
132. SHEET [33] 33 WATER A PLAN AND PROFILE (SHEET 1 OF 2) - North arrow incorrect on plan.
133. SHEET [33] 33 WATER A PLAN AND PROFILE (SHEET 1 OF 2) - Show inlets on plan.
134. SHEET [33] 33 WATER A PLAN AND PROFILE (SHEET 1 OF 2) - Notate water line B on plan.
135. SHEET [33] 33 WATER A PLAN AND PROFILE (SHEET 1 OF 2) - This TEE occurs directly under the box culvert proposed on the TxDOT plans. Coordinate with those plans and show box in waterline profile. Not sure where the valve and valve box would end up
136. SHEET [33] 33 WATER A PLAN AND PROFILE (SHEET 1 OF 2) - Callout all proposed and existing easements.
137. SHEET [33] 33 WATER A PLAN AND PROFILE (SHEET 1 OF 2) - Callout all proposed and existing easements.
138. SHEET [33] 33 WATER A PLAN AND PROFILE (SHEET 1 OF 2) - Provide stationing in plan view. EM6.1.6
139. SHEET [33] 33 WATER A PLAN AND PROFILE (SHEET 1 OF 2) - Check W and WW spacing. TCEQ controls, 9'. See table C.1 of TCEQ Chapter 217
140. SHEET [34] 34 WATER A PLAN AND PROFILE (SHEET 2 OF 2) - Provide stationing in plan view. EM6.1.6
141. SHEET [34] 34 WATER A PLAN AND PROFILE (SHEET 2 OF 2) - Revise profile callouts for clarity.
142. SHEET [34] 34 WATER A PLAN AND PROFILE (SHEET 2 OF 2) - Show inlets in plan view.
143. SHEET [35] 35 WATER B PLAN AND PROFILE (SHEET 1 OF 2) - Provide stationing in plan view. EM6.1.6
144. SHEET [35] 35 WATER B PLAN AND PROFILE (SHEET 1 OF 2) - Show inlets in plan view.
145. SHEET [36] 36 WATER B PLAN AND PROFILE (SHEET 2 OF 2) - Provide stationing in plan view. EM6.1.6
146. SHEET [37] 37 WATER C PLAN AND PROFILE - Provide stationing in plan view. EM6.1.6⁵⁶

147. SHEET [37] 37 WATER C PLAN AND PROFILE - Show inlets in plan view.
148. SHEET [38] 38 WATER D PLAN AND PROFILE - Provide stationing in plan view. EM6.1.6
149. SHEET [38] 38 WATER D PLAN AND PROFILE - Show inlets in plan view.
150. SHEET [39] 39 OVERALL WASTEWATER PLAN - EM6.7.4.b Horizontal spacing to be 9' between utilities.
151. SHEET [39] 39 OVERALL WASTEWATER PLAN - Callout all existing and proposed easements
152. SHEET [39] 39 OVERALL WASTEWATER PLAN - Show all inlets in plan view
153. SHEET [39] 39 OVERALL WASTEWATER PLAN - Notate document number for 20-ft PUE
154. SHEET [40] 40 WASTEWATER A PLAN AND PROFILE (SHEET 1 OF 2) - Provide stationing in plan view. EM6.1.6
155. SHEET [40] 40 WASTEWATER A PLAN AND PROFILE (SHEET 1 OF 2) - Check horizontal spacing between manhole and force main
156. SHEET [40] 40 WASTEWATER A PLAN AND PROFILE (SHEET 1 OF 2) - EM6.7.4.1.b Horizontal spacing to be 9'
157. SHEET [40] 40 WASTEWATER A PLAN AND PROFILE (SHEET 1 OF 2) - Show inlets in plan view
158. SHEET [41] 41 WASTEWATER A PLAN AND PROFILE (SHEET 2 OF 2) - Provide stationing in plan view. EM6.1.6
159. SHEET [41] 41 WASTEWATER A PLAN AND PROFILE (SHEET 2 OF 2) - Remove if there is no proposed crossing
160. SHEET [41] 41 WASTEWATER A PLAN AND PROFILE (SHEET 2 OF 2) - EM6.7.2.6 All wastewater mains shall be designed with hydraulic slopes sufficient to give mean velocities, when flowing full or half full, of no less than two (2') feet per second.
161. SHEET [42] 42 WASTEWATER B PLAN AND PROFILE - Provide stationing in plan view. EM6.1.6
162. SHEET [42] 42 WASTEWATER B PLAN AND PROFILE - Check spacing between manhole and tee for 'future waterline'. TCEQ is 9' spacing
163. SHEET [42] 42 WASTEWATER B PLAN AND PROFILE - Show inlets in plan view
164. SHEET [43] 43 WASTEWATER C PLAN AND PROFILE - Provide stationing in plan view. EM6.1.6
165. SHEET [43] 43 WASTEWATER C PLAN AND PROFILE - Show inlets in plan view.
166. SHEET [43] 43 WASTEWATER C PLAN AND PROFILE - Check spacing between manhole and tee for 'future waterline'. TCEQ is 9' spacing
167. SHEET [43] 43 WASTEWATER C PLAN AND PROFILE - EM6.7.2. All wastewater mains shall be designed with hydraulic slopes sufficient to give mean velocities, when flowing full or half full, of no less than two (2') feet per second.
168. SHEET [44] 44 WASTEWATER D PLAN AND PROFILE - Provide stationing in plan view. EM6.1.6
169. SHEET [44] 44 WASTEWATER D PLAN AND PROFILE - EM6.7.4.b Horizontal spacing to be 9'
170. SHEET [44] 44 WASTEWATER D PLAN AND PROFILE - Check spacing between manhole and tee for 'future waterline'. TCEQ is 9' spacing
171. SHEET [44] 44 WASTEWATER D PLAN AND PROFILE - Show inlets in plan view.
172. SHEET [44] 44 WASTEWATER D PLAN AND PROFILE - Revise flow calculations provided in profile for clarity.
173. SHEET [45] 45 WASTEWATER E PLAN AND PROFILE - Provide stationing in plan view. EM6.1.6
174. SHEET [45] 45 WASTEWATER E PLAN AND PROFILE - Show inlets in plan view
175. SHEET [45] 45 WASTEWATER E PLAN AND PROFILE - Label all easements
176. SHEET [45] 45 WASTEWATER E PLAN AND PROFILE - Check spacing between manhole and tee for 'future waterline'. TCEQ is 9' spacing
177. SHEET [45] 45 WASTEWATER E PLAN AND PROFILE - EM6.7.2. All wastewater mains shall be designed with hydraulic slopes sufficient to give mean velocities, when flowing full or half full, of no less than two (2') feet per second.
178. SHEET [46] 46 PAVING DETAILS - This is drawn as a curb and gutter adjacent to HMAC pavement. See CoT Detail PV 002 curb is part of concrete pavement.

- 179. SHEET [46] 46 PAVING DETAILS - 6" Parabolic crown per PV 002.
- 180. SHEET [46] 46 PAVING DETAILS - Geotech report says 4,000 PSI for trash truck routes (pg. 10). Indicate trash truck routes and confirm PSI for concrete pav't. Dumpster locations are not called out-I assume they are shown as enclosures w/ gates at 45 degrees to roadway?
- 181. SHEET [46] 46 PAVING DETAILS - Need to insert current CoT standard PV 002 Dated: December 2020 and available on the city's website Eng Manual Minimum section for local street is 6" conc 6" flex 8" LTS
- 182. SHEET [46] 46 PAVING DETAILS - Parking dimensions not shown on plan view of street. Here they are 8 ft. Refer to Exhibit B-2. Shows 6 ft sidewalk and 7 ft parking on both sides of the street with 20 ft travel way in the middle. Confirm and coordinate PD exhibits with the SIP set.
- 183. SHEET [46] 46 PAVING DETAILS - Show travel way width vs parking stalls in typical
- 184. SHEET [46] 46 PAVING DETAILS - CoT EM Local Street 6" Class A Concrete 6" Flex Base 8" LSS
- 185. SHEET [46] 46 PAVING DETAILS - Pavement width to be per Planned Development
- 186. SHEET [48] 48 WATER DETAILS (1 OF 2) - Use current UT 004 Dated December 2020.

TxDOT Set - Prepared by Pape Dawson (Reviewed for consistency with SIP set)

- 1. SHEET 53 - SW3P - Use new sheet template - there are 2 sheets now for SWPPP narrative
- 2. SHEET 53 - Use new PM standards (applicable to June 2023 letting)
- 3. SHEET 53 - Guardrails - Verify if these should be TL-3 for SH 95 design speed = 55 mph
- 4. SHEET 76 - Verify: This is not a removal sheet- shows removing concrete driveway but no callout and qty to replace? Usually replace concrete drives with concrete
- 5. SHEET 76 - Callout coordination with site plan prepared by Kimley Horn.
- 6. SHEET 78 - Callout coordination with site plan prepared by Kimley Horn.
- 7. SHEET 86 - Runoff Computations - Verify how were these values calculated. Calculations do not match Kimley Horn plans.
- 8. SHEET 86 - Delineation of the City of Taylor 100-year floodplain is required for waterways with contributing drainage areas greater than 64 acres (EM 8.20.1)
- 9. SHEET 88 - Proposed Runoff Computations - Confirm these flows with the site plans. They are incongruent.
- 10. SHEET 91 - Please display WSE line throughout the profile
- 11. SHEET 91 - Verify if floodplain tailwater conditions have been considered near headwall
- 12. SHEET 93 - Please display and callout WSE line throughout the profile
- 13. SHEET 102 - Signing and Pavement Marking Layout - Approximately 100' short of TIA requirement, was this design approved by TxDOT?
- 14. SHEET 102 - Signing and Pavement Marking Layout - Approximately 70' short of TIA requirement, was this design approved by TxDOT?
- 15. SHEET 104 - Update plot table to show graphics for chevrons.

***See Associated Files Section of the permitting page to download a copy of the PDF report containing the following engineering comments.**

Engineering and Drainage Report (16 page report)

Sheet 14 Existing Drainage Area Map

- 1. EM6.3.j. Display and callout Existing and proposed 100-year floodplains for all waterways. FEMA ZONE A
- 2. EM 6.3.b. Please add existing contour labels to OFF-A1
- 3. EM 6.3.b. Please add existing contour labels
- 4. EM6.3.f. Provide arrows indicating flow direction for all streets and lots.
- 5. EM6.3.c. Show existing and proposed storm sewers, and/or other drainage intervals.
- 6. EM6.3.c. Show existing and proposed storm sewers, and/or other drainage intervals.

Sheet 16 Proposed Drainage Area Map

1. Provide additional information regarding the drainage path of the upstream pond outfall. Additional upstream contributing drainage area may pertain to your site. Delineation of the City of Taylor 100-year floodplain is required for waterways with contributing drainage areas greater than 64 acres (EM 8.20.1)
2. Provide detention model with next submittal. EM6.8.15.2.a.4, EM 8.21.3.b(7).
3. EM 6.3.b. Please add existing contour labels to OFF-A1
4. EM6.3.f. Provide arrows indicating flow direction for all streets and lots. EM6.3.b. Provide proposed contour labels.
5. EM6.3.c. Show existing and proposed storm sewers, and/or other drainage intervals.
6. EM6.3.c. Show existing and proposed storm sewers, and/or other drainage intervals.
7. EM6.3.j. Display and callout Existing and proposed 100-year floodplains for all waterways. FEMA ZONE A

***See Associated Files Section of the permitting page to download a copy of the PDF report containing the following engineering comments.**

Geotechnical Report (51 page report)

1. Page 5 of 51 - For public streets include lab testing required by the CoT EM, bulk sample strength testing, sulfate, pH, organic content, lime series, etc.
2. Page 10 of 51 - Public streets flexible pavement design per CoT EM, which requires TxDOT procedures. Include FPS21 output.
3. Page 10 of 51 - Public streets should meet minimum flexible pavement sections per CoT EM.
4. Page 10 of 51 - Show on plan where the different flexible pavement sections are to be used.
5. Page 10 of 51 - 18-kip ESALs should be evaluated for public streets and used to design the flexible pavement section.
6. Page 11 of 51 - Public streets rigid pavement design per CoT EM, which requires TxDOT procedures. Include output.
7. Page 11 of 51 - Public streets meet minimum rigid pavement sections per CoT EM.
8. Page 11 of 51 - Show on plan where the different rigid pavement sections are to be used.
9. Page 11 of 51 - 18-kip ESALs should be evaluated for public streets and used to design the rigid pavement section.
10. Page 12 of 51 - Are these concrete pavement reinforcing steel and jointing requirements included in the plans?
11. Page 12 of 51 - Any retaining walls in the public ROW, need global and external failure modes evaluated.
12. Page 15 of 51 - What is the recommended side slopes for the pond, and where is the analyses?
13. Page 20 of 51 - Add a scaled drawing with streets to check boring spacing.

Fire Department Comments

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

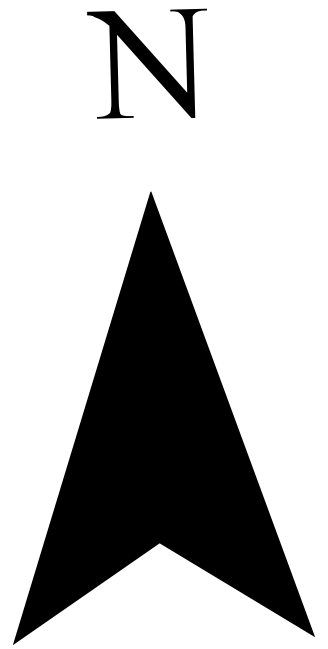
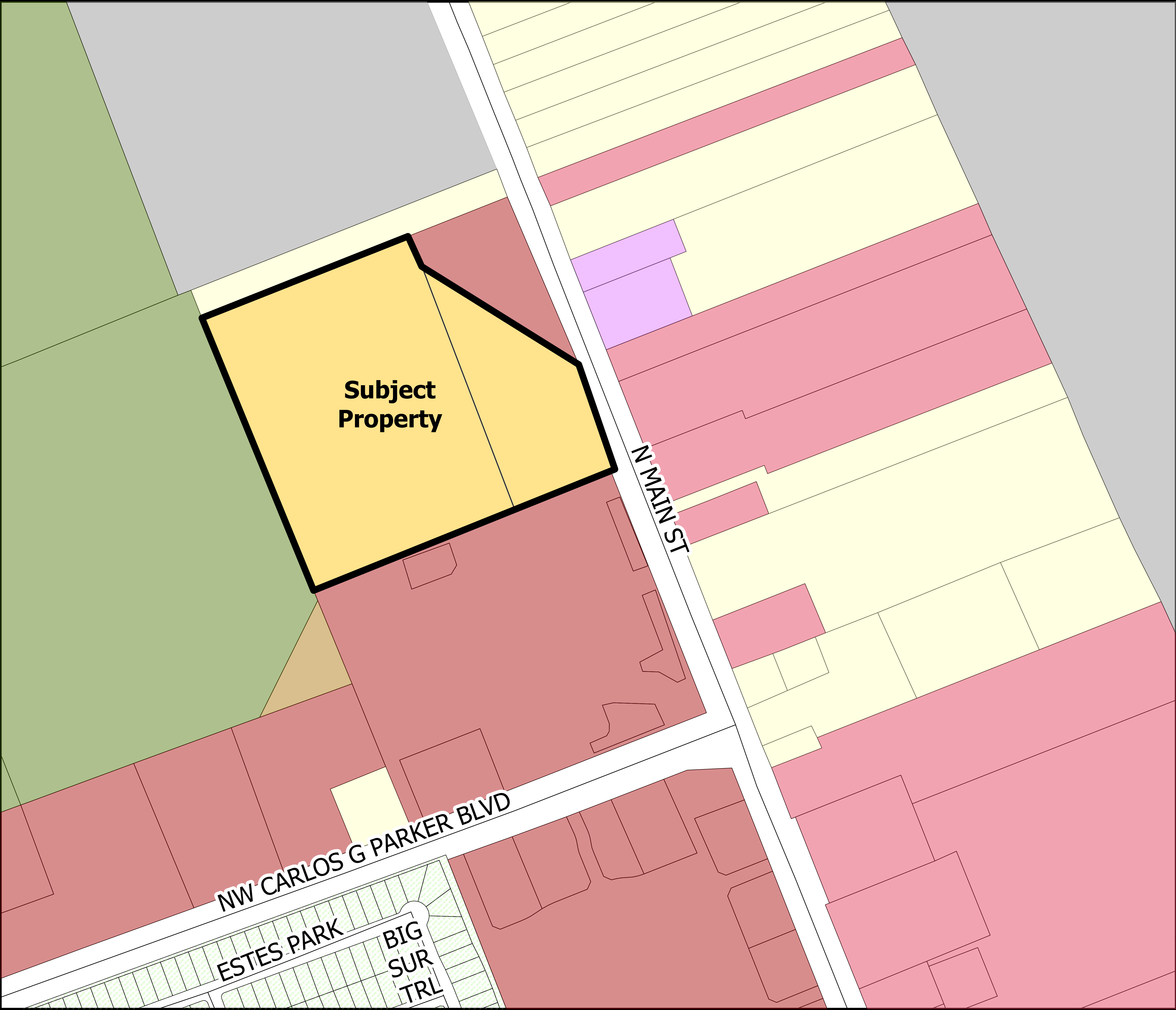
1. Plans shall include Taylor's updated hydrant detail. The detail has been uploaded to the additional files area.
2. The locations of the fire hydrant shall include the design that was previously discussed with Michael Schooler. If some of these hydrants are to be private the plans shall denote which hydrant are to be private.

Please revise the plat to address the comments noted above. Following revision, submit the plans 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,

A handwritten signature in black ink, appearing to read 'C Peres'.

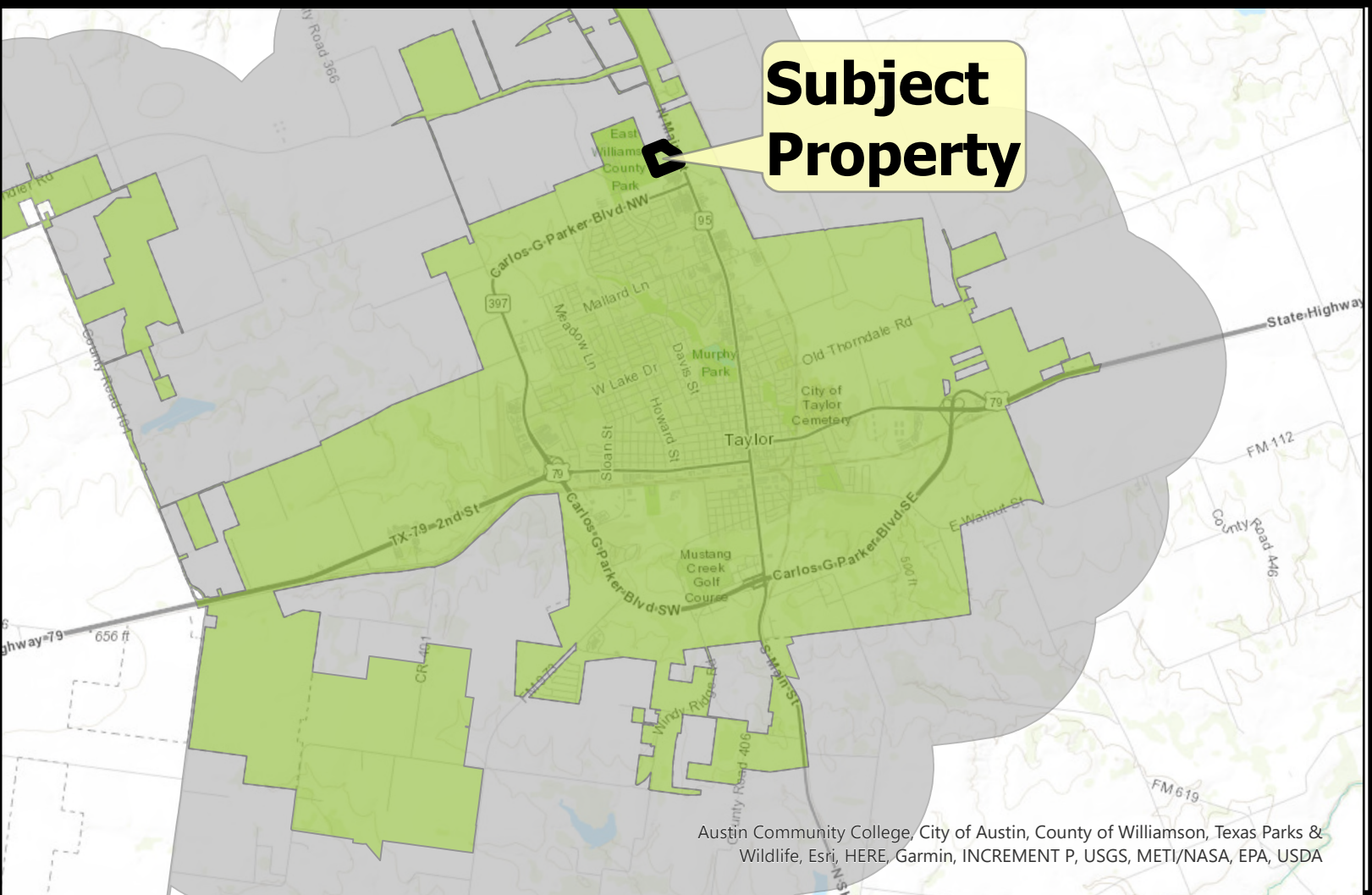
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1633

**3811 N. Main St.
Subdivision Improvement Plans
Location Map
Approximately 21.78 Acres**

- Legend**
- ETJ
 - Subject Property
 - Parcels
 - Streets
 - Zoning**
 - B-1
 - B-2
 - I Institutional
 - M-1 Light Industrial
 - P Parks
 - R-1 Single Family
 - R-1/RPD: Residential Planned Development
 - MF-2/RPD: Multi-Family 2 - Residential Planned Development



City of Taylor
PZ-2023-1634
Specific Use Permit
Staff Report

Item Details

Subject Property:	1701 W. 2 nd Street, Taylor, TX 76574
Total Acreage:	Approximately 1.13 acres
Legal Description:	1.13 acres of land described as the center part of Block 6, Doak's Third Addition to the City of Taylor
Applicant:	Ralph Wyngarden, Hemphill LLC
Property Owner:	Bullion Family Partnership, LTD
Request:	A request for a Specific Use Permit to construct a wireless communication tower facility.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is located at 1701 W. 2nd Street. The property is bounded by W. 2nd St. to the north and the Union Pacific railroad to the south. The front half of the property has an existing building on it (Italian restaurant New York Pizza Pasta), and the back half of the property is undeveloped.



The applicant is proposing to construct a wireless communication tower facility consisting of a 160-foot-tall self-supporting lattice tower with 10-foot lightning rod within a 73' x 73' fenced compound. They have come to an agreement with Verizon Wireless to have their antennas attached

at a 155-foot centerline and Verizon equipment will be placed within the compound. The site is designed to accommodate at least three additional future providers. The applicant's intent in constructing this new tower is to enhance capacity for existing customers in the southwest part of the City, as current service to the existing Downtown Taylor site is said to be over capacity.

The proposed tower would be constructed on the back half of the property, behind the existing building.

The applicant is requesting the approval of a Specific Use Permit to allow the Wireless Cell Tower to be constructed on a property currently zoned as M-1: Light Industrial.

Location:

The subject property is located along W. 2nd St., between Sloan St. and Edmond St., directly north of the railroad. Adjacent to this property is the Taylor Muffler Shop to the west and the First Mexican Baptist Church to the east.

Physical and Natural Features:

The subject property is relatively flat, does not have any creeks traversing the property, and is not in the flood plain. Trees border the property to the west, south, and east, but are sparse within the property itself. There is an existing building and paved parking lot on the north side of the property, fronting W. 2nd St.

Growth Sector Designations:

The subject property is located within the Infill Growth Sector. The Infill Growth Sector is made up of areas that are already developed and served by infrastructure. They are also intended for higher intensity uses than are currently in place (Envision Taylor Comprehensive Plan, Pg. 50).

Future Land Use and Zoning Designations:

The subject property was assigned the land use designation Market: Community from the adopted Envision Taylor Comprehensive Plan. Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places. Market Centers can be developed as new centers or as a redevelopment of an existing suburban big box retail center (Envision Taylor Comprehensive Plan Pg.72).

The subject property is currently zoned M-1 - Light Industrial. The M-1 district permits uses typically defined as 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 (Code of Ordinances, Appendix B, Article III, 2.15). The surrounding properties are classified as follows:

Direction	Zoning District	Future Land Use	Existing Land Use
North	B-1: Local Business	Market Center: Community	Commercial
South	Railroad & M-2 Heavy Industrial	Railroad & Employment Center: Community	Railroad & Industrial Warehousing
East	M-1: Light Industrial	Market Center: Community	Church
West	M-1: Light Industrial	Market Center: Community	Automotive

Transportation

The subject property fronts to W. 2nd Street on the north, which is designated as an Enhanced Community Boulevard in the Envision Taylor Transportation Master Plan. There is a driveway onto the property, but there is no internal circulation or streets on the subject property.

Utilities

The subject property is located within the City's service area for water and wastewater. Along the northern boundary, the property ties into a 6-inch waterline and a 12-inch wastewater line.

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 variance request (11 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 26, 2023.

Staff Analysis

The applicant intends to build a wireless communication tower within an area currently zoned as M-1: Light Industrial. Ordinance No. 97-2 notes that Wireless Communication Towers that exceed one hundred twenty (120) feet shall be allowed within Industrial districts by a Special Use Permit only. The applicant's proposed tower is one hundred sixty (160) feet, prompting the need for the SUP.

Staff met with the applicant once during a pre-application meeting to discuss the proposed development. At this meeting, staff requested the applicant provide justification as to why collocation cannot be achieved with any existing towers. The justification staff received through the application simply stated that the two other towers they identified would not provide as much coverage to the east and the southeast as their proposed site would. Based on the information provided by the applicant, staff is unable to determine if there is a hardship for the applicant to justify a Specific Use Permit for this tower.

The Wireless Communication Tower would enhance service for at least one, if not a total of four providers should all additional antennae be utilized in the future. Utilizing a portion of this property for the Tower could potentially have a large impact on redevelopment at this site or nearby.

However, it is important to note that the proposed tower is intended to be located near the rear of the property approximately 350-feet from the ingress of W. 2nd Street. Development up against the railroad is not likely to develop as retail or residential. The location of a wireless communication tower in this location is more favorable due to its proximity of rail traffic through the City of Taylor.

After review, staff is inclined to recommend approval based on the location and proximity to existing light and heavy industrial zones and uses of the request to grant a Specific Use Permit for the construction of a Wireless Communication Tower.

Planning and Zoning Commission

In addition to the hardship presented, the questions below must also be addressed by the Commission.

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

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

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

This SUP would further utilize an existing property that is underdeveloped leaning toward the city's desire for infill development in this area. However, it would limit any potential large redevelopment of this and nearby properties.

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

Based on the requirements outlined in Ordinance 97-2, the tower is more than the required 640-feet from residential or residentially zoned property. There are currently no large concerns with locating the tower adjacent to the railroad tracks. The property owner received an initial letter (Exhibit G) that states a determination of no hazard to air navigation. Should the SUP be approved, there is an additional permit that would be required per this ordinance relating to the airport.

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

Enhancing access and quality of service for residents promotes these ideals. The visual impacts of the proposed improvement could be considered negative from the public and adjacent landowners.

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

Based on the stated needs of the applicant, the property meets the needs of the proposed land use.

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

Article III, 3.3.7 Communication Towers states that "The City reserves the right to restrict location and height of any antenna in any district." Additionally, ordinance 97-2 requires a specific use permit for towers that exceed one hundred twenty (120) feet in height within Industrial districts.

Attachments:

1. Letter of Intent
2. Location Map
3. Ordinance Compliance Statement
4. Exhibit A Drawings
5. Exhibit B Compliance with Radio Frequency Standards
6. Exhibit C RF Design Analysis
7. Exhibit D Alternative Stie Analysis
8. Exhibit E Photo Simulations
9. Exhibit F Engineer Stamped No Fall Certification Letter
10. Exhibit G FAA Determination of No hazard to Air Navigation
11. Notice Area Map

12. Draft Ordinance

- a. Exhibit A Survey
- b. Exhibit B Location Map

Collin Harrison, Director
City of Taylor, Development Services
400 Porter Street
Taylor, TX 76574

March 2, 2023

512-309-6172

LETTER OF INTENT

Re: SUP Application for Proposed Wireless Communication Tower Facility

Applicant: Hemphill, LLC

Project Description: Hemphill, LLC proposes a wireless communication tower facility consisting of a 160' self-supporting lattice tower with 10' lightning rod within a 73' x 73' fenced compound. Verizon Wireless antennas will be attached at a 155' centerline and Verizon equipment will be placed within the compound. The site will also accommodate at least 3 additional future providers.

Hemphill Site Name: 1742 Taylor West

Address: 1701 W. 2nd Street, Taylor, TX 76574

Parcel ID: R016906

Landowner: Bullion Family Partnership, LTD

Zoning: M-1 Light Industrial District

Dear Mr. Harrison,

Hemphill, LLC is pleased to present this project that will provide Verizon Wireless service to the southwest area of Taylor and along Highway 79 and offload Verizon's downtown Taylor site 1.1 miles to the northeast. This project will also accommodate at least 3 additional providers.

Introduction

The applicant is Hemphill, LLC, a company in the business of helping wireless providers serve the community by building communication sites to accommodate their service objectives. At this location Verizon Wireless will be the initial occupant and the site will be designed to accommodate at least 3 additional providers. Ensuring wireless service in this area keeps up with advances in technology and demands on capacity benefits residents and businesses and directly impacts public safety as well.

Location

The subject parcel is bounded by West 2nd Street/Business US Hwy 79 on the north and the three track Union Pacific Railroad corridor to the south. The property is occupied by the New York Pizza & Pasta fronting on 2nd Street with the remainder of the parcel to the south being undeveloped. The proposed wireless communication tower facility will be at the south end of the parcel adjacent to the Union Pacific Railroad right-of-way. To the east of the project location is a vacant area behind the First Mexican Baptist Church and to the west is a parts storage area for B&M Tractor parts.

Justification

As wireless service becomes a more and more essential part of our daily lives, wireless providers face challenges when their networks require infill sites in developed areas. This is one of those cases where the target area is within a fully developed area and existing tower locations won't meet service objectives. Hemphill, LLC is helping Verizon Wireless meet this challenge in a compatible manner as noted below.

Verizon Wireless will occupy the top position on the 160' self-supporting lattice tower with attachment at a 155' antenna centerline. The tower is designed to accommodate at least 3 additional comparable providers.

Verizon Wireless service objectives for this site focus on providing coverage in the southwest area of Taylor and along Highway 79 and offloading Verizon's downtown Taylor site 1.1 miles to the northeast.

We have provided analyses from Biwabkos Consultants, LLC, an expert radiofrequency engineering consultant, addressing the need for the height and location proposed and addressing the lack of alternatives. The RF Design Analysis demonstrates the need for Verizon and for other future providers. The Alternative Site Analysis demonstrates there are no existing tower locations that sufficiently address the coverage and offload objectives.

Compatibility

We have worked diligently to select a location compatible with the neighborhood and the built environment. We have placed the site on an industrial zoned parcel next to a use of great intensity (the three track Union Pacific Railroad corridor). Immediately adjacent areas are vacant to the east and tractor part storage to the west. We also have presented a stamped engineer "No Fall Certification Letter" certifying a zero-foot fall radius to provide further assurance that there will be no impact to adjacent properties.

As a passive, unstaffed use requiring only occasional monthly maintenance visits, it will not generate any significant traffic impact. It will also not generate any significant noise, glare, or other disturbance. The FAA has determined that the site will not be a hazard to air navigation and will not require any obstruction lighting so the site will be dark at night.

Operational Specifics

The site will operate continuously 24 hours a day, 365 days a year to provide wireless service to the community to support residents and businesses and to enhance general welfare and public safety. This is a passive, unstaffed use requiring only occasional monthly maintenance visits. It will not generate any significant traffic impact. It will also not generate any significant noise, glare, or other disturbance. The FAA has determined that the site will not be a hazard to air navigation and will not require any obstruction lighting so the site will be dark at night.



Faulk & Foster

Supporting Documents

Hemphill presents the following supporting documents with this application:

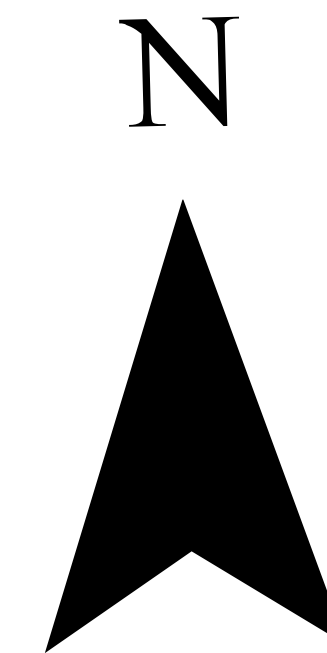
- SUP Application
- This Letter of Intent
- Ordinance Compliance Statement
- Exhibit A – Drawings
- Exhibit B – Compliance with Radio Frequency Standards
- Exhibit C – RF Design Analysis
- Exhibit D – Alternative Site Analysis
- Exhibit E – Photo Simulations
- Exhibit F – Engineer Stamped No Fall Certification Letter
- Exhibit G – FAA Determination of No Hazard to Air Navigation

The applicant has met all applicable requirements of Ordinance No. 97-2 and has proposed a site location and design that meets the needs of the community in an appropriate and compatible manner and avoids any negative impact. Hemphill, LLC respectfully requests SUP approval for the proposed 160' self-supporting lattice tower with Verizon Wireless antennas and equipment.

Please let us know if you have any questions or need any additional information. Thanks.

Sincerely,

Ralph Wyngarden, Sr. Zoning Specialist
Faulk & Foster
678 Front Ave NW, Suite 255
Grand Rapids, MI 49504
Cell: 616-490-9804



**1742 Taylor West
Specific Use Permit
Location Map
Approximately 1.13 Acres**

 Subject Property
 M-1 Light Industrial

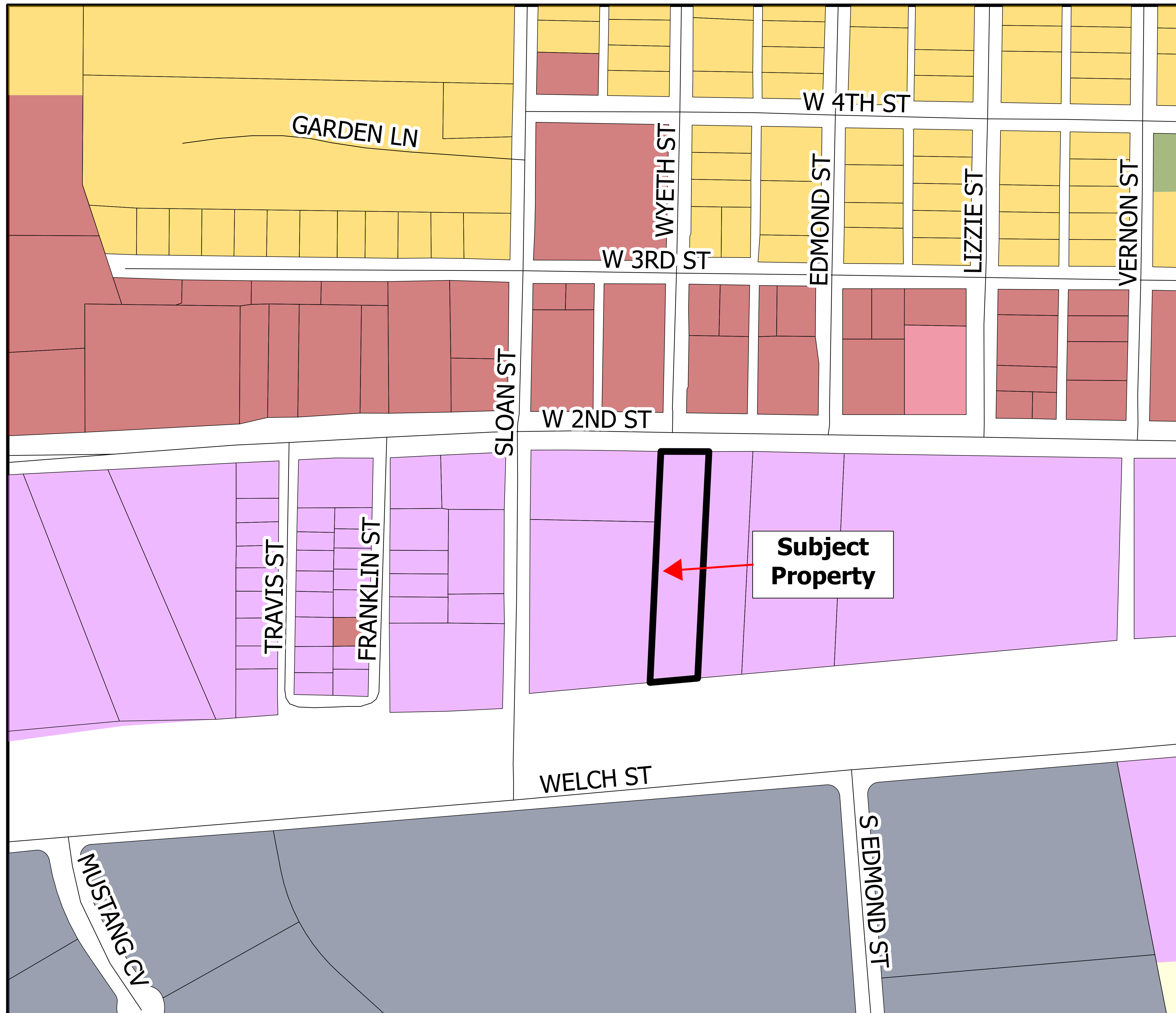
 Parcels
 M-2 Heavy Industry

 Streets
 MF-2 Multi-Family

ZONING
 P Parks

 B-1
 R-1 Single Family

 B-2



ORDINANCE COMPLIANCE STATEMENT

Re: SUP Application for Proposed Wireless Communication Tower Facility

Applicant: Hemphill, LLC

Project Description: Hemphill, LLC proposes a wireless communication tower facility consisting of a 160' self-supporting lattice tower with 10' lightning rod within a 73' x 73' fenced compound. Verizon Wireless antennas will be attached at a 155' centerline and Verizon equipment will be placed within the compound. The site will also accommodate at least 3 additional future providers.

Hemphill Site Name: 1742 Taylor West

Address: 1701 W. 2nd Street, Taylor, TX 76574

Parcel ID: R016906

Landowner: Bullion Family Partnership, LTD

Zoning: M-1 Light Industrial District

In support of its SUP application, Hemphill, LLC respectfully presents this statement, along with the information accompanying this application, to demonstrate its compliance with the specific standards for wireless communication tower facilities in City of Taylor Ordinance No. 97-2. Hemphill, LLC's response to each section is in ***bold italic***.

ORDINANCE NO. 97-2

Section 1 - Definitions

No response necessary.

Section 2 - Locations on and in the Vicinity of Bull Branch Creek or Historic Districts, Structures, and Sites

Not applicable. The proposed location is not on or in the vicinity of Bull Branch Creek or historic districts, structures, or sites.

Section 3 - Locations and Limitations for WCFs Without Special Use Permits

Not applicable. This proposed WCF requires an SUP because its height exceeds 120 feet in an M-1 Light Industrial District.

Section 4 - Locations and Limitations for WCF Towers with a Special Use Permit

A WCFs with Tower Heights that exceed one hundred twenty (120) feet shall be allowed within Industrial districts by a Special Use Permit only.

Because applicant Hemphill, LLC proposes a 160' tower within the M-1 Light Industrial District, an SUP is required to approve the additional 40' in height. An elevation view is shown on Sheet C3-1 of the drawings provided as Exhibit A.

B. WCFs with Tower Heights of more than forty (40) feet and up to one hundred (100) feet shall be allowed within Commercial-Second Height and Commercial-First Height Districts by Special Use Permit only. The applicant must show a good faith effort to design the Antennas and Tower to be as unobtrusive as possible. The City strongly urges all applicants, wishing to locate a WCF Tower within Commercial-Second Height and Commercial-First Height Districts, to design the Tower and Antennas in such a way so as to blend in with and/or enhance the view of the surrounding area.

Not Applicable. The proposed WCF is not in a Commercial-First or Commercial-Second Height District. WCFs may locate, with a Special Use Permit, within the districts mentioned within this section provided they comply with all other standards regarding Height requirements: Collocation; Historic Districts;

Structures or Sites; Residential Structures; Residentially Zoned Property; setbacks and site development and submittal requirements of the Zoning Ordinance.

The proposed WCF complies with all other applicable standards.

Section 5 - Collocation

A. To minimize the number of WCFs to be sited, applicants shall cooperate with other Service Providers in Collocating additional Antennas on Towers and/or on structures to the extent that Collocation is reasonably economical and technically feasible. An applicant shall exercise good faith in Collocating with other providers and sharing the permitted site. Such good faith shall include sharing technical information to evaluate the feasibility of Collocation.

Applicant has evaluated the feasibility of collocation on existing towers and found that it is not technically feasible. The Alternative Site Analysis provided by expert radiofrequency consultant Biwabkos consultants, LLC, demonstrates there are no existing tower locations that sufficiently address Verizon's coverage and offload objectives. Please see Exhibit D.

B. Service providers should, to the maximum extent feasible, promote Collocation of Antennas by multiple providers through the use of nonexclusive agreements for Antenna sites, relocation and reconfiguration of Antennas to accommodate additional users, utilization of current technology to maximize Antenna separation and minimize Antenna/Tower Height and obtrusiveness, and ensure building support structures are of sufficient strength.

Applicant Hemphill, LLC will promote co-location by multiple providers. Antenna arrays for Verizon Wireless and three additional future providers are shown in the elevation view on Sheet C3-1 of the drawings provided as Exhibit A.

C. The City encourages that each WCF Tower be constructed in such a way that the structure can support multiple additional Antenna systems having the same or similar wind and weight loading characteristics of those that are proposed by applicant. Tower space on existing WCF Towers should be provided on a reasonable, proportioned cost basis to other Service Providers who seek use of the structure, unless it would result in the creation of a level of radio frequency interference which would degrade applicant's services.

Acknowledged and agreed.

Section 6 - Setback Distance Requirements of WCF Towers from Residential Structures and Residentially Zoned Properties

A. No permit for a Tower shall be approved or issued unless the proposed WCF is in compliance with the applicable provisions governing setback distance requirements, which are as follows:

1. Monopole Towers: ...

Not applicable. The proposed WCF is a lattice tower.

2. Lattice Towers: The distance between the base of a WCF structure and all Residential Structures or Residentially Zoned Property must not be less than:

a) three (3) times the Height of the WCF structure if the Height of that WCF structure is over forty-five (45) feet, but not over eighty-five (85) feet;

Not applicable. The proposed WCF structure height is 160 feet.

b) three and one-half(3-1/2) times the Height of the WCF structure if the Height of that WCF structure is over eighty-five (85) feet, but not over one hundred twenty (120) feet; and

Not applicable. The proposed WCF structure height is 160 feet.

c) four (4) times the Height of the WCF structure if the Height of that WCF structure is over one hundred twenty (120) feet.

The base of the proposed WCF structure is more than 4 times its height from all residential structures and residentially zoned property.

B. All distance measurements referred to in this section shall be the distance of a straight horizontal line from the center of the base of the WCF to the center of the residential lot minus fifty (50) feet or the closest residential property line, whichever results in the greatest distance from the WCF and the nearest outer wall of a Residential Structure or Residentially Zoned Property Line.

Acknowledged and agreed. The proposed tower meets the specified setback distance requirements.

C. Safety issues will be fully addressed by applicants for a WCF siting WCFs should be located in such a manner that if the structure should fall along its longest dimension it will remain within the owned or leased property boundaries of the Service Provider and avoid structures, public streets and utility lines. If a proposed WCF has a potential for affecting a nearby property or structure upon collapse or scattering of equipment debris, the situation must be addressed by applicant.

The applicant has provided a "No Fall Certification Letter" from B+T Group dated February 20, 2023 and signed and stamped by a Texas registered professional engineer as Exhibit F. This letter certifies tower design in accordance with the Tower Industry Association standard TIA-222-H. It also certifies that in the extremely rare event of failure, the tower would bend or deflect rather than falling, resulting in a zero-foot fall radius. With a zero-foot fall radius, there is no potential impact beyond lease lines or property lines or to any structures, public streets, or utility lines.

D. Property uses and distances referred to in this section shall be determined as of the date and time that the completed WCF permit application is filed.

Acknowledged and agreed.

Section 7 – Fencing Requirements

A The base of a WCF with a Tower, including all mechanical equipment and accessory structures, must be completely enclosed by a fence, wall, or barrier which limits climbing access to such WCF and any supporting systems, lines, wires, buildings or other structures. The base must be fully screened from view of Residential Structures, Residentially Zoned Properties, or public roadways by a substantially opaque screening fence designed and built to provide privacy.

A standard chain link fence is proposed because there is no view of the tower base from residential structures, residentially zoned properties, or public roadways. The fence will be topped with 3 strands of barbed wire to further limit climbing access.

B. The fence shall be a minimum height of eight (8) feet and consistent in color and character to surrounding structures and properties.

Applicant will provide an 8' chain link fence topped with 3 strands of barbed wire. A standard chain link fence is appropriate because this site is in the M-1 Light Industrial District and there is no view of the tower base from residential structures, residentially zoned properties, or public roadways.

C. The fencing shall have no openings, holes, or gaps larger than four (4) inches measured in any direction.

Acknowledged and agreed.

D. The fencing may contain gates or doors allowing access to the WCF and accessory structures for maintenance purposes~ such gates or doors shall be kept completely closed and locked except for maintenance purposes and shall be located so that all gates and doors do not intrude into the public right-of-way.

Acknowledged and agreed.

E. The requirements of this section do not apply to:...

Not applicable. Applicant is not asserting any exemption from these fencing requirements.

Section 8 - Maintenance and Inspection

A. The owner or operator of a WCF shall be responsible for the maintenance of the WCF and shall maintain all buildings, structures, supporting structures, wires, fences, or ground areas used in connection with a WCF in a safe condition and in good working order, as required by city building, fire, or any other applicable codes, regulations or ordinances or to standards that may be imposed by the City at the time of the granting of a permit. Such maintenance shall include, but shall not be limited to, maintenance of the paint, landscaping, fencing, Equipment Enclosure, and structural integrity. If the City finds that the WCF is not being properly maintained, the city will notify the owner of the WCF of the problem. If the applicant fails to correct the problem within thirty (30) days after being notified, the City may undertake maintenance at the expense of the applicant or revoke the permit, at its sole option.

Acknowledged and agreed.

B. By applying for a WCF permit under this article, the applicant specifically grants permission to the City, its duly authorized agents, officials, and employees, to enter upon the property for which a permit is sought, after first providing a reasonable attempt to notify a person designated by the applicant, except in the event of an emergency, for the purpose of making all inspections required or authorized to be made under this part of the Land Development Code, the Fire Code, the Building Code, or any other applicable regulation, rule, or ordinance. The City may require periodic inspections of WCFs to ensure structural integrity and other code compliance. Based upon the result of an inspection, the City may require repair or removal of a WCF.

Acknowledged and agreed.

Section 9 - Radio Frequency Standards

A. The applicant shall comply with federal standards for radio frequency emissions and must submit a signed statement that the proposed site fully complies with federal standards for radio frequency emissions. The City reserves the right to request that the applicant submit a sealed report from a registered radio frequency engineer which provides the estimated cumulative field measurements of radio frequency emissions of all Antennas installed at the subject site and compares the results with established federal standards. Said report shall be subject to review and approval by the City for consistency with federal standards. If on review the City finds that the proposed or established WCF does not meet federal standards, the City may deny or revoke the permit, whichever is applicable at the time.

Acknowledged and agreed. A document affirming compliance with radio frequency standards from radio frequency engineering expert Biwabkos Consultants, LLC, has been provided as Exhibit B.

B. The applicant shall ensure that the WCF will not cause localized interference with the reception of area television or radio broadcasts, or other legally existing WCFs. If on review, the City finds that the WCF interferes with such reception, it may deny the permit. If such interference occurs after the permit is issued and the problem is not corrected within sixty (60) days, the City may revoke or modify the permit.

Acknowledged and agreed. A document affirming compliance with radio frequency standards from radio frequency engineering expert Biwabkos Consultants, LLC, has been provided as Exhibit B.

Section 10- Site Development Standards and Submittal Requirements

A. WCFs shall conform to the following site development standards:

1. All Towers must be of Monopole construction to the extent reasonably feasible, except that a Lattice Tower shall be allowed upon a showing that a Monopole structure will not adequately address the Service Provider's operations.

The proposed lattice tower allows antenna arrays for Verizon Wireless plus 3 additional providers. The lattice design is cost-effective and provides a design that deflects in the rare event of failure to ensure no impact on adjacent parcels. Please see the engineer stamped No Fall Certification Letter provided as Exhibit F. The lattice design is appropriate given the site location in an industrial district and adjacent to an intensive use such as the railroad corridor.

2. To minimize potential safety hazards, WCFs with Towers shall be setback from Residential Structures or Residentially Zoned Property lines as required in Section 6.

This setback requirement is met.

3. WCFs shall be designed and placed on the site in a manner that takes maximum advantage of existing trees, mature vegetation, and structures so as to:

- a) Use existing site features to screen as much of the total WCF as possible from public view;

Site placement is to the rear of the parcel adjacent to the three track Union Pacific Railroad corridor. The base of the tower will be screened from view by the New York Pizza & Pasta building and existing vegetation

- b) Use existing site features as a background so that the total WCF blends into the background with increased sight distances; and

Site placement adjacent to the three track Union Pacific Railroad corridor maximizes the sight distance from 2nd Street/ Business US Hwy 79 and from residential neighborhoods further to the north. From many vantage points, there will be trees, street lights, utility poles and overhead lines in the foreground.

- c) To the degree technically feasible, locate on a portion of the site that is effectively isolated from view of residential areas by structures or terrain features unless the WCFs are integrated or act as an architectural element of the structure such as a flag pole or parking lot light or are effectively screened through installed landscaping or other acceptable screening.

The selected parcel is in an industrial zone and the site location at the rear of the parcel is isolated from the view from residential areas or structures. The adjacent the three track Union Pacific Railroad corridor is the highest intensity use in the area. Placement as close as possible to this intense use maximizes the distance from 2nd Street/ Business US Hwy 79 and from residential neighborhoods further to the north and ensures screening by the New York Pizza & Pasta Building and existing vegetation such that further landscaping or screening measures are not necessary.

4. WCFs with Towers viewable from a Residential Structure, Residentially Zoned Property or public roadway shall be landscaped along the perimeter of the WCF fencing. Further, the use of existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute of or in supplement towards meeting landscaping requirements. The installed landscaping requirements include:...

Not applicable, the base of the tower is not visible from a residential structure, residentially zoned property, or a public roadway.

5. WCFs with Towers shall conform to the fence standards established in Section 16 and 17 of the Land Development Code.

Acknowledged and agreed.

6. Equipment Enclosures of a WCF, which may be seen from a Residential Structure, Residentially Zoned Property or public roadway, is encouraged to be located underground, if site conditions permit. If the Equipment Enclosure is not put underground, then it must be within the building in which the Antenna is mounted or in a separate Equipment Enclosure which matches the existing building or surrounding structures in character and building materials.

Not applicable, the fenced compound and the Verizon equipment placed inside will not be visible from a residential structure or residentially zoned property.

7. All signs, flags, lights, and attachments other than those required for communications operators, structural stability, or as required for flight visibility by the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) shall be prohibited on any WCF.

Acknowledged and agreed. The FAA will not require obstruction lighting, so the site will be dark at night. We have provided the FAA Determination of No Hazard to Air Navigation as Exhibit G.

8. Applicant shall identify to the City any structures in the vicinity that the applicant investigated for possible use that have not been addressed otherwise in the application.

Please see the Alternative Site Analysis from radio frequency engineering expert Biwabkos Consultants, LLC, provided as Exhibit D.

B. All Service Providers wishing to operate WCF shall ensure and submit documentation demonstrating:

1. That the Tower will be erected and operated in compliance with current FCC and FAA rules and regulations and other applicable federal, state, and local standards particularly as apply to the Taylor Municipal Airport.

Acknowledged and agreed. Upon approval of this SUP, applicant will also apply for an Airport Zoning Permit. Applicant has received a Determination of No Hazard to Air Navigation from the FAA which is provided as Exhibit G.

2. That all Back Haul Providers are identified and have all the necessary approvals to operate as such, including holding necessary franchises, permits, and certificates.

Backhaul will be via AT&T fiber.

3. A notarized statement signed by the WCF Tower operator, the Tower owner and the landowner that indicates:

a) The extent to which all agree to allow Collocation of additional WCF equipment by other Service Providers on the applicant's structure or within the same site location on a reasonable and non-discriminatory basis.

b) An understanding of Section 8 of this Ordinance relating to Maintenance and Inspections.

c) An understanding that if the Service Provider fails to remove the WCF upon sixty (60) days of its discontinued use, the responsibility for removal falls upon the landowner, and in the event the WCF is not removed within another sixty (60) days, the City may remove the WCF and recover the costs associated with such removal from the landowner and place a lien on the property until such costs are paid.

Service Providers shall submit updated notarized statements as required above whenever ownership or operators change.

Applicant Hemphill, LLC will construct and own the tower but is not, itself, a service provider. Verizon Wireless will be the first service provider on this tower but the tower is designed to accommodate at least three other comparable providers. Hemphill's business model is to have as many service providers locate on the tower as possible and will encourage such co-location on a reasonable and nondiscriminatory basis. Upon SUP approval, applicant will seek clarification regarding details and signatures required and will facilitate provision of appropriate documentation prior to WCF operation.

4. A certification and sealed report from a registered professional engineer stating that all structural components of the WCF comply with all applicable codes and regulations. In the case of WCF Towers, the report should further note the extent to which the Tower is designed and/or built to accommodate Collocation.

Please see the letter from B+T Group dated February 20, 2023 and signed and stamped by a Texas registered professional engineer provided as Exhibit F.

C. Service Providers wishing to establish a WCF shall:

1. Secure all necessary approvals and permits needed to operate or construct a WCF within the City;

Acknowledged and agreed.

2. Fully and accurately complete a questionnaire supplied by the City;

Acknowledged and agreed.

3. Comply with all ordinances of the City;

Acknowledged and agreed.

4. Pay all related development and permit application fees;

Acknowledged and agreed.

5. Reimburse the City for actual costs incurred by the City for radio frequency evaluations, structural engineering reviews and/or any other services that the City may deem necessary to review and process the application; and

Acknowledged and agreed.

6. Provide the City with:

- a) A master Antenna plan. including detailed maps:

- showing the precise locations and characteristics of the proposed and all existing WCFs in the City and in its extraterritorial jurisdiction (ETJ);
- indicating coverage areas of proposed and existing sites within the City and its ETJ; and
- showing topography of proposed site.

Updates of the above documents shall be filed with the City as they become available;

Please see the documentation provided by radio frequency engineering expert Biwabkos Consultants, LLC:

- ***RF Design Analysis provided as Exhibit C***
- ***Alternative Site Analysis provided as Exhibit D***

- b) Photo simulations of the proposed WCF from varying points and distances, including affected residential properties and public rights-of-way. The photo simulation shall also include a diagram or map indicating points from where the photo simulations are taken; and

Photo Simulations are provided as Exhibit E.

- c) Site and landscaping plans indicating:

- the specific placement of the WCF and all related structures on the site;
- the location of existing trees. and other significant site features;
- the type and location of landscaping planned for screening;
- the color(s) for the WCF; and
- architectural and structural drawings for the proposed site.

Detailed drawings including a survey indicating site placement and existing structures on the parcel are provided as Exhibit A. No special colors or landscaping is proposed because this parcel is in an industrial zone and the site location at the rear of the parcel is isolated from the view from residential areas or structures. The adjacent the three track Union Pacific Railroad corridor is the highest intensity use in the area. Placement as close as possible to this intense use maximizes the distance from 2nd Street/ Business US Hwy 79 and from residential neighborhoods further to the north and

ensures screening by the New York Pizza & Pasta Building and existing vegetation such that further landscaping or screening measures are not necessary.

Section 11 - Notice Requirements for a WCF Permit

A. The notice requirements of this section apply only to applications for which a public hearing is required and if the proposed WCF Tower is within two hundred (200) feet or a distance equal to twice the Height of the proposed WCF, whichever is greater, of a Residential Structure or Residentially Zoned Property.

Not applicable, the proposed WCF is not within twice the height (160 feet x 2 = 320 feet) of any residential structure or residentially zoned property.

B. The applicant for a WCF permit must post and use reasonable efforts to maintain a sign on the subject WCF site for a minimum of thirty (30) Calendar Days beginning no later than the sixty (60th) Calendar Day following the date of the filing of the required completed application with the City. The sign shall be posted no less than fifteen (15) feet from the public right-of-way that is used as access to the WCF site. The sign shall face and be legible from the public right-of-way. The sign shall contain at a minimum the following items of information:

1. that this is the proposed site of a WCF;
2. the proposed maximum Height above Grade of the proposed WCF;
3. the WCF permit application number assigned to this project by the City of Taylor; and
4. the telephone number of the City of Taylor where additional information concerning this proposed WCF may be obtained.

The applicant shall remove the sign from the subject WCF site after (i) the permit is obtained or (ii) the appeals process is complete.

Not applicable per Section 11.A because the proposed WCF is not within twice the height (160 feet x 2 = 320 feet) of any residential structure or residentially zoned property.

C. Written notice of the filing of each application for a WCF permit shall be given to the owners, as is indicated by the most recently approved tax rolls, of all property within a distance of two hundred (200) feet, or a distance that is equal to twice the Height of the proposed WCF, whichever is greater, from the proposed WCF site. The required written notice, which will be mailed out by the City, shall be in a form prescribed by the director and shall be mailed by depositing the same in the United States mail.. The required notice shall be mailed no later than the tenth (10th) calendar day following the filing of the required fully-completed application.

Not applicable per Section 11.A because the proposed WCF is not within twice the height (160 feet x 2 = 320 feet) of any residential structure or residentially zoned property.

D. Written notice shall be published by the City at least once in a local newspaper of general circulation within the City not later than the seventh (7th) Calendar Day following the date of filing of the required completed application. Such notice shall be published in the section of such newspaper in which other legal notice are commonly published.

E. The "written notice" required in subsection (C) above shall include at the minimum the following:

1. the name, signature, address, and telephone number of the person or entity that will own the proposed WCF structure;
2. the name, address, and telephone number of the applicant if different from the owner of the proposed WCF;
3. the approximate proposed location of the WCF structure including the street address (or nearest street intersection) and the name of the subdivision or survey if there is not recorded subdivision;
4. the proposed use of the WCF structure and site;
5. the proposed maximum Height above Grade of the proposed WCF structure; and

6. that additional information may be obtained by writing or telephoning the office of the Director, including the telephone number.

Not applicable per Section 11.A because the proposed WCF is not within twice the height (160 feet x 2 = 320 feet) of any residential structure or residentially zoned property.

Section 12 - Permitted Hours for Construction

Construction, placement, removal, or Alterations to a WCF shall not be performed except between the hours of 7:00 a.m. and 9:00 p.m. of any day, except in a bona fide emergency.

Acknowledged and agreed.

Section 13 - Permit Limitations

A. Any City permit, including the Special Use Permit, shall become null, void and non-renewable if the permitted WCF is not constructed within one (1) year of the date of issuance, provided that the Special Use Permit may be extended one time for six (6) months if construction has commenced before expiration of the initial year.

B. The applicant/permittee of a WCF shall expressly indemnify, protect, and hold the City harmless to the maximum extent allowed by law. No exceptions to this requirement shall be allowed.

C. Any City permit, including a Special Use Permit, for a WCF shall expire and the applicant must remove the WCF if it is not put into use within one hundred twenty (120) days after construction or if use is discontinued for a period in excess of one hundred twenty (120) days.

If the WCF is not so removed, the City may cause the WCF to be removed and all expenses of removal shall be paid by the owner of the land where the WCF is located.

D. The applicant shall notify the Director of all changes in ownership or operation of the WCF Tower within thirty (30) days of actual knowledge of the change.

Acknowledged and agreed.

Section 14 - Closing Provisions

A. Any person, firm partnership, association, corporation or other legal entity violating this Ordinance or any portion hereof, shall, upon conviction, be guilty of a misdemeanor and shall be fined not more than \$200.00 and each day that such violation continues shall constitute a separate offense and punishable accordingly.

B. If any provision, section, subsection, paragraph, sentence, clause or phrase of this Ordinance or the application of same to any person or set of circumstances, shall for any reason be held unconstitutional, void or invalid, such invalidity shall not effect the validity of the remaining provisions of this Ordinance of their application to other persons or set of circumstances and to this end, all provisions of the Ordinance are declared to be severable.

C. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

D. This Ordinance shall take effect from and after thirty (30) days from its final passage by the Board of Commissioners. The City Clerk is hereby directed to give notice hereof by causing the caption of this Ordinance to be published in the official newspaper of the City of Taylor within (10) days after the final passage of this Ordinance.

E. The requirements of this part of the Land Development Code apply to all new WCFs after the effective date hereof and the expansion and/or Alteration of any legally existing WCFs provided that an in-kind or smaller replacement of transmission equipment will require only a written notification to the City.

F. A WCF which was legally in existence on the effective date of this part of the Land Development Code shall not be required to be removed or relocated in order to meet the minimum distance requirements of this part of the Land Development Code due to subsequent platting of a residential lot nearer to the

WCF than the distance requirements of this Section. However, any Alteration to existing WCFs shall require compliance with the applicable provisions of this part of the Land Development Code.

No response necessary.

Respectfully submitted,

 Date: 3/2/23
Faulk & Foster, by Ralph Wyngarden, for Hemphill, LLC

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.12 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 5/31/2022
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99988829
CONVERGENCE ANGLE: 1.49620833
BENCHMARKS USED: D08863, DG5761, DN6089, DM4151, D08861, DG9111, DG5767, DG5763, DG9808

PARENT PARCEL

OWNER: BULLION FAMILY PARTNERSHIP, LTD.
SITE ADDRESS: 1701 W 2ND ST, TAYLOR, TX 76574
PARCEL ID: R016906
AREA: 1.13 ACRES (PER TAX ASSESSOR)
ZONING: M - 1 (LIGHT INDUSTRIAL)
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: INSTRUMENT NUMBER 2003098779

SITE INFORMATION

LEASE AREA = 5,625 SQUARE FEET (0.1291 ACRES)
LATITUDE = 30°34'00.25" (NAD 83) (30.566736°)
LONGITUDE = -97°25'40.32" (NAD 83) (-97.427867°)
AT CENTER LEASE AREA
ELEVATION AT CENTER OF LEASE AREA = 550.0' A.M.S.L.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

JUSTIN KYLE LAWRENCE
TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°27'50"W	14.62'
L2	N88°49'39"W	75.00'
L3	N01°10'21"E	75.00'
L4	S88°49'39"E	75.00'
L5	S01°10'21"W	75.00'
L6	N00°53'26"E	49.93'

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPF IRON PIN FOUND
RFB REBAR
OTF OPEN TOP PIPE
UP UTILITY POLE
LP LIGHT POLE
FH FIRE HYDRANT
EP EDGE OF PAVEMENT
EC EDGE OF CONCRETE
BC BACK OF CURB
OU OVERHEAD UTILITY
GW GUY WIRE ANCHOR
TR TRANSFORMER
CLF CHAIN LINK FENCE
BWF BARBED WIRE FENCE
WV WATER VALVE
WM WATER METER
CO SEWER CLEAN-OUT
GV GAS VALVE
HH HANDHOLE
CP CONCRETE PAD
BFO BURIED FIBER OPTIC
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
SW SIDEWALK
UG UNDERGROUND UTILITY

△ GAS VALVE
□ ELECTRICAL METER
□ WATER METER
○ IRON PIN FOUND
□ SEWER CLEAN-OUT
○ FIRE HYDRANT
○ UTILITY POLE
○ WATER VALVE
○ LIGHT POLE

2ND STREET — U.S. HWY 79
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

N/F
ROY L. MCCOY &
LANA G. MCCOY
PARCEL # R336177
INST. 2015082488
ZONED M - 1

30' INGRESS-EGRESS
& UTILITY EASEMENT
(RIGHTS TO BE ACQUIRED)

WILLIAM R. WILLIAMS SURVEY
ABSTRACT 665

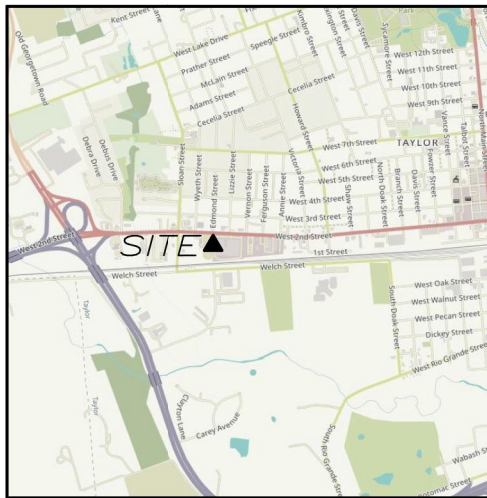
N/F
B&M TRACTOR PARTS, INC.
PARCEL # R016907
INST. 9540071
ZONED M - 1

N/F
FIRST MEXICAN BAPTIST CHURCH
PARCEL # R376419
VOL. 812 PG 11
ZONED M - 1

UG SEWER
LINE (TYP)

LEASE AREA
(RIGHTS TO BE ACQUIRED)

UNION PACIFIC RAILROAD
RAILROAD RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HEMPHILL, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35 [DATE OF LAST FIELD VISIT: 5/31/2022]

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) NORTH CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 48491C0533F DATED: 12/20/2019

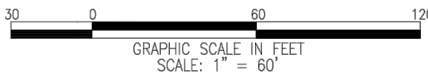
NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.



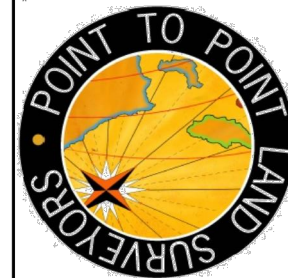
(SURVEY NOT VALID WITHOUT SHEET 2 OF 2)



6/13/2022

NO.	DATE	REVISION
1	6/23/22	TITLE REVIEW

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
Texas Registration NO. 10194197



SPECIFIC PURPOSE SURVEY
PREPARED FOR:

HEMPHILL
1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

TAYLOR WEST
SITE NO. 617107189
WILLIAM R. WILLIAMS SURVEY,
ABSTRACT 665,
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

DRAWN BY: GJH
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: JUNE 13, 2022
P2P JOB #: 221125TX

SHEET:
1
OF 2



HEMPHILL®

1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

POINT TO POINT LAND SURVEYORS
100 GOVERNORS TRACE, STE.
103 PEACHTREE CITY, GA 30269
678-565-4440

PROJECT NO: 1742
PROJECT NAME: TAYLOR WEST
911 ADDRESS: TBD
DRAWN BY: RGH
CHECKED BY: MK/SLT/JRH

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	07/07/22	FOR APPROVAL

SCALE
N.T.S.

SITE SURVEY

SHEET NUMBER: REVISION:

C1-1 **0**

PARENT PARCEL

LEGAL DESCRIPTION SHEET

PER OLD REPUBLIC TITLE INSURANCE COMMITMENT NO. 01-22018125

BEING A PART OF BLOCK NO. 6 OF DOAK’S THIRD ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND BEGINNING AT A POINT IN SAID NORTH LINE 20’ E, OF THE NW CORNER OF BLOCK NO. 6 FOR THE NW CORNER HEREOF, SAID NW CORNER HEREOF BEING THE NE CORNER OF A TRACT OF LAND CONVEYED BY EDMOND DOAK, ET AL. TO J. B. SORENSON BY DEED DATED SEPTEMBER 15, 1931, RECORDED IN VOLUME 260 PAGE 156, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, THENCE IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE OF BLOCK NO. 6, 100’ TO A POINT IN SAID NORTH LINE FOR THE NE CORNER HEREOF; THENCE IN A SOUTHERLY DIRECTION, AND PARALLEL WITH THE W. LINE OF SAID BLOCK NO. 6 AND THE SAID E. LINE OF THE J. B. SORENSON TRACT MENTIONED ABOVE A DISTANCE OF APPROXIMATELY 488’ TO A POINT IN SAID SOUTH LINE OF BLOCK NO. 6 FOR THE SE CORNER HEREOF, THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF BLOCK NO. 6 A DISTANCE OF 100’ TO THE SE CORNER OF THE SAID TRACT OF LAND CONVEYED TO J. B. SORENSON MENTIONED ABOVE FOR THE SW CORNER HEREOF; THENCE IN A NORTHERLY DIRECTION ALONG THE E. LINE OF SAID J. B. SORENSON TRACT A DISTANCE OF 495’ TO THE PLACE OF BEGINNING, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED FROM EDMOND DOAK, ET AL. TO J. D. BYERS, OF RECORD IN VOL. 260, PAGE 154, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALSO THE SAME PROPERTY DESCRIBED IN THE DEED DATED OCTOBER 26, 1968, FROM DONALD M. KAATZ TO THOMAS M. BULLION AND CHARLES H. DENBY, JR. OF RECORD IN VOLUME 511, PAGE 642 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

THE ABOVE DESCRIPTION IS THE SAME PROPERTY AS SHOWN HEREON.

30’ INGRESS–EGRESS & UTILITY EASEMENT

TOGETHER WITH A 30–FOOT INGRESS–EGRESS AND UTILITY EASEMENT, MEASURING 15 FEET EACH SIDE OF CENTERLINE, THE SIDE LINES OF WHICH ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT THE SOUTH RIGHT–OF–WAY LINE OF 2ND STREET – U.S. HIGHWAY 79, LYING AND BEING IN THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT 665, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF BULLION FAMILY PARTNERSHIP, LTD., AS RECORDED IN INSTRUMENT 2003098779, WILLIAMSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½–INCH REBAR FOUND AT THE SOUTHEAST PROPERTY CORNER OF SAID LANDS AT A POINT HAVING A TEXAS GRID NORTH, NAD83, CENTRAL ZONE VALUE OF N:10181741.9400 E:3210906.9639; THENCE RUNNING ALONG A TIE–LINE, NORTH 09°27’50” WEST, 14.62 FEET TO A POINT ON THE LEASE AREA; THENCE RUNNING ALONG THE LEASE AREA, NORTH 88°49’39” WEST, 75.00 FEET TO A POINT; THENCE, NORTH 01°10’21” EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 88°49’39” EAST, 37.50 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING THE LEASE AREA AND RUNNING, NORTH 02°27’03” WEST, 219.75 FEET TO A POINT;

THENCE, NORTH 09°10’10” WEST, 128.40 FEET TO A POINT;

THENCE, NORTH 00°53’26” EAST, 49.93 FEET TO THE ENDING AT A POINT ON THE SOUTH RIGHT–OF.WAY LINE OF 2ND STREET – U.S. HIGHWAY 79.

BEARINGS BASED ON TEXAS GRID NORTH, NAD83, CENTRAL ZONE.

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT 665, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF BULLION FAMILY PARTNERSHIP, LTD., AS RECORDED IN INSTRUMENT 2003098779, WILLIAMSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½–INCH REBAR FOUND AT THE SOUTHEAST PROPERTY CORNER OF SAID LANDS AT A POINT HAVING A TEXAS GRID NORTH, NAD83, CENTRAL ZONE VALUE OF N:10181741.9400 E:3210906.9639; THENCE RUNNING ALONG A TIE–LINE, NORTH 09°27’50” WEST, 14.62 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE RUNNING, NORTH 88°49’39” WEST, 75.00 FEET TO A POINT;

THENCE, NORTH 01°10’21” EAST, 75.00 FEET TO A POINT;

THENCE, SOUTH 88°49’39” EAST, 75.00 FEET TO A POINT;

THENCE, SOUTH 01°10’21” WEST, 75.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD83, CENTRAL ZONE.

SAID TRACT CONTAINS 0.1291 ACRES (5,625 SQUARE FEET), MORE OR LESS.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 01-22018125, DATED APRIL 6, 2022 FOR THE PARENT PARCEL TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

10.E. ANY AND ALL EASEMENTS AND SETBACK LINES, IF ANY, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 95, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. [THIS ITEM WAS NOT SUPPLIED FOR REVIEW.]

[SURVEY NOT VALID WITHOUT SHEET 1 OF 2]

STATE OF TEXAS

REGISTERED

★

JUSTIN KYLE LAWRENCE

6589

PROFESSIONAL

LAND SURVEYOR



6/13/2022

NO.	DATE	REVISION
1	6/23/22	TITLE REVIEW

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS

100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
Texas Registration NO. 10194197



SPECIFIC PURPOSE SURVEY
PREPARED FOR:


HEMPHILL
1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

TAYLOR WEST

SITE NO. 617107189

WILLIAM R. WILLIAMS SURVEY,
ABSTRACT 665,
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

DRAWN BY: GJH

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: JUNE 13, 2022

P2P JOB #: 221125TX

SHEET:
2
OF 2

EX\Dropbox (Point to Point)\P2P Current Jobs\2022\221125TX-TAYLOR WEST\221125TX.dwg


HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

POINT TO POINT LAND SURVEYORS
100 GOVERNORS TRACE, STE.
103 PEACHTREE CITY, GA 30269
678-565-4440

PROJECT NO: 1742

PROJECT NAME: TAYLOR WEST

911 ADDRESS: TBD

DRAWN BY: RGH

CHECKED BY: MK/SLT/JRH

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	07/07/22	FOR APPROVAL

SCALE

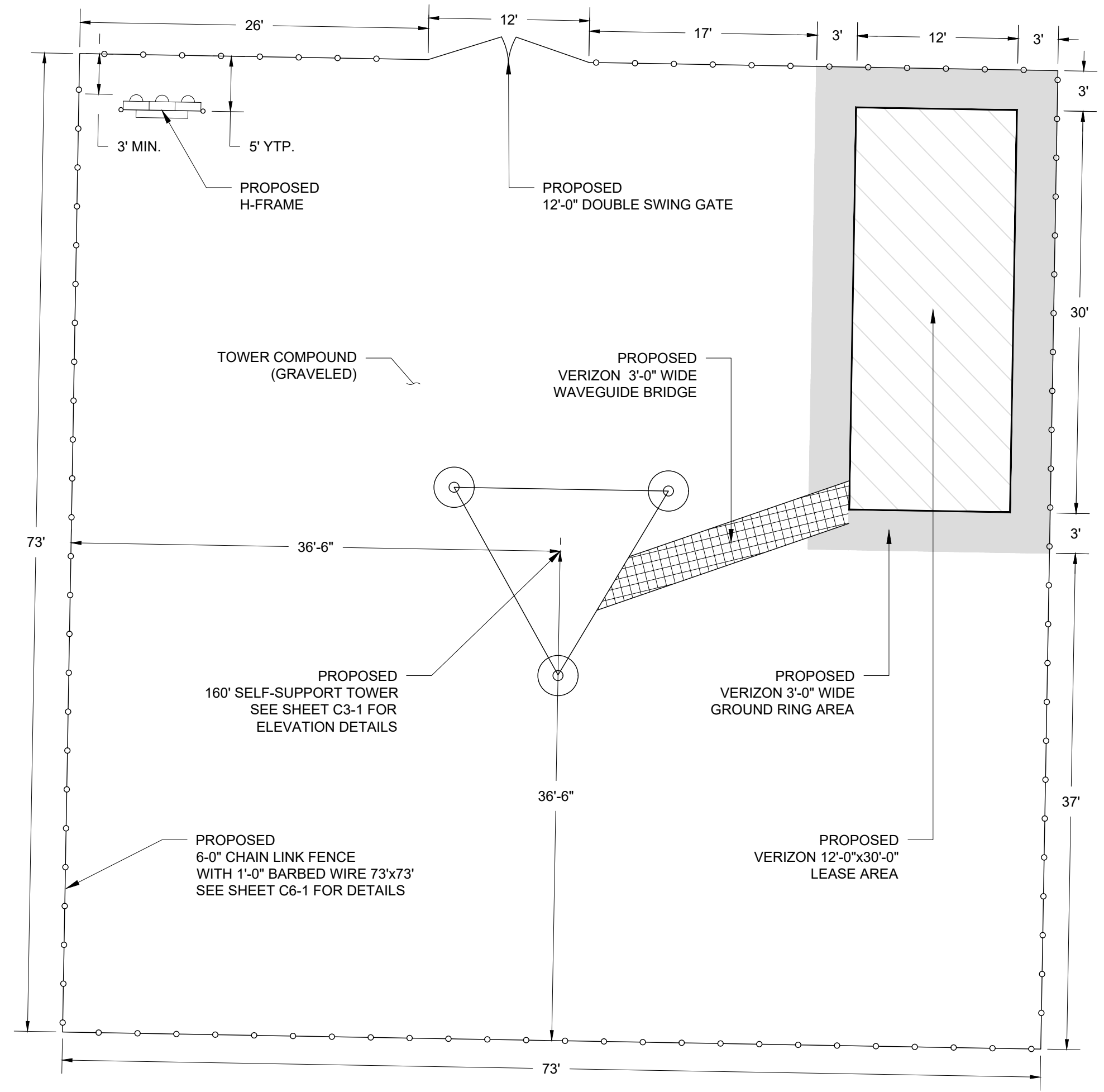
N.T.S.

SITE SURVEY

SHEET NUMBER: C1-2

REVISION: 0

83



- NOTES:
1. ALL COMPONENTS SHOWN ARE NEW CONSTRUCTION
 2. PLACEMENT OF VERIZON BUILDING AND H-FRAME WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET C4-1 DETAIL 3



HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

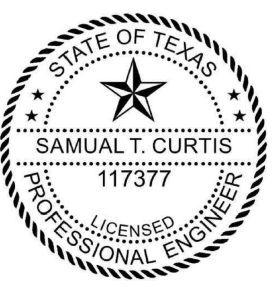


13431 BROADWAY EXT.,
SUITE 120, OKLAHOMA CITY,
OK 73114
405-753-7167

PROJECT NO:	1742
PROJECT NAME:	TAYLOR WEST
911 ADDRESS:	TBD
DRAWN BY:	RGH
CHECKED BY:	MK/SLT/JRH

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	07/07/22	FOR APPROVAL



SAMUAL T. CURTIS, P.E.
LICENSED PROFESSIONAL
ENGINEER TEXAS NO. 117377

SCALE
1/8" = 1'-0"

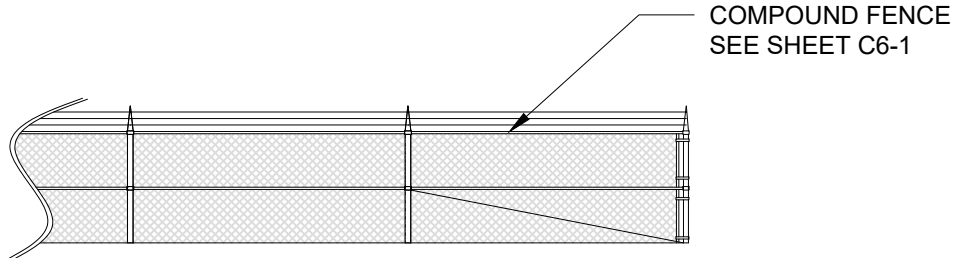
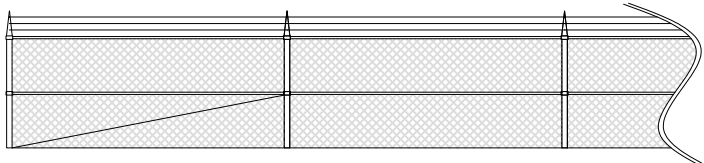
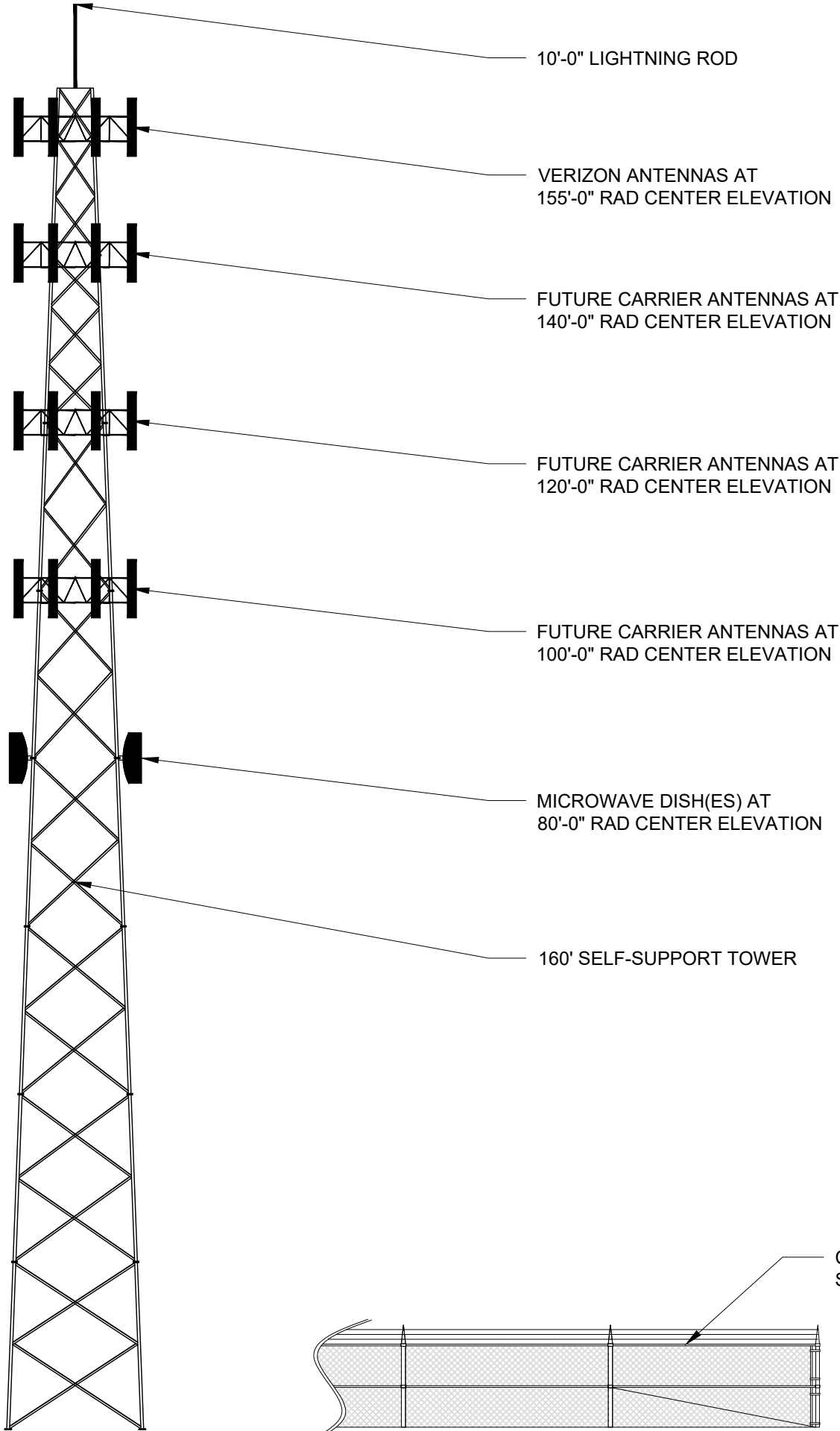
**COMPOUND
LAYOUT**

SHEET NUMBER:	REVISION:
C2-1	0
84	

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.

170'-0" TOTAL HEIGHT WITH APPURTENANCES

160'-0" TOP OF TOWER



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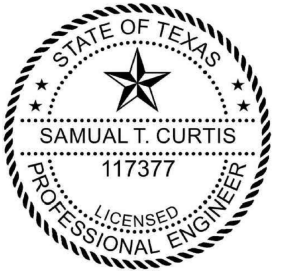
13431 BROADWAY EXT.,
SUITE 120, OKLAHOMA CITY,
OK 73114
405-753-7167

PROJECT NO:	1742
PROJECT NAME:	TAYLOR WEST
911 ADDRESS:	TBD
DRAWN BY:	RGH
CHECKED BY:	MK/SLT/JRH

ISSUED FOR:

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REV	DATE	DESCRIPTION
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ENGINEERTEXAS NO. 117377

SCALE

N.T.S.

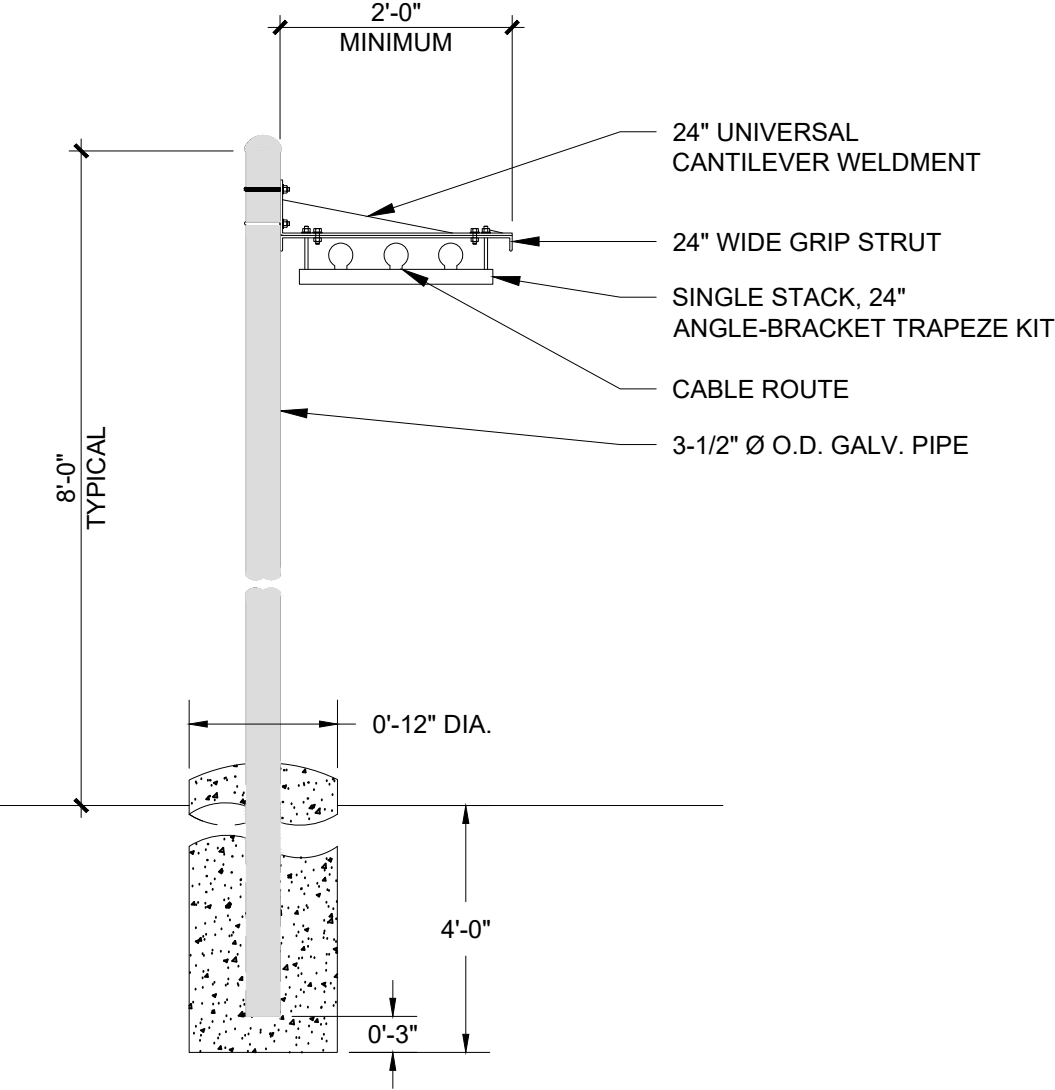
TOWER
ELEVATION

SHEET NUMBER: REVISION:

C3-1

0

POSTS TO BE SPACED MINIMUM 4'-0" O.C. AND MAXIMUM 10'-0" O.C.



WAVEGUILDE BRIDGE DETAIL

SCALE: N.T.S.



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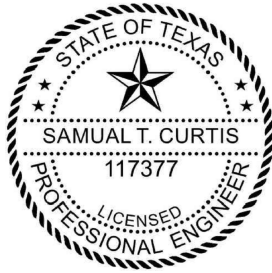
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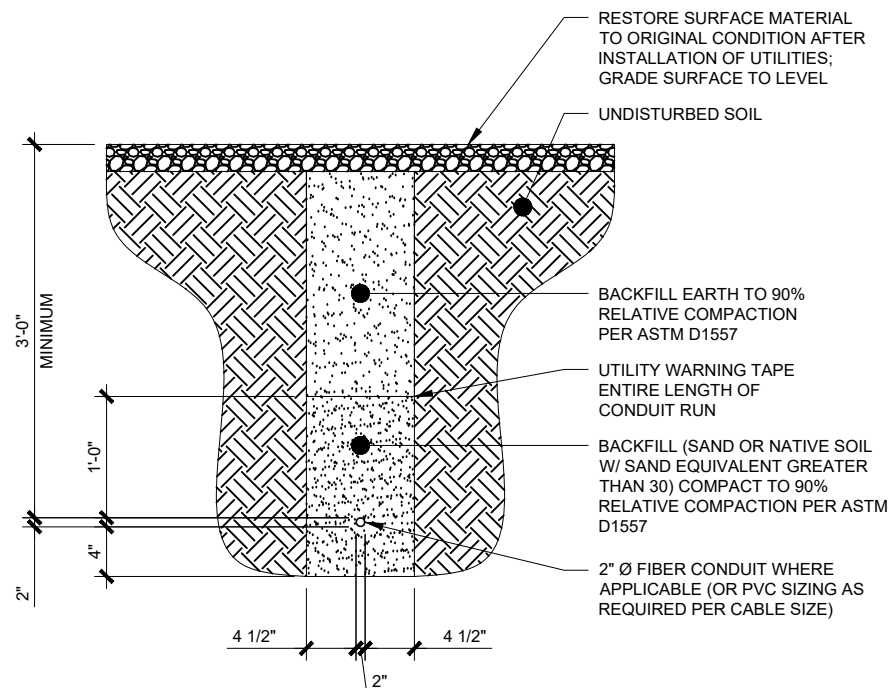
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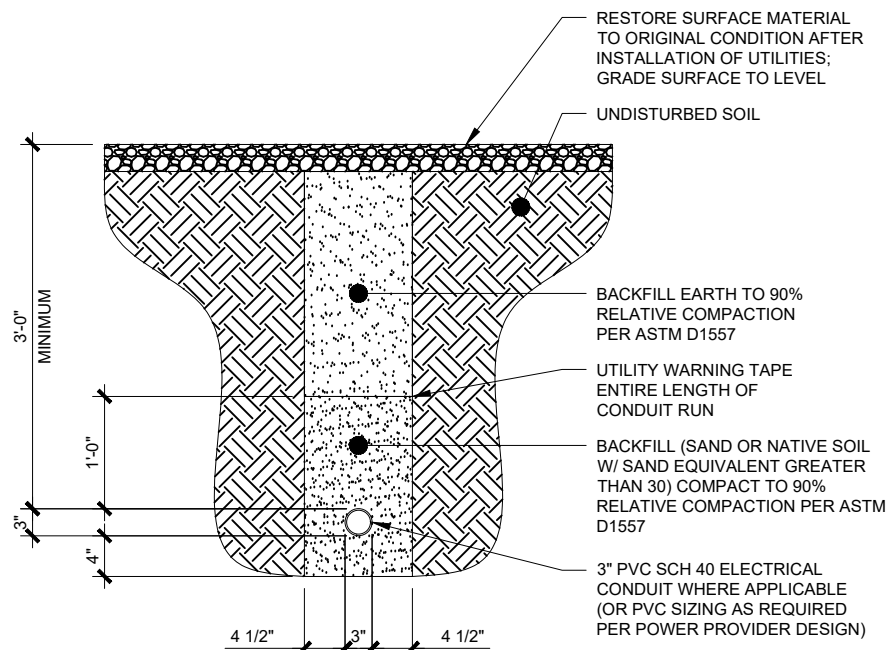
**GROUND
EQUIPMENT DETAILS**

SHEET NUMBER:	REVISION:
C3-3	0
86	



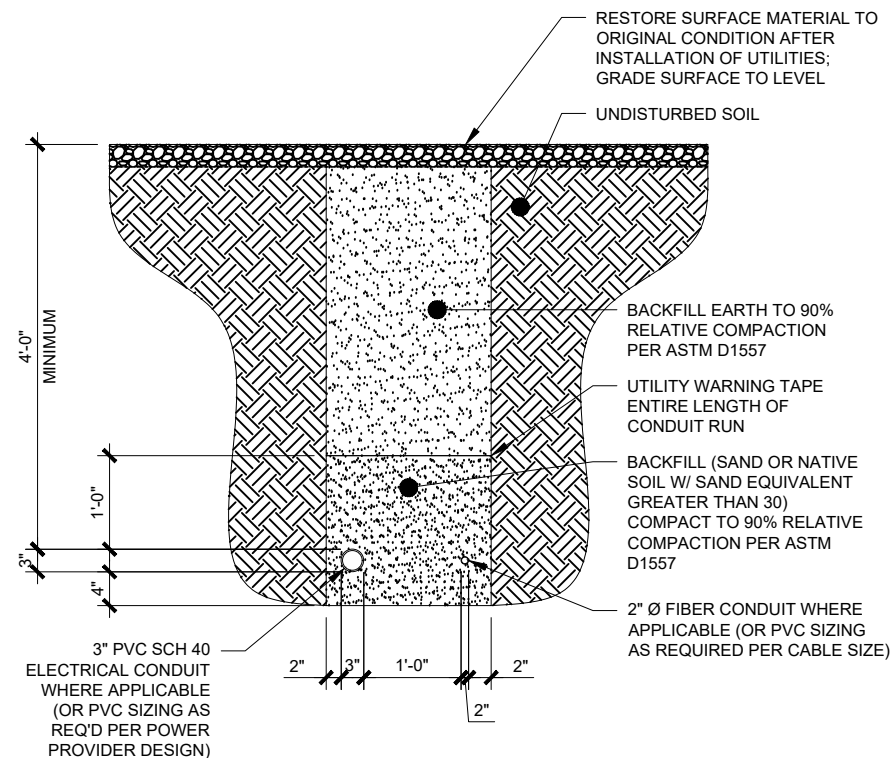
FIBER TRENCH DETAIL

SCALE: N.T.S.



ELECTRICAL TRENCH DETAIL

SCALE: N.T.S.



DUAL TRENCH DETAIL

SCALE: N.T.S.



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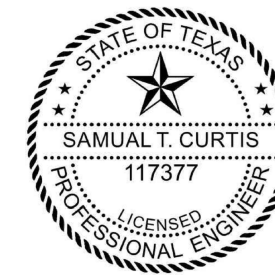
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SCALE

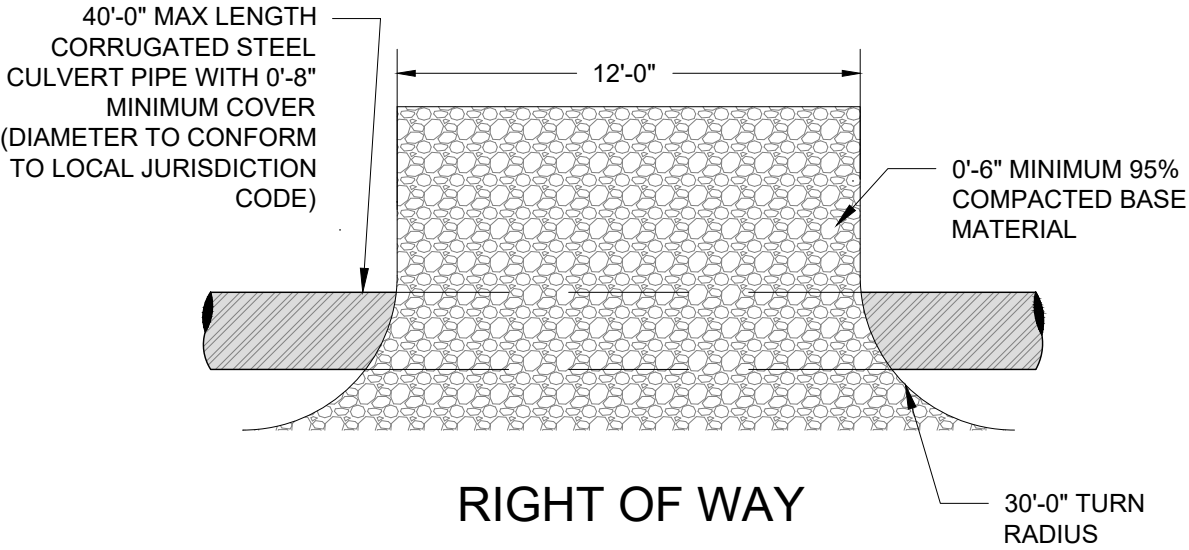
N.T.S.

**TRENCHING
DETAILS**

SHEET NUMBER: REVISION:

C3-6

0

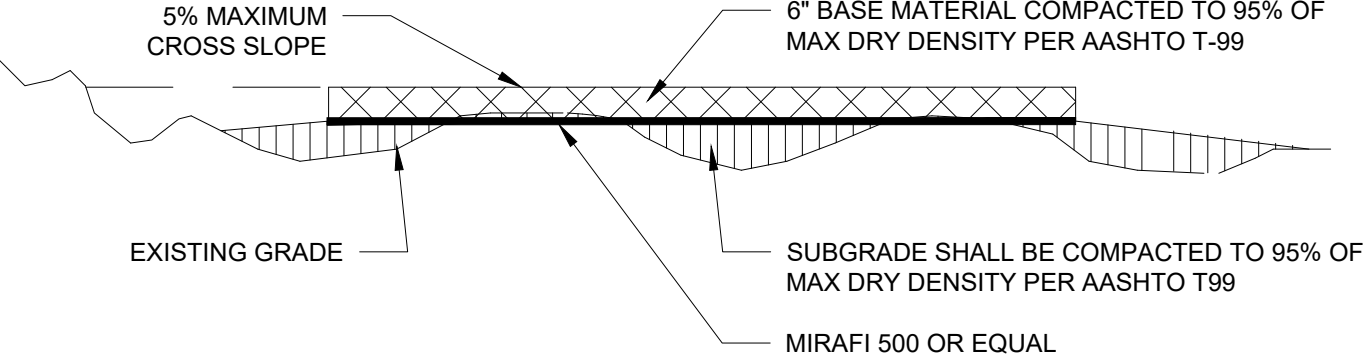


ENTRANCE DETAIL

SCALE: N.T.S.

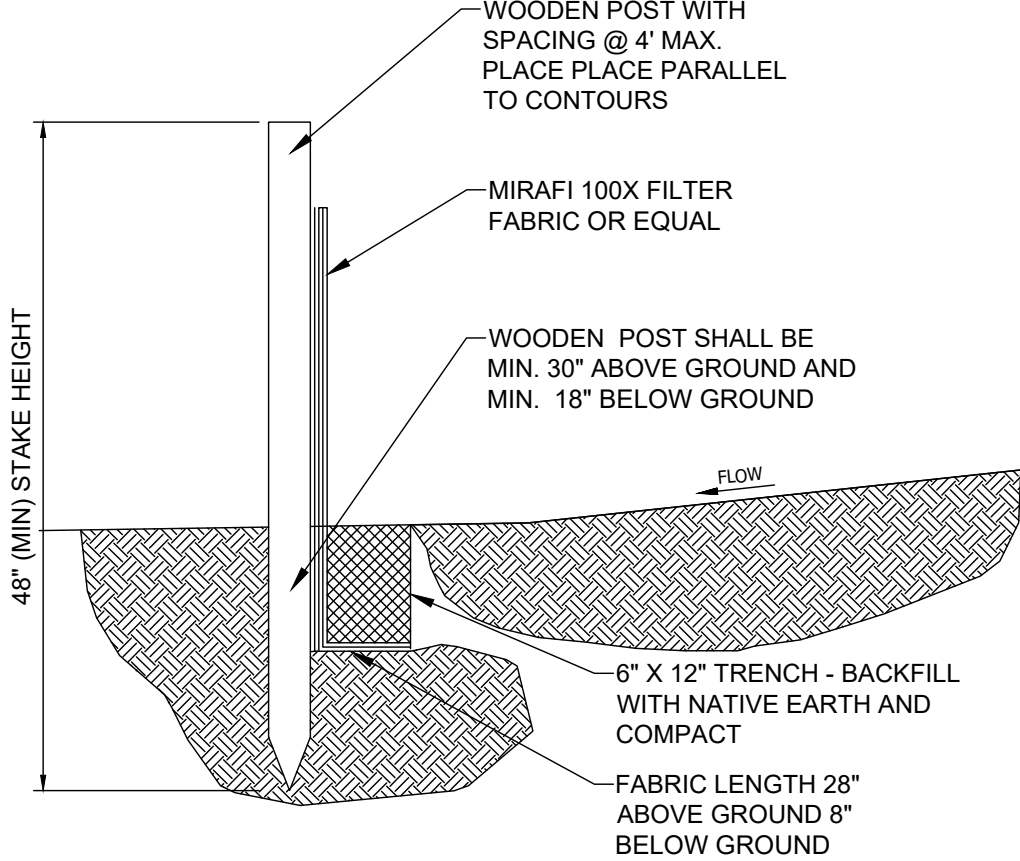


NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS TO ENSURE THAT THE ENTRANCE MEETS ALL GOVERNING SPECIFICATIONS.



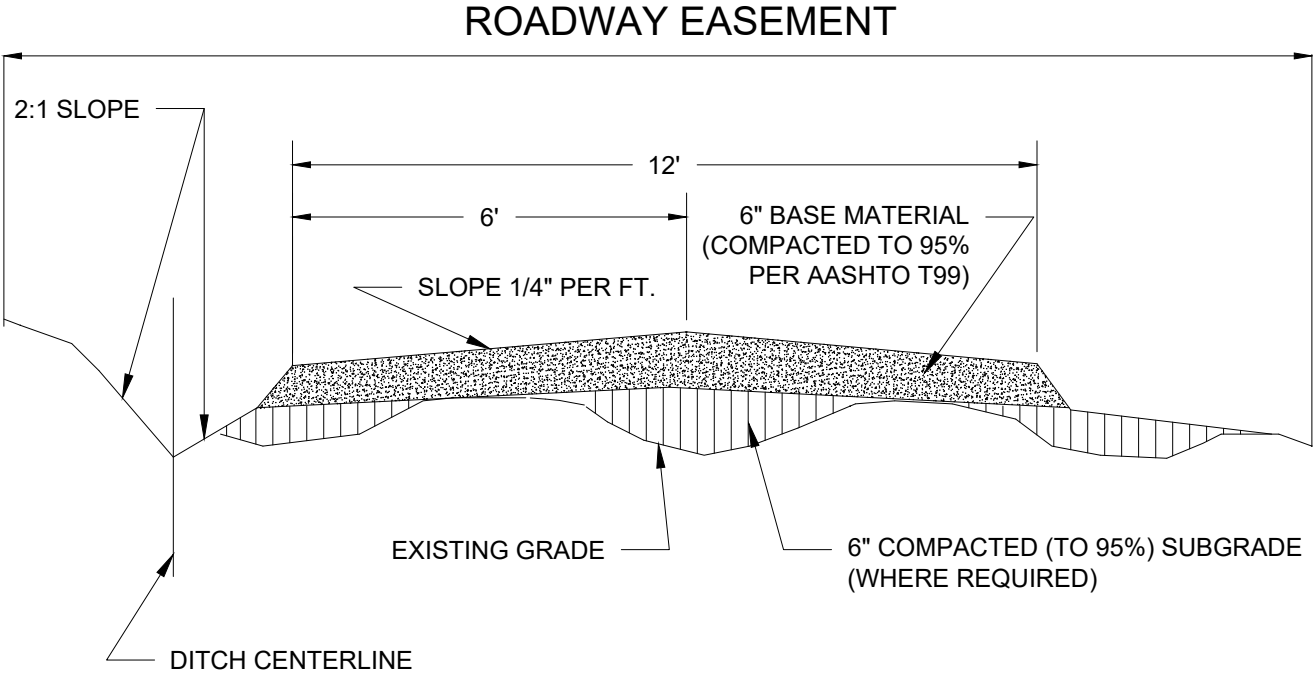
COMPOUND DETAIL

SCALE: N.T.S.



SILT FENCE DETAIL

SCALE: N.T.S.



ROADWAY DETAIL

SCALE: N.T.S.



CONSTRUCTION SEQUENCE

- 1- INSTALLATION OF SILT FENCE - PRIOR TO ANY EARTH MOVING OPERATIONS, AS REQUIRED.
- 2- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE.
- 3- STRIPPING AND STOCK PILING OF TOPSOIL AND ROUGH GRADING. TEMPORARY STABILIZATION WITHIN 15 DAYS.
- 4- CONSTRUCTION OF UNDERGROUND IMPROVEMENTS.



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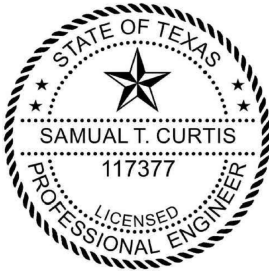
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SCALE

N.T.S.

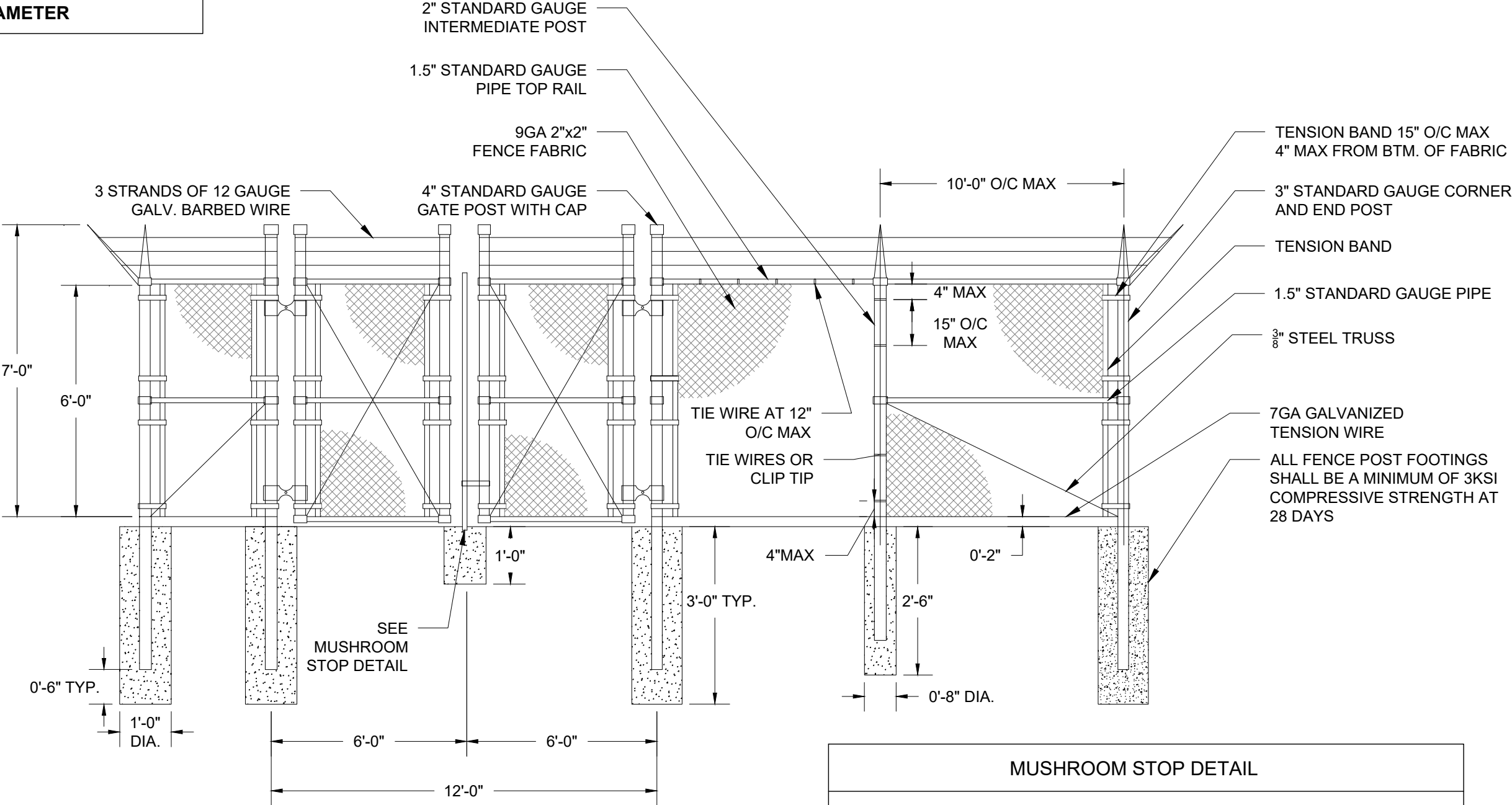
ROADWAY AND
COMPOUND DETAILS

SHEET NUMBER: REVISION:

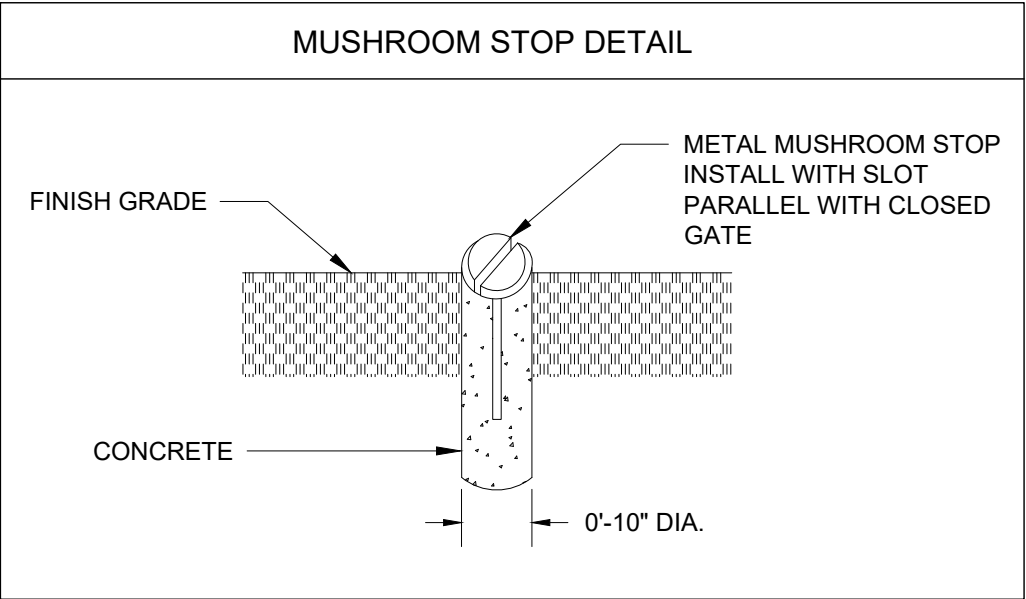
C4-1

0

- NOTES:**
- 1. REFER TO SHEETS G1-1 AND G1-2 FOR ADDITIONAL INFORMATION
 - 2. ALL PIPE DIMENSIONS ARE INTERIOR DIAMETER



ELEVATION VIEW
SCALE: N.T.S.



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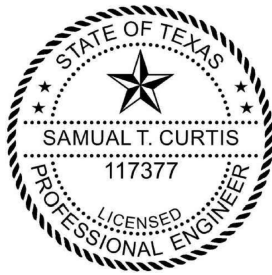
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SCALE

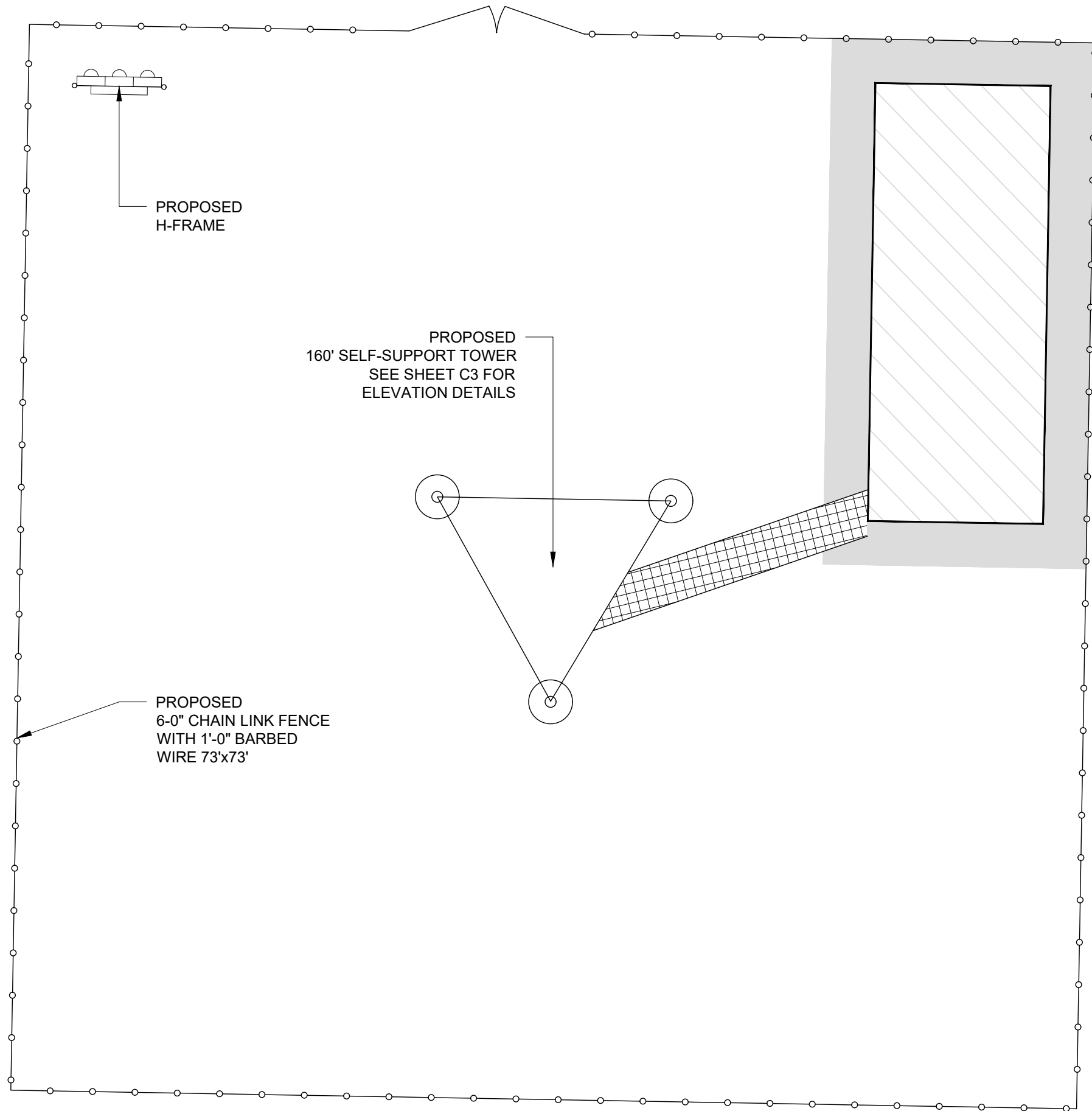
N.T.S.

**COMPOUND
FENCE DETAILS**

SHEET NUMBER: REVISION:

C6-1

0



NOTES:

1. FOR ADDITIONAL INFORMATION
REFERENCE C2-1
2. COMPLETION OF ELECTRICAL SERVICE
SHALL BE PERFORMED BY LICENSED
ELECTRICAL CONTRACTOR



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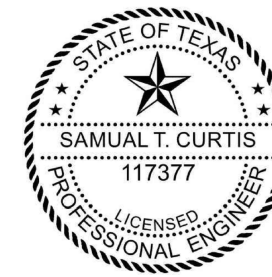


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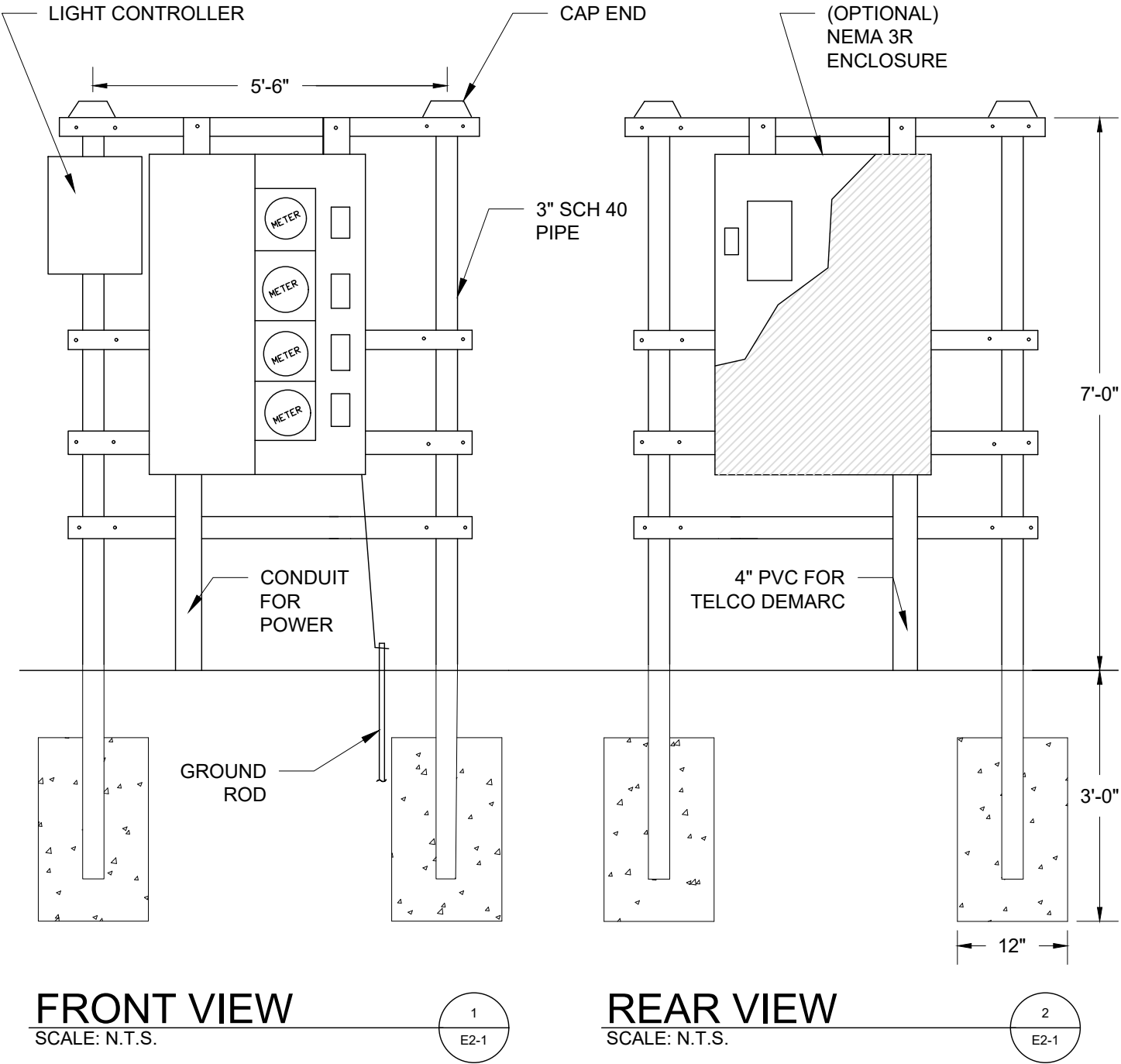
SCALE
1/8" = 1'-0"

**ELECTRIC, LIGHTING
AND TELCO PLAN**

SHEET NUMBER:	REVISION:
E1-1	0
90	

NOTES

- 1 CONTRACTOR SHALL PROVIDE AND INSTALL MODULAR METERING MAIN, 120/240V, 400A, NEMA 3R WITH FOUR METER SOCKETS. METER CENTER SHALL BE FURNISHED WITH 200A METER AND 200A CIRCUIT BREAKER. CIRCUIT BREAKERS SHALL BE COVERED WITH LEXAN METER COVER.
- 2 SHOULD CLIENT REQUEST A TELCO DEMARCATION BOX, CONTRACTOR SHALL PROVIDE AND INSTALL TELCO DEMARCATION BOX TO INCLUDE 48" X 48" X 12" NEMA 3R ENCLOSURE WITH BACKPLATE AND GFI RECEPTACLE (120V, 5A).
- 3 TOWER LIGHTING SHALL BE REQUIRED ON ALL TOWERS EXCEEDING 200' IN HEIGHT OR AS OTHERWISE REQUIRED BY FAA.
- 4 DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.
- 5 ALL CONDUIT SHALL BE SCH. 40 PVC UNDERGROUND.
- 6 ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND BY THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING ENTITIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS AS ESTABLISHED BY ANSI, NEMA, NSFU, AND "UL" LISTED.
- 7 ALL CONDUIT SHALL HAVE A PULL STRING.
- 8 THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY IBC, NEC, AND APPLICABLE CODES.
- 9 UNDERGROUND AND/OR OVERHEAD LINES SHALL BE OF THE SIZE AND MATERIAL NECESSARY TO MEET THE LOCAL CODE REQUIREMENTS.
- 10 ALL FRAME MEMBERS TO BE 1-5/8" X 1-5/8" P1000 UNISTRUT (EXCEPT FOR LEGS). CONNECT TO LEGS WITH U BOLTS



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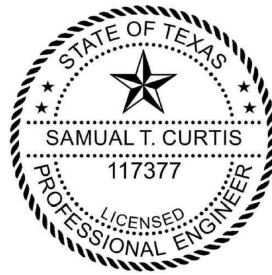
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SCALE

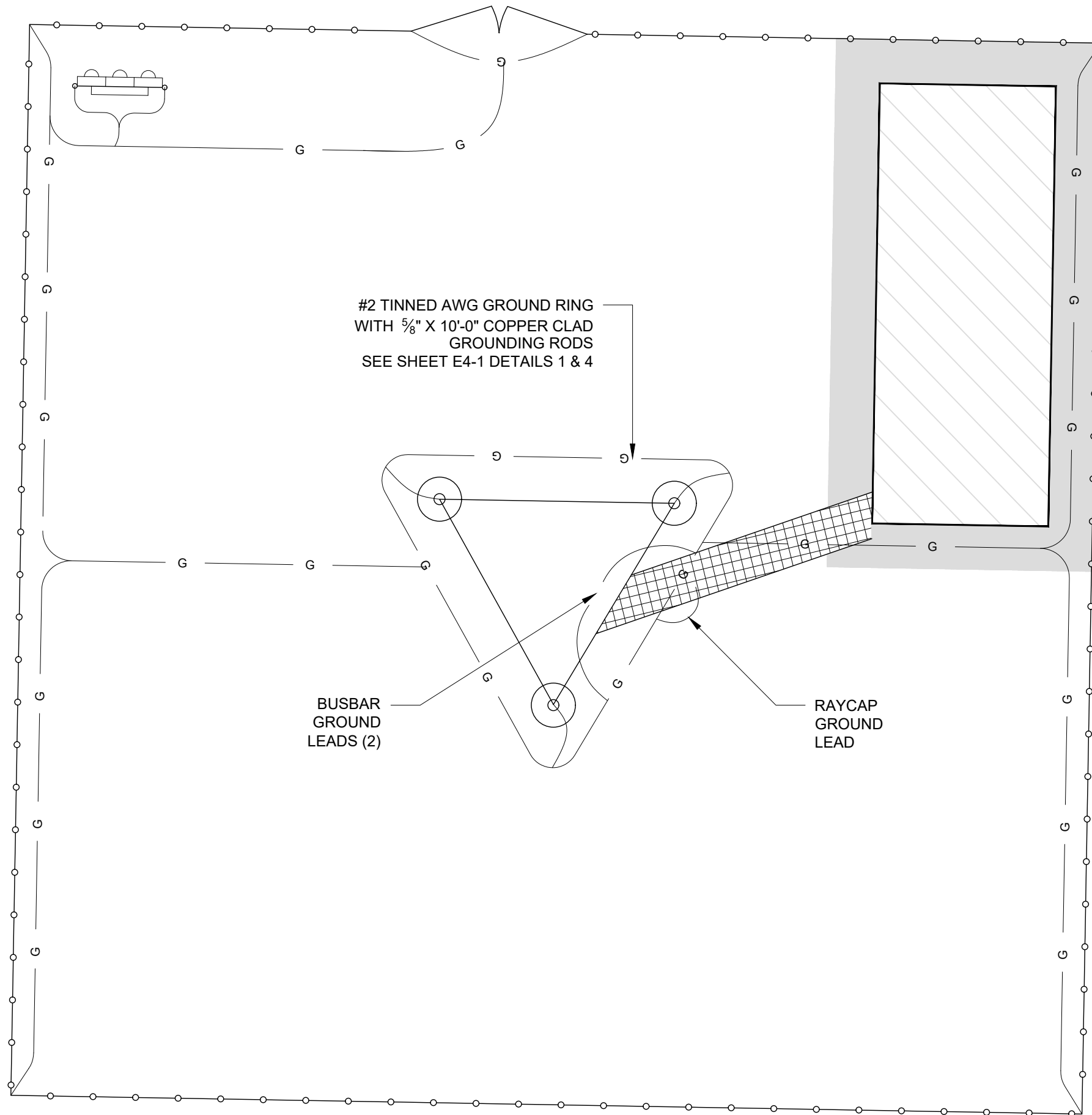
N.T.S.

**ELECTRICAL
DETAILS**

SHEET NUMBER: REVISION:

E2-1

0



- NOTES:
- 1. INFORMATION SHOWN IS FOR INFORMATION PURPOSES ONLY. DESIGN OF GROUNDING SYSTEM IS TO BE CONFIRMED BY LYNCOLE PRIOR TO INSTALLATION
 - 2. REFERENCE LYNCOLE DESIGN FOR INSTALLATION OF GROUNDING
 - 3. REFERENCE SHEET C2-1 FOR ADDITIONAL INFORMATION

THIS PLAN IS PROPOSED CONSTRUCTION
FOR THE SUBJECT SITE.



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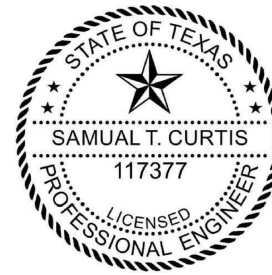
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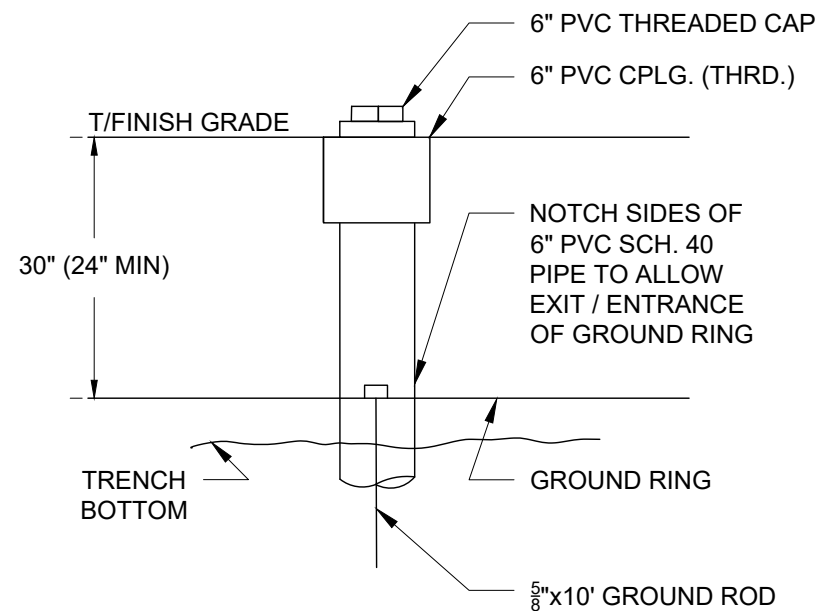
SCALE

1/8" = 1'-0"

GROUNDING PLAN

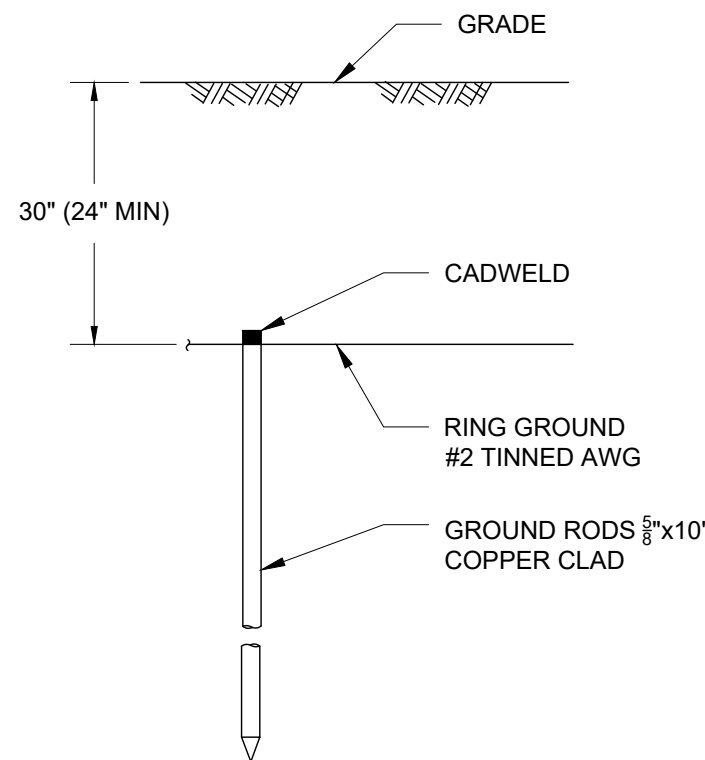
SHEET NUMBER: REVISION:

E3-1 0



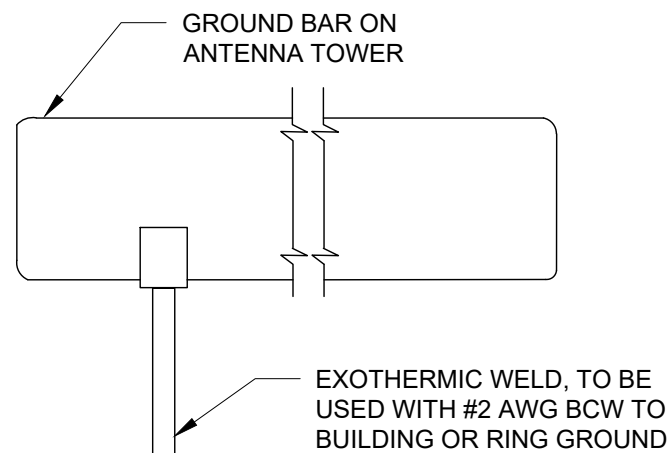
GROUNDING WELL

SCALE: N.T.S.



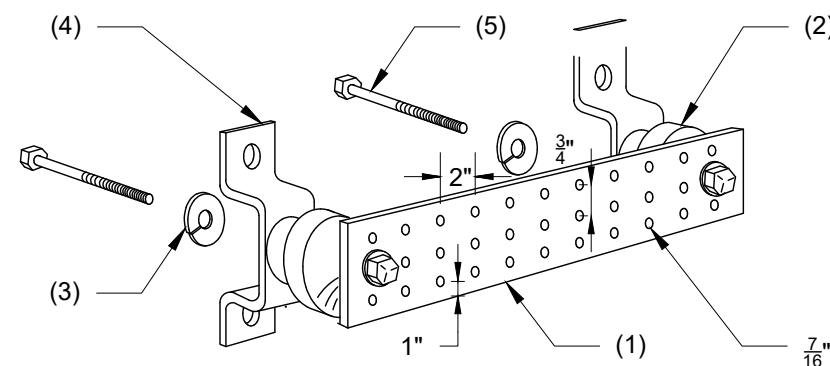
ROD AND RING GROUNDING

SCALE: N.T.S.



INSTALLATION OF GROUND WIRE TO GROUND BAR

SCALE: N.T.S.

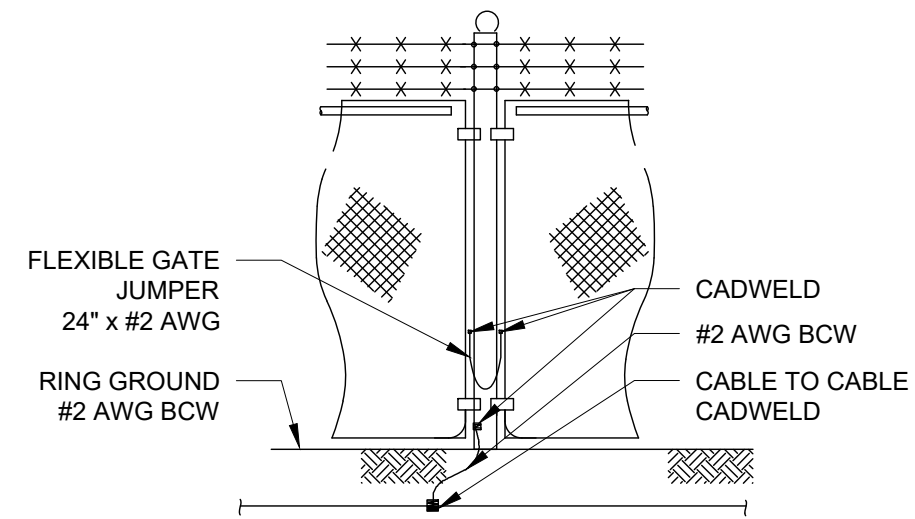


LEGEND

- (1) COPPER GROUND BAR, 1/4"x4"x20". HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
- (2) INSULATORS
- (3) 5/8" LOCKWASHERS
- (4) WALL MOUNTING BRACKET
- (5) 5/8-11x1" H.H.C.S. BOLTS

GROUND BAR DETAIL

SCALE: N.T.S.



1. THE #2 AWG, BCW, FROM THE RING GROUND SHALL BE CADWELDED TO THE POST, ABOVE GRADE
2. VERTICAL POST SHALL BE BONDED TO THE RING AT EACH CORNER AND AT EACH GATE POST. AS A MINIMUM, ONE VERTICAL POST SHALL BE BONDED TO THE GROUND RING IN EVERY 100 FEET
3. INSTALLATION OF FLEXIBLE GATE JUMPERS IS REQUIRED FOR ALL COMPOUND ACCESS GATES

FENCE GROUNDING

SCALE: N.T.S.



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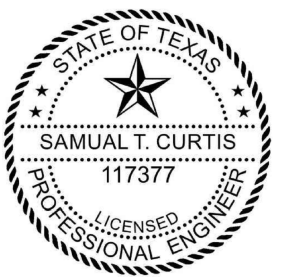
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SCALE

N.T.S.

**GROUNDING
DETAILS**

SHEET NUMBER: REVISION:

E4-1 0

CONSTRUCTION

GENERAL

General construction, electrical, tower and foundation drawings are interrelated. In performance of the work each contractor must refer to all drawings. Coordination is the responsibility of the general contractor.

SITE WORK

PART 1 - GENERAL

1. Work included: See Site Plan
2. Access road, turnaround areas and sites are constructed to provide a well-drained, easily maintained, even surface for material and equipment deliveries and maintenance personnel access.

3. SEQUENCING

- A. Confirm survey stakes and set elevation stakes prior to any construction.
- B. Grub the complete road (if applicable) and site area prior to foundation construction or placement of backfill or subbase materials.
- C. Construct temporary construction zone along access drive.
- D. Bring the site area to subbase course elevation and bring the access road to base course elevation prior to forming foundation.
- E. Soil stabilizer shall be Mirafi - 500X or equal.
- F. Grade, seed, fertilize and mulch disturbed areas immediately after bringing site and access road to base course elevation.
- G. Remove gravel from temporary construction zone to an authorized area or as directed by the owner's representative.

4. SUBMITTALS

- A. Before construction:

i. If landscaping is applicable to contract, submit two copies of the landscape plan under nursery letterhead. If a landscape allowance was included in the contract, provide an itemized listing of proposed costs on nursery letterhead (refer to plans for landscaping requirements).

5. WARRANTY

- A. In addition to the warranty on all construction covered in the contract documents, the contractor shall repair all damage and restore area as close to original condition as possible at site and surroundings.
- B. Disturbed area will reflect growth of new grass cover prior to final inspection.

PART 2 - PRODUCTS

1. MATERIALS

- A. Road and site materials shall conform to DOT specifications fill material - acceptable select fill shall be in accordance with State Department of Highway and Transportation standard specifications and approved by the owner's representative.
- B. Soil stabilizer shall be Mirafi - 500X or equal.

PART 3 - EXECUTION

1. INSPECTIONS

Local building inspectors shall be notified no less than 24 hours in advance of concrete pours, unless otherwise specified by jurisdiction.

2. PREPARATION

- A. Clear trees, brush and debris from site area and access road right-of-way.
- B. Prior to other excavation and construction, grub organic material to a minimum of six (6) inches below grade.
- C. Prior to placement of fill or base materials, roll the soil.
- D. Where unstable soil conditions are encountered, line the areas with stabilizer mat prior to placement of fill or base material.

3. INSTALLATION

- A. The site and turnaround areas shall be at the subbase course elevation prior to forming foundation. Grade or fill the site and access road as required in order that upon distribution of spoils resulting from foundation excavations, the resulting grade will correspond with said subbase course, elevations are to be calculated from finished grades or slopes indicated.
- B. Clear excess spoils, if any, from job site and do not spread beyond the limits of project area unless authorized by the owner's representative and agreed to by landowner.
- C. Bring the access road to base course elevations prior to use to permit construction and observation during construction of the site.
- D. Avoid creating depressions where water may pond.
- E. The contract shall include grading, banking and ditching, unless otherwise indicated.
- F. When improving an existing access road, grade the existing road to remove any organic matter and smooth the surface before placing fill or stone.
- G. Place fill or stone in six inch maximum lifts and compact before placing next lift.
- H. The top surface course shall extend a minimum of six inches beyond the site fence and shall cover the area as indicated.
- I. Apply riprap gravel to the slopes of all fenced areas and parking areas and all other slopes greater than 2:1.
- J. Apply seed, fertilizer and straw cover to all other disturbed areas, ditches, drainage and swales not otherwise ripped.
- K. Apply seed and fertilizer to surface conditions which will encourage rooting. Rake areas to be seeded to even the surface and loosen the soil.
- L. Sow seed in two directions to twice the quantity recommended by the seed producer.

4. PROTECTION

- A. Protect seeded areas from erosion by spreading straw to a uniform loose depth of 1 - 2 inches, stake and tie down as required. Use of erosion control mesh or mulch net will be an acceptable alternate.

- B. Protect all exposed areas against washouts and soil erosion, place straw bales at the inlet approaches to all new or existing culverts. Where the site or road areas have been elevated immediately adjacent to the rail line, stake erosion control fabric full length in the swale to prevent contamination of the rail ballast.

5. The required structural fill operation to the grades indicated for PCS equipment shelters shall be performed as follows:

A. The structural fill material shall be placed in lifts not exceeding six inches in loose thickness.

B. Each layer of structural fill material placed shall be compacted to a minimum of 95° of maximum density obtainable by ASTM compaction test designation D-337-66T for cohesive fill or 75% relative as determined by ASTM D-2049-64T for cohesionless fill, whichever is greater.

C. The final grade of structural fill for all footings shall be capable of supporting the design soil bearing pressure load of 3,000 lbs. per square foot minimum.

FENCING AND GATE(S)

PART 1 - GENERAL

1. Work included: See plan for location of fence and gate(s).

2. QUALITY ASSURANCE

All steel materials utilized in conjunction with this specification will be galvanized or stainless steel. Weight of zinc coating of the fabric shall not be less than 12 ounces per square foot of material covered. Posts shall be hot-dipped galvanized.

3. SEQUENCING

If the site has been brought up to surface course elevation prior to the fence construction, fence post excavation spoils must be controlled to preclude contamination of said surface course.

4. SUBMITTALS

- A. Manufacturer's descriptive literature.
- B. Certificate or statement of compliance with the specifications.

PART 2 - PRODUCTS

1. FENCE MATERIAL

- A. All fabric wire, rails, hardware and other steel materials shall be hot-dipped galvanized.
- B. Fabric shall be six-foot height two-inch chain link mesh of No. 9 gauge wire. The fabric shall have a knuckled finish for the top selvages. Fabric shall conform to the specifications of ASTM A-392 Class 1.
- C. Barbed wire shall be double-strand, 12-1/2 gauge twisted wire strand with 14-gauge, 4-point round barbs spaced on five-inch centers, conforming to ASTM A121 Design # 12-4-5-14R Type 2.
- D. All posts shall be mechanical service pipe and shall be Type 1 ASTM F1083, High Strength (50 Ksi) Schedule 40 pipe, ASTM F1043 Group 1A, and of the following diameter (I.D. per fence industry standards).

Line2 inches

Corner3 inches

Gate4 inches
- E. Gate posts shall be extended 12 inches, including dome cap, to provide for attachment of barbed wire.
- F. All top and brace rails shall be 1-1/2" diameter mechanical service pipe. Frames shall have welded corners.
- G. Gate frame and braces shall be 1-5/8" diameter Schedule 40 mechanical service pipe. Frames shall have welded corners.
- H. Gate frame shall have a full height vertical brace and a full width horizontal brace, secured in place by use of gate brace clamps.
- I. Gate hinges shall be Merchants Metal Model 6-4386-hinge adapter with Model 6-409, 188 degree attachment.
- J. The guide (latch assembly) shall be heavy industrial gate latch. Master Halco #17221.
- K. Latches and stops shall be provided for all gates.
- L. All stops shall have keepers capable of holding the gate leaf in the open position.
- M. A No. 7 gauge zinc coated tension wire shall be used at the bottom of the fabric terminated with bank clips at corner and gateposts, conforming to ASTM A824 Type II.
- N. A six-inch by 1/2-inch diameter eyebolt to hold tension wire shall be placed at the line posts.
- O. Stretcher bars shall be 3/16-inch by 3/4-inch or have equivalent cross-sectional area, and conform to ASTM F626, having a minimum zinc coating of 1.2oz/sq-ft.
- P. All corner gate and panels shall have a 3/8-inch truss rod with turnbuckles.
- Q. All posts except gateposts shall have a combination cap and barbed wire supporting arm. Gateposts shall have a dome cap.
- R. Other hardware includes but may not be limited to the clips, band clips and tension band clips.
- S. Barbed wire gate guards shall be fitted with dome caps.
- T. Barbed wire support arms shall be cast iron with set bolt and lock wire in the arm.
- U. All caps shall be cast steel.
- V. Where the use of concertina has been specified, 24-inch diameter coil barbed tape, stainless steel, cyclone fence model gap to Type III shall be furnished. It shall be supported above the top rail by use of six wire barbed wire arms positioned atop each line/corner post.



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(918) 834-2200

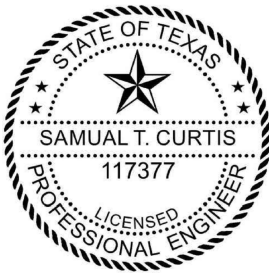


13431 BROADWAY EXT.,
SUITE 120, OKLAHOMA CITY,
OK 73114
405-753-7167

PROJECT NO:	1742
PROJECT NAME:	TAYLOR WEST
911 ADDRESS:	TBD
DRAWN BY:	RGH
CHECKED BY:	MK/SLT/JRH

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	07/07/22	FOR APPROVAL



SAMUAL T. CURTIS, P.E.
LICENSED PROFESSIONAL
ENGINEERTEXAS NO. 117377

SCALE
N.T.S.

GENERAL NOTES

SHEET NUMBER:	REVISION:
G1-1	0
94	

PART 3 - EXECUTION

1. INSPECTION

To confirm proper depth and diameter of post hole excavations, all post holes will be excavated as per construction documents.

2. INSTALLATION

- A. Foundations shall have a minimum six-inch concrete cover under post.
- B. All fence posts shall be vertically plumb plus/minus one-quarter inch.
- C. At corner posts, gateposts and sides of gate frame, fabric shall be attached with stretcher and tension band-clips at fifteen inch intervals.
- D. At line posts, fabric shall be attached with band-clips at fifteen inch intervals.
- E. Fabric shall be attached to brace rails, tension wire and truss rods with tie clips at two foot intervals.
- F. A maximum gap of two inches will be permitted between the chain link fabric and the final grade.
- G. Gate shall be installed so locks are accessible from both sides.
- H. Gate hinge bolts shall have their threads peened or welded to prevent unauthorized removal.
- I. Concrete to be a minimum of 3,000 psi.

3. PROTECTION

Upon completion of erection, inspect fence material and paint field cuts or galvanizing breaks with zinc-based paint, color to match the galvanized metal.

Applicable Standards:

- ASTM-A120 Specification for pipe, steel black and hot-dipped, zinc coated (galvanized) welded and seamless.
- ASTM-A123 Zinc (hot-dipped galvanized) coated steel chain link fence fabric.
- ASTM-A153 Specification for zinc coating (hot-dip) on iron and steel hardware.
- ASTM-A392 Specification for zinc-coated steel chain link fence fabric.
- ASTM-A431 Specification for aluminum-coated steel chain link fence fabric.
- ASTM-A525 Standard specification for steel sheet zinc coated (galvanized) by the hot-dipped process.
- ASTM-A535 Specification for aluminum coated steel barbed wire.
- ASTM-A570 Specification for hot-rolled carbon steel sheet and strip, structural quality.
- Federal Specification RR-F-191 Fencing Wire and Post Metal (and Gates, Chain Link Fence Fabric and Accessories)

ELECTRICAL

- 1. Contractor shall review the contract documents prior to the ordering of the electrical equipment and starting the actual construction. Contractor shall issue a written notice of all findings to the architect listing any discrepancies or conflicting information.
- 2. Verify exact locations and mounting heights of electrical equipment with owner prior to installation.
- 3. All materials and equipment shall be new and in good working condition when installed and shall be of the best grade and of the same manufacturer throughout for each class or group of equipment. Materials shall be listed "J" where applicable. Materials shall meet with approval of all governing bodies having jurisdiction. Materials shall be manufactured in accordance with applicable standards established by ANSI, NEMA, NSFU and "UL" listed.
- 4. All conduit shall have a pull string.
- 5. Provide Project Manager with one set of complete electrical "As Installed" drawings at the completion of the job showing actual dimensions, routing and circuits.
- 6. The entire electrical installation shall be grounded as required by IBC, NEC and all applicable codes.
- 7. Patch, repair and paint any area that has been damaged in the course of the electrical work.
- 8. Wire and cable conductors shall be copper 600 amp, type THHN or THWN with a minimum size of #2 AWG color-coded. All rectifier drops shall be stranded to accept crimp connectors.
- 9. All chemical ground rods shall be "UL" approved.
- 10. Meter socket amperes, voltage, number of phases shall be as noted on the drawings, manufactured by Milbank or approved equal and shall be utility company approved.
- 11. CONDUIT
 - A. Electrical metallic tubing shall have UL label; fitting shall be gland ring compression type.
 - B. Flexible metallic conduit shall have UL listed label and may be used where permitted by code. Fittings shall be "Jake" or "Squeeze" type. All flexible conduits shall have full length ground wire.
 - C. All underground conduit shall be PVC Schedule 40 with UV protection (unless noted otherwise) at a minimum depth of 24" below grade.
- 12. Contractor to coordinate with utility company for connection of temporary and permanent power to the site. The temporary power and all hookup costs are to be paid by the contractor.

13. All electrical equipment shall be labeled with permanent engraved plastic labels with white on blue background lettering (minimum letter height shall be 1/4"). Nameplates shall be fastened with stainless steel screws, not adhesive.

14. GROUNDING ELECTRODE SYSTEM

A. PREPARATION

- i. Surface Preparation:
 - All connections shall be made to bare metal. All painted surfaces shall be field inspected and modified to ensure proper contact. No washers are allowed between the items being grounded. All connections are to have a non-oxidizing agent applied prior to installation.
- ii. Ground Bar Preparation:
 - All copper ground bars shall be cleaned, polished and a non-oxidizing agent applied. No fingerprints or discolored copper will be permitted.
- iii. All grounding conductors shall run through seal tight wherever conductors run through walls, floors or ceilings. If conductors must run through EMT, both ends of conduit shall be grounded. Seal both ends of conduit with silicone caulk.

B. GROUND BARS

- i. All ground bars shall be 1/4" thick copper and of size indicated on drawings.

C. EXTERNAL CONNECTIONS

- i. All grounding connections shall be made by the exothermic weld process. Connections shall include all cable, splices, tee's, x's, etc. All cable to ground rods, ground rod splices and lightning protection systems are to be as indicated. All materials used (molds, welding metal, tools, etc.) shall be cadweld and installed per manufacturer's recommended procedures.

D. GROUND RODS

- i. All ground rods shall be 5/8" diameter by 10'-0" long "copperweld" or approved equal of the number and locations indicated.
 - Ground rods shall be driven full length vertically in undisturbed earth.

E. GROUND CONDUCTORS

- i. All ground conductors shall be standard tinned, solid bare copper, annealed and size indicated on drawings.

F. GROUND RING

- i. The external ground ring encircling the tower (if applicable) and future carrier shall be minimum size of No. 2 AWG solid tinned, bare copper conductor in direct contact with the earth at a depth specified on plan sheets and details. Conductor bends shall have a minimum bending radius of eight inches.
- ii. All external ground rings are to be joined together and all connections must be cadwelded. No lugs or clamps will be accepted.

G. FENCE / GATE

- i. Ground each gatepost, corner post and gate as indicated on drawing. Ground connections to fence posts and all other connections for the ground grid system shall be made by exothermic weld process and installed per manufacturer's recommendations and procedures and sprayed and cold-galvanized paint.



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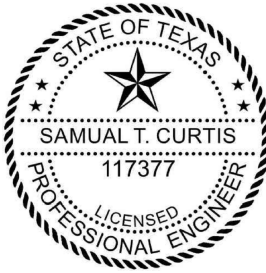


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SCALE
N.T.S.

GENERAL NOTES

SHEET NUMBER:	REVISION:
G1-2	0
95	



Biwabkos Consultants LLC

11142 N 165th Drive, Suite 343

Surprise, Arizona 83588

www.biwabkos.com

623-522-8681

November 2, 2022

Planning and Zoning Department, City of Taylor Texas

Re: Radio Frequency Standards

To Whom It May Concern,

Based on radio frequency information provided to Biwabkos Consultants, Verizon will be operating LTE equipment at the site located in Taylor, Texas

Radio licenses are regulated by the Federal Communications Commission (FCC). Part of what the FCC regulates is license holders must comply with Federal standards for radio frequency emissions.

If a wireless license holder does not comply they risk losing the license which is a major capital investment in not only the licenses being purchased in auction but also the radio equipment utilized on the sites. This causes wireless license holders to follow all FCC rules regarding radio frequency emissions.

Verizon's proposed operations should not cause interference to existing public safety services, broadcasters or other communications service users in the vicinity of the site. In the unlikely event that interference is created, Verizon will undertake best efforts to prevent harmful RF interference from its wireless telecommunications facilities to other authorized wireless telecommunications operators in the surrounding area, including those related to public safety.

Please feel free to contact Biwabkos Consultants at any time if additional information or clarification on power levels or interference issues is needed.

Steven E Kennedy

A handwritten signature in blue ink, appearing to read "SE Kennedy", is positioned above the title "Director of Engineering".

Director of Engineering

EXHIBIT B

WIRELESS NETWORK CONSULTING

TAYLOR-WEST

Site #1742

Capacity Site

RF DESIGN ANALYSIS



EXHIBIT C

Coverage vs Capacity

- † **Capacity is providing bandwidth or processing capacity to service the customers in the area.**
 - Areas where large numbers of users are in a specific geographic areas
 - Areas where users are demanding higher data rates for services
 - Areas with a large amount of indoor users
- † **Coverage is Providing Service where service does not exist, calls drop, or “no service”.**
 - Areas where there are farther apart
 - Areas where terrain or buildings block signals
 - Areas where indoor service is low or nonexistent

Objective of new site

† Capacity

- Primary objective is to offload the Downtown Taylor site as it is over capacity
- Additional indoor coverage will be provided on the SW side of town and along Hwy 79

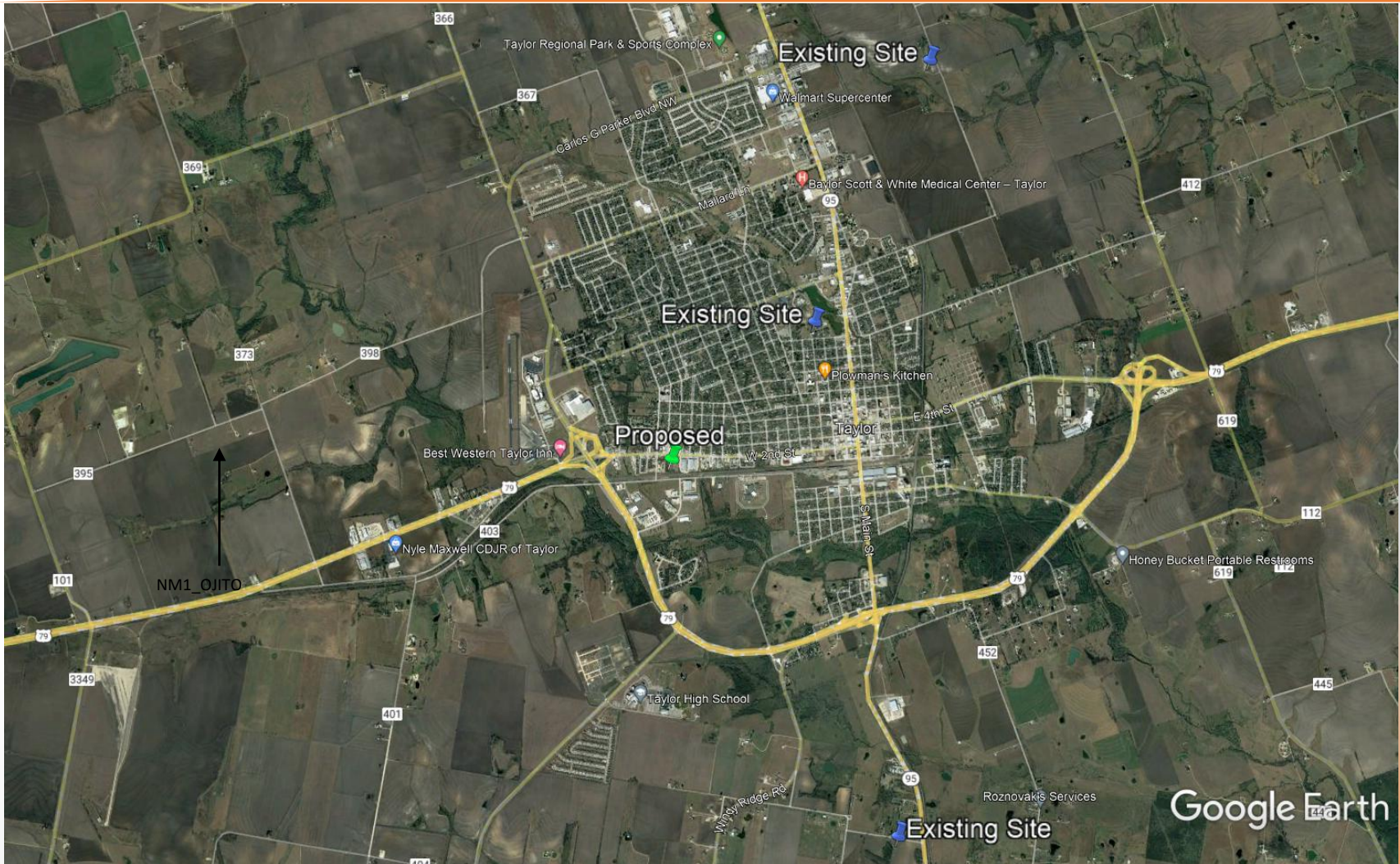
† Why is this site important?

- 96% of Americans own a Cellular Phone
- 57% of American Homes rely exclusively on cellular phones
- 84% or more of 9-1-1 emergency calls are made from wireless devices

Proposed Site

- † 160' SST with 10' lightning rod
 - Taylor, Texas 76574
 - Latitude: 30.566736 N (NAD83)
 - Longitude: -97.427867 W (NAD83)
 - Ground Elevation: 550' (NAVD88)
 - Anchor tenant is Verizon
 - Antenna Centerline at 155' AGL
 - Tower will be built to allow for multiple co-locators

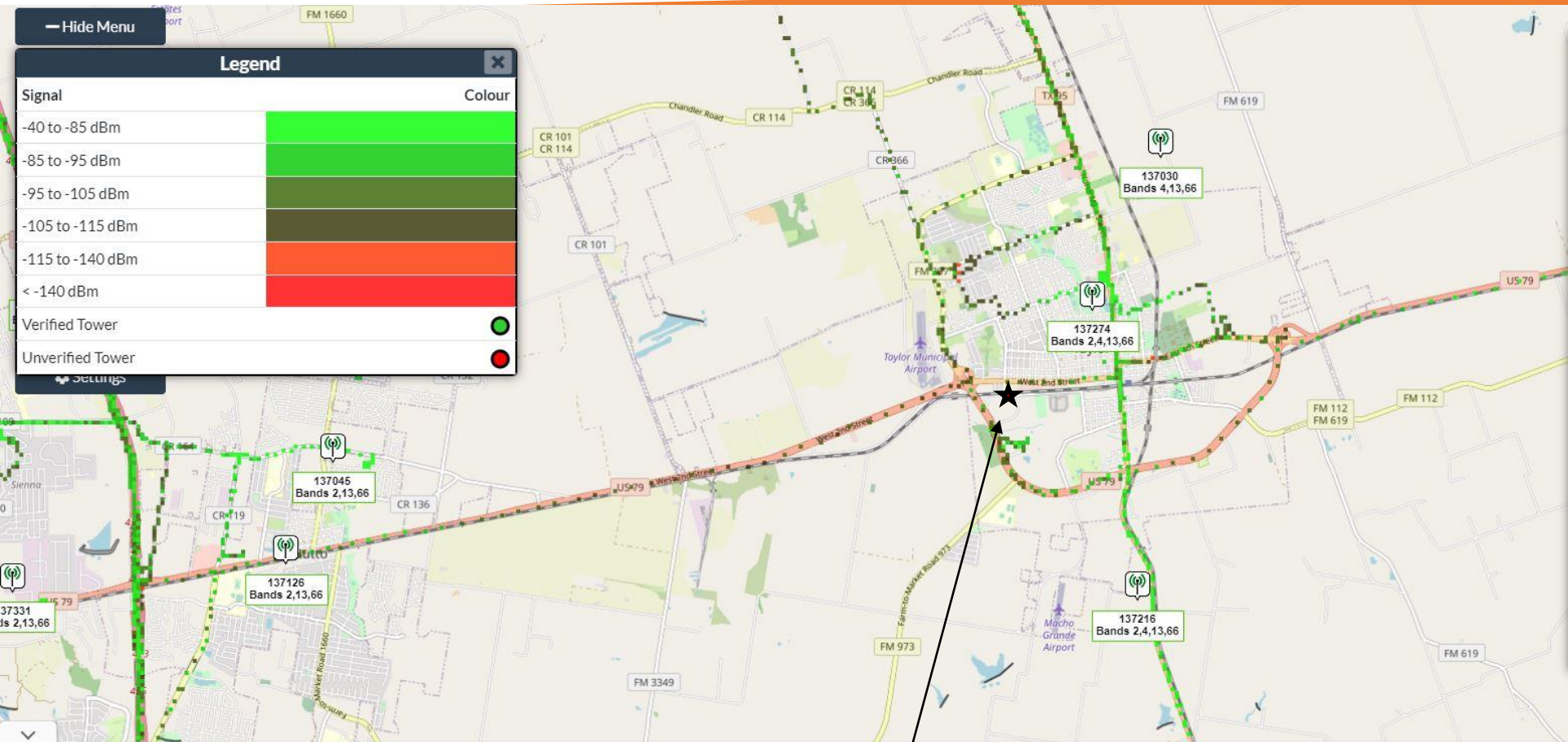
Site Locations



Why here?

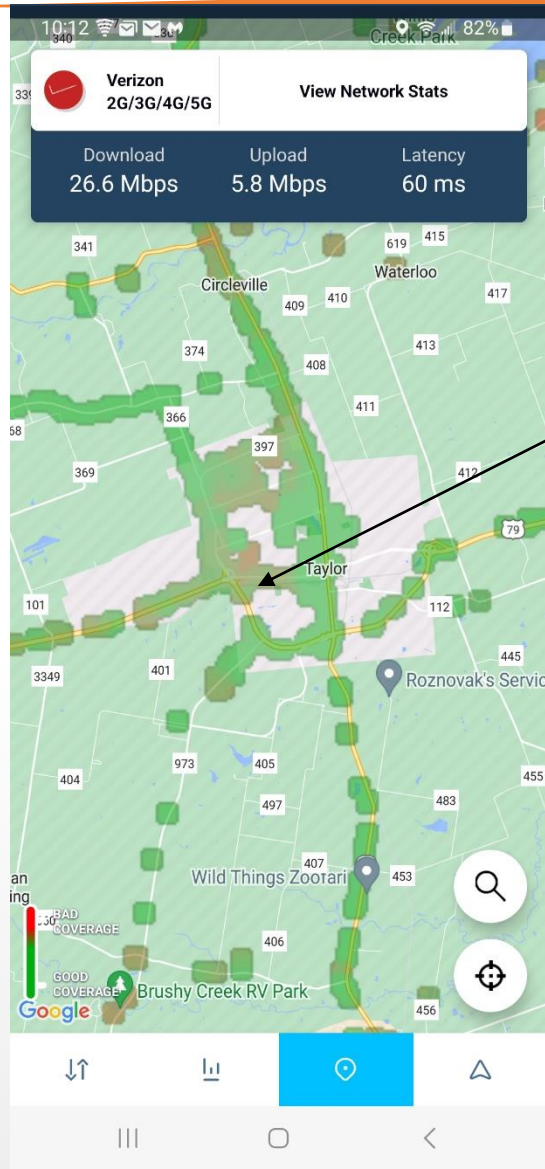
- † Offload users from Downtown Taylor site
- † Throughput per user is low due to the high amount of users in the area
- † Indoor coverage will be increased
- † Increased coverage for vehicles heading West on Highway 79 towards Hutto

Verizon CellMapper Coverage



Notice the areas around the proposed as well as to the West showing RSRP levels at -105 to -115 dbm which is open field coverage

Open Signal Verizon Quality Map



This map shows mobiles reporting quality of their connections to the network. This is crowdsource data from Verizon users made available by the OpenSignal App:

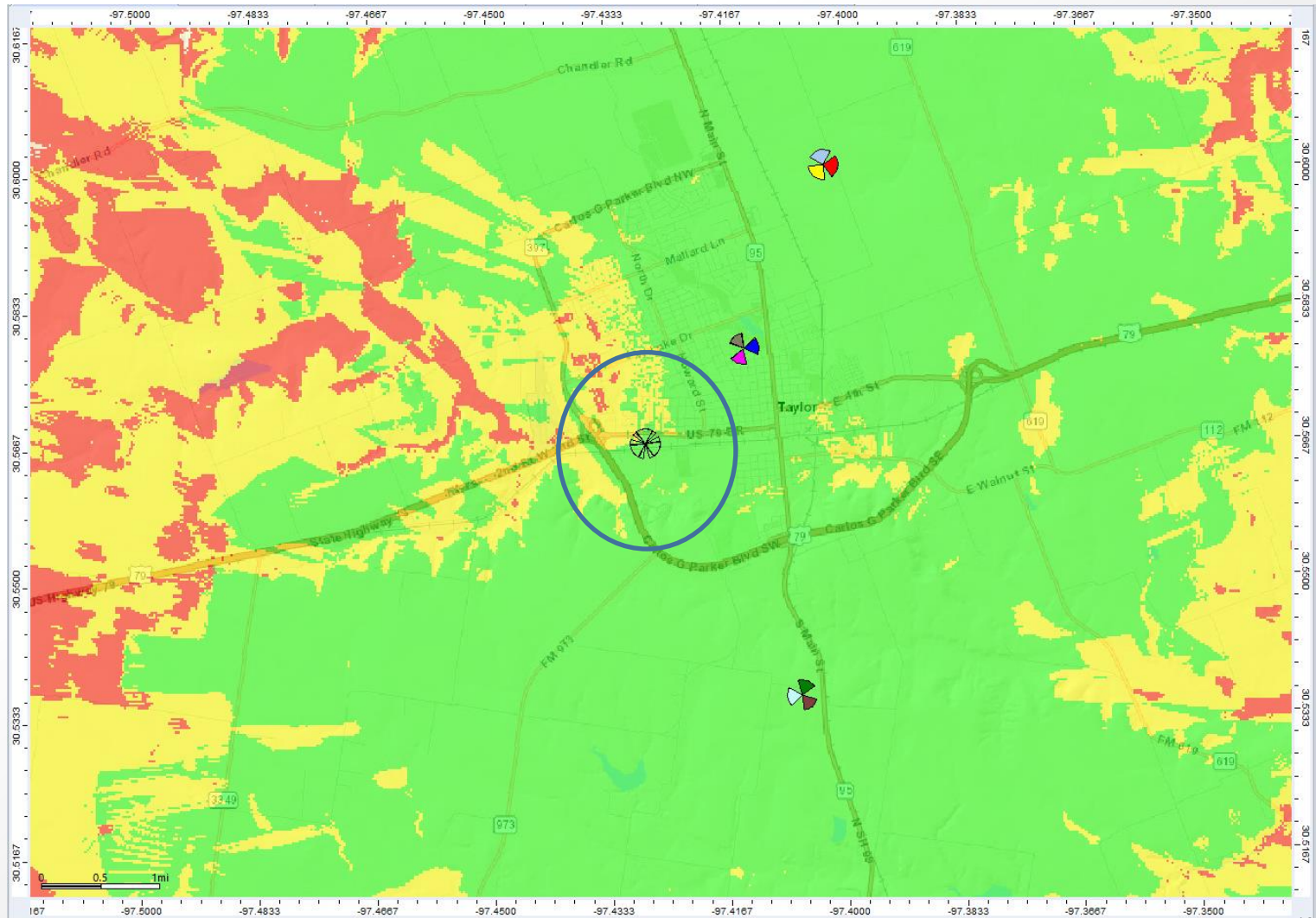
<https://www.opensignal.com/apps#section-os-app>

Green data points show good coverage and
Red data points show bad coverage

The area around the proposed and to the West show poor coverage as the mobiles report not only on the signal level and quality but also the throughput

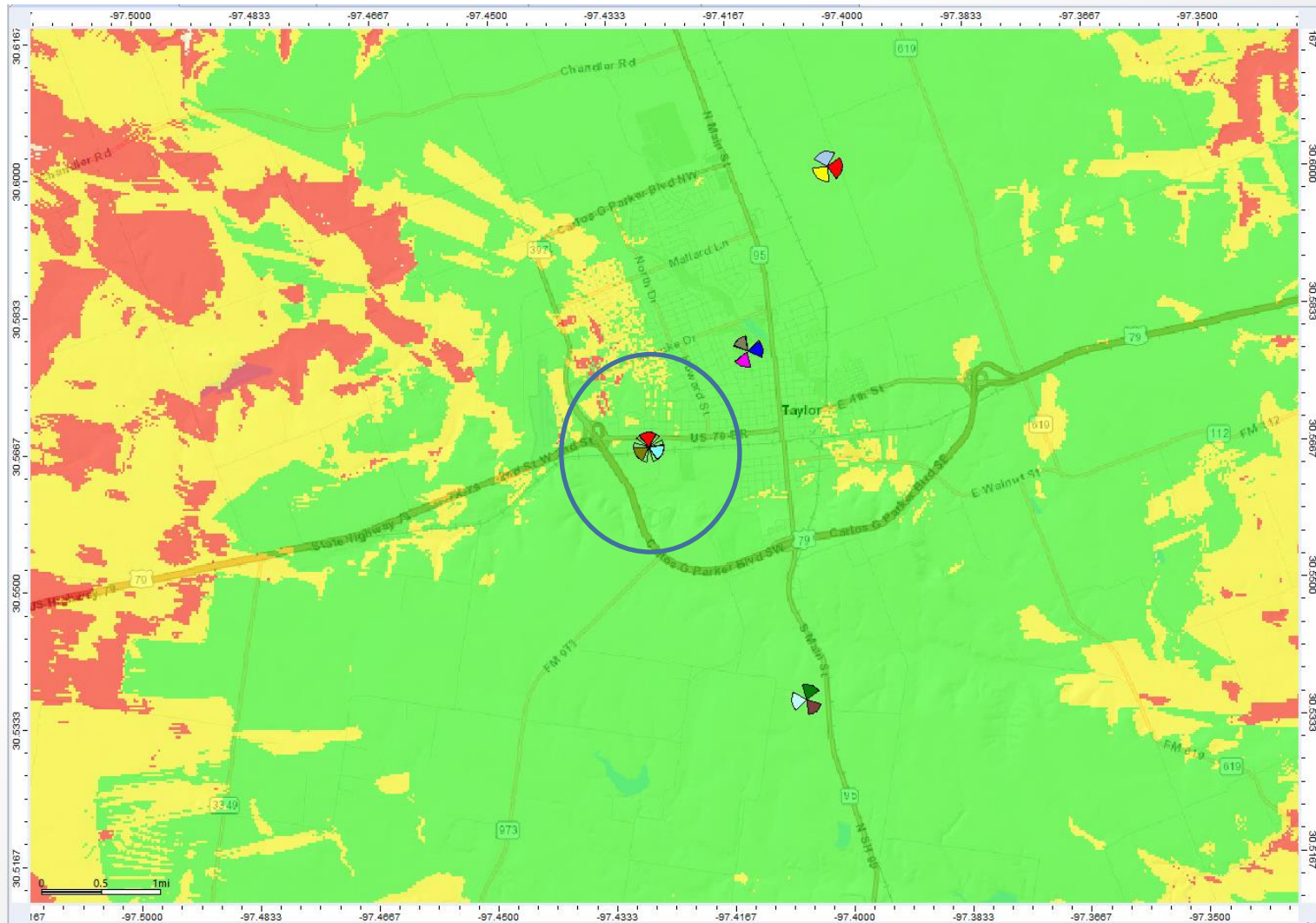
RSRP Current Coverage

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm

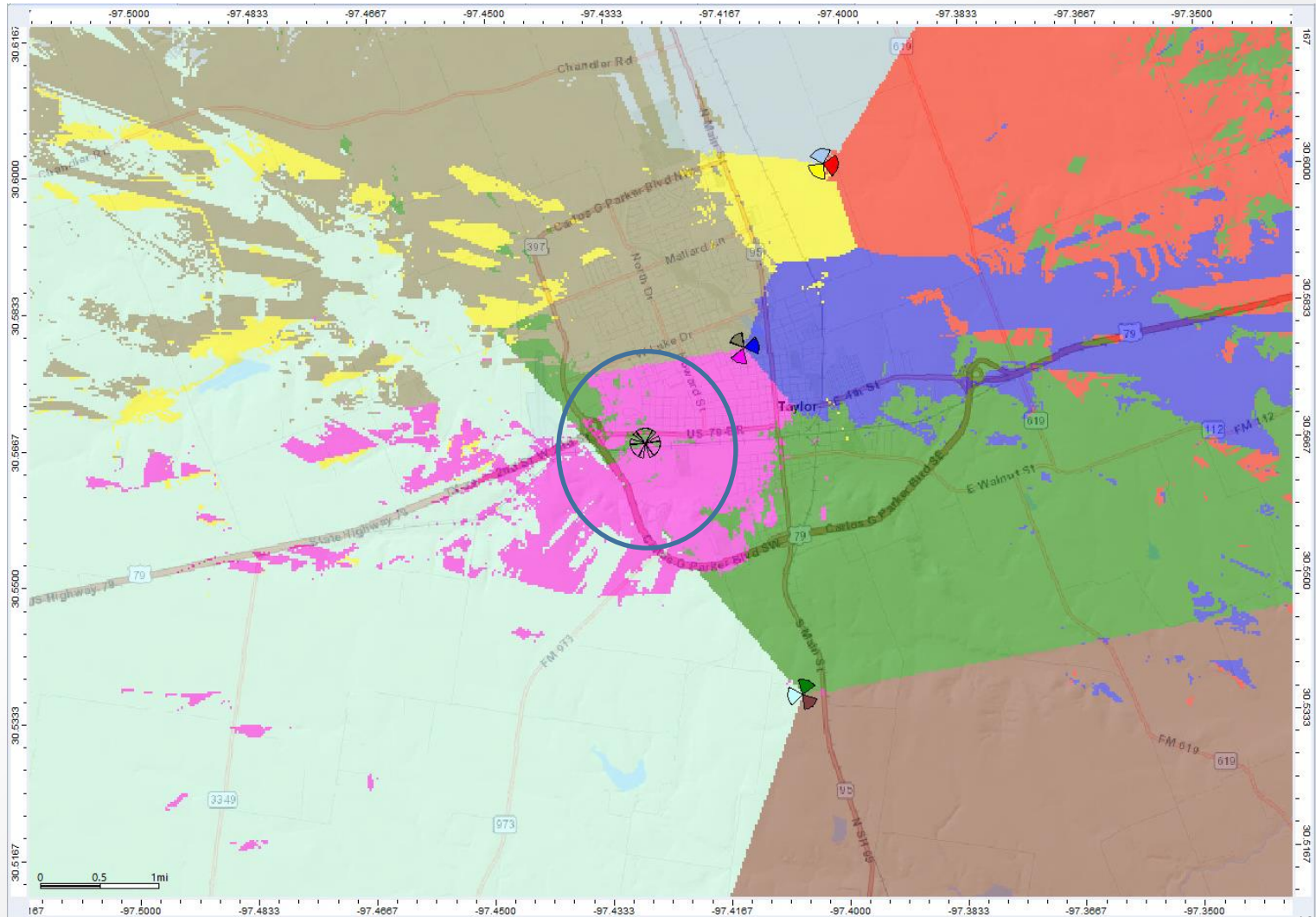


Proposed RSRP Coverage

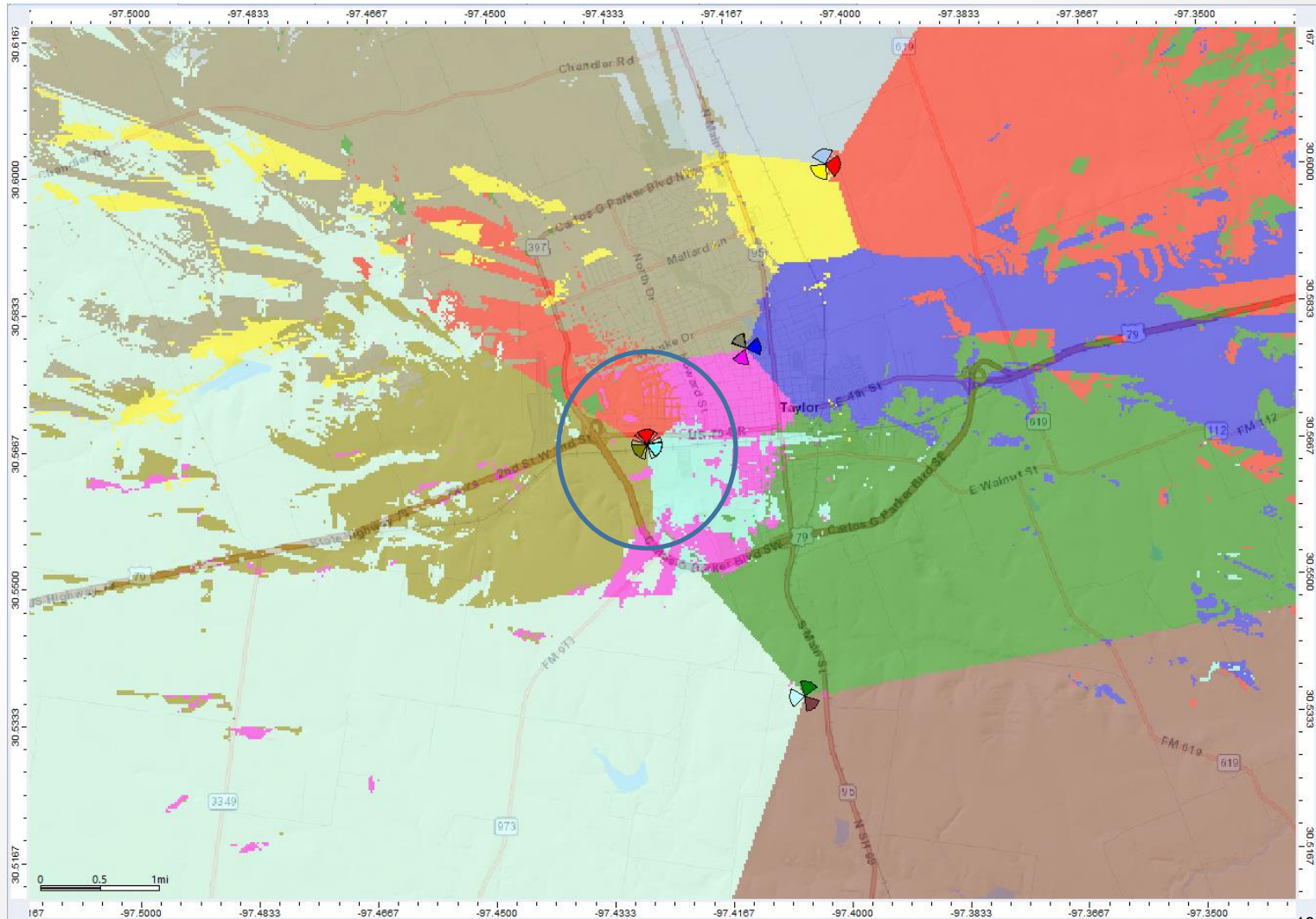
LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



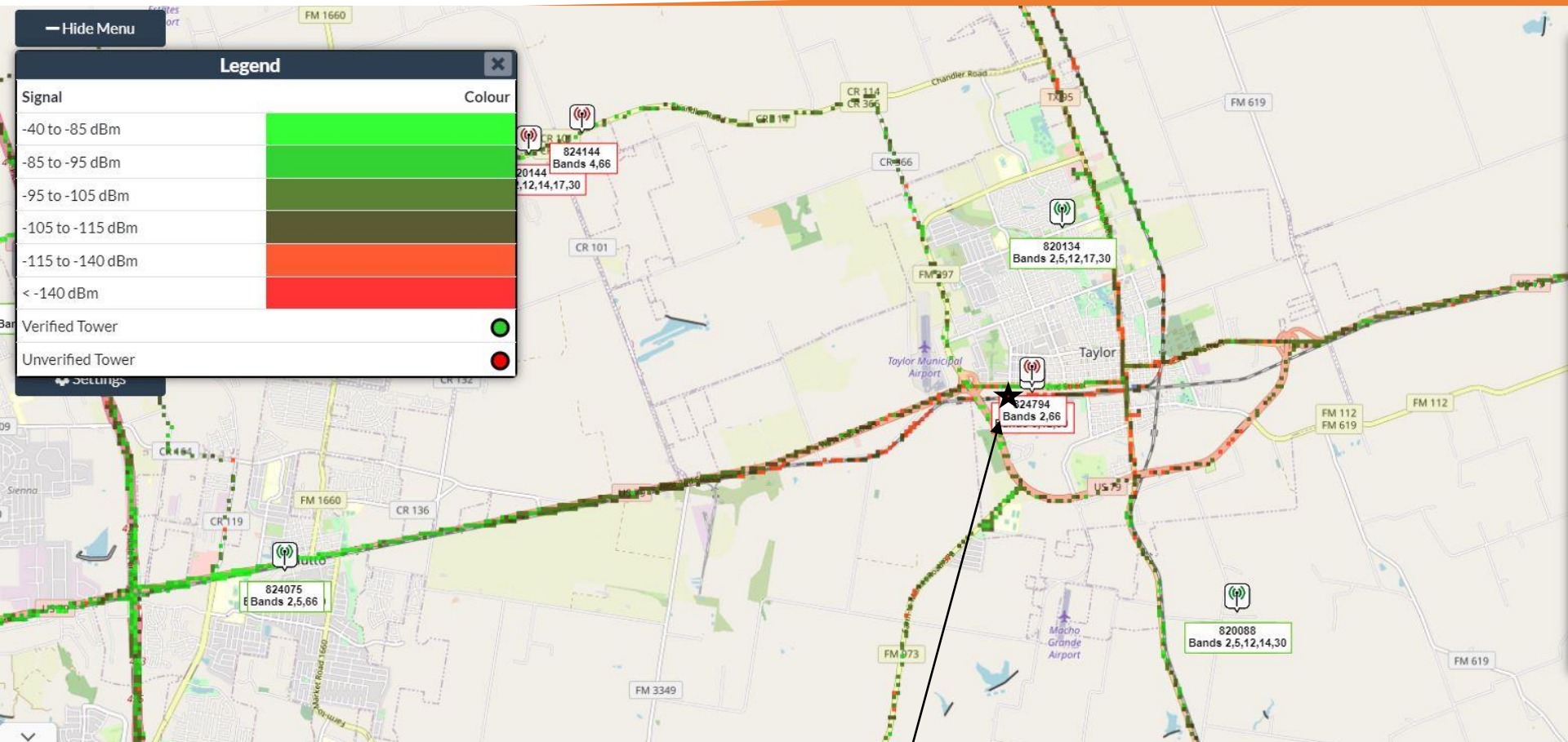
Best Server Current (-120dbm)



Best Server with new site (-120dbm)

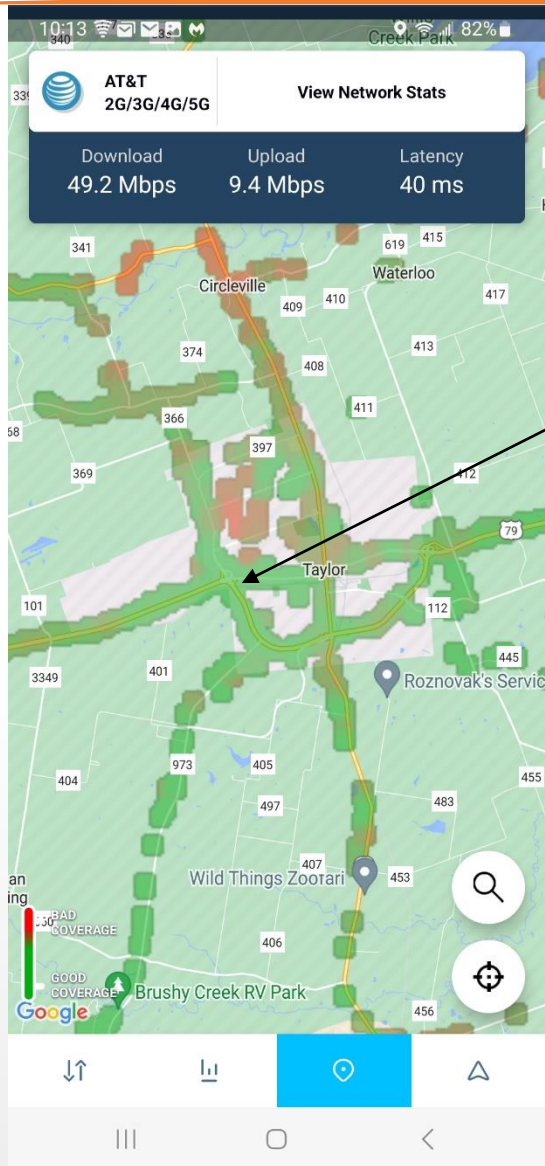


AT&T CellMapper Coverage



Notice the areas around the proposed show very low signal levels on the highway as well as SW Taylor. This would be a good potential location for AT&T as well

Open Signal AT&T Quality Map



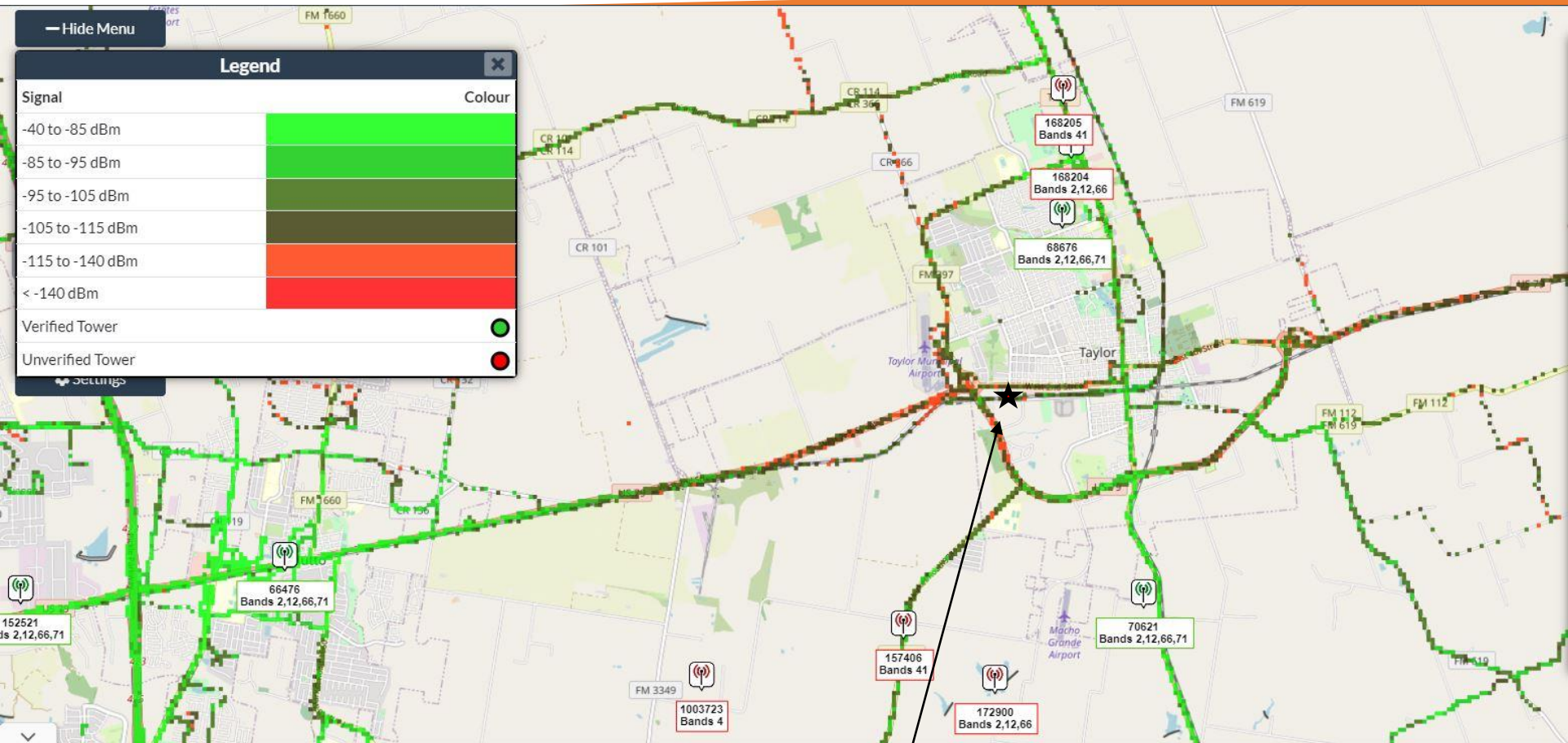
This map shows mobiles reporting quality of their connections to the network. This is crowdsource data from Verizon users made available by the OpenSignal App:

<https://www.opensignal.com/apps#section-os-app>

Green data points show good coverage and
Red data points show bad coverage

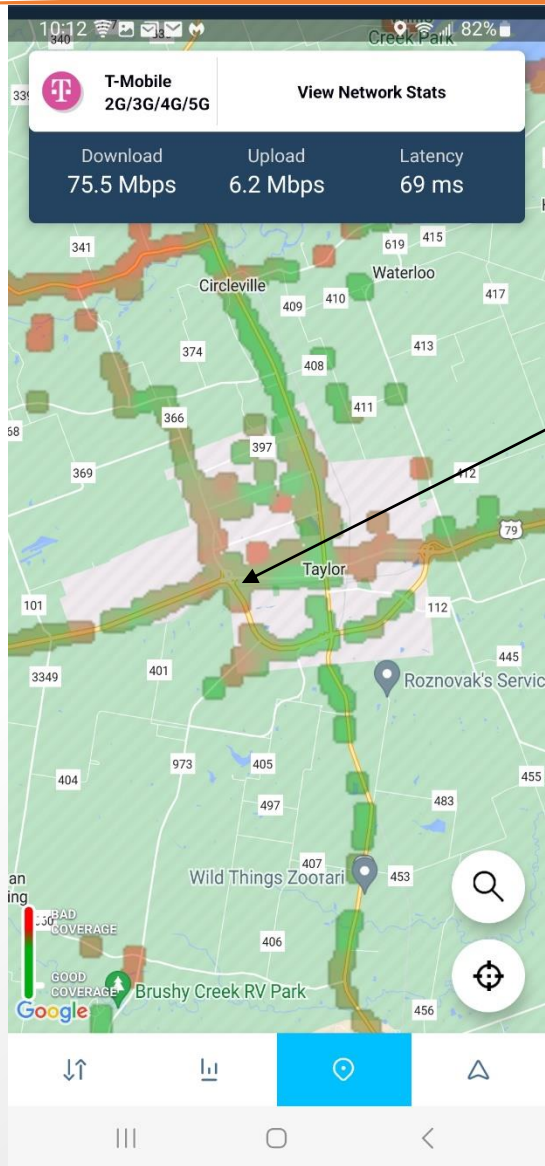
Notice the amount of bad coverage data points to the North of the proposed

T-Mobile CellMapper Coverage



Notice the areas around the proposed show very low signal levels on the highway as well as SW Taylor. This would be a good potential location for T-Mobile as well

Open Signal T-Mobile Quality Map



This map shows mobiles reporting quality of their connections to the network. This is crowdsource data from Verizon users made available by the OpenSignal App:

<https://www.opensignal.com/apps#section-os-app>

Green data points show good coverage and

Red data points show bad coverage

Lack of data points show no to low coverage

Notice the large amount of bad coverage data points surrounding the proposed

WIRELESS NETWORK CONSULTING



1742 Taylor West

ALTERNATIVE SITE ANALYSIS

EXHIBIT D

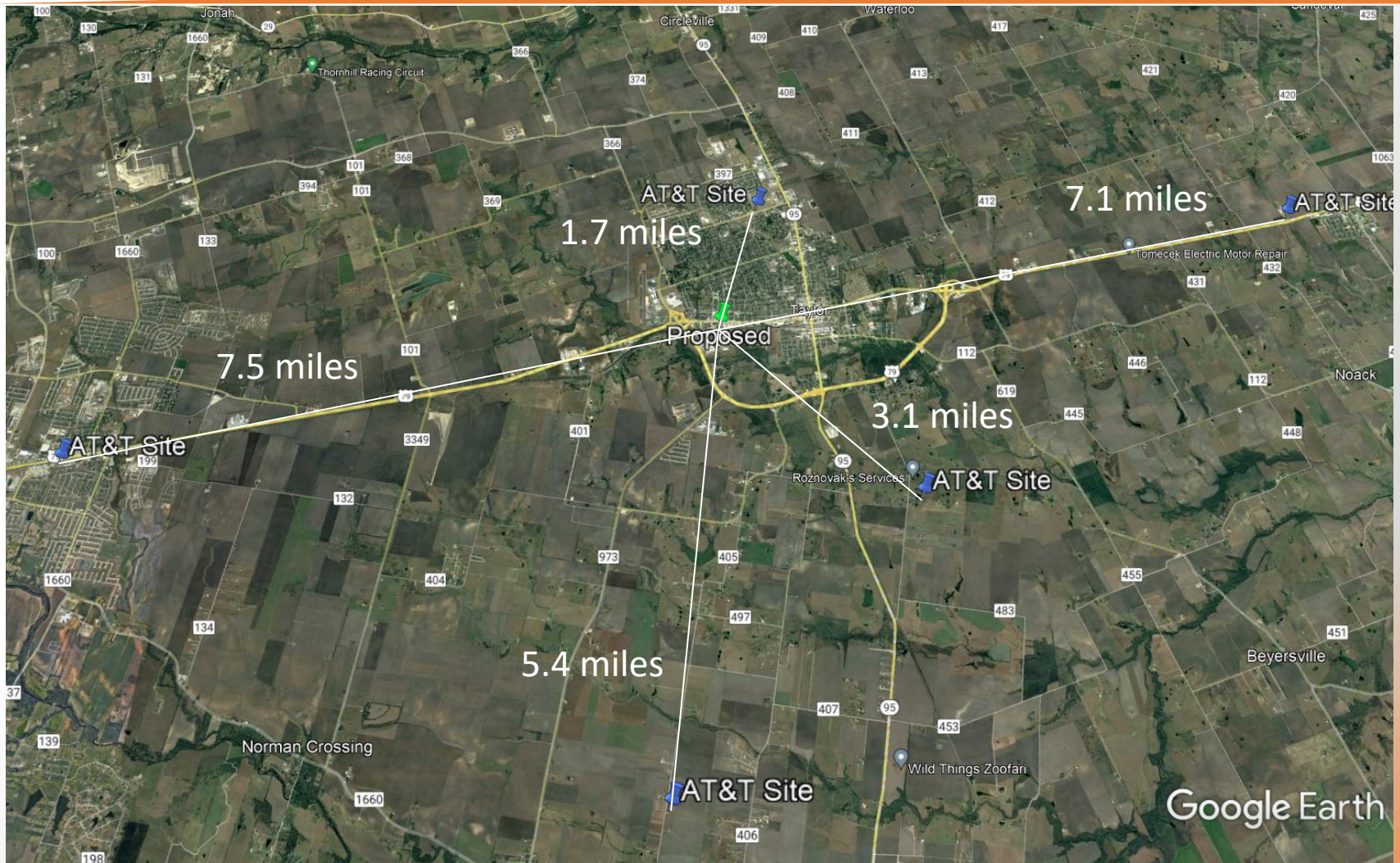
Proposed Site

- † 160' SST with 10' lightning rod
 - Taylor, Texas 76574
 - Latitude: 30.566736 N (NAD83)
 - Longitude: -97.427867 W (NAD83)
 - Ground Elevation: 550' (NAVD88)
 - Anchor tenant is Verizon
 - Antenna Centerline at 155' AGL
 - Tower will be built to allow for multiple co-locators

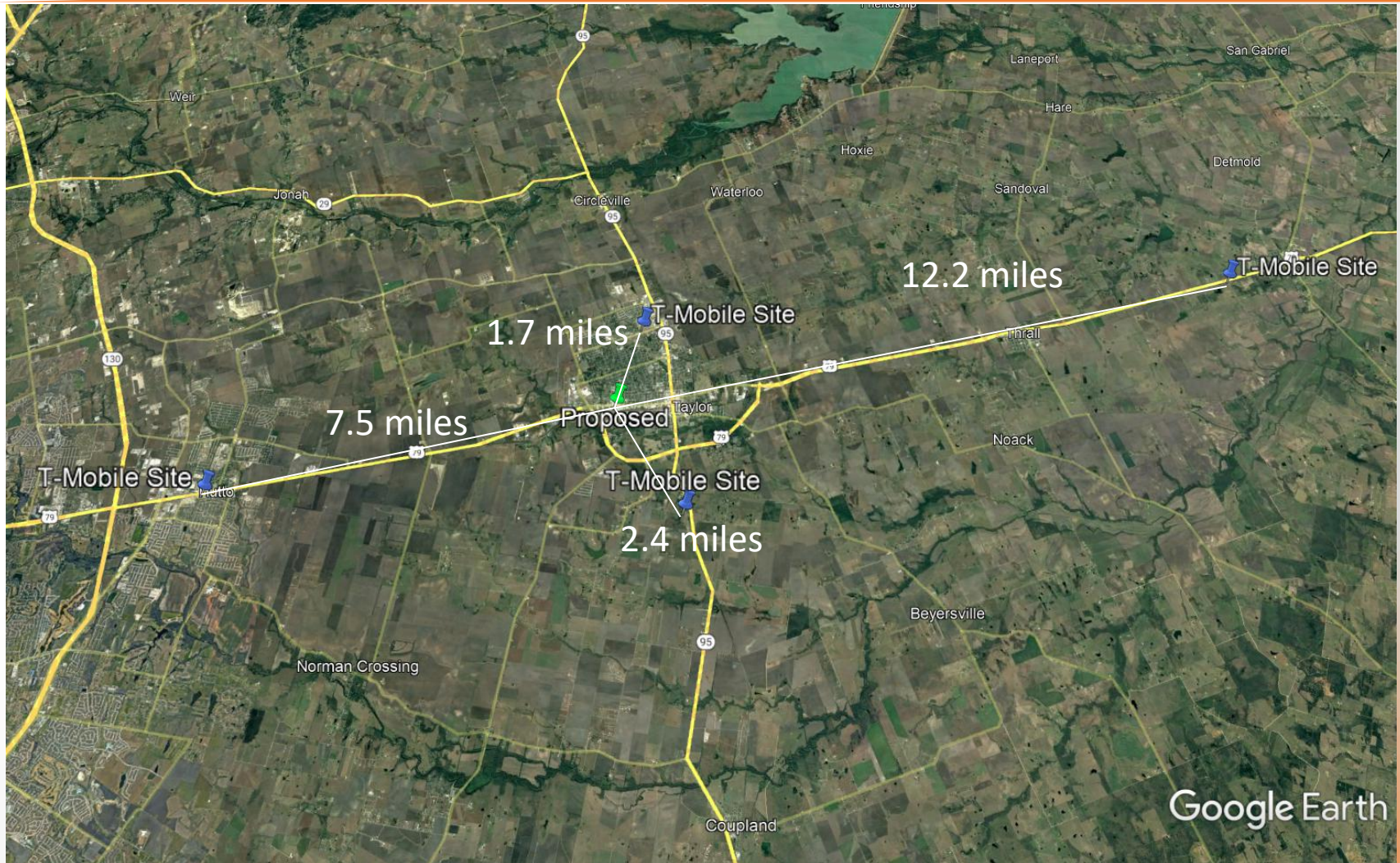
Alternative Sites Review

- † AT&T Network Sites
- † T-Mobile Network Sites
- † Verizon Network Sites
- † Other Towers or structures in area

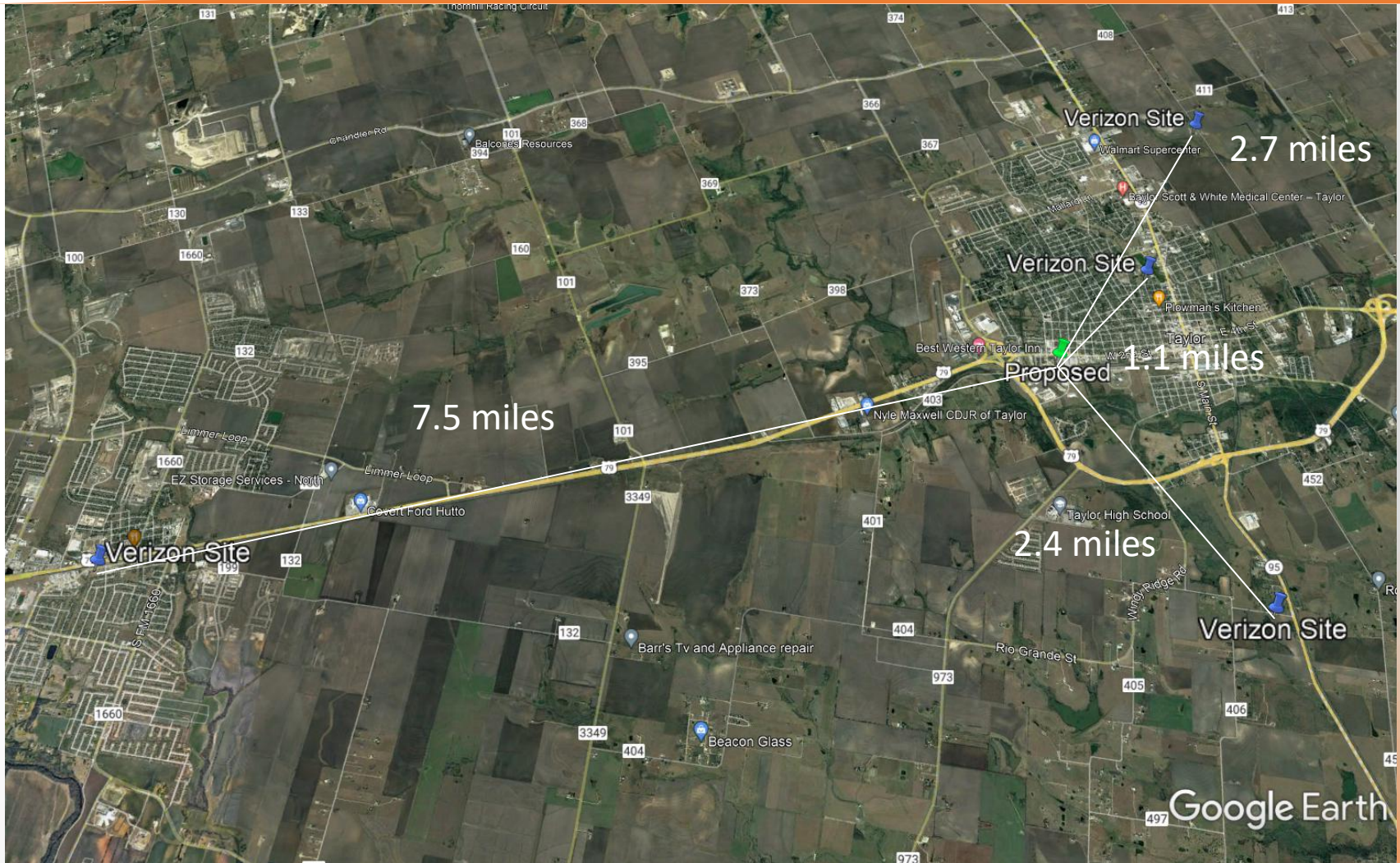
AT&T Network Sites



T-Mobile Network Sites



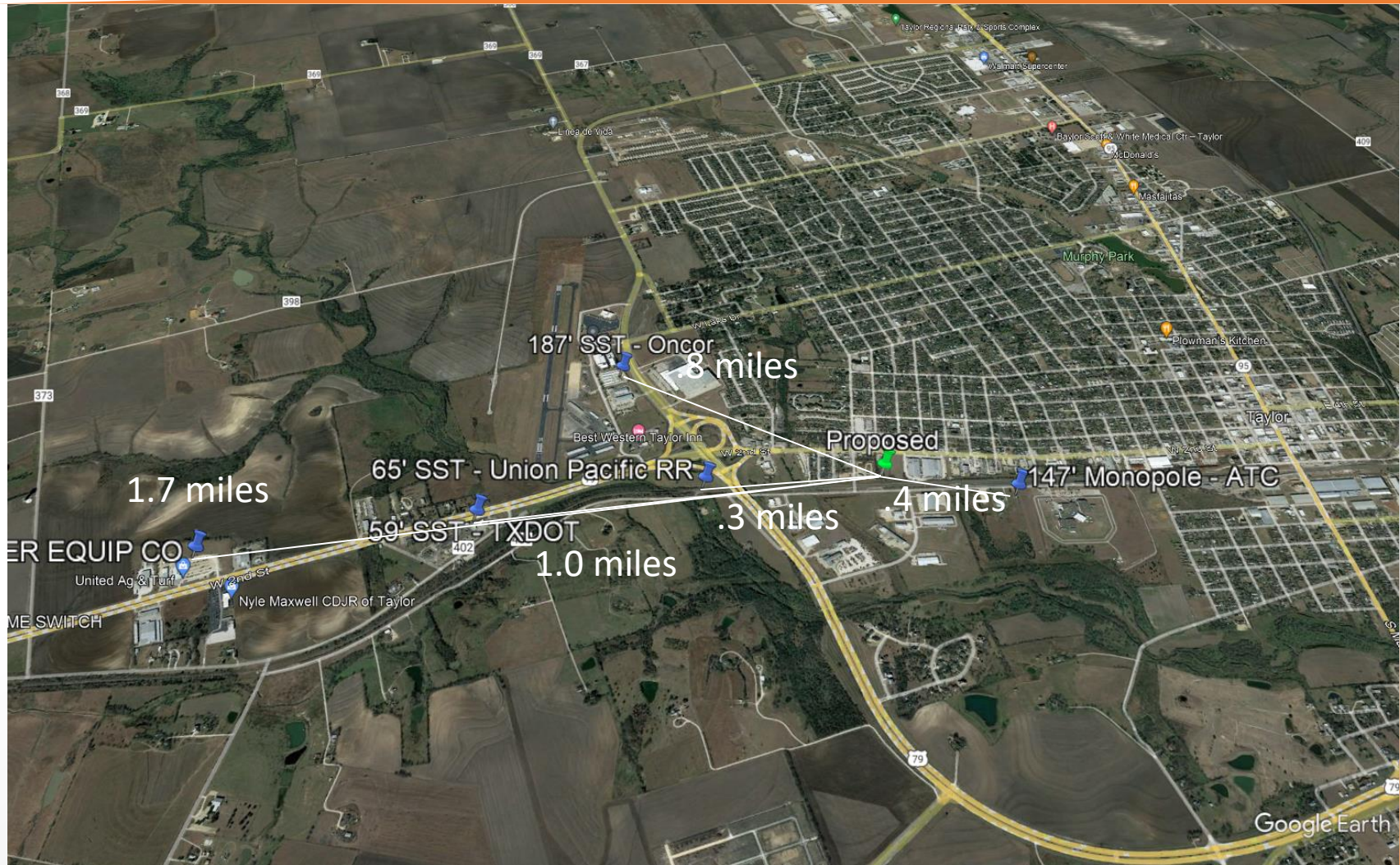
Verizon Network Sites



Analysis – Carrier Sites

- † Nearest Verizon tower is 1.1 miles away from proposed and is the site that needs to be offloaded
- † Nearest T-Mobile tower is 1.7 miles away from proposed site and that tower provides no coverage to the area of the proposed
- † Nearest AT&T tower is 1.7 miles away from proposed site and that tower provides no coverage to the area of the proposed

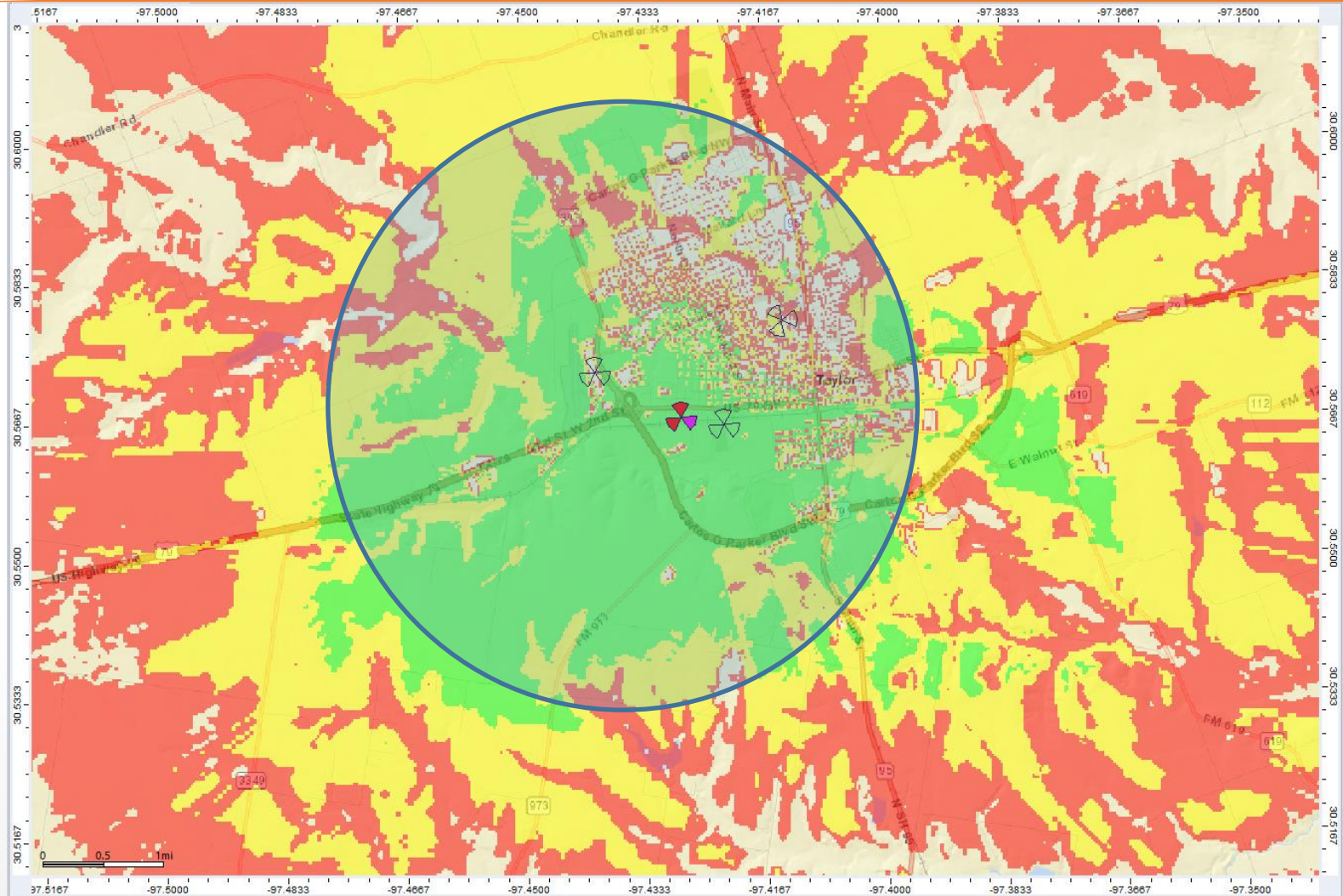
Other Towers in Area



Analysis – Other Towers

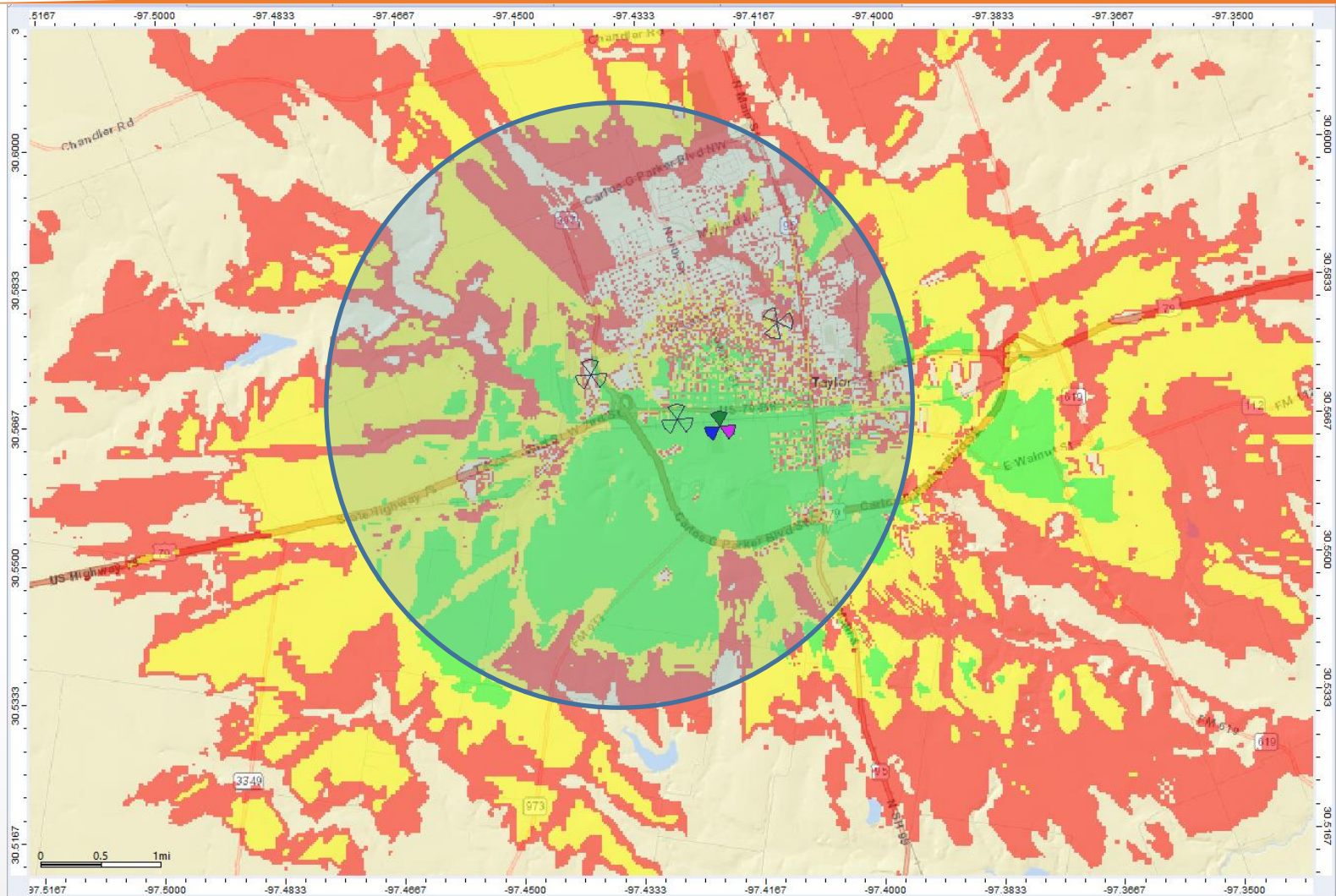
- † UPRR 65' SST – Railroad does not lease space to carriers on their towers
- † TXDOT 59' SST - Too far West of primary coverage objective and too short
- † COUFAL 100' SST – Too far West of primary coverage objective

Proposed site only coverage 155' AGL



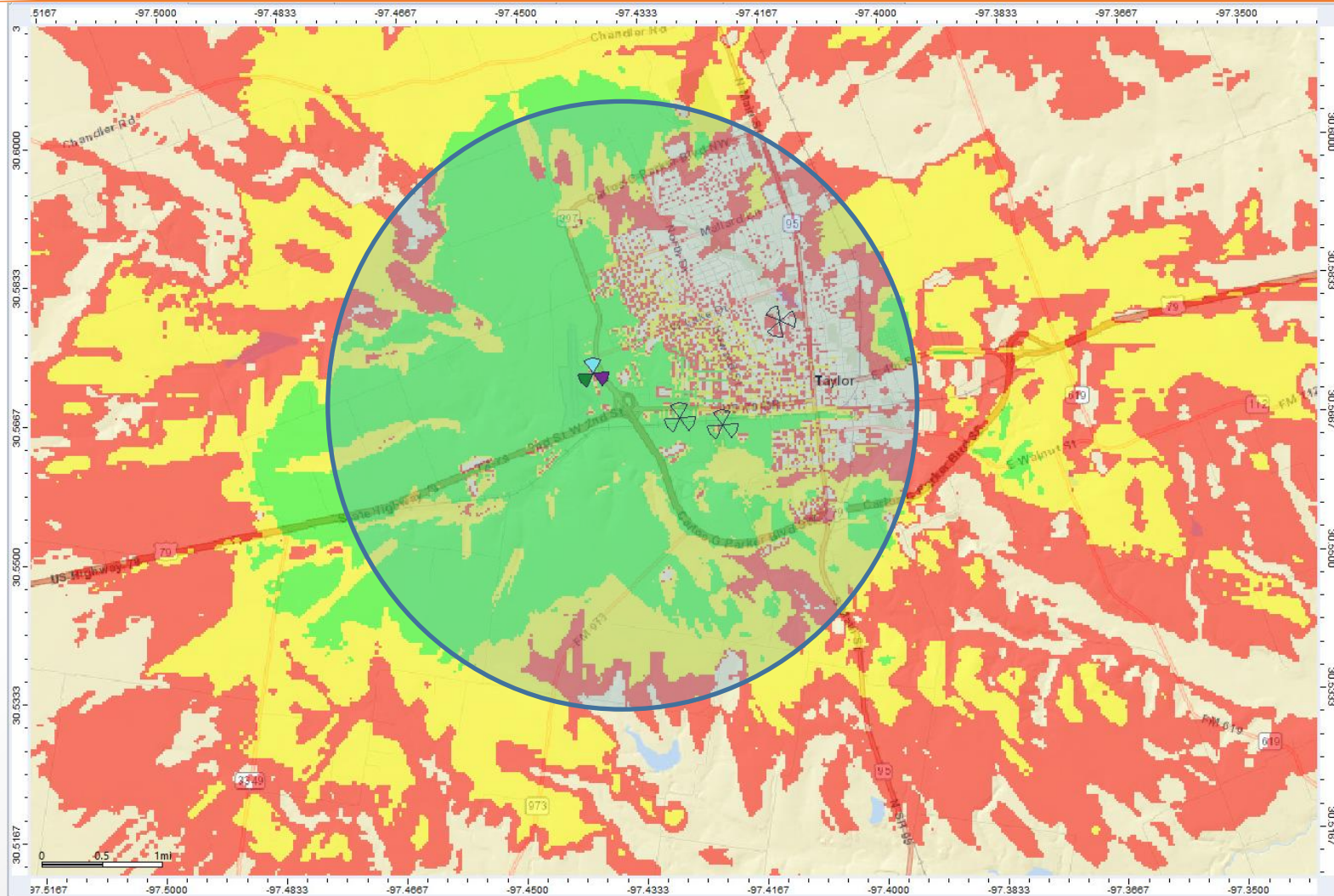
ATC site only coverage

102' AGL



Oncor site only coverage

115' AGL



Analysis – Other Towers

- † Oncor 187' SST – 115' AGL Available
 - Site does not provide as much coverage to the East and Southeast of proposed
- † ATC 147' Monopole – 102' AGL Available
 - Site does not provide as much coverage to the East of Proposed

Conclusion

- † Proposed tower is designed to allow multiple tenants to locate on the tower
- † Proposed tower is best candidate for Verizon needs for coverage and offload

KEY MAP





















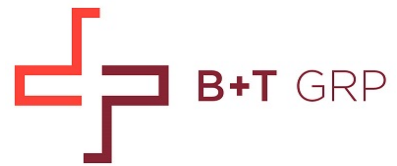












February 22, 2023

Matt Kline
Hemphill LLC
1350 North Louisville Ave
Tulsa, OK 74155
(918) 884-7756

B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject: No Fall Certification Letter
Hemphill Project Number: 1742
Hemphill Site Name: 1742 Taylor West
B+T Group Project Number: 1670106.001.01.0002

Site Data: 1699 W 2nd St, Williamson County, TX 76574
N 30.56673600, W 97.42786700
160' Foot – Self Support Tower

To Whom it May Concern:

As Requested by Hemphill, LLC, B+T Group is pleased to submit this "No Fall Certification Letter" for the 160' self support tower to be constructed at the Taylor West site.

This tower is designed in accordance with the TIA-222-H Standard. The tower is designed to support antennas, dishes, and transmission lines for 5 wireless carriers in accordance with B+T Group tower design dated 02/20/2023.

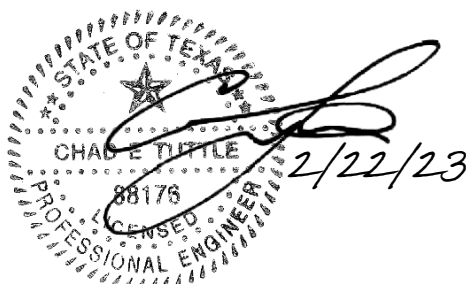
Telecommunications structures are designed in accordance with strict structural standards and conservative loading assumptions. It is extremely rare that a properly constructed and well-maintained tower will fail during a code load event. For steel lattice structures the primary loading is caused by wind which exerts lateral forces on the tower. A failure is assumed when the stresses in the steel exceed the yield strength of the material and a plastic deformation (i.e., permanent bend) occurs in one of the tower members. This plastic deformation can lead to member buckling. The bending or deflection tend to reduce the forces imparted by the wind which decreases the stress on the tower until the loading event has passed. Since permanent deflection occurs before buckling, the tower is structurally sound with a permanent deflection and can support the loads for which it was originally design which results in what can be considered a zero-foot fall radius.

I hope this letter satisfies your concerns. Please let me know if I may be of further assistance.

Report prepared by: Isaac Fulton

Respectfully submitted by: B+T Engineering, Inc.

Chad Tuttle, P.E.



B&T Engineering, Inc.
F-9683

EXHIBIT F



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2022-ASW-12997-OE

Issued Date: 01/11/2023

Jen Dreyer
Hemphill, LLC
1350 North Louisville
Tulsa, OK 74115-5137

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower 1742 Taylor West - Non CBand
Location:	Taylor, TX
Latitude:	30-34-00.30N NAD 83
Longitude:	97-25-40.30W
Heights:	550 feet site elevation (SE) 170 feet above ground level (AGL) 720 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 07/11/2024 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

EXHIBIT G

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5922, or debbie.cardenas@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-ASW-12997-OE.

Signature Control No: 536961561-567936675

(DNE)

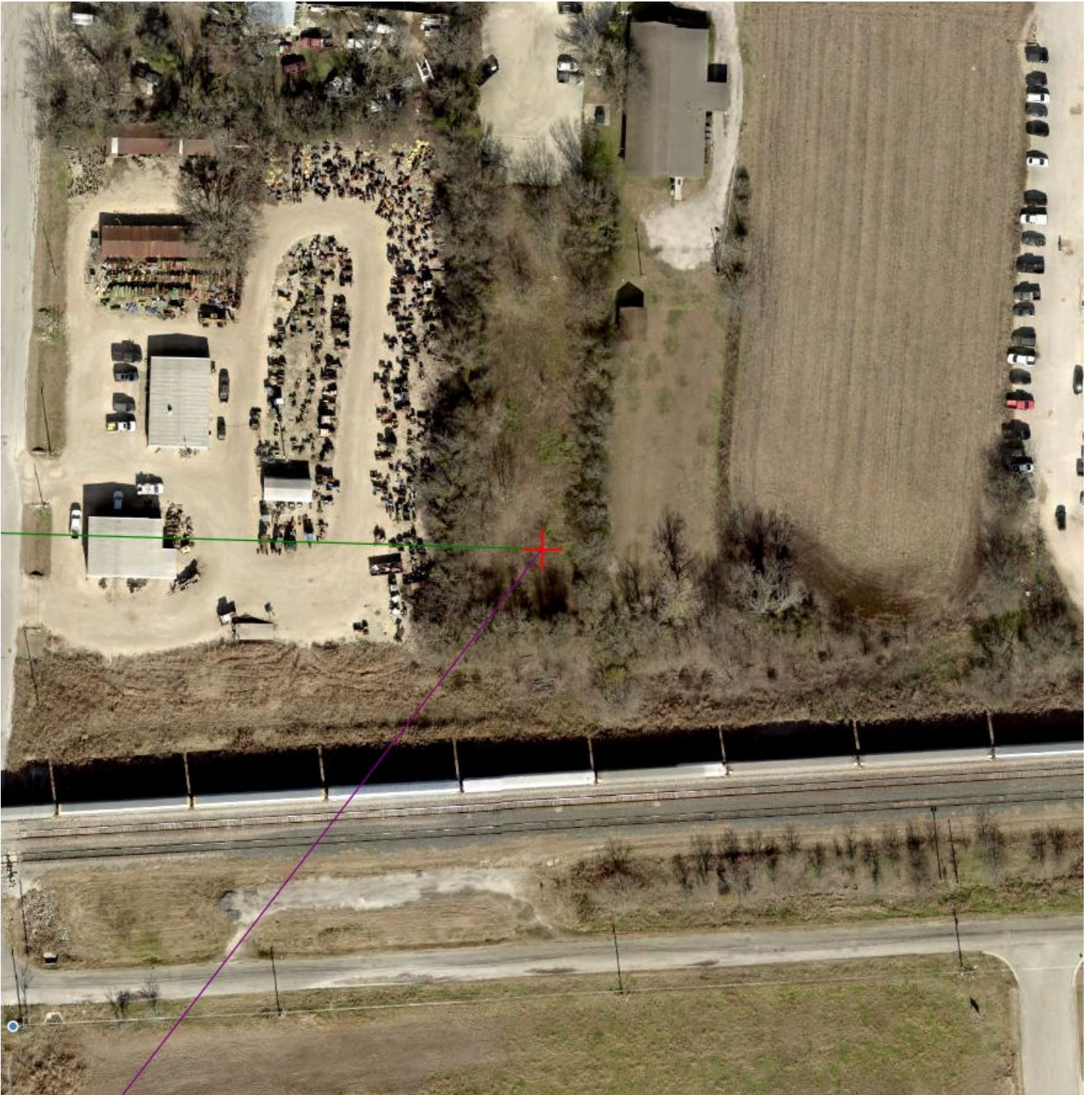
Debbie Cardenas
Specialist

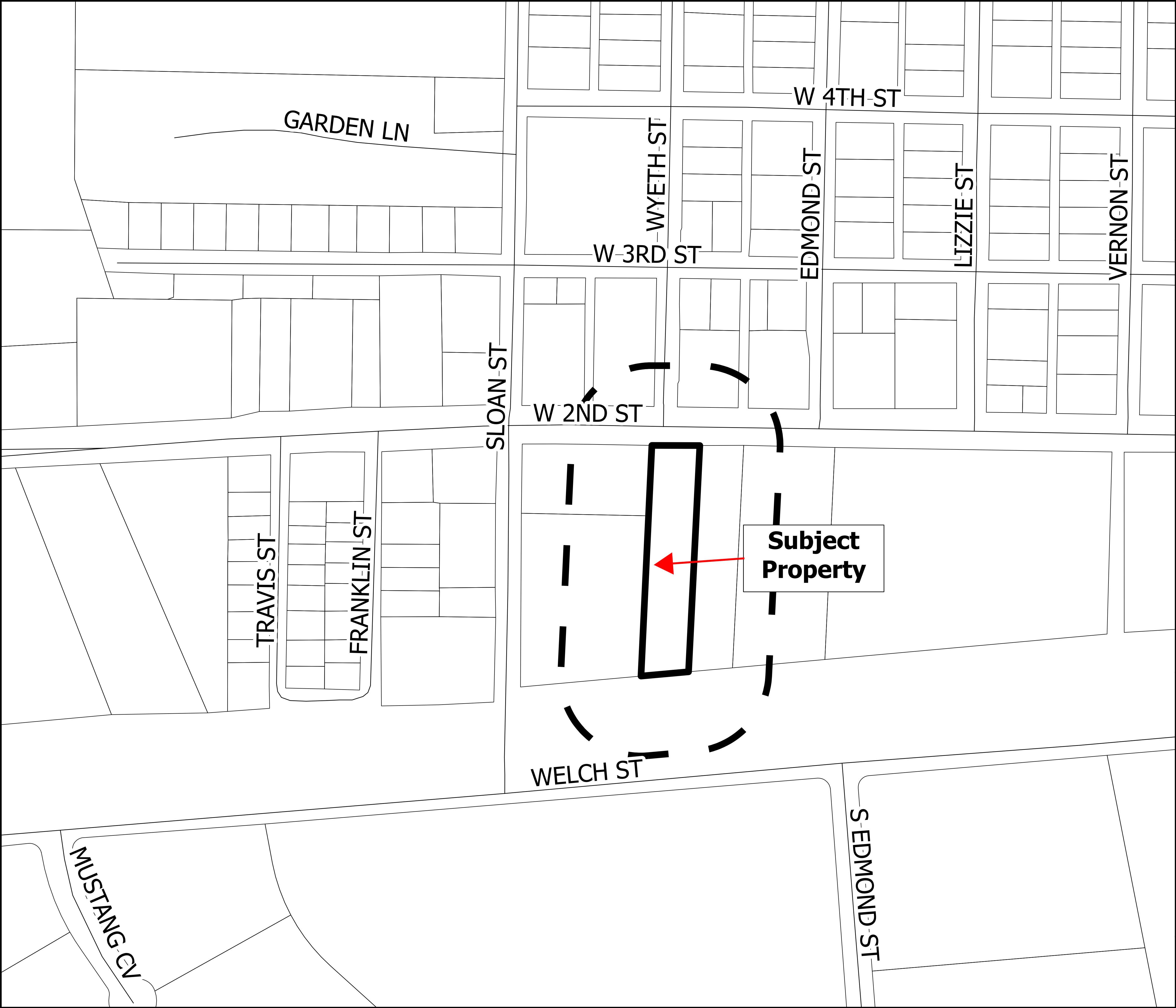
Attachment(s)
Frequency Data
Map(s)

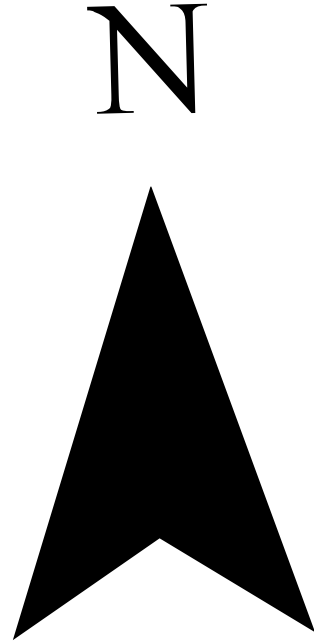
cc: FCC

Frequency Data for ASN 2022-ASW-12997-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W





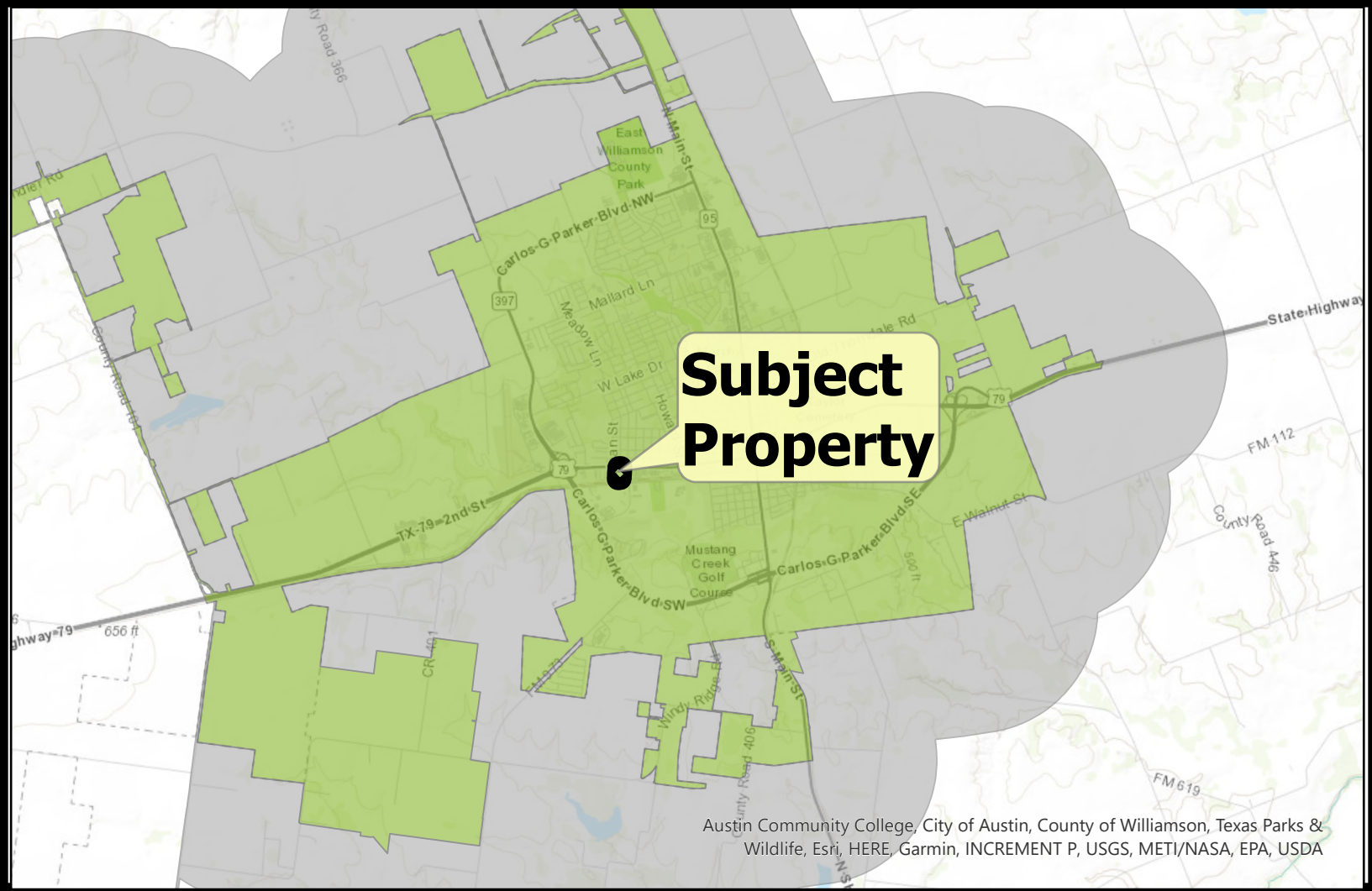


PZ-2023-1634

1742 Taylor West
Specific Use Permit
Notice Area Map
Approximately 1.13 Acres

Legend

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





ORDINANCE NO. 2023-XX

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A WIRELESS TELECOMMUNICATION TOWER AT 1701 W. 2ND STREET, LEGALLY DESCRIBED AS A 1.13 ACRE TRACT OF LAND DESCRIBED AS THE CENTER PART OF BLOCK 6, DOAK'S THIRD ADDITION TO THE CITY OF TAYLOR, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on April 27, 2023, to consider the request made by Ralph Wyngraden, Hemphill, LLC, Applicant of the property, respectively, which property is shown in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Specific Use Permit for a wireless communication facility, which is required if wireless communication facility towers exceed a height of 120-feet within an Industrial zoned district in accordance with Ordinance 97-2.

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 11, 2023, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

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

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

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

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

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

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-XX was introduced before the Taylor City Council on the 27th day of April, 2023.

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 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
(Survey/Legal Description)

EXHIBIT A

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.12 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 5/31/2022
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99988829
CONVERGENCE ANGLE: 1.49620833°
BENCHMARKS USED: D08863, DG5761, DN6089, DM4151, D08861, DG9111, DG5767, DG5763, DG9808

PARENT PARCEL

OWNER: BULLION FAMILY PARTNERSHIP, LTD.
SITE ADDRESS: 1701 W 2ND ST, TAYLOR, TX 76574
PARCEL ID: R016906
AREA: 1.13 ACRES (PER TAX ASSESSOR)
ZONING: M - 1 (LIGHT INDUSTRIAL)
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: INSTRUMENT NUMBER 2003098779

SITE INFORMATION

LEASE AREA = 5,625 SQUARE FEET (0.1291 ACRES)
LATITUDE = 30°34'00.25" (NAD 83) (30.566736°)
LONGITUDE = -97°25'40.32" (NAD 83) (-97.427867°)
AT CENTER LEASE AREA
ELEVATION AT CENTER OF LEASE AREA = 550.0' A.M.S.L.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

JUSTIN KYLE LAWRENCE
TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

DATE: 6/13/2022

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°27'50"W	14.62'
L2	N88°49'39"W	75.00'
L3	N01°10'21"E	75.00'
L4	S88°49'39"E	75.00'
L5	S01°10'21"W	75.00'
L6	N00°53'26"E	49.93'

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN SET
IPF	IRON PIN FOUND
RB	REBAR
OTF	OPEN TOP PIPE
UP	UTILITY POLE
LP	LIGHT POLE
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
EC	EDGE OF CONCRETE
BC	BACK OF CURB
OU	OVERHEAD UTILITY
GW	GUY WIRE ANCHOR
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE
HH	HANDHOLE
CP	CONCRETE PAD
BFO	BURIED FIBER OPTIC
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
SW	SIDEWALK
UG	UNDERGROUND UTILITY

	GAS VALVE
	ELECTRICAL METER
	WATER METER
	IRON PIN FOUND
	SEWER CLEAN-OUT
	FIRE HYDRANT
	UTILITY POLE
	WATER VALVE
	LIGHT POLE

2ND STREET — U.S. HWY 79
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

N/F
ROY L. MCCOY &
LANA G. MCCOY
PARCEL # R336177
INST. 2015082488
ZONED M - 1

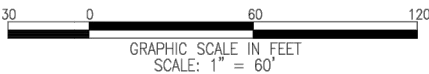
30' INGRESS-EGRESS
& UTILITY EASEMENT
(RIGHTS TO BE ACQUIRED)

WILLIAM R. WILLIAMS SURVEY
ABSTRACT 665

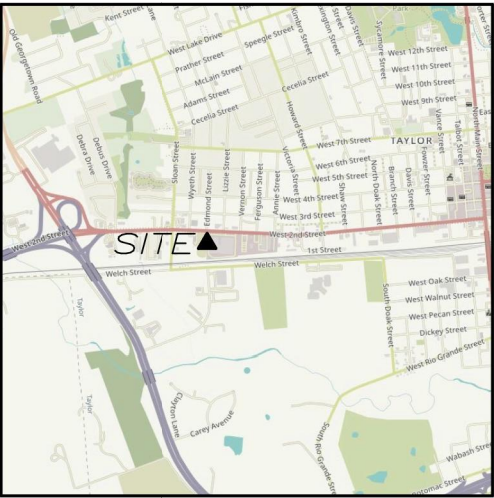
N/F
B&M TRACTOR PARTS, INC.
PARCEL # R016907
INST. 9540071
ZONED M - 1

N/F
FIRST MEXICAN BAPTIST CHURCH
PARCEL # R376419
VOL. 812 PG 11
ZONED M - 1

UNION PACIFIC RAILROAD
RAILROAD RIGHT-OF-WAY



(SURVEY NOT VALID WITHOUT SHEET 2 OF 2)



GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HEMPHILL, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35 [DATE OF LAST FIELD VISIT: 5/31/2022]

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) NORTH CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 48491C0533F DATED: 12/20/2019

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.



NO.	DATE	REVISION
1	6/23/22	TITLE REVIEW

POINT TO POINT LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
Texas Registration NO. 10194197



SPECIFIC PURPOSE SURVEY
PREPARED FOR:

HEMPHILL
1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

TAYLOR WEST
SITE NO. 617107189
WILLIAM R. WILLIAMS SURVEY,
ABSTRACT 665,
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

DRAWN BY: GJH
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: JUNE 13, 2022
P2P JOB #: 221125TX

SHEET:
1
OF 2



HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

POINT TO POINT LAND
SURVEYORS
100 GOVERNORS TRACE, STE.
103 PEACHTREE CITY, GA 30269
678-565-4440

PROJECT NO: 1742
PROJECT NAME: TAYLOR WEST
911 ADDRESS: TBD
DRAWN BY: RGH
CHECKED BY: MK/SLT/JRH

ISSUED FOR:

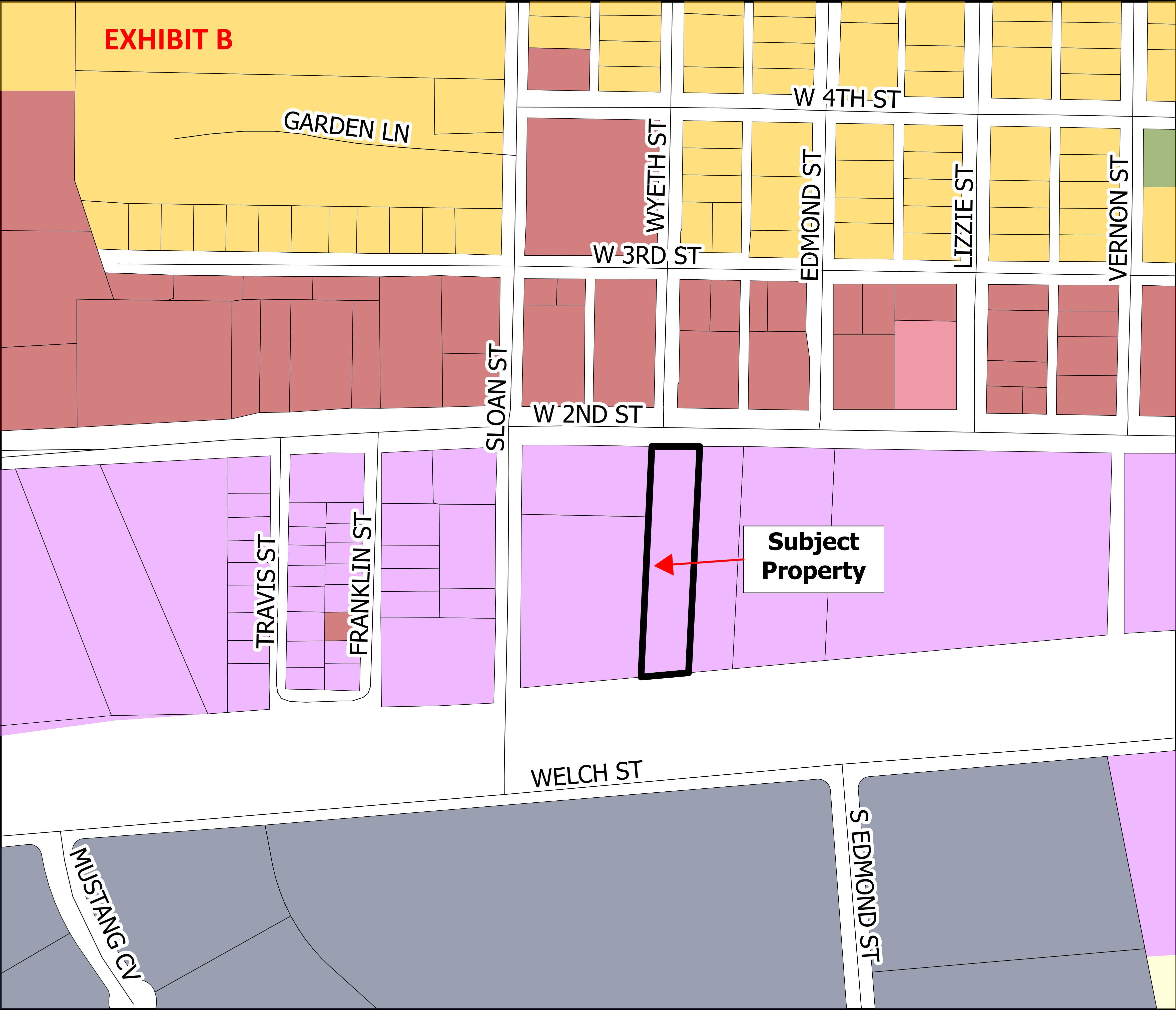
APPROVAL

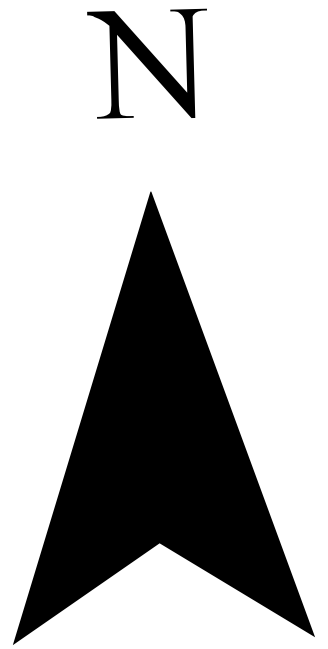
REV	DATE	DESCRIPTION
0	07/07/22	FOR APPROVAL

SCALE
N.T.S.

SITE SURVEY

SHEET NUMBER: C1-1
REVISION: 0





PZ-2023-1634

1742 Taylor West
Specific Use Permit
Location Map
Approximately 1.13 Acres

Legend

 Subject Property

 Parcels

 Streets

ZONING

 B-1

 B-2

 M-1 Light Industrial

 M-2 Heavy Industry

 MF-2 Multi-Family

 P Parks

 R-1 Single Family

