

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

March 14, 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, March 14, 2023.

The agenda packet is on the website at:

<http://www.taylortx.gov/Calendar.aspx?EID=4540&month=3&year=2023&day=14&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

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

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.

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.
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.

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.
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.

DISCUSSION ITEMS

13. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
14. Update regarding status of revisions and adoption of the Development Codes.

ADJOURN

Next Meeting Date: April 11, 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 **March 14, 2023**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 3-10-23
Carrie Orts, Administrative Assistant

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

PRESENT

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

ABSENT

Rick Selin
Steve Darden

OTHERS PRESENT

Tom Yantis, Assistant City Manager
Courtney Peres, Planning Manager, Development Services
McKenzi Hicks, Planning Tech, Development Services
Carrie Orts, Admin Assistant, Development Services

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

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 January 10, 2023.**

CONSENT AGENDA

2. **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.**
3. **PZ-2022-1604 – Consider disapproving Samsung Taylor Final Plat, consisting of approximately 1,216.17 acres of land, generally located near 1530 FM 973, more particularly described by Williamson Central Appraisal District Parcel R641664, part of and out of the H.T. & B.R.R. Co. Survey, Abstract No. 315, the H.T. & B.R.R. Co. Survey, Abstract No. 318, the Watkins Nobles Survey, Abstract No. 484, the Benjamin J. Tyler Survey, Abstract No. 631, the Lucius A. Tyler Survey, Abstract No. 632, the George N. Tyler Survey, Abstract No. 634, the G.W. Tyler Survey, Abstract No. 636, the Thomas B. Lee Survey, Abstract No. 800, and the Jacob Ebberly Survey, Abstract No. 923, Taylor, Williamson County, Texas.**

4. PZ-2023-1613 – Consider disapproving Taylor Southpark Section One Amending Plat, consisting of approximately 4.54 acres of land, generally located at 1901 Industrial Drive, more particularly described by Williamson Central Appraisal District Parcels R102842, R102845, and R102846, legally described as Lots 1, 2, and 3, Taylor Southpark Section One, Taylor, Williamson County, Texas.
5. PZ-2023-1620 – Consider disapproving Doak Addition Lots 2 and 3, Block 28 Amending Plat, consisting of approximately 0.32 acres of land, generally located at 705 Maple Street and 707 Maple Street, more particularly described by Williamson Central Appraisal District Parcels R016598 and R016599, legally described as Lots 2 and 3, Doak Addition to the City of Taylor, Taylor, Williamson County, Texas.

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

REGULAR AGENDA

ZONING

6. PZ-2022-1544 – Hold a public hearing regarding a request to change the zoning of approximately 78.53 acres of land, generally located north of the intersection of County Road 398 and Justin Lane, from the zoning upon annexation of R-1 (Single Family) and existing zoning of B-1 (Local Business) to Planned Development (PD) zoning with residential and commercial base districts, more particularly described by the Williamson Central Appraisal District Parcels R019617, R374022, R406295, and R406296, part of and out of the Samuel Pharrass Survey Abstract No. 496, Taylor, Williamson County, Texas.

Ms. Peres made a presentation including staff recommendation for approval of the proposed Zoning Map 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. No one stepped forward to address the Commission.

The public hearing closed at 6:11 P.M.

7. PZ-2022-1544 – Consider making a recommendation regarding a request to change the zoning of approximately 78.53 acres of land, generally located north of the intersection of County Road 398 and Justin Lane, from the zoning upon annexation of R-1 (Single Family) and existing zoning of B-1 (Local Business) to Planned Development (PD) zoning with residential and commercial base districts, more particularly described by the Williamson Central Appraisal District Parcels R019617, R374022, R406295, and R406296, part of and out of the Samuel Pharrass Survey Abstract No. 496, Taylor, Williamson County, Texas.

Ms. Everhart made a motion to approve a recommendation regarding PZ-2022-1544. Second by Mrs. Billings-Ray.

All present voted in favor (7-0). Motion carried.

COMPREHENSIVE PLAN AMENDMENT

8. **PZ-2023-1618 – Hold a public hearing regarding the second amendment of the Envision Taylor Comprehensive Plan, including modifications to refine the Growth Sectors Map and descriptions, amend the Future Land Use Map, amend Implementation Strategy #5, and create a new implementation strategy for special utility and financing districts in the extra-territorial jurisdiction.**

Ms. Leonard made presentation regarding the second amendment of the Envision Taylor Comprehensive Plan, including modifications to refine the Growth Sectors Map and descriptions, amend the Future Land Use Map, amend Implementation Strategy #5, and create a new implementation strategy for special utility and financing districts in the extra-territorial jurisdiction.

Mrs. Frazier asked if anyone in the audience would like to speak.

1. Mr. Chuck Farr asked questions related to Samsung which were addressed by Mr. Yantis.
2. Mr. Bill Albert resides along Highway 79 and stated his concerns about the potential development of his property.

The public hearing closed at 6:37 P.M.

9. **PZ-2023-1618 – Consider making a recommendation regarding the second amendment of the Envision Taylor Comprehensive Plan, including modifications to refine the Growth Sectors Map and descriptions, amend the Future Land Use Map, amend Implementation Strategy #5, and create a new implementation strategy for special utility and financing districts in the extra-territorial jurisdiction.**

Mrs. Billings-Ray made motion to recommend approval of the modification to the Envision Taylor Comprehensive Plan. The vote was seconded by Ms. Everhart. All present voted in favor (7-0). Motion carried.

DISCUSSION ITEMS

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

Mr. Yantis stated that the only item that went forward to Council at the last meeting was the SUP for the Liquor Store on W. 2nd Street and it was approved.

Adjournment - Meeting adjourned at 6:40 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 disapproving 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 out 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 fourth 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

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

Date: March 9, 2023

Address: Cecelia Street & Debus Drive, Taylor 76574

Permit Number PZ-2022-1494

Dear Mr. 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 plans. Comments from this review follow.

To provide sufficient time to result in a thorough resubmittal staff would highly recommend scheduling a comment resolution meeting within a week of receipt of this review letter if the applicant is uncertain about addressing staff's comments.

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. 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 plans (SIP).**

Subdivision Improvement Plans

1. Sheet 02 GENERAL NOTES - Update sheet to provide inclusion of supplemental testing in Nov and Dec of 2022?
2. Sheet 02 GENERAL NOTES - Use date of final approved Geotechnical/Pavement Report for Cecelia Street.
3. Sheet 05 EXISTING CONDITIONS - Flow data for all storms is incongruent with the model and the table on page 2 of this report. Please update tables for accuracy.
4. Sheet 05 EXISTING CONDITIONS - Update contours of the pond. Contours incongruent with the detention pond plan
5. 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
6. Sheet 08 EROSION CONTROL PLAN - This tree near the west driveway is receiving Tree Protection but it appears to be in the middle of the proposed sidewalk
7. Sheet 10 CECELIA ST PLAN & PROFILE STA 1+00 TO END Provide a standard detail for curb ramps proposed in the plan set
8. Sheet 11 CECELIA STREET INTERSECTION GRADING & SIGNAGE PLAN - Verify what is happening to this tree near the west driveway. See General Notes #29 Label tree size & species
9. Sheet 11 CECELIA STREET INTERSECTION GRADING & SIGNAGE PLAN - Verify: Are these TC spot elevations are at back of curb, so $570.72 - 570.55 / 6 \text{ ft} = 2.83\% < 2.00\%$ Confirm this grading meets ADA

10. Sheet 14 PAVING DETAILS - Include the 50-ft street section as a detail. A pdf of this detail will be uploaded in the My Government online portal.
11. Sheet 14 PAVING DETAILS - Include a detailed pavement section with material types.
12. Sheet 15 UTILITY DETAILS 1 OF 3 - Include the 50-ft street section as a detail. A pdf of this detail will be uploaded in the My Government online portal.

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

Geotechnical Report

1. Page 9 of 38 – Table 3.2 – Recommended Flexible Base Section - Per CoT EM minimum flex base thickness is 14 inches for Local Street.
2. Page 9 of 38 – 3.3.2 Rigid Pavement - Verify: There is no rigid pavement design output in App C.
3. Page 32 of 38 – TxDOT Flex paving system report - Table 3.1 in report indicate 4,584 psi for the subgrade modulus, not 12,000.

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

Drainage Report/Engineer's Report

1. Page 2 of 68 - Flow data for all storms is incongruent with the model and the table on the "EXISTING DRAINAGE AREA MAP" Please revise table for accuracy.
2. Page 6 of 68 - Flow data for all storms is incongruent with the model and the table on page 2 of this report. Please update tables for accuracy.
3. Page 7 of 68 - Update the pond contours. These contours are incongruent with the detention pond plan.

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.

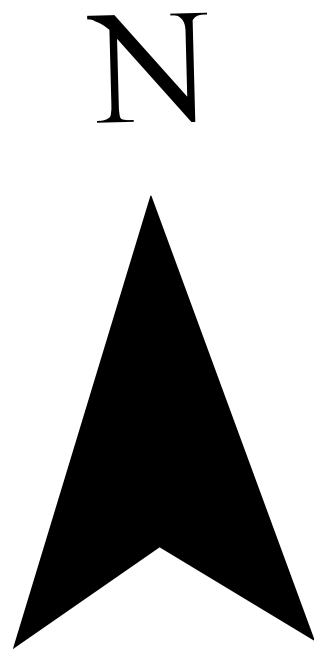
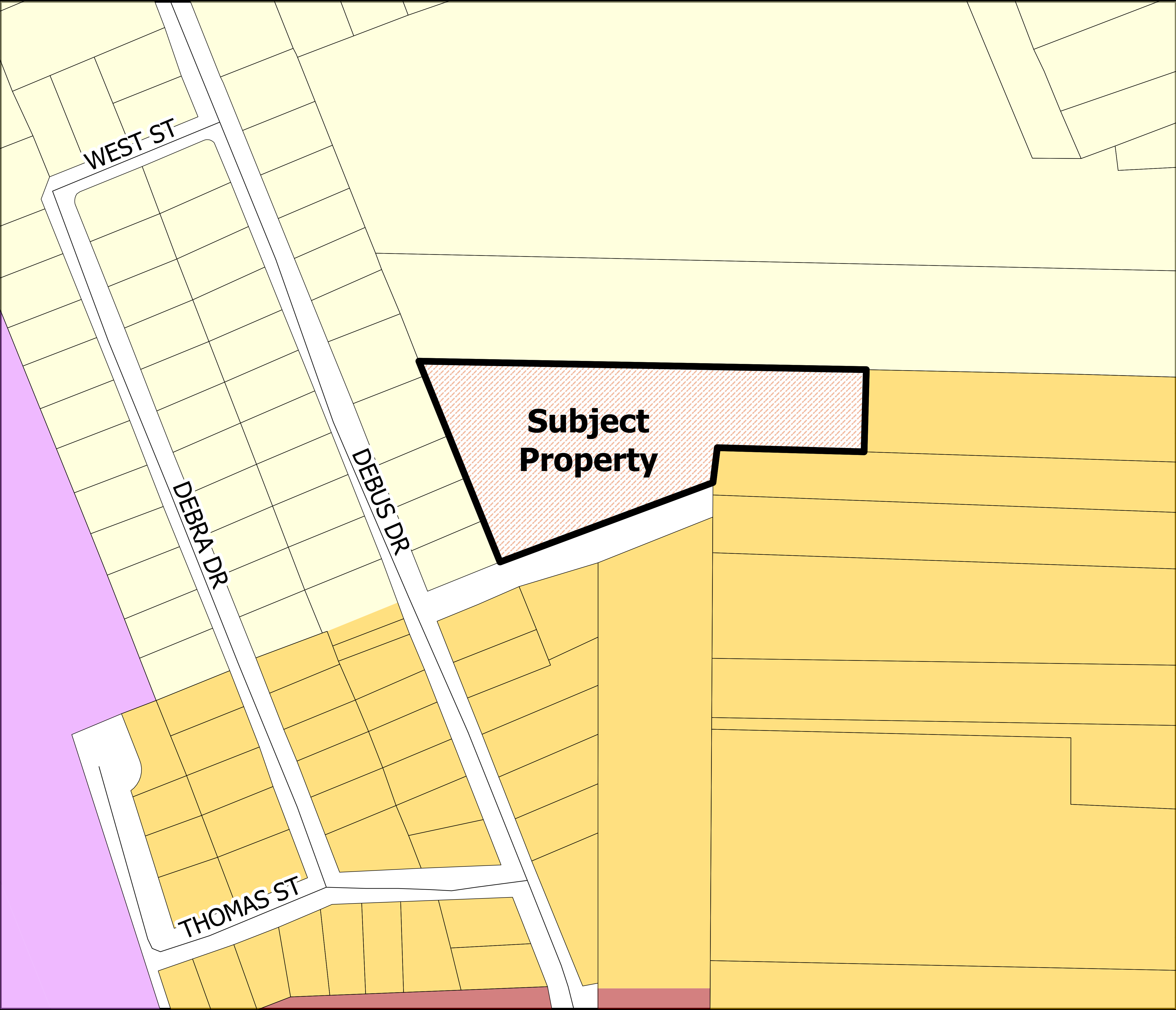
1. Reviewed and the fire department's previous comment has been addressed.

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

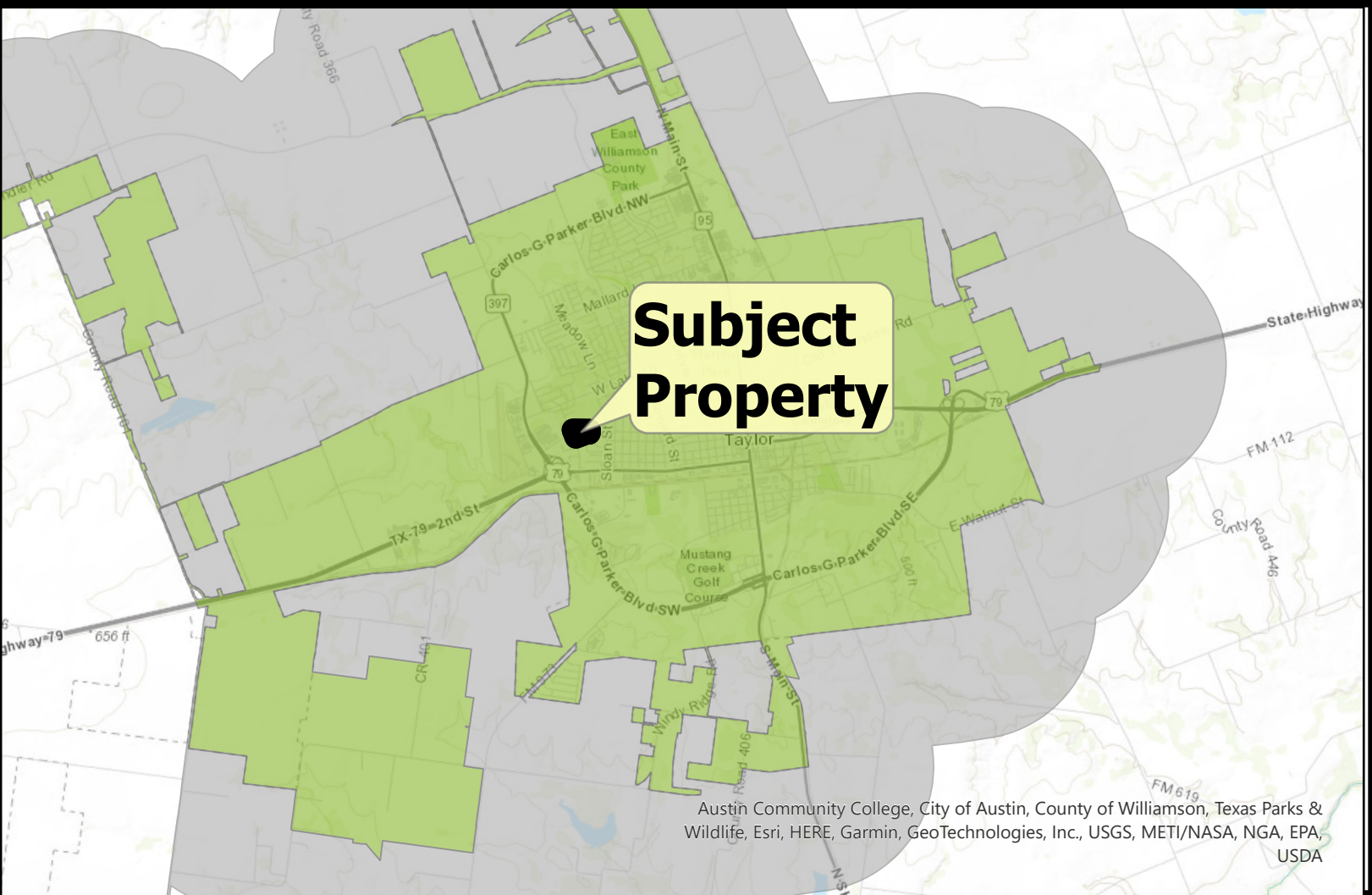


PZ-2022-1494

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

Legend

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



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

Item Details

Requested Action:	Consider disapproving The Retreat at Mallard Subdivision Improvement Plans
Address/Location:	Generally located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of N.W. Carlos G. Parker Boulevard and Mallard Lane
Legal Description:	Approximately 19.62 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1
Current Use:	Vacant
Applicant:	Trevor Tast, P.E./TX2 Engineering
Case History:	This is the second 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

Trevor Tast
TX2 Engineering
645 Floral Ave Ste C
New Braunfels TX 78130
Trevor@TX2engineering.com

Date: Thursday, March 9, 2023

Address: Mallard Lane, Taylor 76574

Permit Number PZ-2022-1564

Dear Trevor Tast,

Staff has completed its review of The Retreat at Mallard SIP that is to be located at Mallard Lane, Taylor, TX 76574. There are some corrections that need to be made prior to approval. **Since there are outstanding comments, staff recommends having a comment review meeting to discuss any remaining comments and strongly recommends scheduling this meeting to occur before March 17, 2023.** Comments from this review follow.

Planning Department Comments

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

Approved without comments.

Engineering Department Review

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

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

Subdivision Improvement Plans (Construction Plans)

1. Sheet [08] C6.0 PROPOSED GRADING PLAN - Comment outstanding: Response provided is unclear, there is a detention easement provided behind the homes yet lot grading is to the east, diagram shows drainage on east sides of lots. Please clarify and demonstrate compliance with EM 8.19.2, 8.19.4, and 8.19.5.
2. Sheet [10] C8.0 PLAN & PROFILE - JASON DRIVE - Revise graphic shown near curve data table
3. Sheet [12] C8.2 PLAN & PROFILE - OAKLAWN DRIVE - Revise maintenance access dimension shown near detention pond inlet.
4. Sheet [24] C11.3 STORM INLET DRAINAGE BASIN CALCULATIONS - Comment outstanding. Please include passing flows for each inlet to demonstrate compliance with EM 6.1.10.f.
5. Sheet [26] C13.0 STORM SEWER LINE A - P&P - Profile is missing utility crossings, please rectify.
6. Sheet [26] C13.0 STORM SEWER LINE A - P&P - Address conflict with inlet box and wastewater service.
7. Sheet [29] C13.3 STORM SEWER LINE E - P&P - Comment outstanding. Show wastewater service connections on the profile and demonstrate no conflicts. (all sheets)
8. Sheet [29] C13.3 STORM SEWER LINE E - P&P - Address conflict with junction box and wastewater service line.
9. Sheet [29] C13.3 STORM SEWER LINE E - P&P - Address conflict with inlet box and ww service line.
10. Sheet [30] C13.4 STORM SEWER LINE G, H - P&P - Water and wastewater crossings missing on plan and profile
11. Sheet [34] C15.0 DETENTION POND PLAN & DETAILS - Comment outstanding. Please show AP-A on the plans.

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

Stormwater Drainage Report

1. Page 58 of 180 - Hydrograph Return Period Recap, Sheet 2 - Comment outstanding. Model flows do not match those reported on the plans (Sheet 11.0, table Analysis point discharge summary)
2. Page 70 of 180 - Pond Report - Sheet 14 - Comment outstanding. confirm pond bottom was updated to 602.0' in the model and results are valid.

Geotechnical Report

Previous comments have been resolved with the resubmittal date 2/3/23 and no further comments provided.

Fire Department Comments (PZ)

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

Reviewed with no comments.

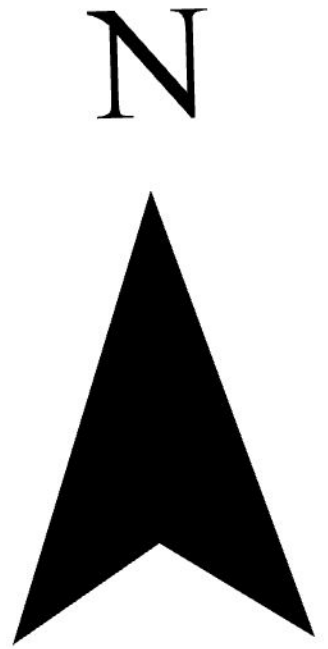
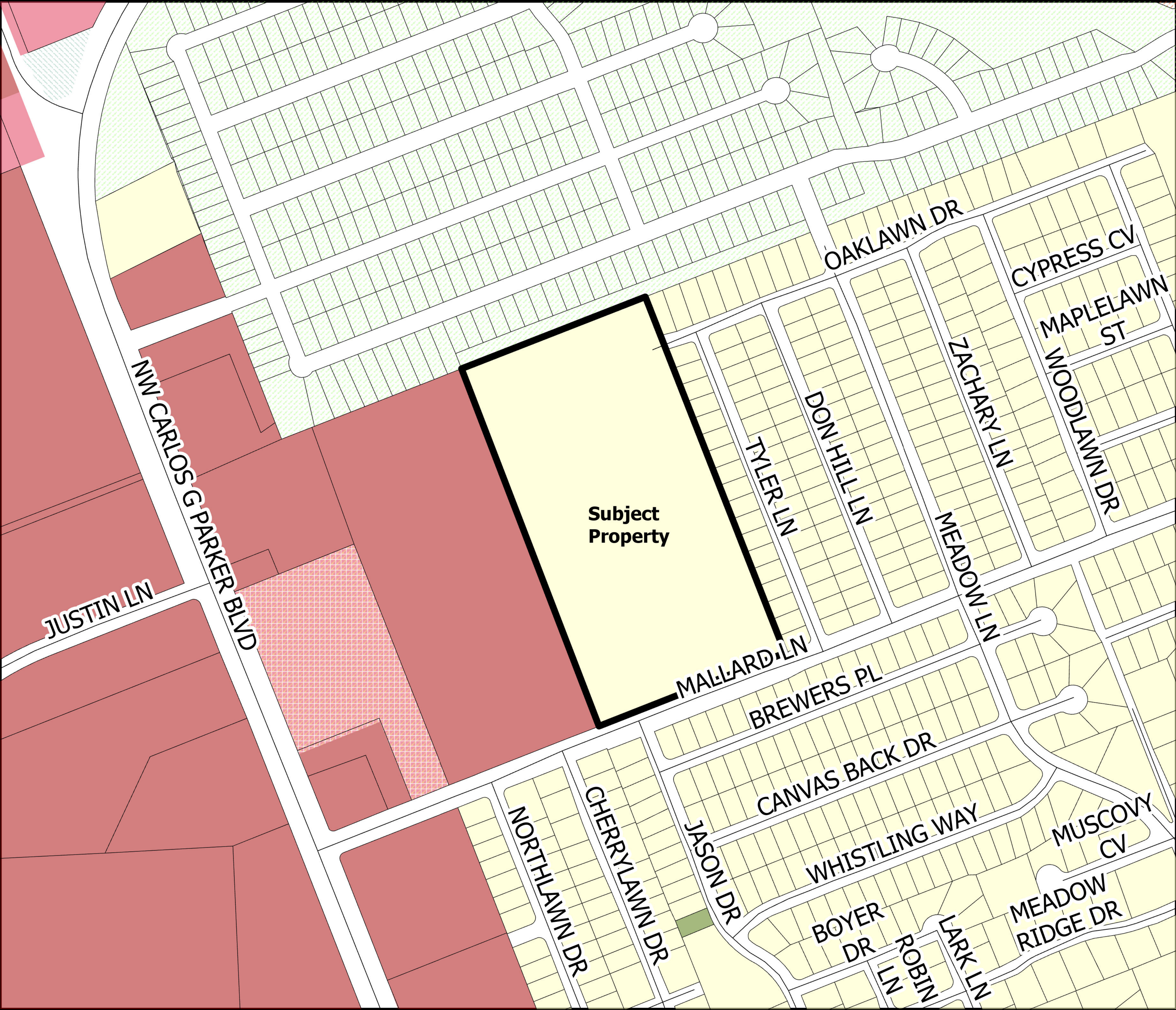
Please revise the plan set to address the comments noted above. Following revision, submit the plan set electronically with a resolution letter in PDF format.

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

Thank you,

A handwritten signature in black ink, appearing to read 'M. Hicks'.

McKenzi Hicks
Development Services

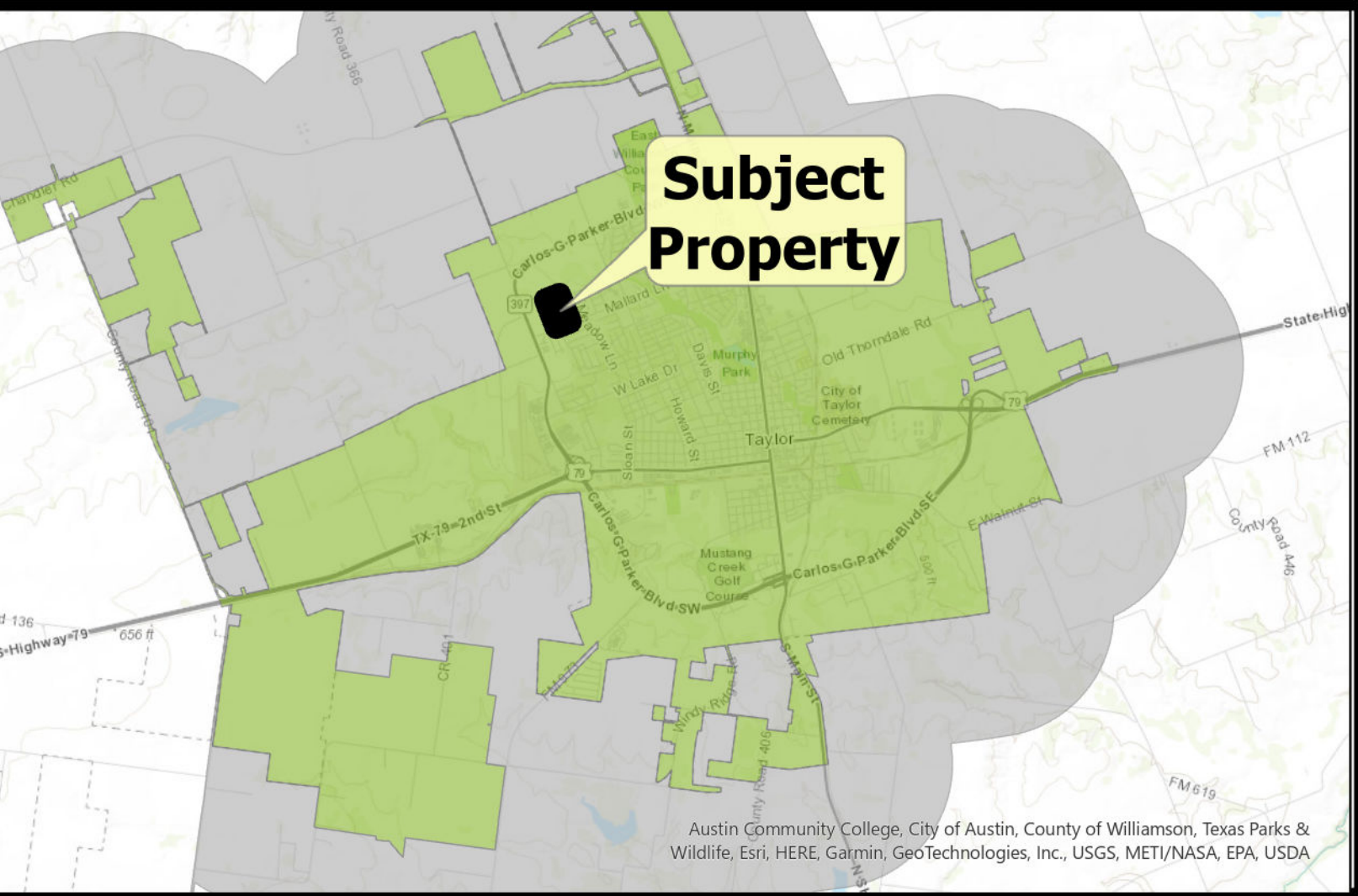


PZ-2022-1564

The Retreat at Mallard SIP
Location Map
Approximately 19.62 Acres

Legend

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



City of Taylor
PZ-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 second 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: Thursday, March 9, 2023

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

Permit Number PZ-2022-1591

Dear Ross Monte,

Staff has completed its review of The Steel Network Subdivision Improvement Plans that is to be located at 1601 Martin Luther King Jr. Blvd., Taylor, TX 76574. There are some corrections that need to be made prior to approval. **Since there are outstanding comments, staff recommends having a comment review meeting to discuss any remaining comments and strongly recommends scheduling this meeting to occur before March 17, 2023.** Comments from this review follow.

Planning Department Comments

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

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 at (713) 576-3691 or 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 OVERALL SITE PLAN - These two paving hatches are too similar. Please differentiate.*
2. *Sheet 07 OVERALL SITE PLAN - Labeling is incongruent. Please choose one name and keep it consistent through the set*
3. *Sheet 08 PAVING DETAILS - For portions in the floodplain, verify how the trail will comply to floodplain development requirements.*
4. *Sheet 13 GRADING PLAN 1 OF 3 - Please add additional information to the planset, i.e. stationing, centerline radii, slope, for the shared use path to demonstrate AASHTO Guide of Bicycle Facilities (2012) compliance. (TYPICAL)*
5. *Sheet 13 GRADING PLAN 1 OF 3 - Verify stationing/controls for sidewalk construction. Will this be used from the water line plan & profiles?*
6. *Sheet 16 STORM A PLAN AND PROFILE - Confirm IN and OUT properly labeled. Looks like water flows from plan right to plan left*
7. *Sheet 16 STORM A PLAN AND PROFILE - Confirm IN and OUT properly labeled. Looks like water flows from plan right to plan left*
8. *Sheet 16 STORM A PLAN AND PROFILE - 60" is the span. Please use congruent labeling though the set.*
9. *Sheet 17 STORM B PLAN AND PROFILE - Confirm IN and OUT properly labeled. Looks like water flows from plan right to plan left*
10. *Sheet 17 STORM B PLAN AND PROFILE - Confirm IN and OUT properly labeled. Looks like water flows from plan*

right to plan left

11. *Sheet 17 STORM B PLAN AND PROFILE - 1' foot of freeboard required per 8.11.6.a*
12. *Sheet 20 UTILITY PLAN WL-A STA 1+00 TO 8+00 - How will this go underneath the road? Waterline to be cased under roadway per EM 6.11*
13. *Sheet 20 UTILITY PLAN WL-A STA 1+00 TO 8+00 - Label easements on plan.*
14. *Sheet 20 UTILITY PLAN WL-A STA 1+00 TO 8+00 - Show missing roadway linework*
15. *Sheet 20 UTILITY PLAN WL-A STA 1+00 TO 8+00 - Review proposed water line for air release valves in accordance to engineering manual 6.7 AIR RELEASE AND FLUSHING VALVES, Part A.*
16. *Sheet 21 UTILITY PLAN WL-A STA 8+00 TO 15+00 - Label easements on plan.*
17. *Sheet 21 UTILITY PLAN WL-A STA 8+00 TO 15+00 - Unresolved comment: Provide additional in- line isolation valves for the proposed water line.*
18. *Sheet 22 UTILITY PLAN WL-A STA 15+00 TO END - Recommend labeling WL-B "by others"*
19. *Sheet 22 UTILITY PLAN WL-A STA 15+00 TO END - Recommend labeling WL-B appurtenances "by others" if not part of this public improvements.*
20. *Sheet 26 TRAFFIC CONTROL PLAN - Traffic control plan does not account for construction of waterline within the right turn slip lane. How can construction occur in this lane while it is shown to not be closed?*

Fire Department Comments (PZ)

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

Reviewed with one comment to be site inspected.

1. Taylor's hydrant detail note #7 is to reflect that caps and chains **are to be** supplied with the hydrant.

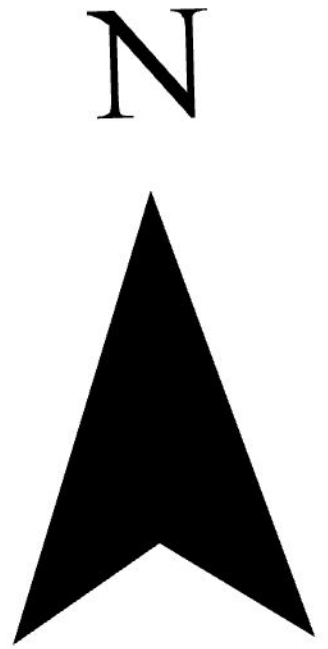
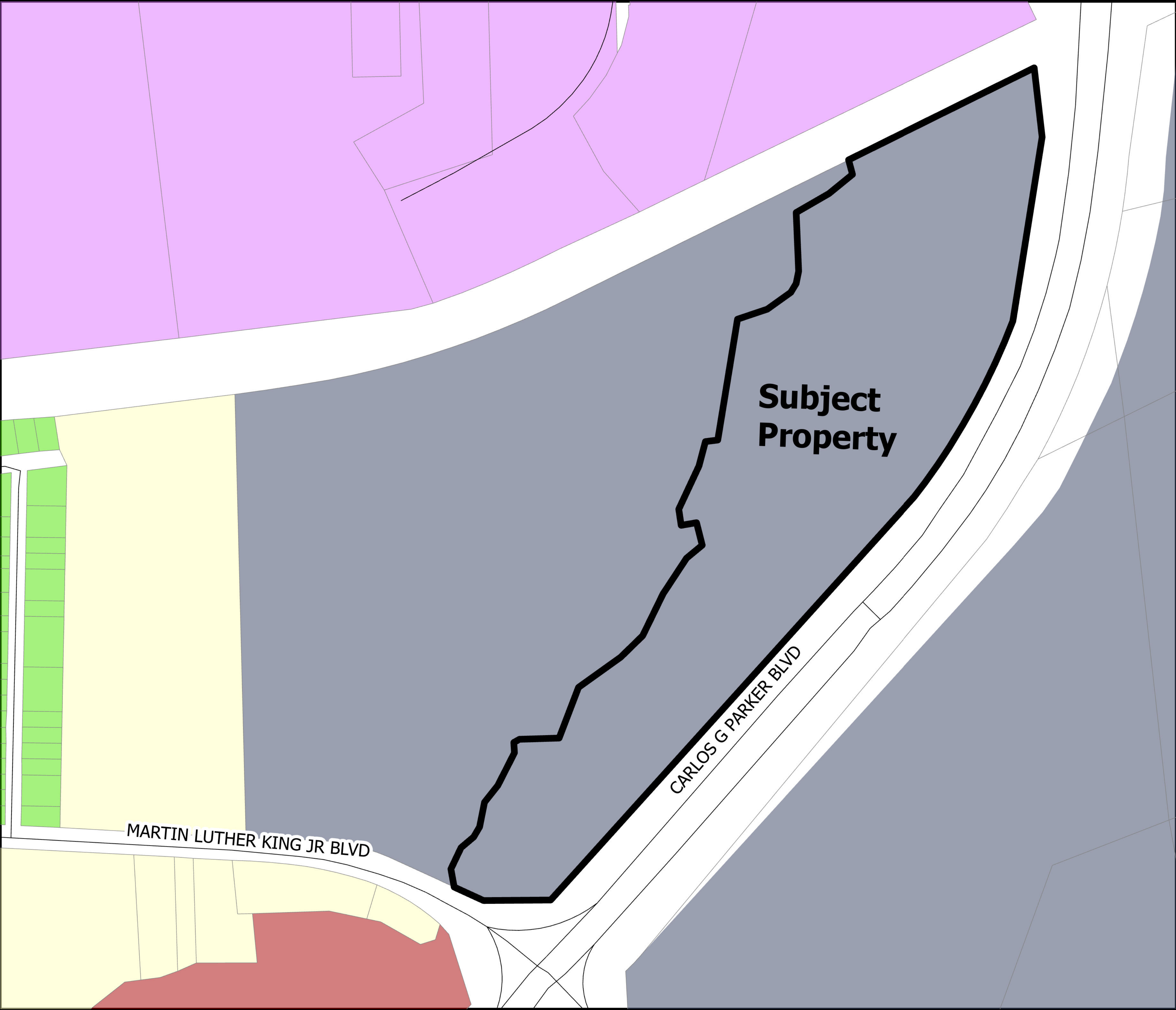
Please revise the plan set to address the comments noted above. Following revision, submit the plan set electronically with a resolution letter in PDF format.

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

Thank you,



McKenzi Hicks
Development Services

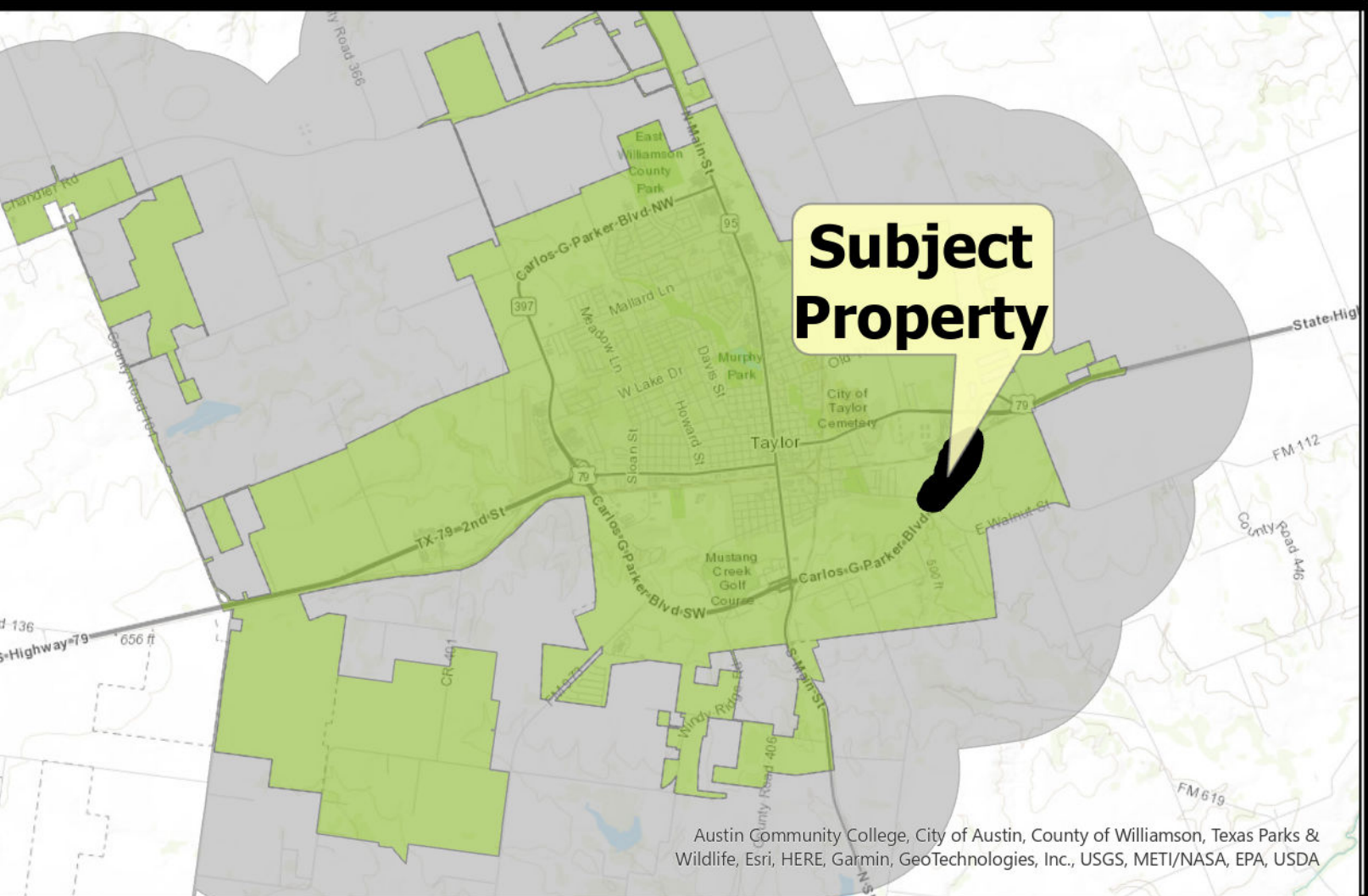


PZ-2022-1591

**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-2022-1598
Northside Preliminary Plat
Staff Report**

Item Details

Requested Action:	Consider disapproving Northside Preliminary Plat
Address/Location:	Generally located at the northeast corner of the intersection of NW Carlos G. Parker Boulevard and North Drive
Legal Description:	40.18 acres of William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1/RPD & B-1/CPD
Current Use:	Vacant
Applicant:	Isabelle Parcel/Dunaway Associates, LLC
Case History:	This is the second submission of the preliminary plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends disapproval of the proposed preliminary plat.

Attachments

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



City of Taylor

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

Isabelle Parcel
Dunaway Associates
5707 Southwest Pkwy, BLDG.2 STE 250
Austin TX 78735
iparcel@dunaway.com

Date: Friday, March 10, 2023

Address: NW Carlos G. Parker Blvd. & North Dr., Taylor 76574

Permit Number PZ-2022-1598

Dear Isabelle Parcel,

Staff has completed its review of the Northside Preliminary Plat that is to be located at NW Carlos G. Parker Blvd. & North Dr., Taylor 76574. There are some corrections that need to be made prior to approval. **Since there are outstanding comments, staff recommends having a comment review meeting to discuss any remaining comments and strongly recommends scheduling this meeting to occur before March 17, 2023.** Comments from this review follow.

Planning Department Comments

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

1. For all adjacent property owner information (specifically for the property owners in the neighboring Hunter's Run subdivision), include the property owner's names, not just addresses.
 - Revise the property owner's name for R403299 to Shaukat Abbasi.
 - Revise the property owner's information for R403959 to Glen & Carolyn Flint.
 - Revise the property owner's information for R403214 to Susan & Alfredo Gonzalez.
 - Revise the property owner's information for R403213 to Steffan & Kylie McCoy.
 - Revise the property owner's information for R403212 to Jonathan & Lilia Hundley.
 - Revise the property owner's information for R403175 to RCT HOLDINGS LLC - 1408 SHERRY DRIVE SERIES.
 - Revise the property owner's information for R403211 to Cristni & Eugene Hinesley Jr.
 - Revise the property owner's information for R403210 to Michael & Stacey Prillaman.
 - For the larger properties surrounding the subdivision (e.g., Vorwerk Farms LLC, EVK Holdings III LLC, Taylor ISD, etc.) provide the document numbers for the most recent deeds.
 - For R018651, provide the R# and deed information.
2. Lot 33 (within the T5 zone) exceeds the 180 ft. maximum lot width requirement on page C.12 of Ord. 2022-06.
3. Any existing easements shown shall include recording information (Document Number) and the listed beneficiary (refer to 7(d) within the Additional Information section of the City of Taylor Subdivision Application).
 - Add the document number for the City of Taylor drainage easement across Carlos G. Parker (within the John M. Cuba Addition), directly south of R403214.
4. Revise the electric provider under Note A in the Notes to "ONCOR."
5. List the requirements restrictions under Note F in the Notes.
6. Revise the word "Minimun" to "Minimum" under Note D in the Notes.
7. Clarify the purpose of the stubs off pedestrian streets into local streets.
8. Is Lot 8 within Block A proposed to be a flag lot?
9. Potentially reserved ROW should be addressed via a plat note and not a label on the plat.
10. An additional page shall be added to account for the following required signature blocks:
 - Owner (Elizabeth Krueger)
 - Owner (Geraldo Reyes)
 - Lien Holder
 - Engineer
 - Surveyor
 - Williamson County Clerk
 - Planning & Zoning Commission (two signature spaces - one for the Chair (Donna Frazier) and one for

the Secretary (Amy Everhart)

Engineering Department Review

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

*See the Associated Documents Section of the permit page for a PDF of the plat document containing engineering comments.

Preliminary Plat

1. Remove structure outlines and show only lots.
2. Update revisions table with current revision
3. Private Alley 2 - Dimension alley width.
4. Include: R.O.W. in legend/abbreviations
5. Update designations to match City Comprehensive Plan (Transportation Plan) street types not those found in the Planned Development Document
6. Verify and update FIRM panel effective date to be 12/20/2019
7. Lots: Complete dimensions and bearings for front, rear, and side lot lines. (Typical) (Subdivision Ord. 3.2.16.b)
8. A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
9. Provide note for sidewalk requirements/locations
10. Provide this section of Private Alley 12 as 24' width.
11. Update revisions table with current revision
12. Public utility easements will be required for locations of utilities within Civic Space
13. Provide a full plat heading including the legal information as noted in Taylor Platting Application - Plat Content #4
14. Provide amount of ROW dedicated if not new streets - Taylor Platting Application - Plat Content #5f

Northside Subdivision - EVK Homes, HDR Review TIA Comments, 12/6/22

- Table 1 should also identify the roadway classification per the City of Taylor's Comprehensive Plan or provide a note on the table that says which roadways are not included in the Comprehensive Plan.
- The project is proposing six driveways, which should comply with spacing requirements per the Comprehensive Plan.
- Pg. 38, the City accepts PHF for the intersection, but since PHF by approach was used, and it's a more conservative analysis, revision is not needed.
- Heavy Vehicle percent by movement is accepted by the City.
- Pg. 47, turn lane requirements for Driveway 7 should be coordinated with TxDOT.
- Sight distance requirements are not met at Driveway 6 by 35 feet; however, there is clear sight distance to the signal at FM 397. This is acceptable given that City spacing requirements are met.
- Table 11 recommended improvements and pro-rata share estimates seem to be in line with the site's impact. Developer should build the improvement at Driveway 7 with construction of Driveway 7, assuming the design is accepted by TxDOT. All off-site costs should be posted prior to approval of the first site plan or as determined by City Staff.

Fire Department Comments (PZ)

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

1. Taylor's minimum fire flow requirement is 500 gallon per minute for not less than 2 hours. The plat notes 1500 gallons per minute.
2. The alleys shall be named for addressing purposes. Street name shall be approved by Williamson County Addressing.

Urban Design Review

The following comments have been provided by Mike Watkins. Should you have any questions or require additional information regarding any of these comments, please contact Mike Watkins at (301) 675-6223 or by email at mike.watkins@me.com.

Thoroughfares

1. Resolved.
2. This radiused corner should be eliminated, unless there is a special reason it is still radiused.
3. Resolved.
4. Resolved.
5. The end of an alley stub should fall entirely on one lot, and be sized to accommodate a two-car garage (ideally with an apartment above). See sketch in attachment.
6. Block C Lot 1 should extend to the end of the alley, possibly with a path connecting to the pedestrian street. This would also be an ideal location for a garage with an apartment above.
7. Block G Lots 6-9 may be platted this way, although the frontage on a narrow path facing the side of a building is not ideal. Consider instead platting as only one lot like Block K Lot 1.

Private Lots

1. Block D Lots 29 and 30 are not shaped in a way that allows the front facade of the primary building to be parallel to the front property line. Each also needs a front lot line wide enough to fit the intended building type (27' is very narrow if the buildings are detached).
2. Steps/corners in front lot lines should occur at side lot lines throughout. This includes straight-line (not curving) bends in the front lot line, unless the building on that lot will bend in the same way.
3. Interior side lot lines should be perpendicular to the front lot line, including when the front lot line is curved. The PD Standards do not justify any deviations from this principle given the current layout.
4. Resolved
5. Lots should be platted with consistent buildable area including sufficient width for garages in the rear of each lot.
6. Resolved.
7. If plans are currently being developed only for Phase 1, then only Phase 1 should be platted.
8. See comments on phasing plan.
9. Lots 8-11 of Block A and Lots 1-2 of Block B should be platted to allow commercial and mixed-use buildings that front Caraway Drive and the adjoining square. The current lot shapes do not imply building footprints that would achieve this.

Urban Details

To be addressed in later submissions.

Utilities

1. Resolved.
2. Resolved.

Drainage

1. Resolved.
2. Resolved.

Phasing

1. Boundaries between phases should be drawn so that both sides of a street, or all sides of a civic space, are built in the same phase. See suggestions for phase boundaries on the drawing to the left.
2. Mailbox locations should be refined in later submissions so that they complement the design of civic spaces and encourage socializing.

Thoroughfare Names and Addressing

See attachment.

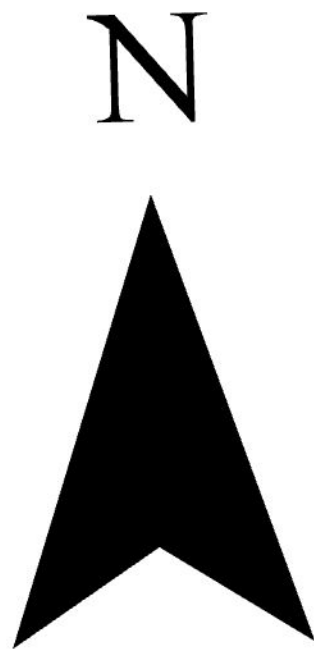
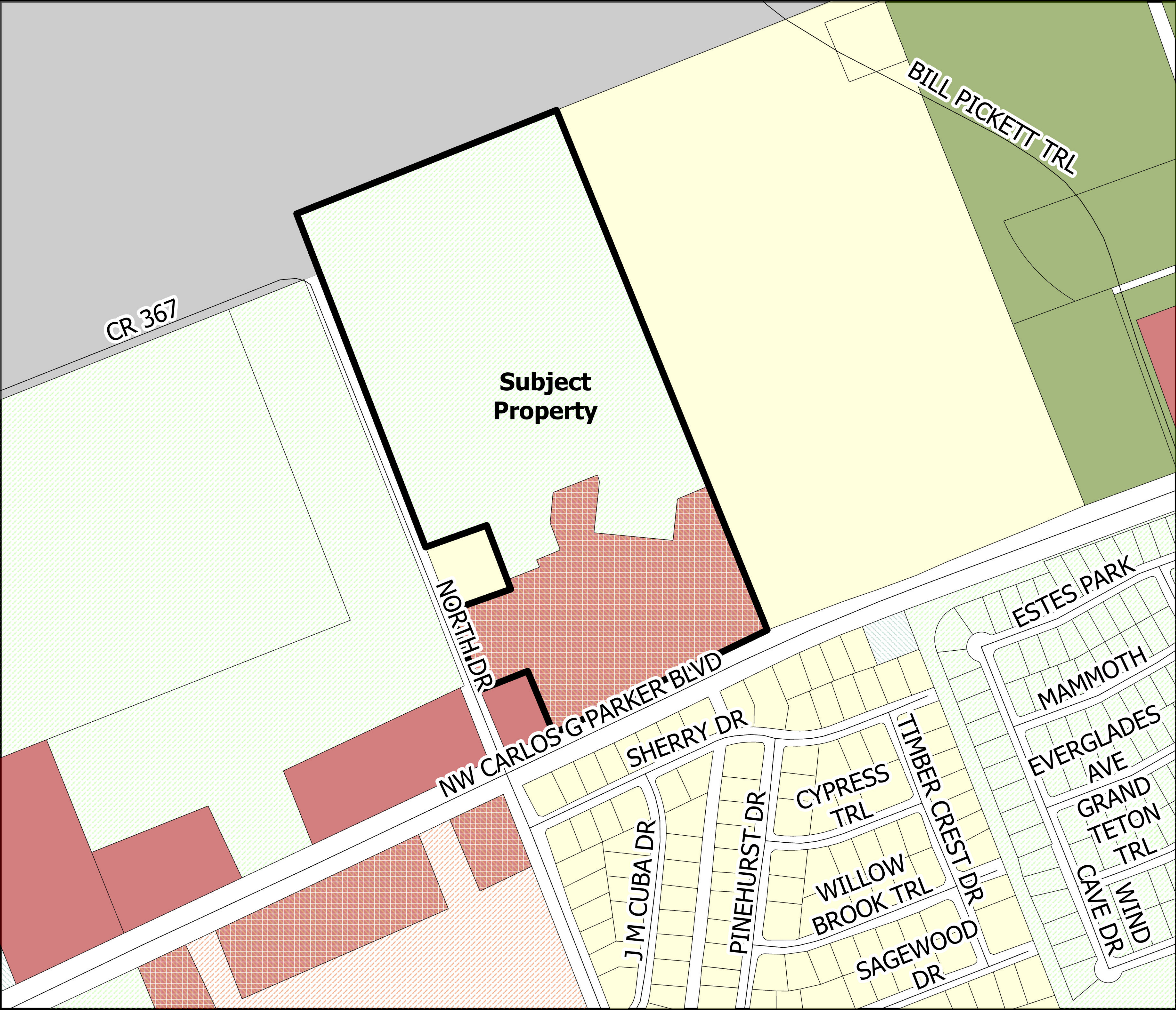
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,

A handwritten signature in black ink, appearing to read "M. Hicks". The signature is fluid and cursive, with a large initial "M" and a stylized "Hicks".

McKenzi Hicks
Development Services

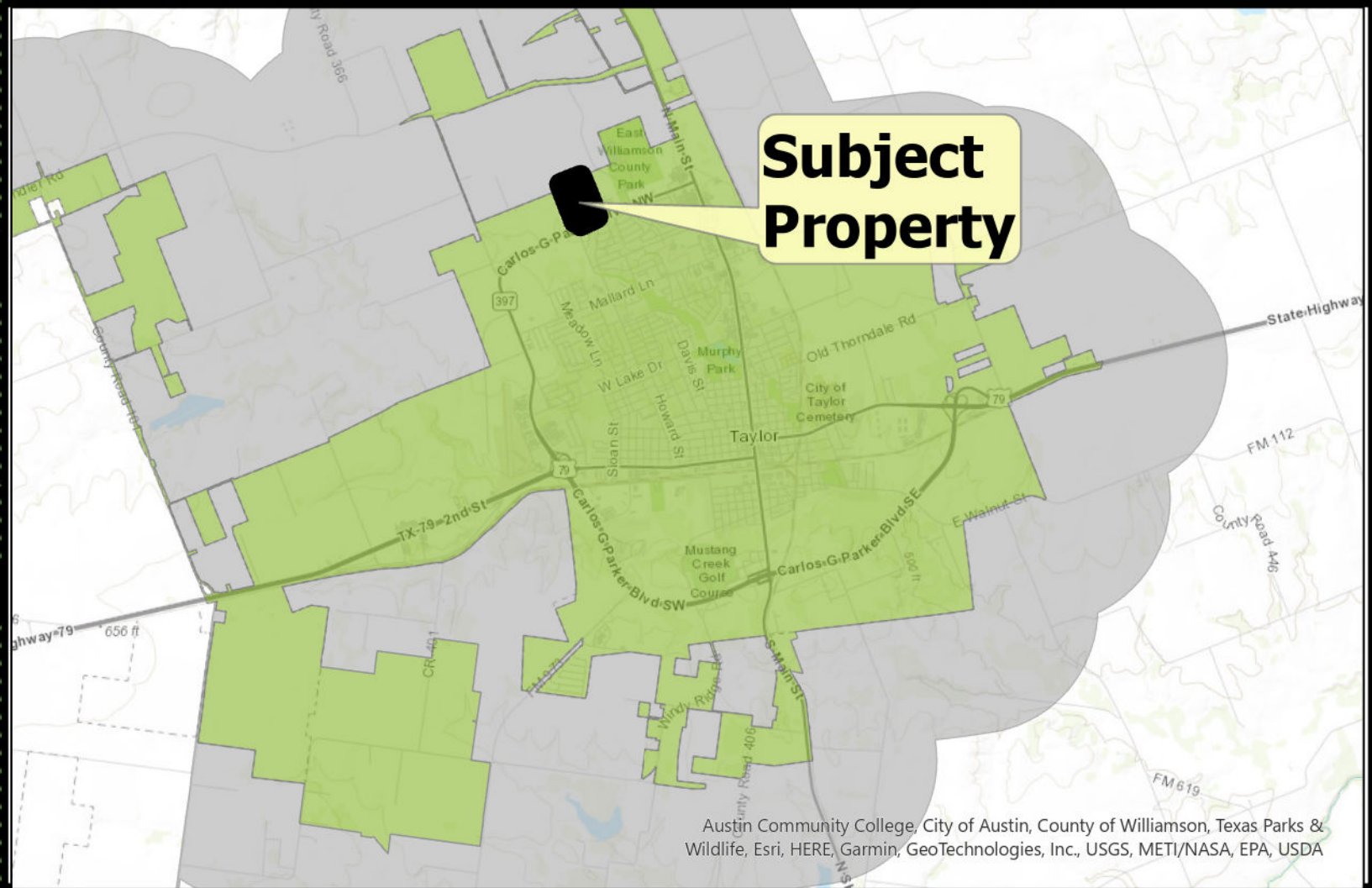


PZ-2022-1598

**Northside Preliminary Plat
Location Map
Approximately 40.18 Acres**

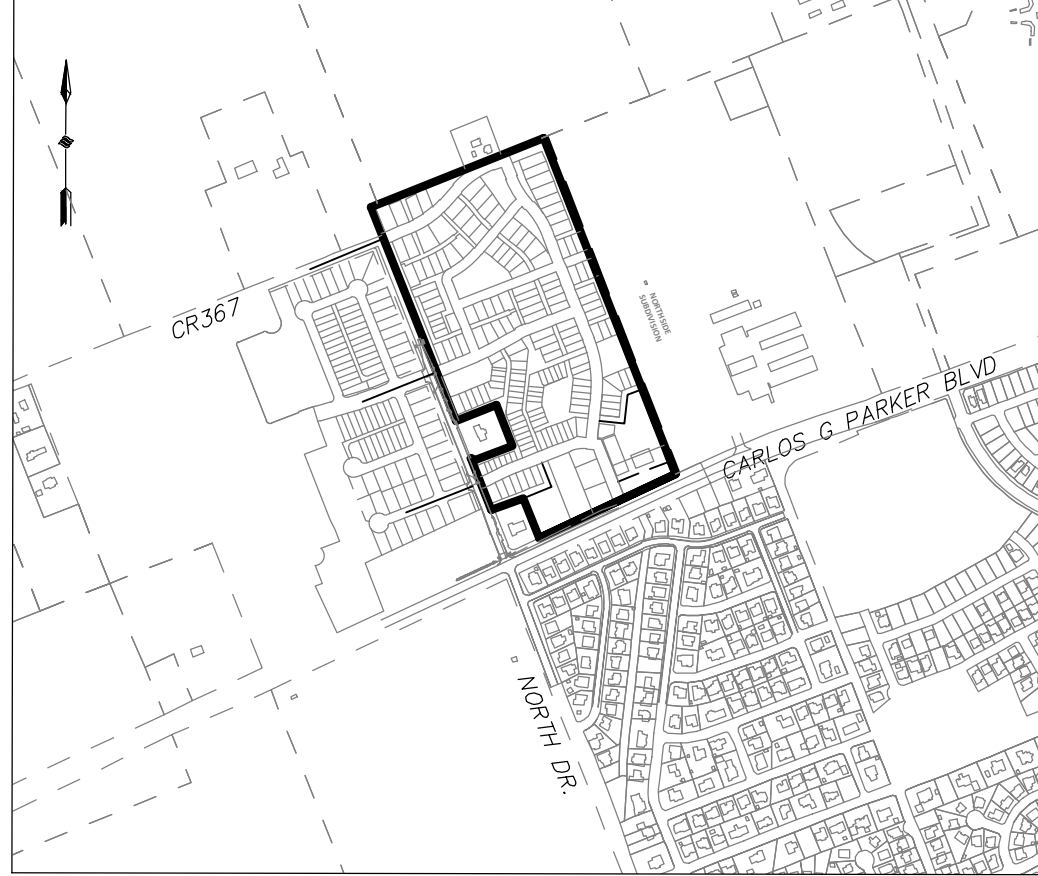
Legend

- ETJ
- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- B-1/CPD
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture
- MF-1/RPD



TAYLOR ISD
304 NW CARLOS G PARK
BLVD, TAYLOR, TX 76571
PARCEL ID: R427380

TAYLOR ISD
304 NW CARLOS G PARK
BLVD, TAYLOR, TX 76571
PARCEL ID: R427380



VICINITY MAP
N.T.S.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	211.63	470.00'	25°47'34"	N54°28'13"E	209.84
C2	220.38	470.00'	26°53'58"	S54°58'15"W	218.37
C3	175.85'	470.00'	21°26'16"	S32°18'54"E	174.83'
C4	176.70'	470.00'	21°32'27"	N32°15'48"W	175.66'
C5	294.84	600.00'	28°09'19"	N7°53'44"W	291.88'
C6	96.95'	200.00'	27°46'32"	S82°17'30"W	96.01'
C7	94.00'	1085.00'	4°57'49"	S60°55'39"W	93.97'
C8	43.36'	500.00'	45°58'07"	S65°55'28"E	43.35'
C9	38.05'	35.00'	62°17'09"	N52°40'40"W	36.20'
C10	97.61'	740.00'	7°33'28"	N64°30'36"E	97.54'
C11	63.78'	470.00'	7°46'32"	S64°37'09"W	63.73'
C12	56.90'	39.00'	83°35'53"	S20°05'29"W	51.99'
C13	181.78'	470.00'	22°09'38"	N50°48'36"E	180.65'
C14	40.24'	180.00'	12°48'28"	S46°08'01"W	40.15'

LINE TABLE			
LINE NUMBER	LINE BEARING	LINE LENGTH	
11	S68°24'15"W	72.20	
12	S21°33'46"W	30.55	
13	S21°35'46"W	99.97	
14	S87°09'14"E	19.65	
15	S63°26'34"W	50.12	
16	S68°06'59"W	14.95	
17	S87°49'14"E	12.19	
18	S52°32'15"W	27.00	

BENCHMARKS:
BM *1 CHISLED SQUARE " " CUT ATOP OF CURB AT THE NE CURB RETURN OF
CC *458 PINEHURST AND WILLOWBROOK
FB 102/28 ELEV.= 596.825

BR *2 CHISLED SQUARE " " CUT ATOP OF CURB AT THE NE CURB RETURN OF
CC *410 WILLOWBROOK AND TIMBERCREST DR.
FB 102/28 ELEV. = 598.005

BM *3 RAILROAD SPIKE FOUND IN POWER POLE AT THE SW CORNER OF NORTH
CC *311 367) AND F.M. 397
FB 102/29 ELEV.= 608.955

BR *4 RAILROAD SPIKE FOUND IN POWER POLE AT THE NW CORNER OF THE JO.
CC *106 M. CUBA ADDITION. +/- 1.269 FEET EAST FROM THE INTERSECTION OF
FB 102/29 NORTH DR. AND F.M. 397.
ELEV. = 608.745

NOTE
1. PRIVATE ACCESS LOTS SHALL BE USED FOR DRAINAGE AND P.U.E.

LEGEND
P.U.E.—PUBLIC UTILITY EASEMENT

BARBER BLVD. - 1,013.32' - (ST-50-28) (A) - BLOCK LETTER
SHEPHERD ST. - 574.97' - (SAT-50-28)
STRAHAN ST. - 791.57' - (ST-60-34) 1 - LOT NUMBER

LOT TYPE PERCENTAGE
T3: NEIGHBORHOOD EDGE ZONE - 27 - 15.0%
T4: NEIGHBORHOOD GENERAL ZONE - 118 - 65.6%
T5: NEIGHBORHOOD CENTER ZONE - 35 - 19.4%
TOTAL LOTS - 180

**NORTHSIDE SUBDIVISION
BEING A PRELIMINARY PLAT CONSISTING OF
APPROXIMATELY 40.18 ACRES INCLUDING
APPROXIMATELY 9.09 ACRES TO CREATE
174 RESIDENTIAL LOTS, 12 RESERVES, AND
6 RETAIL LOTS; PART OF AND OUT OF THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65,
TAYLOR, WILLIAMSON COUNTY, TEXAS**

OWNER
EVK HOMES LLC
425 COUNTRY ROAD 487
TAYLOR, TEXAS 76574

ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, LLC
STATE OF TEXAS FIRM REG. NO. F-111
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TEXAS 78735
512-306-8252

FEBRUARY 2023 SHEET 1 OF 4

NOTES:

1. ALL CIVIC SPACE RESERVES SHALL BE OWNED AND MAINTAINED BY THE POA
2. ALL CIVIC SPACE RESERVES SHALL HAVE A PUBLIC ACCESS EASEMENT TO PROVIDE ACCESS TO LOTS
3. CIVIC SPACES/RESERVES MAY ALSO OPERATE AS DRAINAGE EASEMENTS

NOTES

- A. UTILITY PROVIDERS –WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ENCOR.
- B. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- C. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0531F, EFFECTIVE DATE OF 8/4/2022.
- D. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- E. MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- F. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 2022-06, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIREMENTS/RESTRICTIONS: {ENUMERATE THEM}

2			
1			
NO.	REVISIONS	BY	DATE

PEDESTRIAN ACCESS	
BARBARA ST	PS-20-8
EDNA ST	PS-20-8
MARCELINA ST	PS-30-20
PAULITA ST	PS-20-8
JOSE ST	PS-20-8

BEING A 40.164 ACRE TRACT OF LAND SITUATED IN THE W.J.BAKER SURVEY, ABSTRACT NO. 65, WILLIAMSON COUNTY, TEXAS AND BEING THE REMAINDER OF THAT CERTAIN 94-1/2 ACRE TRACT OF LAND CONVEYED BY DEED TO JOHN H. MILES JR. OF RECORD IN VOLUME 497 , PAGE 129 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SURVEYED ON THE GROUND IN THE MONTH OF DECEMBER, 2000 UNDER THE SUPERVISION OF R.T MAGNESS JR. REGISTERED PROFESSIONAL LAND SURVEYOR AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Planning and Zoning Commision

A Preliminary Plat for a subdivision known as _____
has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on
the ____ day of _____, 20____, A.D.

Chairman	Date
Secretary	Date

**NORTHSIDE SUBDIVISION
BEING A PRELIMINARY PLAT CONSISTING OF
APPROXIMATELY 40.18 ACRES INCLUDING
APPROXIMATELY 12.17 ACRES TO CREATE
174 RESIDENTIAL LOTS, 12 RESERVES, AND
6 RETAILS LOTS; PART OF AND OUT OF THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65,
TAYLOR, WILLIAMSON COUNTY, TEXAS**

OWNER
EVK HOMES LLC
425 COUNTRY ROAD 487
TAYLOR, TEXAS 76574

ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, LLC
STATE OF TEXAS FIRM REG. NO. F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TEXAS 78735
512-306-8252

FEBRUARY 2023 SHEET 2 OF 4

2			
1			
NO.	REVISIONS	BY	DATE

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

Item Details

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

Attachments

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



City of Taylor

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

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

Date: March 8, 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 and additional documentation are needed prior to Plat acceptance and recordation. Comments from this review follow.

To provide sufficient time to result in a thorough resubmittal staff would highly recommend scheduling a comment resolution meeting within a week of receipt of this review letter if the applicant is uncertain about addressing staff's comments.

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.

Overarching Comments: All existing and proposed drainage, utility, landscape, sidewalk etc. easements should be dimensioned and labeled as to their type.

The final plat cannot be approved unless a performance bond package has been submitted and approved.

1. Sheet 1-4 – Remove “Establishing” from the Title – this is not typical.
2. Sheet 1-4 – Provide the City’s project number: PZ-2023-1626.
3. Sheet 1 – Provide a Revision Table.
4. Sheet 1 – Include a count for the number of Blocks (ex: 8 Blocks, Block A-H).
5. Sheet 1-2 – Ensure block identifiers are legible. Ex – Block J is not clear and other text overlaps.
6. Sheet 1 – Provide a location map to scale (1:1,000) with cross streets (FM 973 and Wesley Miller for existing ROW references).
7. Sheet 1 – Because the plat is multiple pages it may be easier to capture all the typical required information (“Subdivision Information”) on a Cover Page and then leave the remaining pages to purely identify the subdivision layout and boundaries etc.
8. Sheet 1 – Revise the lot count for Single Family lots. Counted 154.
9. Sheet 1 – Identify a Block designation for the Open Space Reserve (~2.627 acres).
10. Sheet 1 – The preliminary plat calls out drainage easements off of Buttercup Rd. leading back into the “Open Space Reserve” – these easements should be reflected the same or similar to how they are shown on the preliminary plat.
11. Sheet 1 – The preliminary Plat calls out a 10’ Pedestrian Sidewalk easements within Park Reserve 1 (Block K). Please ensure that this information is translated onto the Final Plat.
12. Sheet 1 -2 – Please ensure that the acreage and width of the Pedestrian and Utility Reserve along FM 973 identifies acreage and width like it is shown on the Preliminary Plat. Additionally, this area should be hatched similarly as it was shown on the preliminary plat to more clearly define the area being considered as the pedestrian and utility reserve.
13. Sheet 1-2 – Ensure that a 10’ Public Utility Easement is dedicated along all street frontages. This verbiage needs to be within a Plat Note as well as shown on the plat pages.
14. Sheet 2 - The cul-de-sac along Rodgers Road should be identified as a temporary cul-de-sac to ultimately become a 90-degree intersection with Wesley Miller (as shown in the preliminary plat) in the future.

15. Sheet 3 – I see that Block D is shown to have two lots. These lots need to be called out on the plat. I am unclear on where Lot 2 consisting of 7,608 square feet exists.
16. Sheet 3 – Block E also identifies a Lot 1 which needs to be called out on the Plat (Block E, Lot 1).
17. Sheet 3 – Block K also identifies a Lot 1 which needs to be called out on the Plat (Block K, Lot 1).
18. Sheet 4 – Owner signature block states “and do hereby state that there **are** lien holders on that certain tract of land” – if this is true, please provide a Lien Holder(s) signature block or revise text.
19. Sheet 4 – Surveyor’s signature block states unique language. Please revise to use the language provided here: I, <surveyor’s name> , 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.
20. Sheet 4 – Shift the County Clerk’s signature block to beneath the P&Z signature block.
21. Sheet 4 – Provide a Director of Development Services signature block.
22. Sheet 4 – There appears to be a Notary signature block in the top right-hand corner and it is unclear what that is associated with. Please revise or remove.
23. Sheet 4 – Revise Planned Development Ordinance to most recent – 2021-07. Revise all instances.
24. Sheet 4 – Note # 11 – This should allude to the requirements for sidewalks within the Planned Development. It also does not match what is shown in the legend which identifies all sidewalks to be 6’.
25. Sheet 4 – Refer to the Preliminary Plat to incorporate any missing notes (as applicable). For instance, there should be a plat note on the final plat that gives information as to what datum was used i.e., NAD 83 Texas Central Zone etc.

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 1 of 4

1. Engineering data required for all streets, and lots shown in accordance to Subdivision Ordinance 3.2.16a-b. This includes bearings on lots and lengths and bearings of all street centerlines.
2. Include a vicinity map on the plat per Taylor Subdivision Application - Plat Content, 3.
3. The dimensions and bearings of all lot and boundary lines with a tie to a corner of the original tract (abstract) and a tie to the closest platted lot per Subdivision Application - Plat Content 6b
4. Verify and update easement use for drainage
5. Label and dimension easements
6. Verify and update plat to show location of 5-ft sidewalks including location along Carlos G. Parker
7. Update plat heading to be located at the top center of each sheet per Subdivision Application - Plat Content, 4.
8. Notate City Limits on the plat drawing
9. Provide a vicinity map of the subdivision per Subdivision Application - Plat Content, 3.
10. Show sidewalk easements and sidewalk location on Park Reserve Block K
11. Pedestrian and Utility Reserve near Blk. A, Lot 10 - Verify width to be 20.00 ft
12. Drainage Reserve near Blk. A, Lot 1 - Verify width to be 25.00 ft
13. Verify number of lots to be 154 Lots and 7 Reserves under the Subdivision Information (All Sheets)
14. Pedestrian and Utility Reserve near Blk. B, Lot 10/Blk. C, Lot 1 - Verify width to be 20.00 ft

Sheet 2 of 4

1. Verify area near Rodgers Road and Wesley Miller Lane to be temporary until Wesley Miller Lane connection is completed. Revise accordingly on plat.
2. Notate radius of street knuckle (Rother Place)
3. Notate offsite drainage easement on adjacent lot
4. Notate acreage of reserves. Reserves to be numbered on plat. (TYPICAL)
5. Detention Reserve (Block "D") - Reserves to be numbered on plat.
6. Pedestrian and Utility Reserve near Blk. D Detention Reserve - Verify width to be 20.00 ft

Sheet 3 of 4

1. A Reserve Table will be required to provide notation of Reserves noted on the plat drawing.
2. Verify and update Lot Table Block A, Lot 11. This is a Reserve.
3. Verify and update Lot Table Block B, Lot 11. Only 10 lots shown on plat
4. Verify and update Lot Table Block C, Lot 27. This appears to be a Reserve
5. Verify and update Lot Table Block D & E, Lots 1 & 1-2. These appear to be Reserves
6. A Street Table will be required to provide linear feet of new streets and label street type per current Transportation Plan per Subdivision Application - Plat Content
7. Verify and update Lot Table Block K, Lot 1. This appears to be a Reserve.

Sheet 4 of 4

1. Plat Note 10 - Update word noted to "Facilities".
2. Plat Note 10. - Add additional text: "...to be filed with the City of Taylor"
3. Verify certificate requirements for location reference. Since plat is recorded in Texas, Williamson County, this would potentially remain on the plat.
4. The Surveyor's Certification language shall be taken from the Taylor Subdivision Plat Application
5. Licensed
6. 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.
7. Plat Note #11 - All residential sidewalks to be 5-ft per subdivision improvement plans. Provide additional information for requirements of 6-ft sidewalk
8. Verify and update Owner name in the Owner Plat Signature Block
9. Verify and update duplicate notary block
10. Update or remove text shown at bottom of the sheet (xxx-xxxx-xxx.0APA)

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.

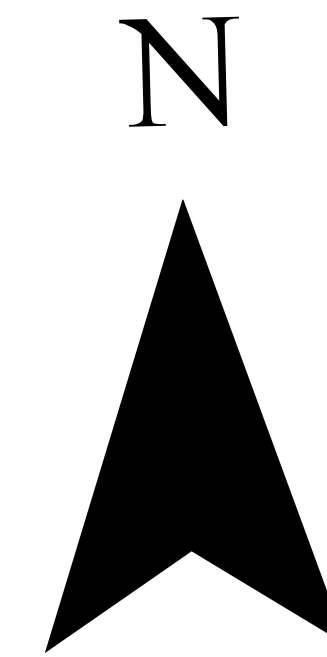
1. Reviewed plat with no comments.

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@taylor.tx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

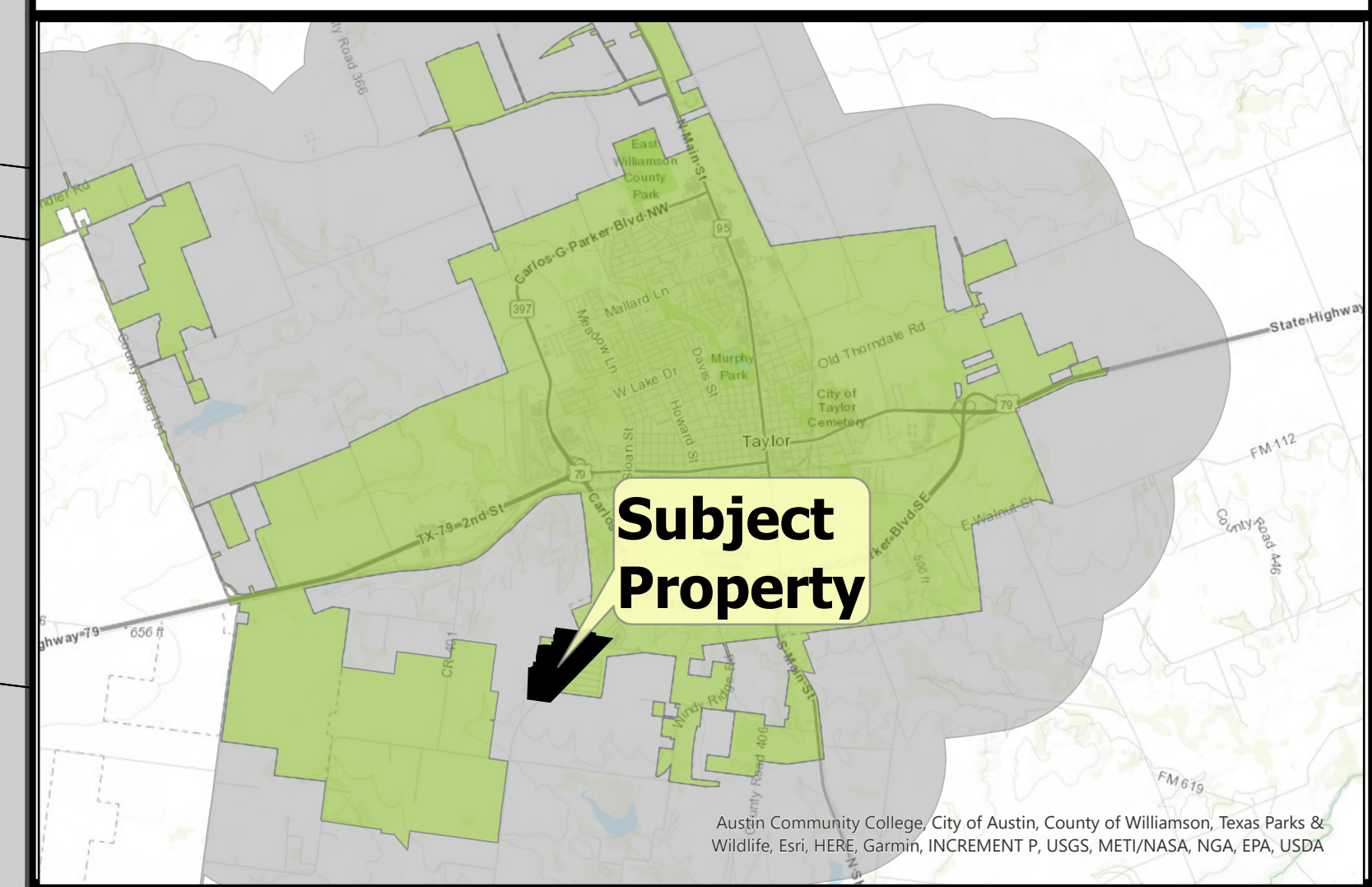


PZ-2023-1626

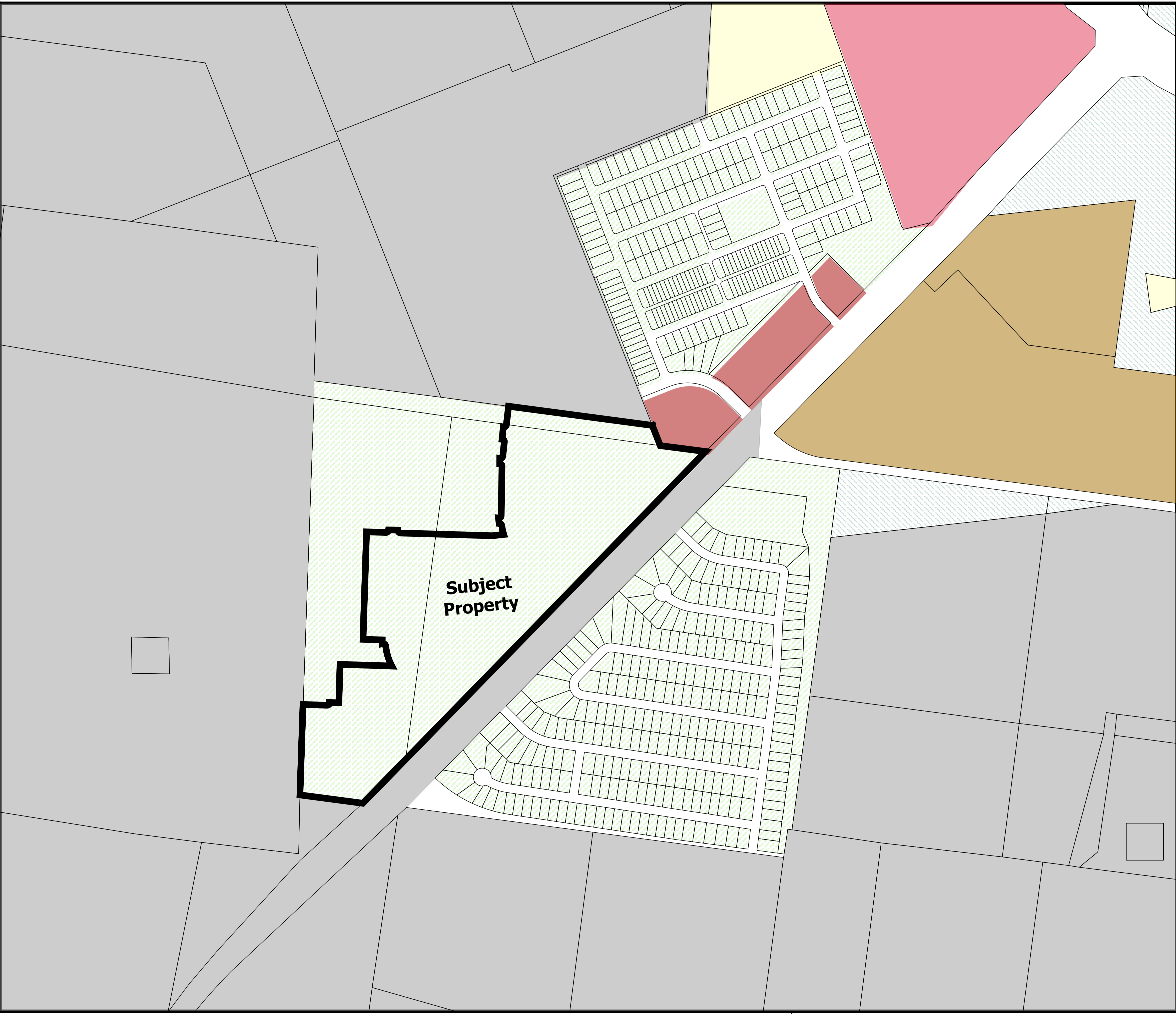
Castlewood South Phase 1 Final Plat
Location Map
Approximately 42.94 Acres

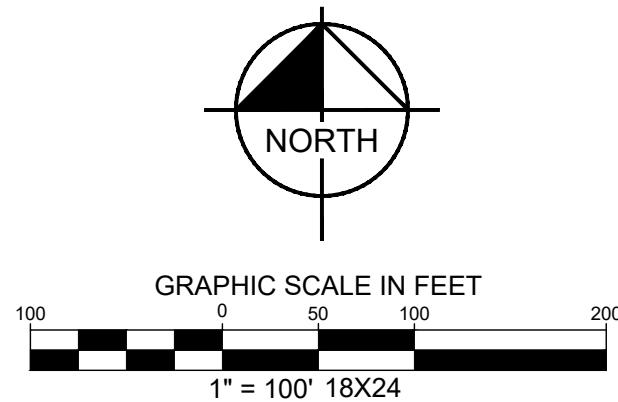
Legend

- 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

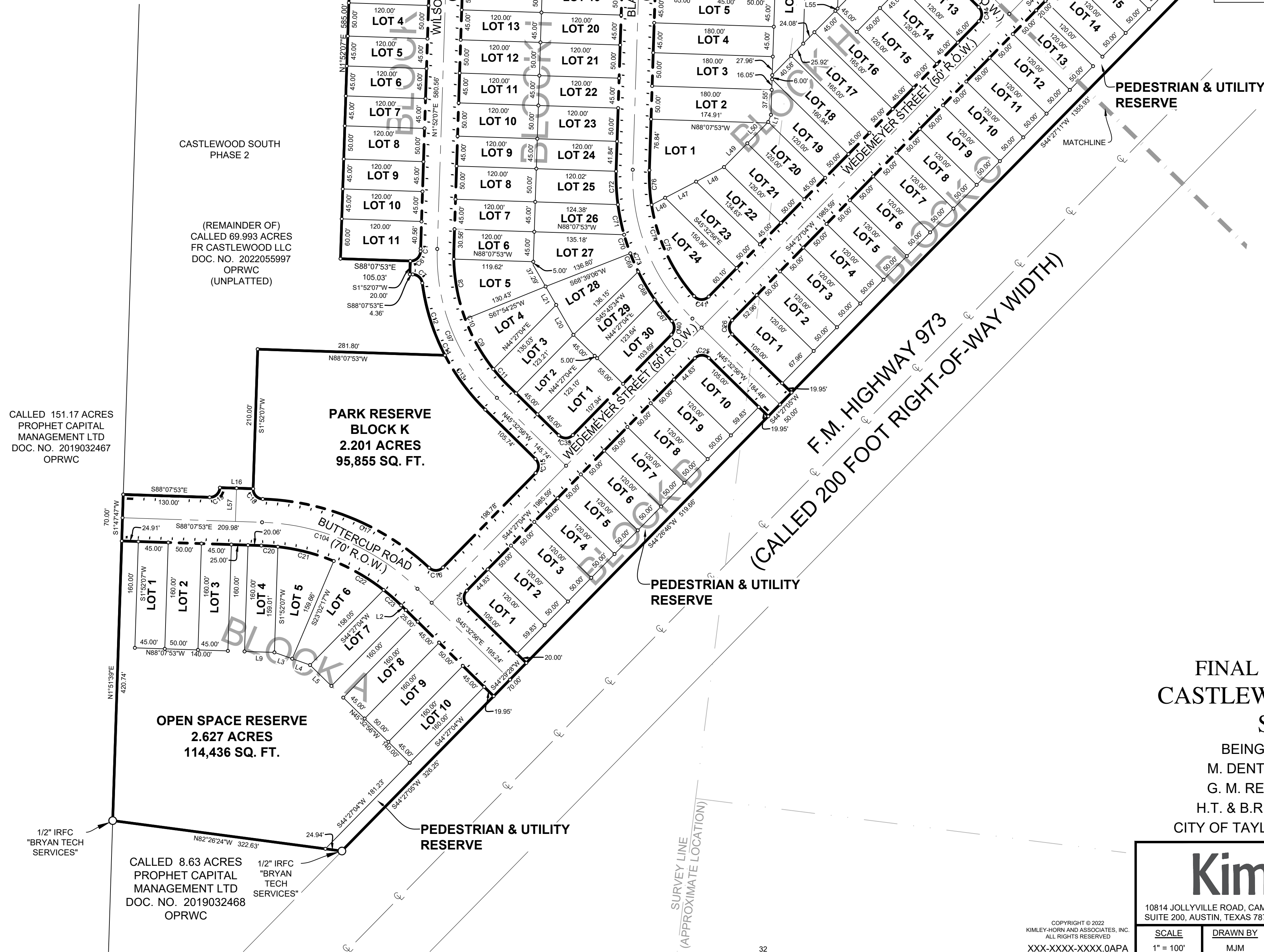




SUBDIVISION INFORMATION	
OWNER: FR CASTLEWOOD LLC.	
ACREAGE: 42.937 ACRES	
SURVEY: M. DENTLER SURVEY, ABSTRACT 211 GEORGE M. REESE SURVEY, ABSTRACT 533 H. & T.B.R.R. SURVEY, ABSTRACT 315	
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.	
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.	
LINEAR FOOTAGE OF NEW STREETS: 8,190.87'	
NUMBER OF LOTS: 171	
LAND USE: SINGLE-FAMILY	
DATE: 12/2/2022	

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY 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



FINAL PLAT ESTABLISHING
CASTLEWOOD SOUTH PHASE 1
SUBDIVISION

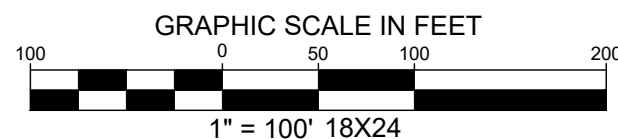
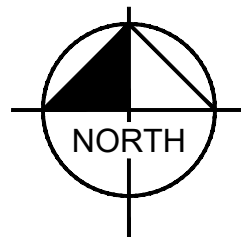
BEING 42.937 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

Kimley»Horn

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MJM	ZKP	12/2/2022	069278803	1 OF 4

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ALL RIGHTS RESERVED
XXX-XXXX-XXXX.0APA



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

PARK RESERVE
BLOCK E
0.461 ACRES
20,102 SQ. FT.

G.M. REESE SURVEY,
ABSTRACT 533

CASTLEWOOD PHASE 1
DOC# 20211152781
O.P.R.W.C.T.

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

SUBDIVISION INFORMATION

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ACREAGE: 42.937 ACRES
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GEORGE M. REESE SURVEY, ABSTRACT 533
H. & T.B.R.R. SURVEY, ABSTRACT 315
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LINEAR FOOTAGE OF NEW STREETS: 8,190.87'
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LAND USE: SINGLE-FAMILY
DATE: 12/2/2022

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	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY 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

SURVEY LINE
(APPROXIMATE LOCATION)
DETENTION RESERVE
BLOCK D
2.856 ACRES
124,391 SQ. FT.

PEDESTRIAN & UTILITY
RESERVE

F.M. HIGHWAY 973
(CALLED 200 FOOT RIGHT-OF-WAY WIDTH)

M. DENTLER SURVEY,
ABSTRACT 211

FINAL PLAT ESTABLISHING 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

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	ZKP	12/2/2022	069278803	2 OF 4

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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	7,177
LOT 8	0.165	7,200
LOT 9	0.184	8,000
LOT 10	0.165	7,200
LOT 11	2.627	114,436

LOT TABLE - BLOCK B		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.164	7,131
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	7,131
LOT 11	0.238	10,381

LOT TABLE - BLOCK C		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.186	8,107
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	8,107
LOT 27	0.677	29,488

LOT TABLE - BLOCK D		
LOT NO.	ACRES	SQ. FT.
LOT 1	2.856	124,391
LOT 2	0.175	7,608

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 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

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

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ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.	
LINEAR FOOTAGE OF NEW STREETS: 8,190.87'	
NUMBER OF LOTS: 171	
LAND USE: SINGLE-FAMILY	
DATE: 12/2/2022	

LINE TYPE LEGEND	
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	EASEMENT LINE
	PROPERTY LINE
	6' SIDEWALK LINE
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	SURVEY LINE
	SHEET MATCHLINE
	CITY LIMITS

LEGEND	
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RPRWC	REAL PROPERTY RECORDS WILLIAMSON COUNTY
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IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
	BENCHMARKS
	CALCULATED POINT

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	20°09'55"	325.00'	114.38'	S17°25'40"E	113.79'
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'	N48°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°22'04"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'	N46°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'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C63	90°00'00"	15.00'	23.56'	N66°35'30"W	21.21'
C64	131°34'16"	50.00'	114.82'	N16°50'54"W	91.20'
C65	70°31'44"	25.00'	30.77'	S13°40'22"W	28.87'
C66	23°57'26"	275.00'	114.99'	S33°34'13"E	114.15'
C67	7°16'25"	325.00'	41.26'	S38°25'23"E	41.23'
C68	8°34'06"	325.00'	48.60'	S30°30'07"E	48.56'
C69	5°17'27"	325.00'	30.01'	S23°34'21"E	30.00'
C70	5°12'58"	325.00'	29.59'	S18°19'09"E	29.58'
C71	8°09'56"	325.00'	46.32'	S11°37'42"E	46.28'
C72	43°55'42"	325.00'	249.18'	S20°05'44"E	243.12'
C73	43°55'42"	325.00'	249.18'	S20°05'44"E	243.12'
C74	42°51'10"	275.00'	205.68'	S19°33'28"E	200.92'
C75	31°58'09"	275.00'	153.44'	S24°59'59"E	151.46'
C76	10°53'01"	275.00'	52.24'	S03°34'24"E	52.16'
C79	20°39'20"	435.00'	156.82'	N78°44'10"E	155.97'
C80	28°08'36"	470.00'	230.86'	N83°19'24"E	228.55'
C81	28°08'36"	470.00'	230.86'	N83°19'24"E	228.55'
C82	28°08'36"	470.00'	230.86'	N83°19'24"E	228.55'
C83	10°02'22"	330.00'	57.82'	S12°24'47"E	57.75'
C84	14°42'12"	275.00'	70.57'	N84°31'01"E	70.38'
C85	9°41'48"	505.00'	85.47'	N85°49'34"E	85.36'
C86	12°51'11"	275.00'	61.69'	S04°33'29"E	61.56'
C87	18°43'16"	275.00'	89.86'	S20°20'42"E	89.46'
C88	10°36'41"	275.00'	50.93'	S35°00'41"E	50.86'
C89	5°13'55"	275.00'	25.11'	S42°55'59"E	25.10'
C90	6°53'10"	330.00'	39.66'	S37°21'55"E	39.64'
C91	4°44'26"	330.00'	27.30'	S43°10'43"E	27.30'
C92	8°56'08"	325.00'	50.69'	N77°55'33"E	50.63'
C93	8°51'28"	325.00'	50.24'	N86°49'21"E	50.19'
C94	0°37'02"	325.00'	3.50'	S88°26'24"E	3.50'
C97	47°25'03"	300.00'	248.28'	N21°50'25"W	241.25'

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 NUMBER 48491C0541F, 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. 2019-27.
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. 2019-27
10. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
11. SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.

ENGINEERS CERTIFICATION:

STATE OF TEXAS§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS§

I, WILLIAM BUZZELLI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, 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 _____, 2022.

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

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 LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SOUTH PHASE 1 FINAL PLAT".

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

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

STATE OF 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 STEVEN PIERCE, 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, ZACHARY KEITH PETRUS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, OF THE LOCAL GOVERNMENTAL CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

PLAT COMPLETION DATE: December 2, 2022.

ZACHARY KEITH PETRUS, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM

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 _____, 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: _____

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 _____, 2022 A.D., AT _____ O'CLOCK _____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2022 A.D., AT _____ O'CLOCK _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE 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

PLANNING & ZONING COMMISSION

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

_____, CHAIRMAN

_____, SECRETARY

DATE

DATE

FINAL PLAT ESTABLISHING
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

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
XXX-XXXX-XXXX.0APA

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MJM	ZKP	12/2/2022	069278803	4 OF 4

City of Taylor
PZ-2023-1627
North BB Creek Townhomes
Preliminary Plat
Staff Report

Item Details

Requested Action:	Consider disapproving North BB Creek Townhomes Preliminary Plat
Address/Location:	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
Legal Description:	Approximately 7.60 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Joele Dupont/DHR Engineering, Inc.
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends disapproval of the proposed preliminary plat.

Attachments

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



City of Taylor

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

Joele Dupont
DHR Engineering INC
511 E John Carpenter Fwy ste 500
Irving TX 75062
jdupont@dhr-eng.com

Date: March 9, 2023

Address: Carlos G. Parker Blvd.,

Permit Number PZ-2023-1627

Dear Joele Dupont,

Staff has completed its review for the North BB Creek Townhomes Preliminary Plat that is to be generally located at Carlos G. Parker Blvd. Taylor, TX. There are some corrections that need to be made prior to acceptance of the Preliminary Plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Chelsey Cooper. Should you have any questions or require additional information regarding any of these comments, please contact Chelsey Cooper by email at chelsey.cooper@hdrinc.com.

1. Minimum scale 1":100' shown both numerically and in a scale bar.
2. Blocks should be lettered (A,B,C) consecutively following a general clockwise pattern beginning at 12 o'clock.
3. Lots should be numbers (1,2,3) consecutively following a general clockwise pattern; numbering continues from block to block.
4. Show all corners at a right-angle and not curved.
5. Create street names for the new streets indicated.
6. Unclear as to what Alley's A and B are to operate at. Provide ROW for streets and alleys.
7. Include a Lot and Block Table which details proposed lots per block, by type or use, including acreage or square feet, and length of each Block.
8. Include the linear feet of new streets, table including type of street (residential, collector, etc.)
9. Include a curve table identifying the delta, length of curve, radius, point of curvature, point of reverse curvature, point of tangency, chord length and bearing for each proposed line.
10. Under required notes, include correct information for:
 - o No development shall begin prior to the issuance of a Floodplain Development Permit for each of the following lots: _____.
 - o Parkland Dedication requirements are met by: the dedication of Block __/Lot __; payment of fees in lieu per residential lot, payable at the time of Final Plat recordation; < other situation as described >.
 - o Minimum Fire Flow of __ <per Fire Marshall> __ gallons per minutes for not less than two (2) hours shall be provided.
11. Within the standard plat notes, show some form of separation for those that are sub-bullets from item 7.
12. Proposed easements on Preliminary Plats shall be depicted and labeled "Proposed"
13. Provide an indication of easements on the plat for floodplain and trails.
14. Note that the tree survey will be considered in the next phase of review and has not been looked at at this time.
15. Provide a signature block for the Planning and Zoning Commission. See Preliminary Plat application packet for examples.
16. Revise title of "Major Subdivision" to "Preliminary Plat"
17. Location Map should be at 1:1,000 scale
18. Plat should attempt a 1:100 scale
19. Opt to consolidate signature blocks and additional plat information on a second page.
20. Include the City's project number at the bottom right-hand corner PZ-2023-1627.
21. Civic spaces as identified in the Planned Development should be identified as a lot within a block and alluded to as a civic space lot within a table.

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.**

Preliminary Plat

1. Update heading to read "Preliminary Plat..."
2. Revise location map to expand information shown related to the site per Subdivision Application - Plat Content
3. Update to reflect blocks that will be applicable to this subdivision
4. A Street Table will be required to provide linear feet of new streets and label street type per current Transportation Plan per Subdivision Application - Plat Content
5. The dimensions and bearings of all lot and boundary lines with a tie to a corner of the original tract (abstract) and a tie to the closest platted lot per Subdivision Application - Plat Content 6b
6. Verify and update dimension of existing 25-ft sanitary sewer easement. Update the callout to be legible on the plat.
7. Plat to show proposed street names per Subdivision Ordinance 3.2.13a
8. Engineering data required for streets, lots and water courses shown in accordance to Subdivision Ordinance 3.2.16a-c
9. Update plat to only show pertinent information being platted such as as street right of way boundaries, lots, easements, alleys, etc.
10. Recommend defining the floodplain areas by light hatching/shading to clearly define the regulatory floodplain/floodways
11. Verify floodplain areas are depicted properly and in accordance to the latest FEMA mapping. The areas shown do not appear to clearly show this information.
12. Indent sub bullet notes 1-5 of Plat Note #7.
13. Label centerline of Bull Branch Creek on the plat.
14. Revise plat note #3 to update FIRM number shown and to include all applicable FIRM Map references for this property.
15. Update and complete plat note #6.
16. Pending final placement of sanitary sewer, a 20-ft sanitary sewer easement will be required where discharging into existing sanitary sewer main in accordance to Engineering Manual 7.2.3a-d
17. Detention pond area to be platted as a drainage easement/reserve per Subdivision Ord. 3.3.10a
18. The 100-year floodplain as determined in accordance with this Manual is a standard for dedication of drainage easements. This floodplain is theoretically equal to the 100-year floodplain depicted by FEMA on the FIRM. See requirement found under Engineering Manual 8.20.3. It is noted that the final plat shall follow requirements found under Subdivision Ord. 3.3.10a-c
19. Update the floodplain administrator block to show City of Taylor and not Williamson County.
20. The OSSF signature block is only required where septic facilities are being proposed. Remove otherwise from the plat.
21. Revise statement to include all applicable FIRM Map panel number references (three total) for this property.
22. Blocks to be lettered per Subdivision Application - Plat Content 6h (Typical)
23. Verify and update plat notes to include PD Ord. # 2022-20
24. The subdivider is responsible to note the location of sidewalks on the plat per Subdivision Ord. 2.14
25. A lot and block table shall be included in the plat per Subdivision Application - Plat Content 5d.
26. Show Owner and filing information lot/subdivision north of Carlos G. Parker
27. Update information for adjacent subdivision to "The Grove at Bullcreek Phase II"
28. Verify where notes 8-12 are taken from and remove if not necessary.

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

Wastewater Utility Schematic

1. It is noted that review of the wastewater utility schematic is not for approval of size, assignments/location, etc. It is intended to verify utility access is being provided for lots and to denote potential easements required.
2. It is noted that wastewater to be extended to east property line for adjacent property to access.
3. It is noted that individual services is to be provided for each lot. (TYPICAL)

4. Location of sanitary sewer mains will need to be verified for easement requirements where proposed along private alleys/private easements. Generally, utilities are located within primary public right-of-way/civic spaces.
5. Proposed sewer main located within the drainage easement of Bull Branch Creek will require a 20-ft wastewater utility easement.

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

Water Utility Schematic

1. It is noted that review of the water utility schematic is not for approval of size, assignments/location, etc. It is intended to verify utility access is being provided for lots and to denote potential easements required.
2. It is noted that individual services is to be provided for each lot. (TYPICAL)
3. Location of water mains will need to be verified for easement requirements where proposed along private alleys/private easements. Generally, utilities are located within primary public right-of-way/civic spaces.
4. It is noted that fire hydrants and other water appurtenances will be required in accordance to City of Taylor Ordinances.
5. A second point of water connection shall be reviewed and identified for providing a looped system for the subdivision.

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

Drainage Schematic

1. It is noted that review of the drainage schematics is not for approval of size, assignments/location, etc. It is intended to verify generally adequate considerations are being provided for lot drainage and overall subdivision and to denote potential easements required.
2. The floodplain linework is not turned on in the DIA diagrams. Provide an additional schematic exhibit to verify any changes to the floodplain based on the RAS analysis submitted.
3. Verify freeboard requirements under Engineering Manual EM 8.15 for detention pond storage. Verify rainfall intensity values follow the Table 8-4 in the Engineering Manual to potential update the detention pond storage for freeboard.

Traffic Impact Analysis

1. As noted in the Traffic Impact Analysis Determination Worksheet dated 1/4/2023, a TIA has been waived; however, coordination shall be made with TxDOT for the proposed access. Any improvements within TxDOT facilities will be concurrently coordinated for approvals with the City of Taylor.
2. Any changes to the proposed project will require an updated TIA Determination.

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. Noted under the Standard Plat Note, note #6 shall read a minimum of 500 gallons per minute for not less than 2 hours shall be provided.
2. The following will be reviewed at the appropriate phases to include but not limited to:
 - a. The alleys being named for addressing of the units (Preliminary Plat);
 - b. All units larger than a duplex and are attached will require fire suppression systems (Site Development and Building Permit);
 - c. The turning radii will need to be reviewed with the 20 feet street to ensure fire apparatus can access without difficulty and fire hydrant locations (Preliminary Plat & Subdivision Improvement Plans).

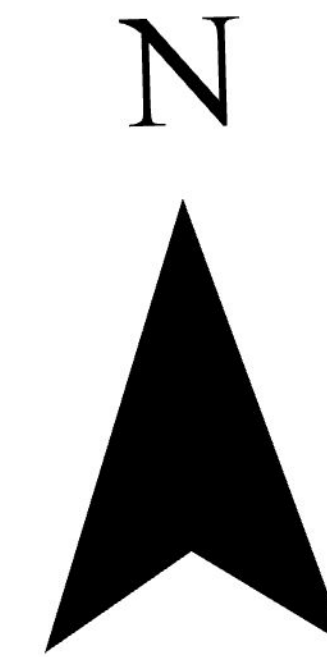
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

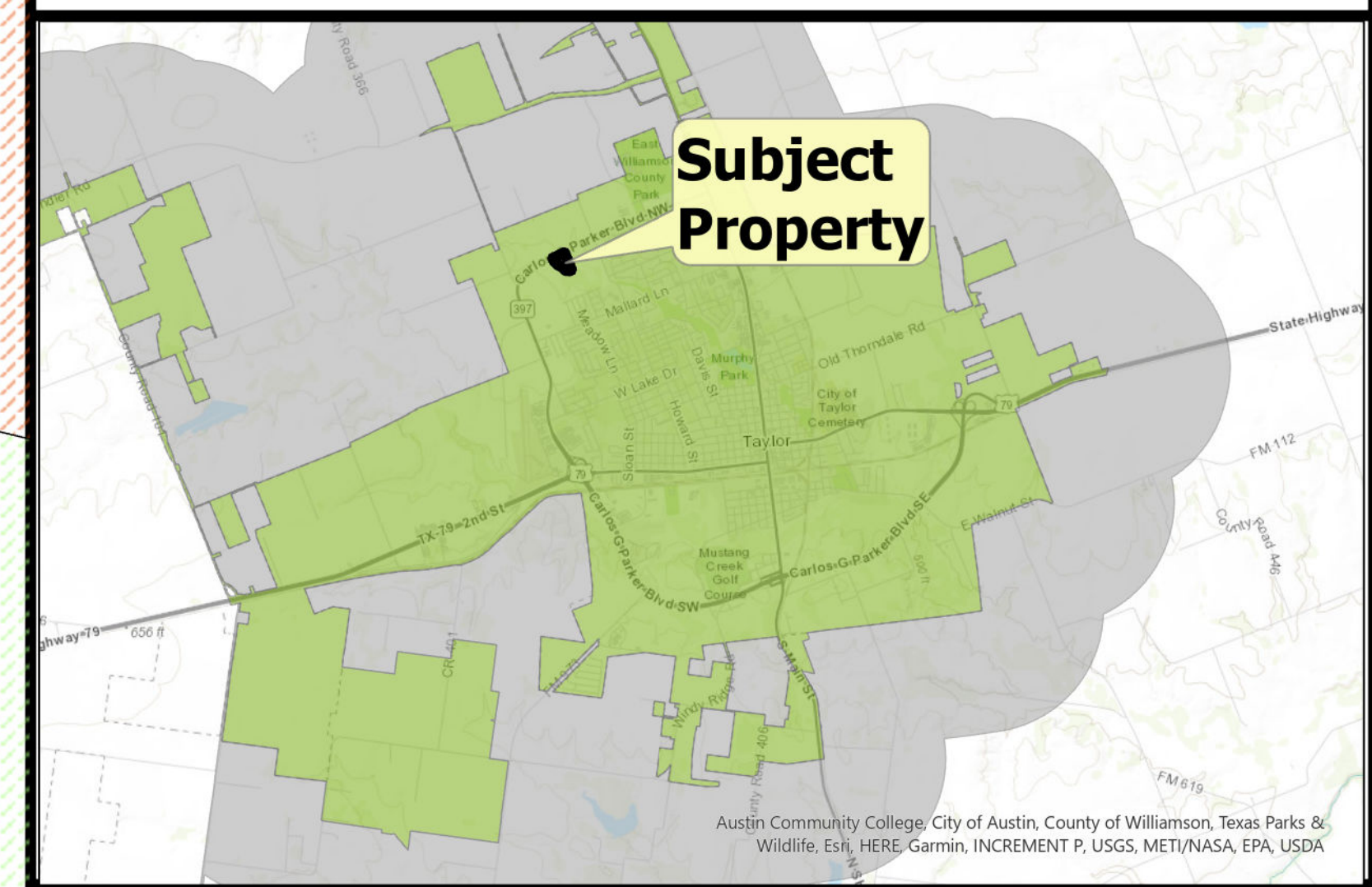


PZ-2023-1627

North BB Creek Townhomes
Preliminary Plat
Location Map
Approximately 7.60 Acres

Legend

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



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 disapproving 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 first submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends disapproval of the proposed 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: March 9, 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 acceptance and 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.

1. Sheet 1 – Provide City of Taylor project number PZ-2023-1628.
2. Sheet 1 – The first page of the plat should provide the following information:
 - i. Owner's Name,
 - ii. Applicant's Name,
 - iii. Surveyor's Company name and contact information,
 - iv. Engineer's Company name and contact information,
 - v. Submittal Date,
 - vi. Acreage of Total Site
 - vii. Total Number of Blocks
 - viii. Total Number of Lots (also list total residential lot, open space lots, etc. as applicable).
3. Sheet 1 – Revise the location map to a 1:1,000 or 1:2,000 scale and only include the boundaries of the subject property being replatted. Ensure that all adjacent street names are present and legible.
4. Sheet 1 – The legal description should relate back to the parent plat that the replat is being deviated from (RCR Phase Two Minor Plat). The instrument number for the parent plat should be 2022113235. The replat legal description should relate back to the Minor Plat and its recording information only.
5. Sheet 1 & 2 – Ensure to identify all adjoining properties (shown in dashed line), include property lines labeled names of recorded subdivisions (i.e., Block 2, Lots 1 & 2).
6. Sheet 2 – The thick dashed (dash dot dot dash) line over the parcel lines that goes beyond lot 3A should be removed to not cause confusion with what is being considered as part of this replat.
7. Sheet 3 – Provide a Director of Development Services signature block.
8. Sheet 3 – Plat note #9 can be removed if it was determined in Plat Note #6 that no part of the subject property lies within the floodplain.
9. Sheet 3 – Revise Note #17 references to Minor Plat.
10. Sheet 3 – Note 22 "This subdivision is subject to all general notes and restrictions appears on the plat of RCR Taylor Logistics Park, Phase 2, Recorded as document #2022113235 of the Plat Records of Williamson County, Texas – please ensure that this document references the parent plat.
11. Sheet 3 – Include a plat note that references utility providers: Utility providers for this development are Water: _____, Wastewater/Septic: _____, and Electric: _____.

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.**

Plat

Sheet 1

1. It is noted that a final copy of the plat shall be signed and sealed by an RPLS registered in the State of Texas

Sheet 3

1. Legal Description, Paragraph 2 - Verify description noted, this appears to be the southwest corner of the 175.61 acre lot
2. Legal Description, Paragraph 2 - Verify and include additional description "Lot 2".
3. Engineer's Certification - update text to "Licensed" where noted.
4. Owner's Certification - Update text to "Resubdivide" where noted.

Traffic Impact Analysis (TIA)

1. It is noted that changes to the proposed lot(s) proposed in the original TIA are subject providing an updated TIA to reflect updated information regarding trip generations associated with the land use.

Drainage Impact Analysis (DIA)

1. It is noted that changes to the proposed lot(s) proposed in the original DIA are subject providing an updated DIA to reflect updated information regarding development of the associated lot(s).

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 replat with no comments.

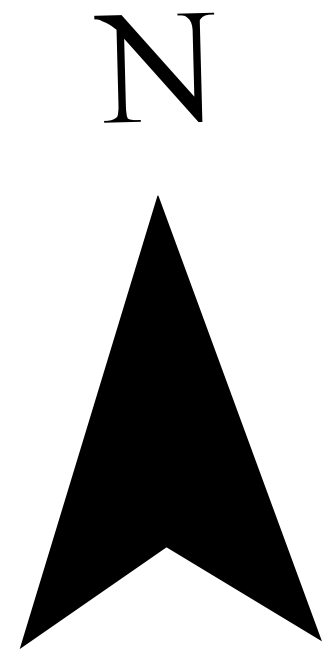
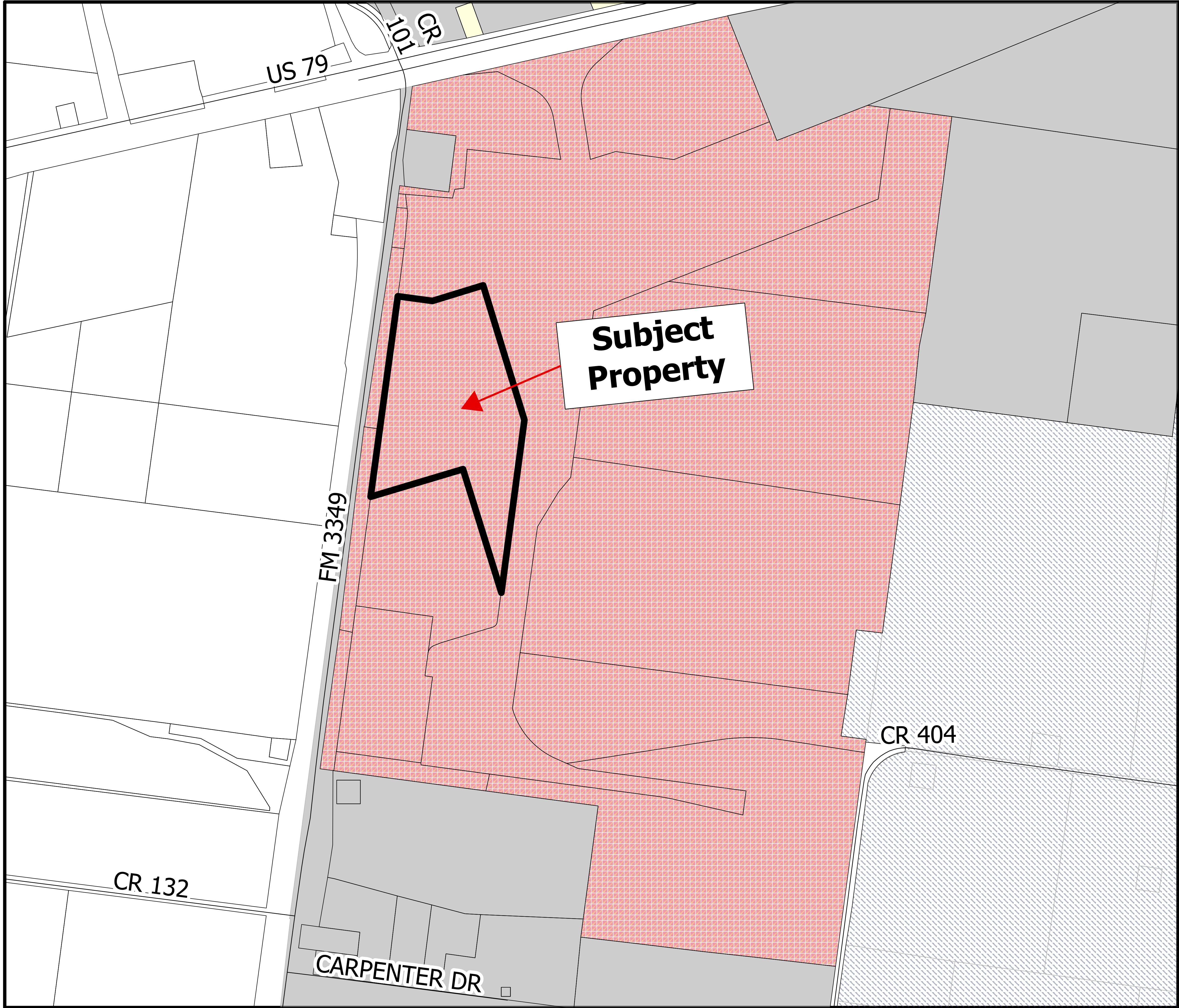
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

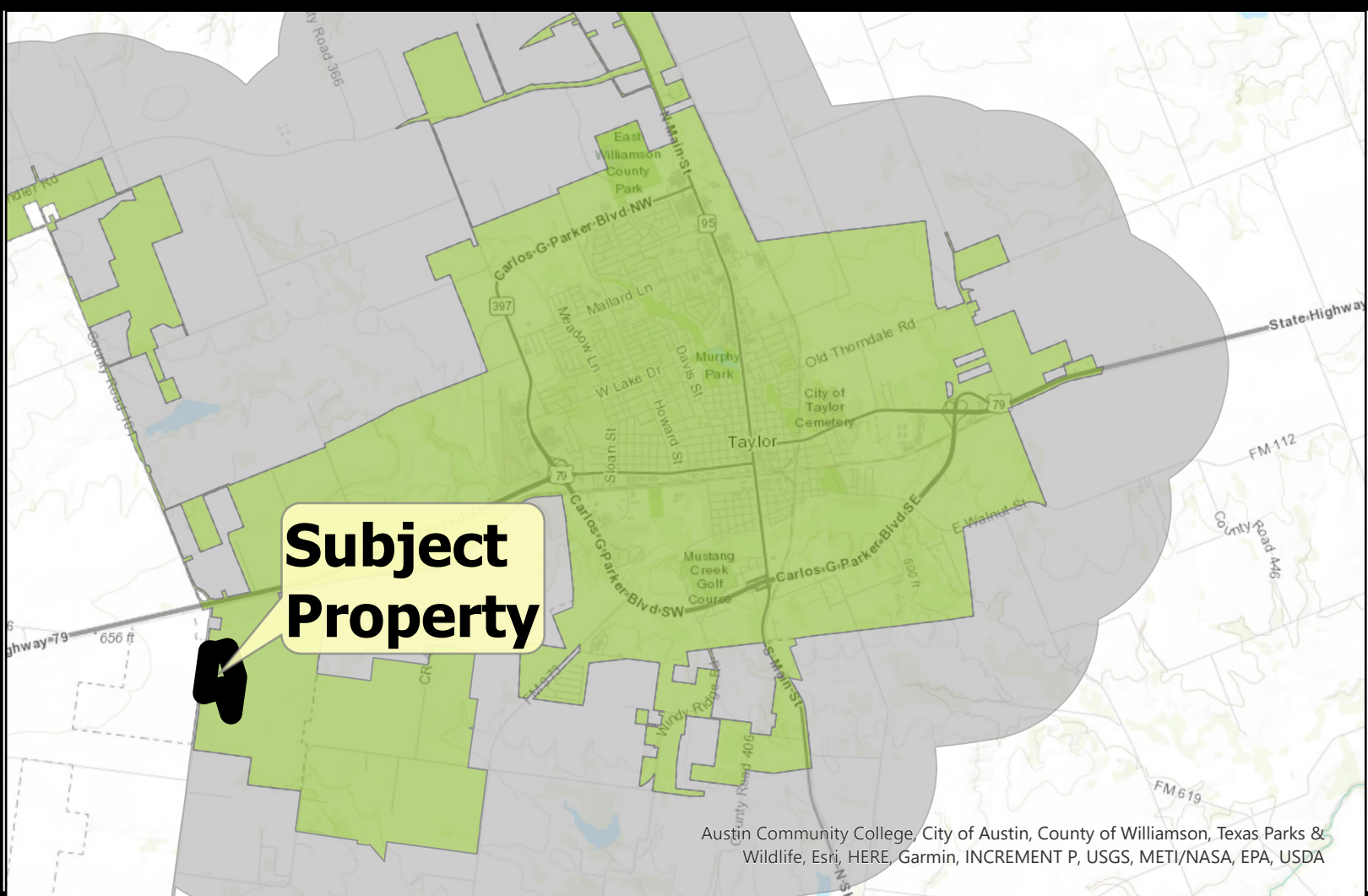


PZ-2023-1628

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

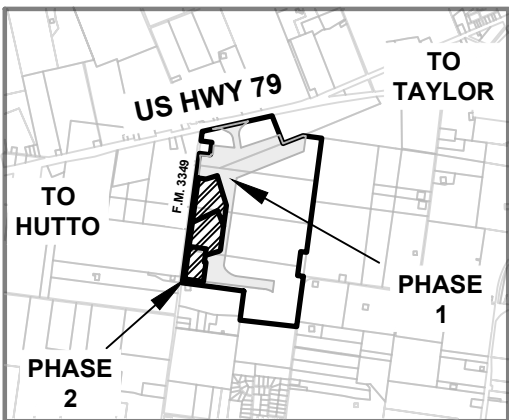
Legend

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



0 1,250 2,500 US Feet

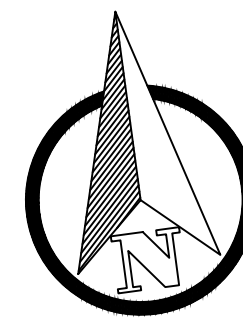
C:\Users\rheiges\OneDrive - RITD\35-SURVEY LIBRARY\11-Projects\474 RCR - Taylor\474-20 Ph2 Lot3 Replat\474-20 RCR Replat.dwg * 2/3/2023 5:42 PM * Plotted by Richard Heiges



VICINITY MAP (NOT TO SCALE)

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, MADE UP OF PART OF THE ORIGINAL RCR TAYLOR RAIL, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2021132303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND PART OF THE ORIGINAL RCR TAYLOR RAIL, L.P. TRACT AS RECORDED IN INSTRUMENT NO. 2022061065 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



JAMES C EAVES
SURVEY, ABSTRACT
NO. 213

APPROXIMATE SURVEY ABSTRACT LINE



DETAIL 'A'
(NOT TO SCALE)

F.M. 3349 (±100' R.O.W.)

4.47 ACRES
RESERVED FOR FUTURE
PUBLIC R.O.W.

PASS AT 1199.52'
*4933'

POSSESSION AND USE AGREEMENT BETWEEN RCR TAYLOR
LAND, L.P. & WILLIAMSON COUNTY, TEXAS
CALLED 12.327 ACRES
DOC. NO. 2021124409 (OPRWCT)

PASS AT 606.60'
*4933'

100' WIDE ACCESS EASEMENT (SEE NOTE 20)

DIVISION LINE OF ORIGINAL TRACTS (TYP.)

RCR TAYLOR RAIL, L.P.
RESIDUE OF ORIGINAL TRACT
CALLED 43.476 ACRES (TR. 2)
DOC. NO. 2022061065
O.P.R.W.C.TX.

SEE DETAIL "A"

WATKINS NOBLES SURVEY
ABSTRACT NO. 484

LOT 3B
26.292 ACRES

RCR TAYLOR RAIL, L.P.
RESIDUE OF ORIGINAL TRACT
CALLED 84.000 ACRES
DOC. NO. 2021132303
O.P.R.W.C.TX.

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

LOT 3A
20.120 ACRES

MATCHLINE SHEET 2

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

SURVEYOR
RITD ENGINEERING & SURVEYING

ENGINEER
RITD ENGINEERING & SURVEYING

OWNER
RCR RAIL COMPANY, L.P.

**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

RITD
ENGINEERING & SURVEYING

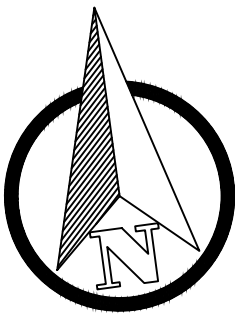
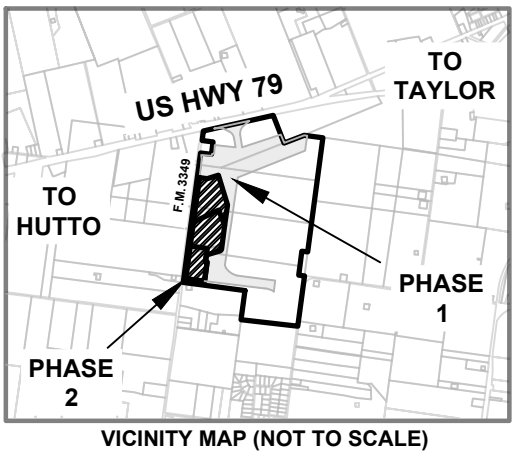
308 WEST 10TH STREET - LAMPASAS, TEXAS 76550
35505 COOPER ROAD - BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM 10194405

**SHT 1
OF 3**

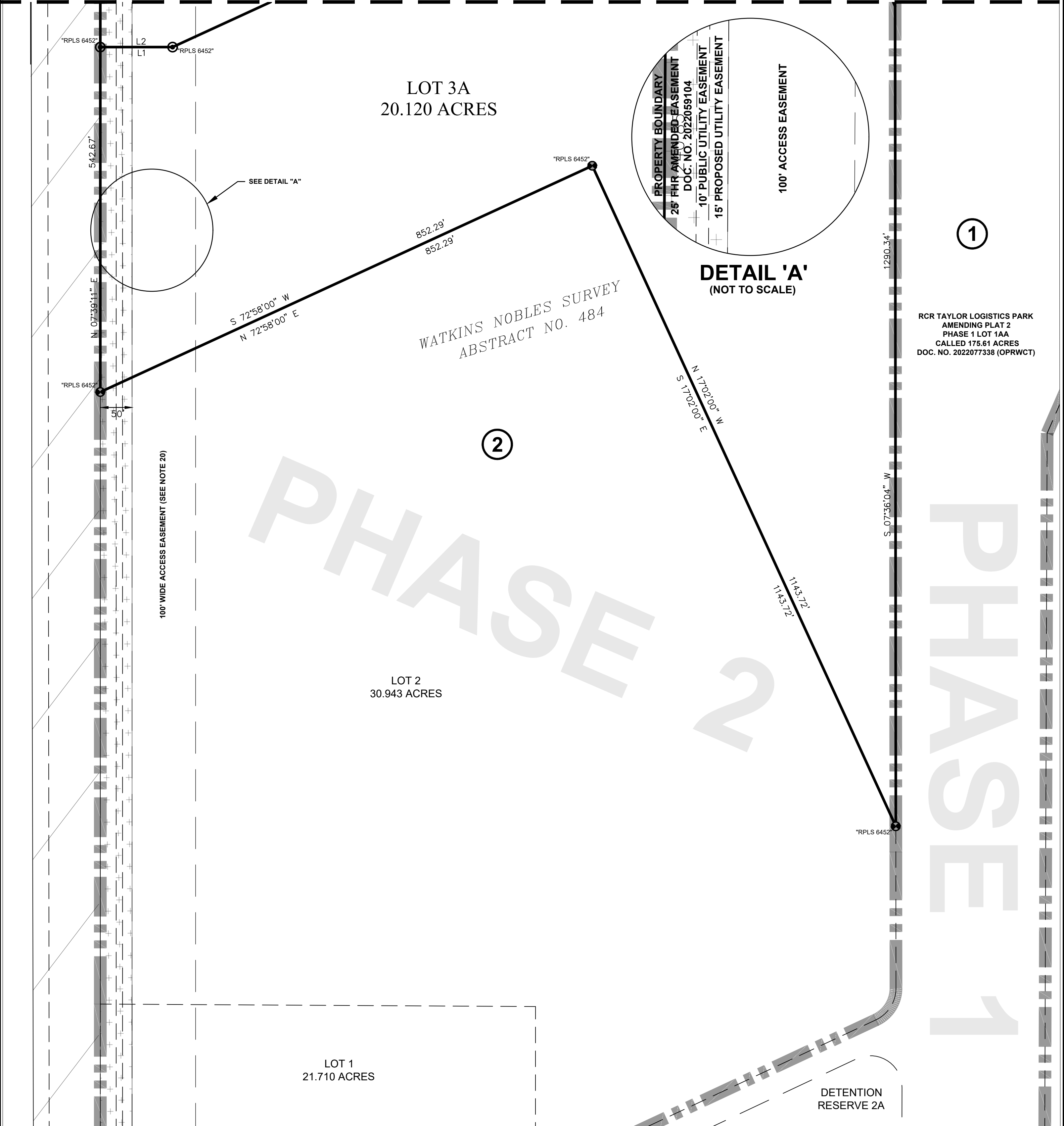
PROJ #: 474-20

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, MADE UP OF PART OF THE ORIGINAL RCR TAYLOR RAIL, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2021132303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND PART OF THE ORIGINAL RCR TAYLOR RAIL, L.P. TRACT AS RECORDED IN INSTRUMENT NO. 2022061065 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



MATCHLINE SHEET 1



DATE 02/03/2023		DRAWN RH		SURVEYOR RITD ENGINEERING & SURVEYING		ENGINEER RITD ENGINEERING & SURVEYING		OWNER RCR RAIL COMPANY, L.P.																																			
CHECK RH		APPRV'D RH																																									
REPLAT OF PHASE 2, BLOCK 2 LOT 3 TO FORM LOT 3A AND LOT 3B				 SCALE: 1" = 100'		<table><tr><th>REV.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>		REV.	DATE	BY	DESCRIPTION																													 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 FOR REVIEW PROJ #: 474-20	
				REV.	DATE			BY	DESCRIPTION																																		
LOCATION AND DESCRIPTION: RCR - TAYLOR LOGISTICS PARK 201 FM 3349, Taylor, TX 76574																																											

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, MADE UP OF PART OF THE ORIGINAL RCR TAYLOR RAIL, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2021132303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND PART OF THE ORIGINAL RCR TAYLOR RAIL, L.P. TRACT AS RECORDED IN INSTRUMENT NO. 2022061065 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.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED. THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM; 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 MINOR PLAT 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 MINOR PLAT 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.
- 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.
- 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 THE 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 FOR THE NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL LOT 3, BEING A SOUTHWEST CORNER OF THE RCR TAYLOR RAIL, L.P. TRACT CALLED 84.000 ACRES AS RECORDED IN DOCUMENT NO. 2021132303 OF SAID OFFICIAL PUBLIC RECORDS, COMMON WITH THE NORTHWEST CORNER OF THE RCR TAYLOR RAIL, L.P. TRACT CALLED 43.476 ACRES (TRACT 2) AS RECORDED IN DOCUMENT NO. 2022061065 OF SAID OFFICIAL PUBLIC RECORDS, 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, BEING ALONG THE NORTH LINE OF SAID 43.476 ACRES AND NORTH AND EAST LINES OF THE RESIDUE OF SAID 84.000 ACRES, THE FOLLOWING CALLS: S 82°20'50" 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

PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS THE REPLAT OF PHASE 2, BLOCK 2, LOT 3 OF RCR TAYLOR LOGISTICS PARK HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, A.D.

_____, CHAIRMAN
_____, SECRETARY
_____, DATE
_____, 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. TERROR EVERTSON, PE, DR, CFM
COUNTY ENGINEER

ENGINEER'S CERTIFICATION

I, _____, REGISTERED 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.

REGISTERED 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, L.P., ACTING THROUGH HYDIE McALISTER, MANAGER, OWNER OF 46.389 ACRES OF LAND SHOWN HEREON AND BEING PART OF THE LAND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2021132303 AND 2022061065 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS 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, L.P.

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

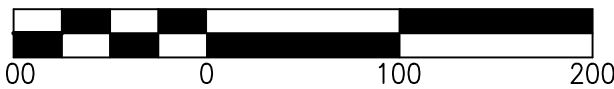
DATE 02/03/2023 DRAWN RH
CHECK RH APPRV'D RH

SURVEYOR
RITD ENGINEERING & SURVEYING

ENGINEER
RITD ENGINEERING & SURVEYING

OWNER
RCR RAIL COMPANY, L.P.

**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



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

**SH 3
OF 3**

PROJ #: 474-20

**City of Taylor
PZ-2023-1629
Comprehensive Plan Amendment – Future Land Use Designation
Staff Report**

Item Details

Subject Property:	1103 Carlos G. Parker Blvd.
Total Acreage:	Approximately 39.85 acres
Legal Description:	39.85 acres part of and out of the H.G. Johnson Survey, Abstract No. 348, and W.R. Williams Survey, Abstract No. 665.
Applicant:	Karen Wunsch, Masterplan
Property Owners:	Kevin Curtin, Fred Coulson, and Carolyn Ellspermann, Taylor CPB Property, LLC
Request:	A request to amend the Future Land Use Plan to redesignate a portion of the property from Market Center: Community to Employment Center: Community.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is generally located at 1103 Carlos G. Parker Blvd., at the intersection of Carlos G. Parker Blvd. NW and W. Lake Drive. A portion of the property is developed with a 328,700 square foot office warehouse facility constructed in 1983.

Existing residential properties abut the subject property from north to south on the eastern property line. It is the existence of residential properties abutting the subject site that have encouraged a portion of the property to remain Market Center: Community to create a transition from land uses and ensure neighborhood harmony. To the west is the ERCOT campus with the Taylor Municipal Airport just on the other side (approximately a quarter mile west of the subject property).

Through the letter of intent, the applicant explained that the property owners have plans to subdivide the subject property in preparation for infill development.

The approximate intended area for redesignation to Employment Center: Community is from Carlos G. Parker Blvd. on the west, W. Lake Dr to the north, the property line to the east, and to the existing built driveway to the south. This area would encompass approximately 20 acres on the north side of the subject property.

Location:

The subject property is located on the west side of the City at 1103 Carlos G. Parker Blvd., just north of the interchange between Carlos G. Parker Blvd. Loop and US 79/W 2nd Street. Nearest the intersection of Carlos G. Parker Blvd. NW and W. Lake Drive.

Physical and Natural Features:

There is a large industrial/warehouse single-story building on the property. The subject property is relatively flat and is not situated within a floodplain. There are ditches/trenches along the front and south side of the building to handle drainage.

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, Growth Sectors Map Page 50).

Future Land Use and Zoning Designations:

The subject property was assigned the land use designation Market Community from 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.

The applicant has requested to amend the Future Land Use on the property to incorporate the Employment Center: Community designation. Employment Centers are also mixed-use areas, but they are centered around office or industrial uses that can support significant employment. By redesignating a vast portion of the subject property, more property aligns the existing structure and use currently on going. The presence of office and industrial uses help support local retail and restaurants.

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 (Appendix B – Zoning Ordinance, Article III, 2.15).

Surrounding Properties:

The current Zoning, Future Land Use designation, and Existing Uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Land Use
North	Single Family (R-1)	Market Center: Community & Neighborhood Infill	Vacant Acreage and Single-Family structures
South	Multi-Family (MF-2)	Market Center: Community & Neighborhood Infill	Roadway, Single Family & Multi-Family
East	Single Family (R-1)	Neighborhood Infill	Single Family Residences
West	Light Industrial (M-1)	Employment Center: Regional	Commercial Businesses

Utilities

The subject property is located within the City's service area for water and wastewater. The property is served by both a six-inch wastewater line is located on the south side of the property.

Transportation

The subject property is bounded on the west by Carlos G. Parker Blvd., a four-lane divided highway designated as an Enhanced Regional Road; to the north by W. Lake Drive, a two-lane undivided road designated as an Enhanced Community Boulevard. There are three driveways with access to the property from Carlos G. Parker Blvd.

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 Future Land Use Amendment request. A total of fifty-eight (58) property owners were provided with notice of the request. A legal notice advertising the public hearing was placed in the Taylor Press on February 26, 2023.

Staff Analysis

The applicant is requesting to redesignate approximately 25 acres of the subject property from Market Center: Community to Employment Center: Community. The redesignation from Employment Center: Community will continue to meet the Comprehensive Plan's intent for infill growth to occur while also assisting with the transition from residential to market center uses and lastly employment center.

The Market Center land use is focused on retail destinations, while the Employment Center land use prioritizes office and industrial uses. Both designations encouraged mixed-uses and intend to support local residential communities. With the property west of Carlos G. Parker Blvd. designated as Employment Center: Regional, the new designation for the 25 acres will support the different types of uses located in this part of the City. Staff has not identified any concerns with this redesignation.

Staff Recommendation

After review, staff recommends approval of the request to redesignate a portion (approximately 25 acres) of the subject property from Market Center: Community to Employment Center: Community.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for Comprehensive Plan Amendments and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a Comprehensive Plan Amendment, the Planning and Zoning Commission members consider the following factors:

Will the proposed amendment result in a land use classification that is more consistent with the text and policies of the Comprehensive Plan than the current designation?

- Yes. The new designation of Employment Center: Community is in line with the desire for infill growth in this area of the City and desirable land uses for the adjacent properties.

Would the proposed amendment result in a land use classification that is more compatible with the current and future classification of adjacent and nearby properties?

- Yes. The new land use designation will act as a transition from the residential properties to the north and east to the regional employment areas to the west.

Would the proposed amendment result in more efficient use of publicly financed community facilities and infrastructure?

- Yes. The proposed amendment would encourage further development on the subject property and meet the Comprehensive Plan's intent for infill growth in this area.

Could the proposed amendment create or cause an increase in adverse impacts on the natural environment, especially water, green space/open space preservation, and air quality?

- Yes, there could be an increase in vehicle trips to the area with the proposed designation.

Attachments:

1. Applicant's Letter of Intent
2. Growth Sectors Map
3. Current Future Land Use Map
4. Proposed Future Land Use Map
5. Zoning Map
6. Notice Area Map
7. Draft Ordinance
 - a. Survey/Property Description
 - b. Proposed Future Land Use Map



February 3, 2023

Courtney Peres, Planning Manager
City of Taylor
Development Services Department
400 Porter Street
Taylor, TX 76574

Subject: Future Land Use Amendment and Proposed Zoning at 1103 Carlos G. Parker Boulevard

Taylor CPB Property LLC is the owner of approximately 40 acres located at the northeast corner of Carlos G. Parker Boulevard and SH 79. A portion (approximately 20 acres) of the property is developed with a 328,700 SF office warehouse facility constructed in 1983, with an expansion of 54,000 SF planned. The property owners have immediate plans to subdivide the parcel into three platted lots in preparation for infill development at this gateway, highway interchange location. At this time, a subdivision application has not been submitted, but a plat application is being prepared in anticipation of the March 3, 2023, application deadline. Please refer to the attached "Taylor Gateway Center" exhibit for a preliminary lot plan of the proposed subdivision.

The existing site improvements would be contained primarily within proposed Lot 2, and development of a climate-controlled storage facility is planned for proposed Lot 1. The purpose of this memo is to formally request that the City of Taylor Future Land Use Plan and preliminary rezoning recommendation be amended for approximately 25.9 acres of the subject property to accommodate the existing and proposed site improvements planned for future Lots 1 and 2.

With adoption of the *City of Taylor Comprehensive Plan*, the future land use designation for this 40-acre tract was changed from "Business Park" to "Market Center: Community" with a preliminary recommendation to rezone the property from M-1 (Light Industrial) to P5 – Core zoning place type. After careful consideration of the City's land use recommendation and proposed zoning designation, the following considerations are offered as justification for the existing development and southern portion of the tract to be designated with a future land use of "Employment Center: Community" and a zoning place type of EC – Employment Center.

1. The existing light industrial development is consistent with the “Employment Center: Community” designation and existing land uses located across Carlos G. Parker Boulevard, including the ERCOT facility, Taylor Municipal Airport, and Babeco Fabrication & Machining. Employment centers are also intended as mixed-use areas. However, these land uses are centered around office or industrial uses designed to support employment rather than walkable, retail and service uses. The requested “Employment Center: Community” land use designation and zoning will allow for new development that is compatible and consistent with the surrounding developments and recognized as key components of the local economy. Increasing local employment ultimately helps support retail and service businesses that are appropriately located elsewhere in the city.
2. The change in land use recommendation from “Business Park” to “Market Center: Community” introduced a conflict with the Future Land Use Plan and set the stage for the City of Taylor to initiate a zoning change that will result in the existing building being deemed legal nonconforming, which restricts the owner’s ability to make improvements to the building, limits financing options, and reduces the value of the property. With limited industrial warehouse supply available in Taylor, converting the existing development to a conforming Market Center design would not be justified from a cost-benefit standpoint. Furthermore, there are site-related constraints as explained in the following paragraphs that limit the viability of these lots as a retail, multifamily, office, or mixed-use property types.
3. The subject property is located along a limited access highway intersection that is not conducive to a human-scaled, walkable, mixed-use project that is characteristic of the “Market Center: Community” designation. In response to the City’s preliminary zoning recommendation, numerous conceptual site layouts were prepared in an attempt to incorporate the P5 place type design criteria. However, several site constraints conflict with the P5 vision and intent at this site, particularly the developed portion of the tract (proposed Lot 2) and the triangular-shaped portion south of the existing office-warehouse facility (proposed Lot 1). An existing TXDOT drainage ditch exists along the right-of-way of Carlos G. Parker Boulevard and the on-ramp, which makes a Pedestrian Zone and Landscape and Tree Zone within the right-of-way impractical.
4. The southernmost portion of the subject property is poorly suited for retail and service uses associated with the “Market Center: Community” designation. Accessibility is a key component for the success of retail and service uses. Both vehicular and pedestrian access at the southern portion of the tract is constrained by the cloverleaf design of the TXDOT interchange. Light industrial and other low traffic generating uses designed with a more traditional layout that has buildings setback from the right-of-way provide for better site maneuverability, allow for buildings to feel less imposing due to scale and mass, and are better suited for this area.

5. Although only partially developed, the assessed value of the subject property has increased over 2000% to a current value of \$10,914,212. Additionally, the taxes collected by the City of Taylor increased over 2500% from their predevelopment amount to \$70,828 as of 2022. The existing property tax revenue falls within the City's highest revenue per acre category identified in the *City of Taylor Comprehensive Plan*. The market analysis conducted by the owner indicates that comparable development potential exists on the remainder of the site, which will help realize key objectives of the *Comprehensive Plan* including infrastructure and fiscal sustainability and economic resiliency. The owner's representatives consulted with the Taylor Economic Development Corporation (EDC) to discuss development plans for the remaining undeveloped portions of the site. The EDC indicated that local demand for the proposed flex industrial expansion is high as the community prepares for the Samsung development. Flex industrial space is in short supply or unavailable in the City of Taylor, which is sending businesses to surrounding communities. The apparent high demand for this real estate product and lack of availability in Taylor appears to validate the importance of the existing facility as well as the new development being proposed for this site.
6. Demand for additional Employment Center uses and facilities exist today, and the property owners are prepared and ready to develop improvements to satisfy that need, allowing new development to contribute immediately to the City's tax rolls. Conversely, market conditions for retail and service uses at this location could take several years or decades to mature. Multiple conversations with retail experts, mixed-use investors, consultants, and private equity partners have indicated no interest or viability for success of a mixed-use or retail product in the current market environment due to issues such as access, retail centers located in other hubs of the City, lot size that is too small to incorporate desired features, no other surrounding retail, low traffic counts, and lack of visibility due to the speed of travel on the adjacent roadways.

The "Taylor Gateway Development" conceptually demonstrates a site design that achieves a favorable development scenario for the property owner, the City of Taylor, and the community. The property owner understands the City of Taylor's goal of establishing a buffer and transition zone between residential neighborhood districts and employment districts. To help implement this goal, the property owner is supportive of developing the northern portion of the tract (proposed Lot 3) in a manner that provides a softer transition between the existing residential and non-residential development by reserving that area for future development of retail, medical office, and/or restaurants and food service consistent with the current Future Land Use Plan and recommended P5 zoning place type designation. The requested Future Land Use Plan amendment of the remainder of the tract to "Employment Center: Community" maintains an established, successful development pattern for the southern portion of the site and provides a win-win scenario for the community and the property owner.

The intent of the Taylor Gateway Development layout is to establish a platted lot for the existing development and create new lots to accommodate future development. The proposed southern lots fronting Carlos G. Parker right-of-way and access ramp, including the lot containing the developed portion of the tract, are proposed for development consistent with the EC zoning place type. This place type provides the best opportunity for the existing improvements to avoid being deemed a legal non-conforming use, and it encourages compatible development at the southern portion of the tract.

To achieve this proposed development scenario, an amendment to the Future Land Use Plan and zoning is requested. "Employment Center: Community" with EC zoning place type is requested for the approximately 26 acres comprising the southern portion of the site (proposed Lots 1 and 2). A Future Land Use Plan designation of "Employment Center: Community" and EC zoning place type is most appropriate for this portion of the site, and it delivers the greatest benefit to the City, residents, business operators, and the property owner. The requested FLUP amendment reduces the area designated for "Market Center: Community" use, but it preserves the land use designation for the portion of the tract that has the greatest potential for success.

Thank you for your consideration of this request. If you have questions, suggestions, or wish to discuss the proposal in more detail, please do not hesitate to contact me or any of the other members of the project team.

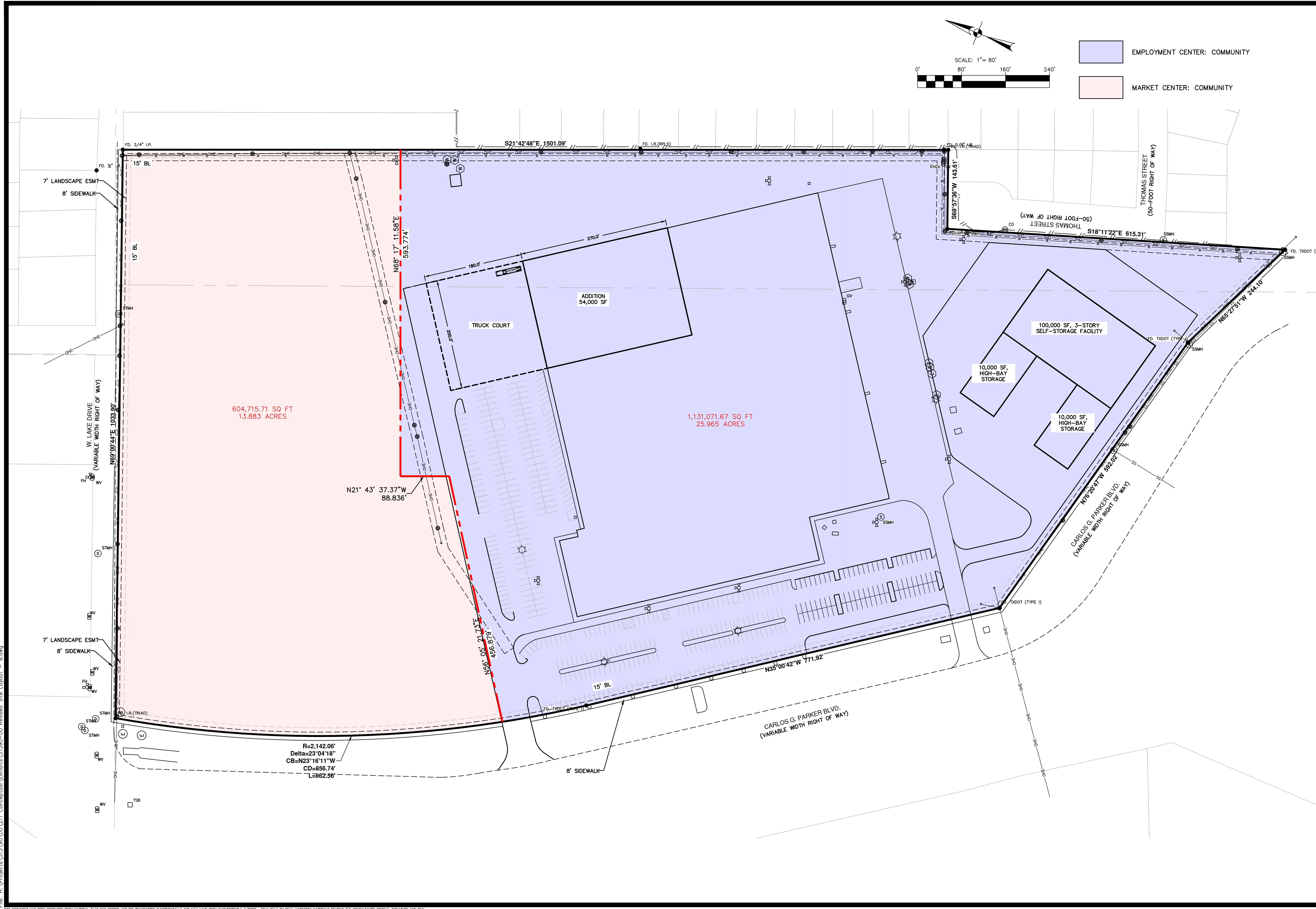
Sincerely,

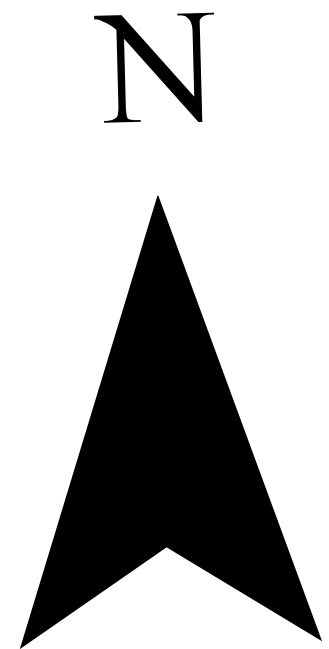
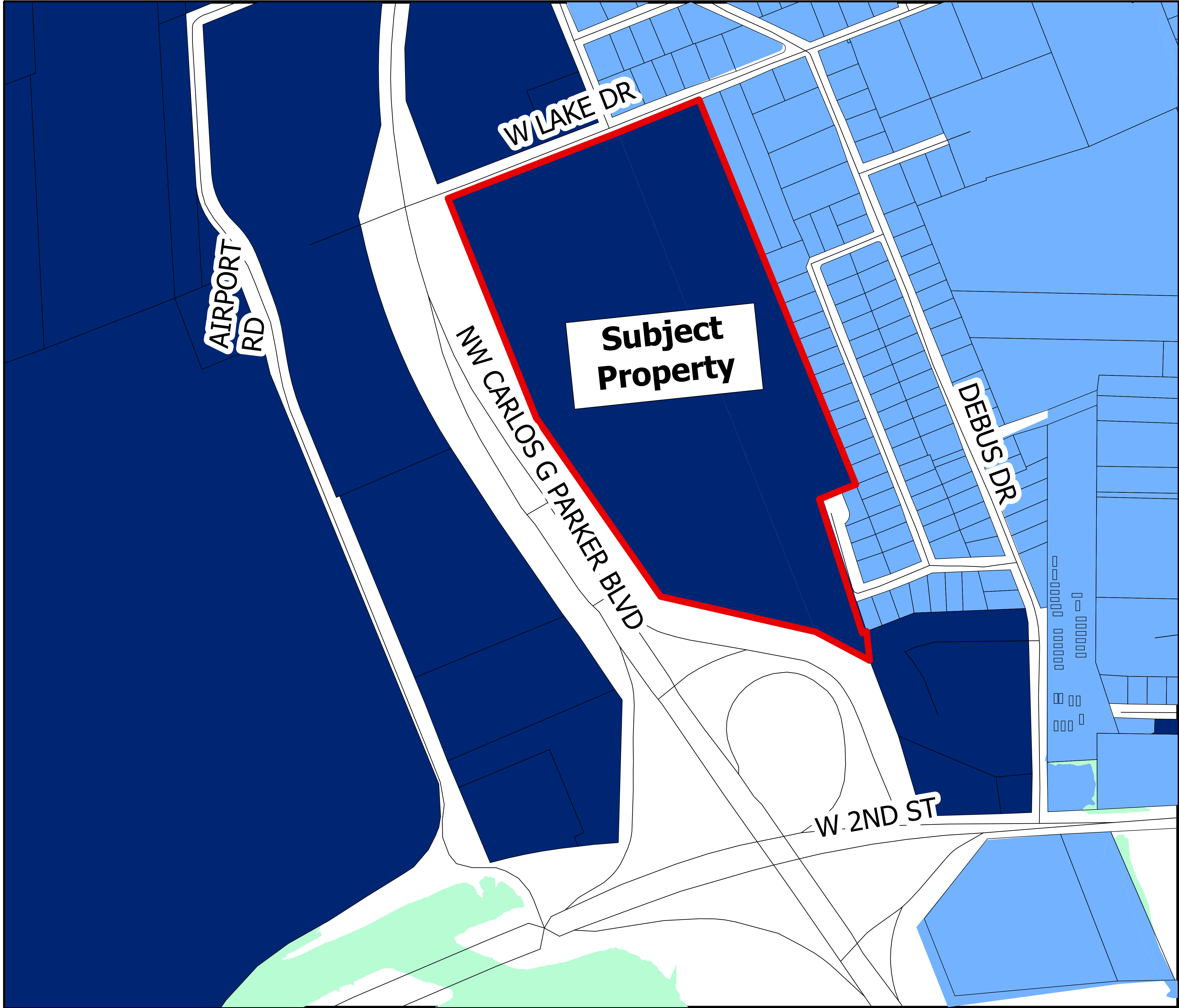
A handwritten signature in black ink that reads "Karen Wunsch". The signature is fluid and cursive, with the first name "Karen" and last name "Wunsch" clearly legible.

Karen Wunsch, AICP
Masterplan

Date: Feb 22, 2023, 2:01pm User ID: bonkenbauer
File: H:\Projects\513\300\00\211 Conceptual\Exhibit\51300-00 Revised Site Layout - 8.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





PZ-2023-1629

1103 Carlos G. Parker Blvd.
Comprehensive Plan Amendment
Growth Sectors Map
Approximately 39.85 Acres

Legend

Subject Property

Parcels

Streets

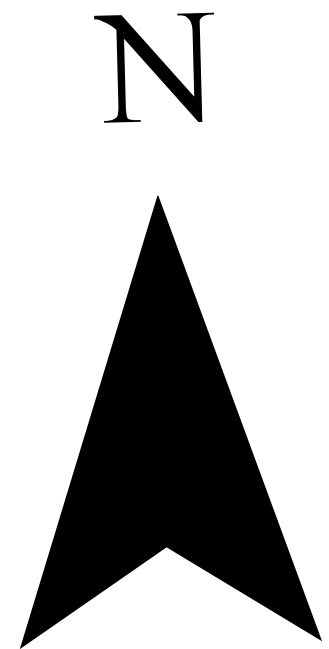
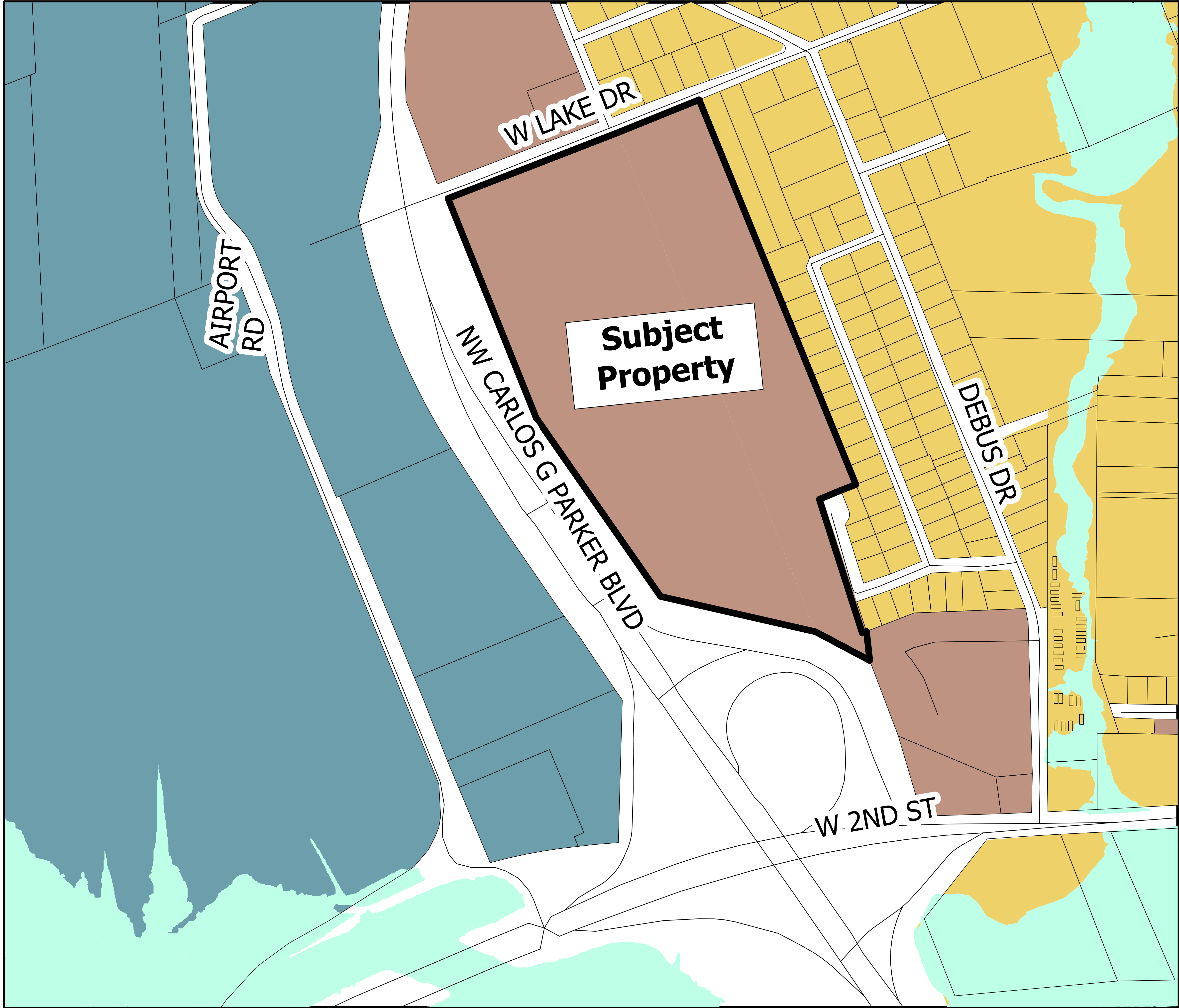
Growth Sectors Map

Infill Neighborhood Sector

Infill Growth Sector

Flood Plain





PZ-2023-1629

1103 Carlos G. Parker Blvd.
Comprehensive Plan Amendment
Future Land Use Map
Approximately 39.85 Acres

Legend

Subject Property

Parcels

Streets

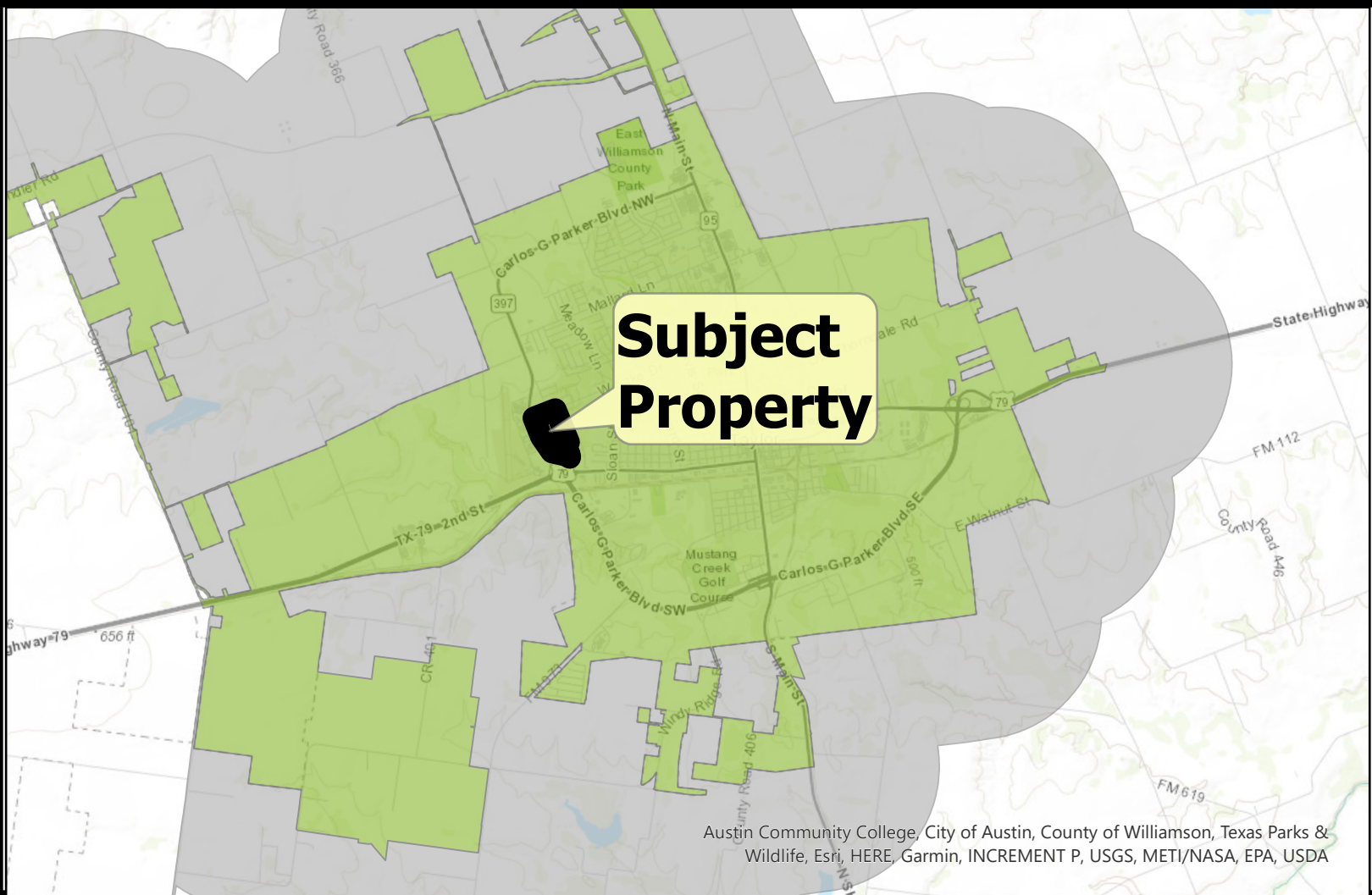
Future Land Use Map

Neighborhood Infill

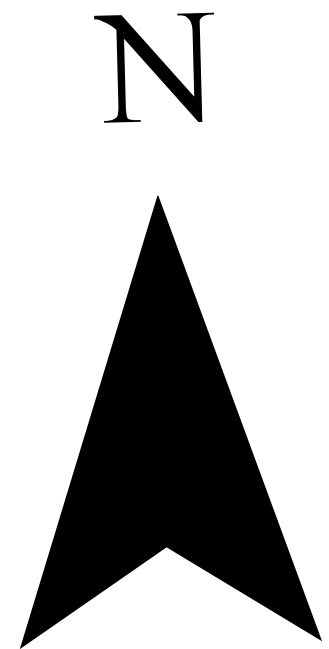
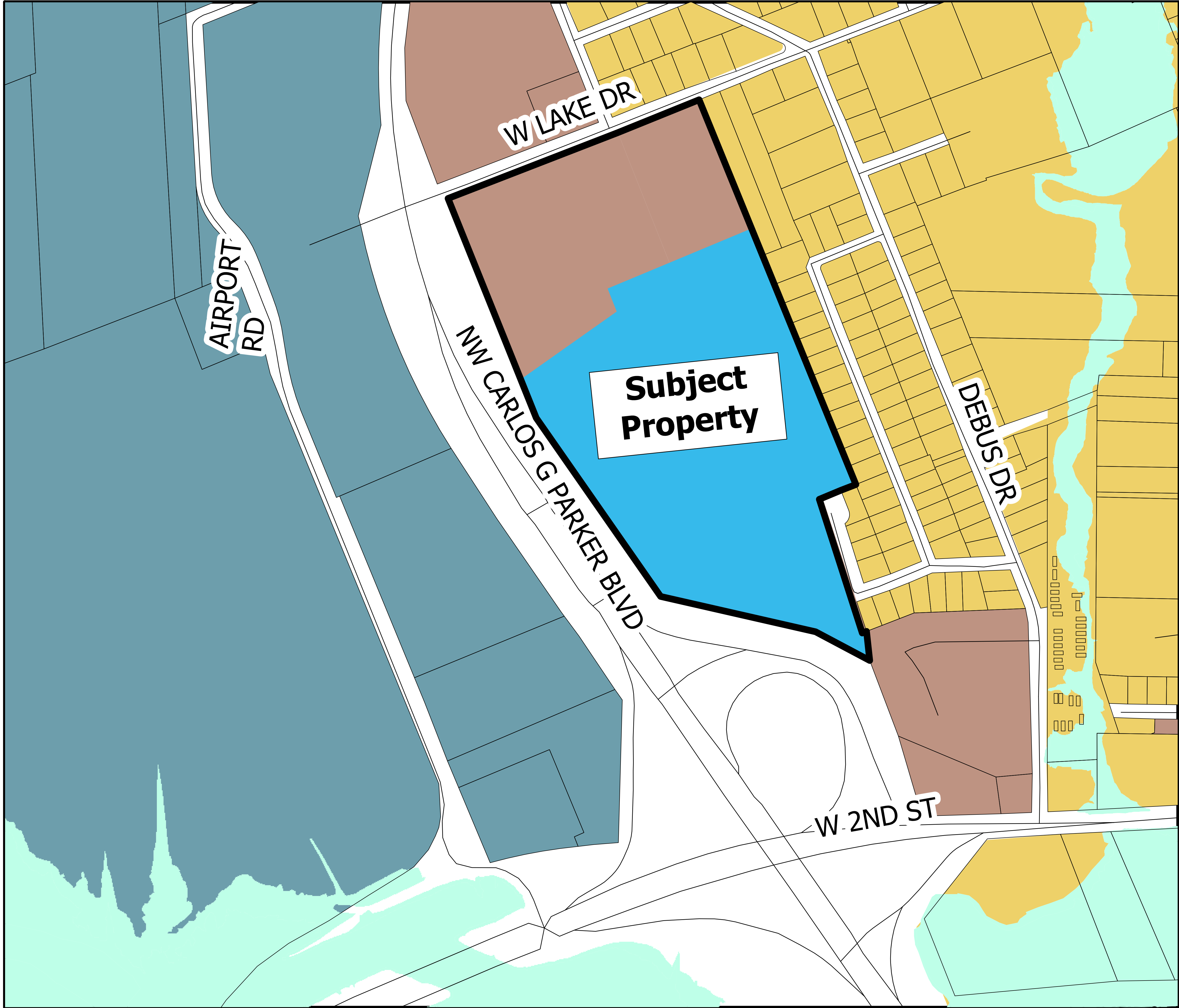
Employment Regional

Market Community

Open Space



0 500 1,000 US Feet

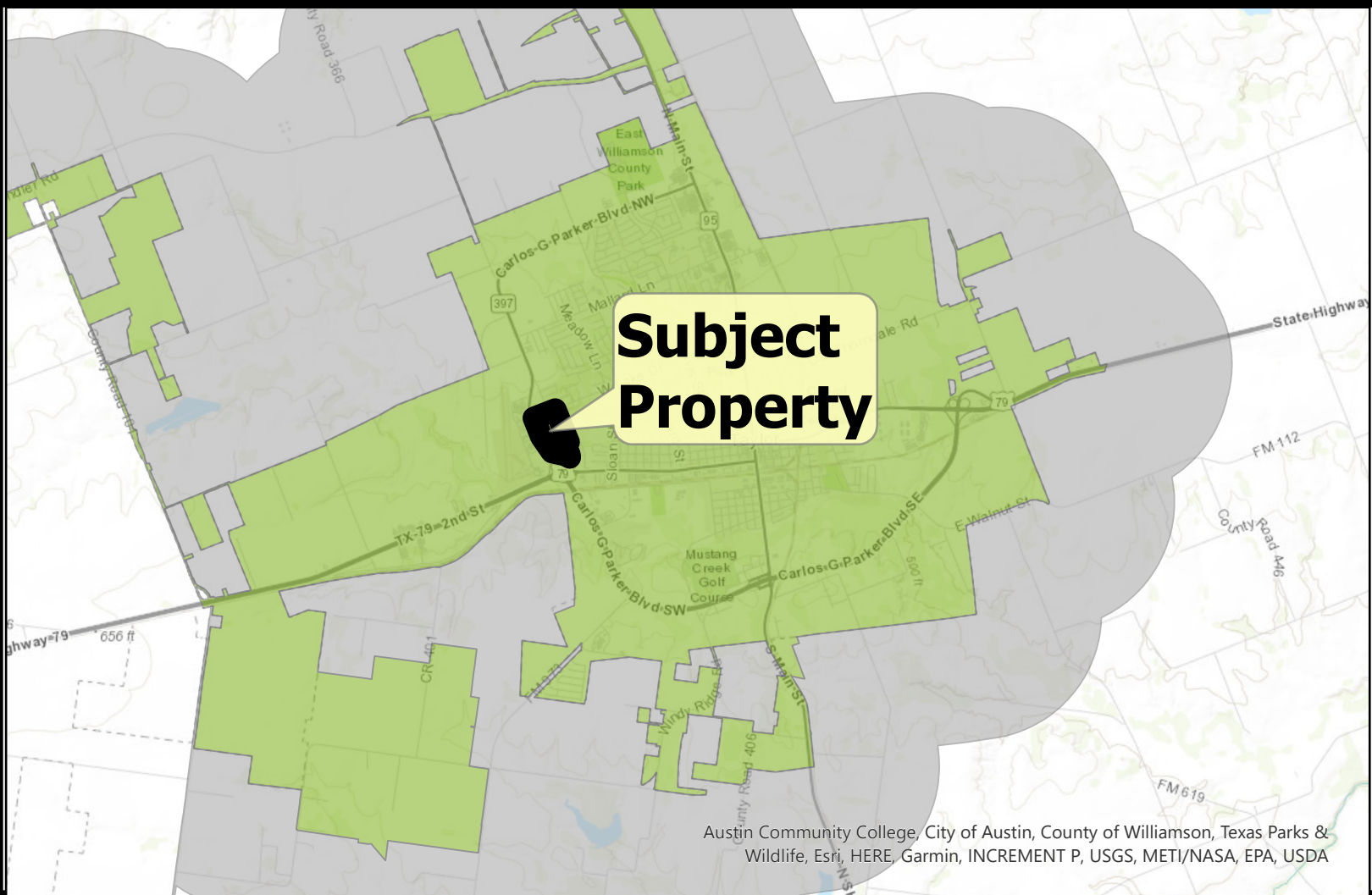


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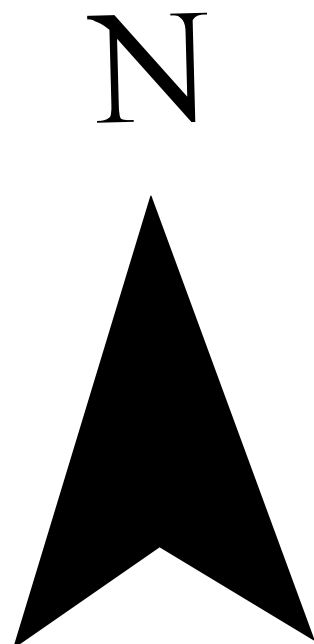
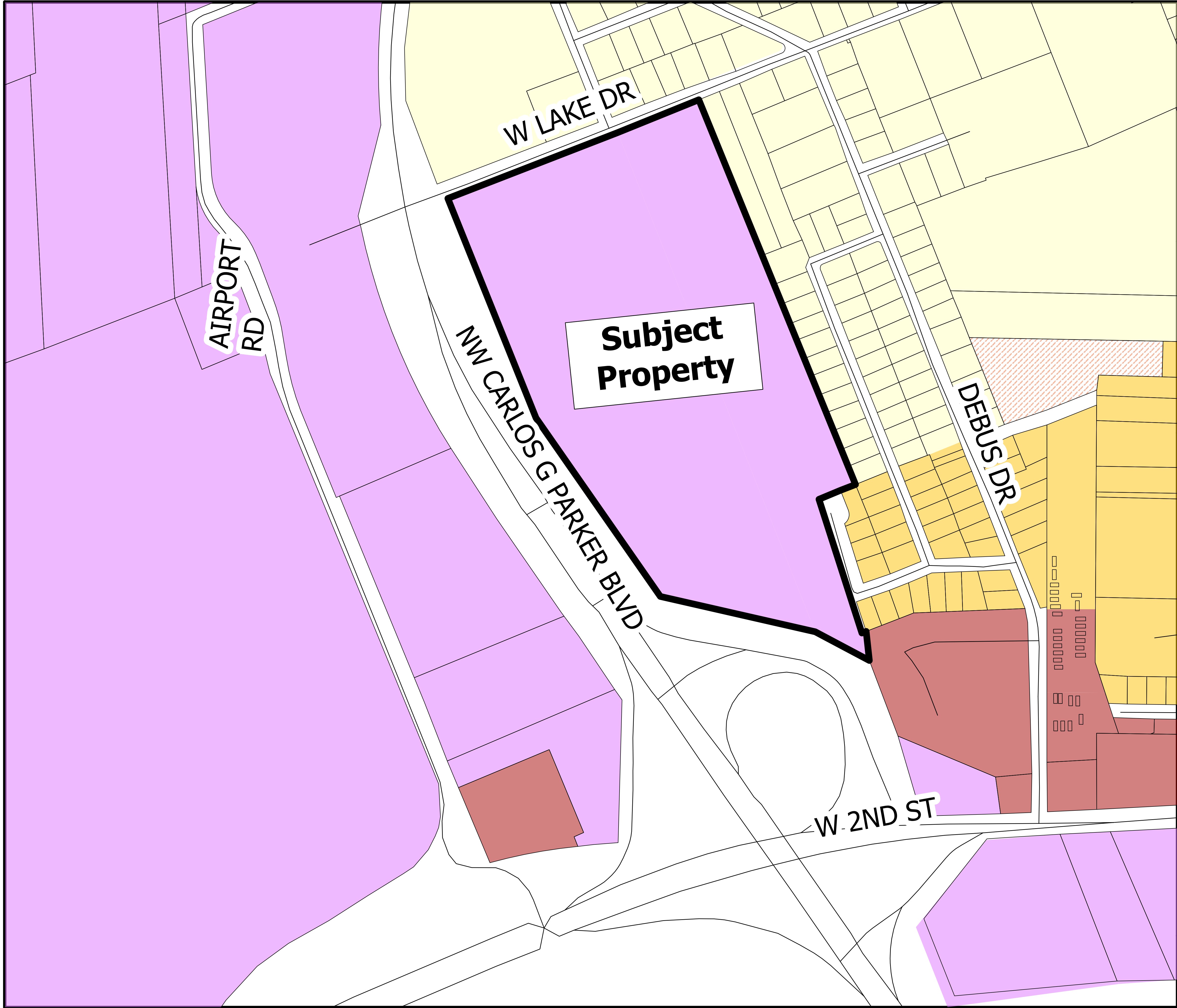
1103 Carlos G. Parker Blvd.
Comprehensive Plan Amendment
Proposed Future Land Use Map
Approximately 39.85 Acres

Legend

- Subject Property
- Parcels
- Streets
- Future Land Use Map**
- Neighborhood Infill
- Employment Regional
- Market Community
- Open Space
- Employment Center: Community



0 500 1,000 US Feet

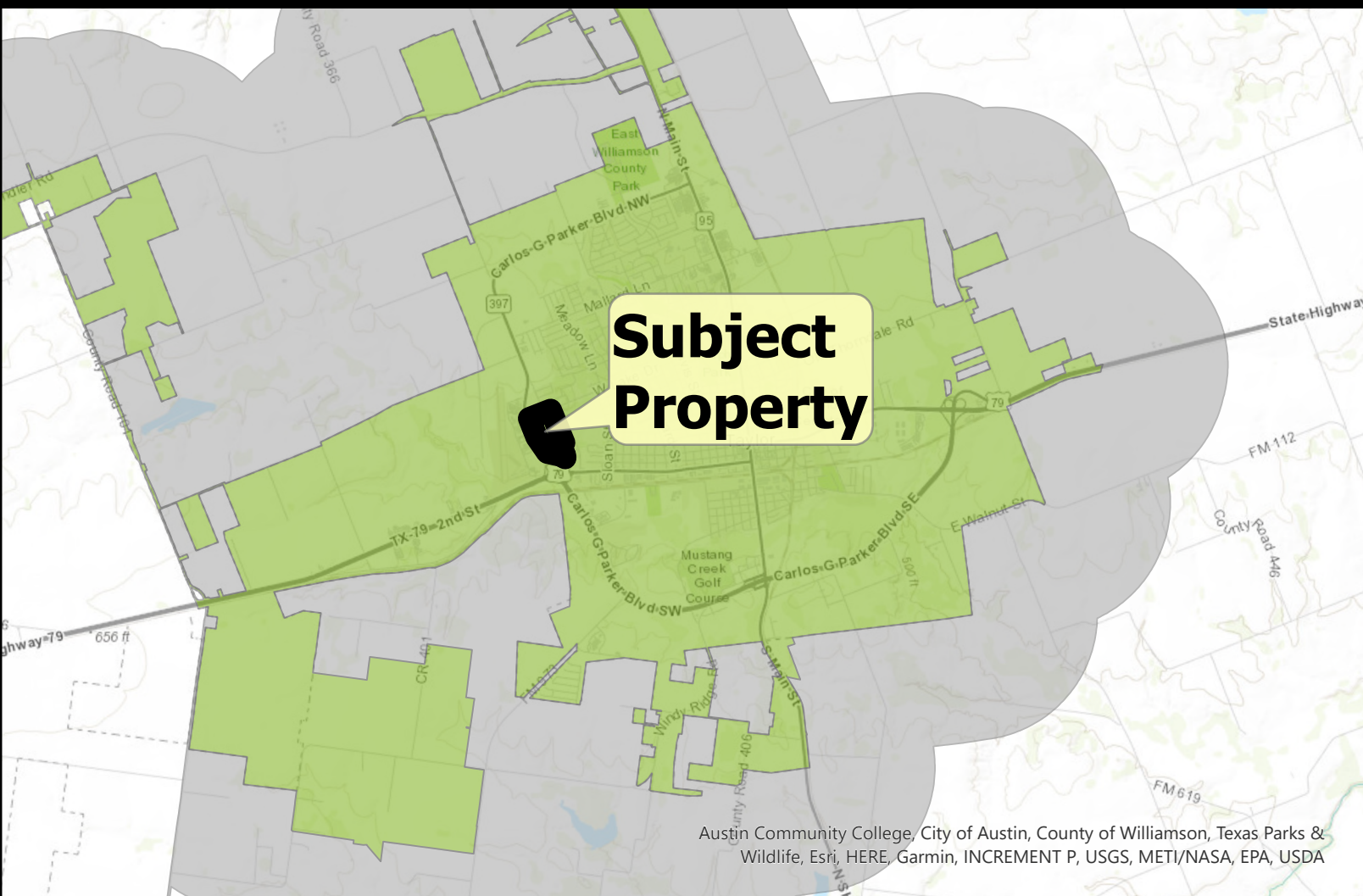


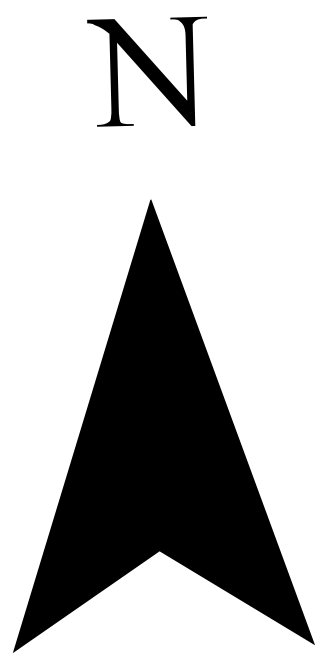
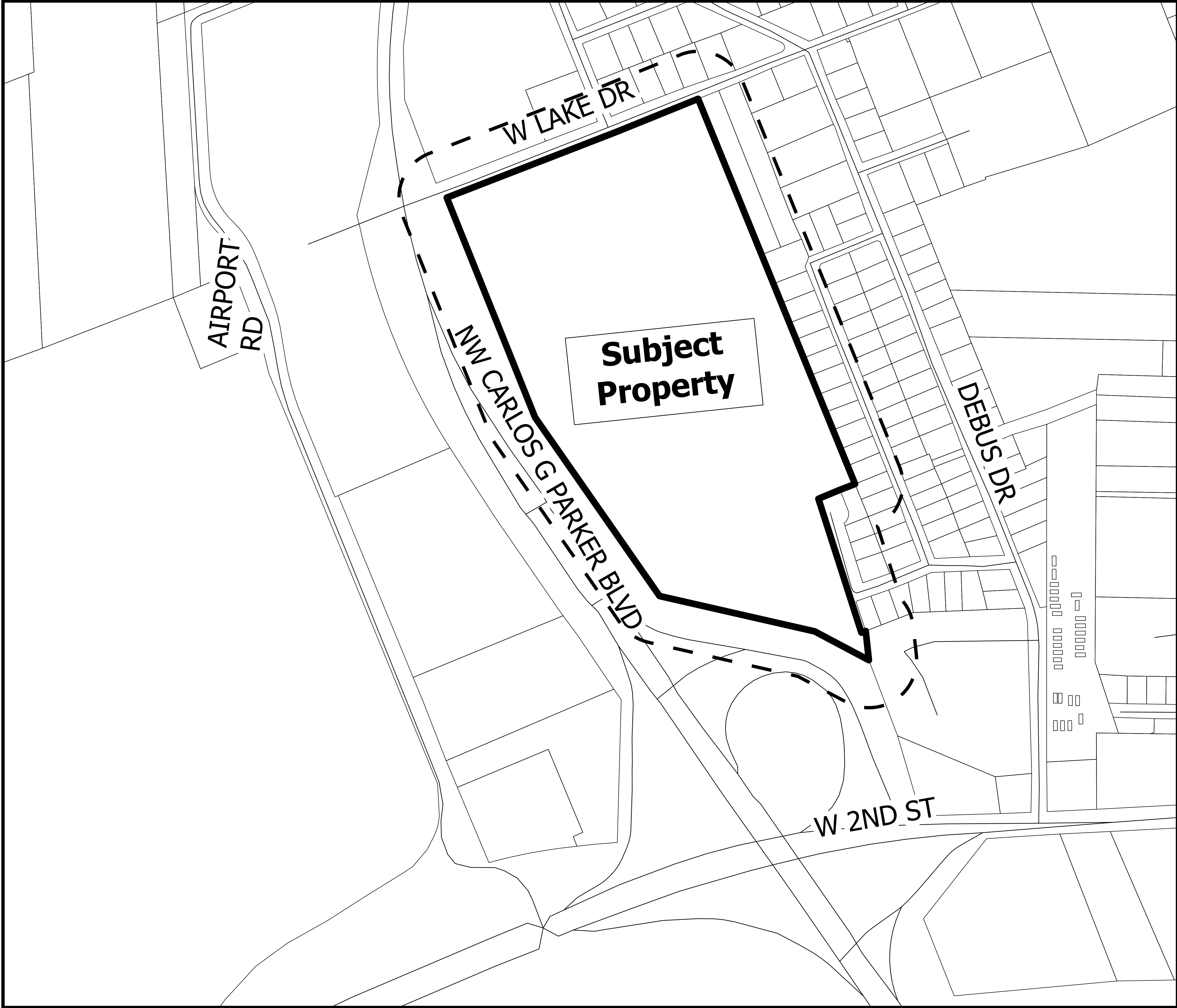
PZ-2023-1629

**1103 Carlos G. Parker Blvd.
Comprehensive Plan Amendment
Current Zoning Map
Approximately 39.85 Acres**

Legend

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



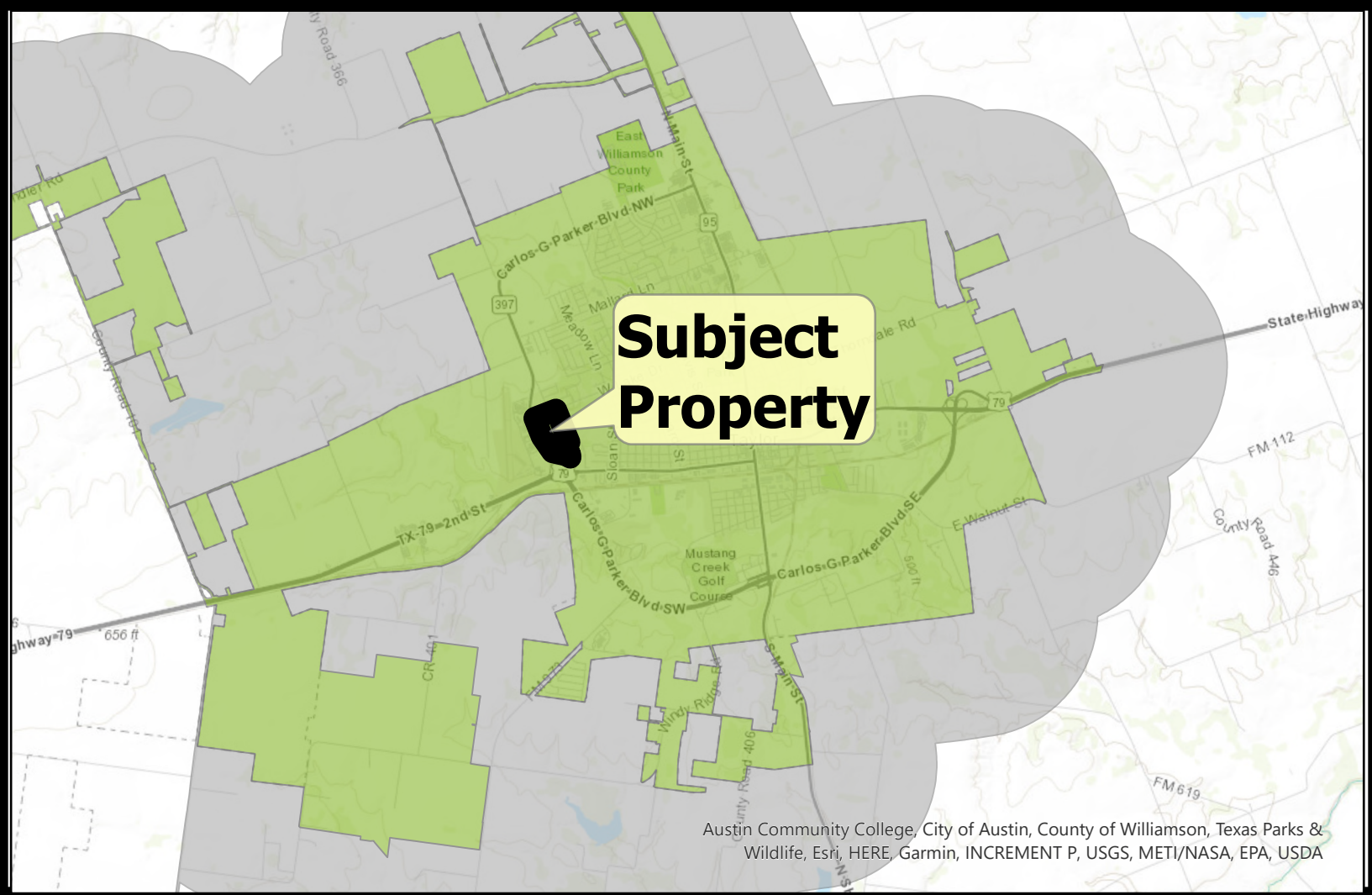


PZ-2023-1629

1103 Carlos G. Parker Blvd.
Comprehensive Plan Amendment
Notice Area Map
Approximately 39.85 Acres

Legend

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



ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY TWENTY-FIVE (25) ACRES FROM MARKET CENTER: COMMUNITY TO EMPLOYMENT CENTER: COMMUNITY ON APPROXIMATELY 39.85 ACRES OF LAND PART OF AND OUT OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348, AND THE W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, TAYLOR, WILLIAMSON COUNTY, TEXAS. PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

WHEREAS, it is necessary and reasonable for the public health, safety, morals, and welfare of the City of Taylor, Texas, a Texas home rule municipality (herein the “City”), to provide for and maintain a comprehensive plan for the City in accordance with Chapters 211, 212 and 213 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the amendment of the Comprehensive Plan herein promotes the public health, safety, morals, and welfare and provides for the orderly development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on March 14, 2023, reviewed the amendments, and recommended that the City Council adopt the amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on March 23, 2023, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, after review, inquiry, and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amended Comprehensive Plan hereinafter set forth;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Property. The property, legally described in **Exhibit A**, attached hereto, and incorporated by reference herein for all purposes (“Property”), that is the subject to the Future Land Use redesignation is generally located at 1103 Carlos G. Parker Boulevard, legally described as approximately 39.85 acres of land 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.

Section 3. Future Land Use Map. The property's future land use designation of "Market Center: Community" shall be changed to "Employment Center: Community" for approximately 25 acres of the total 39.85 acres. The remaining acreage shall keep the Market Center: Community designation. The changes are reflected in **Exhibit B**, Proposed Future Land Use attached hereto and incorporated by reference herein for all purposes.

Section 4. Savings Clause. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, or the comprehensive plan within the City's jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 5. Severability Clause. 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. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter. 551, Tex.Gov't. Code.*

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2023.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. 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

NOTES:

- 1) ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
 - 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
 - 3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
 - 4) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48453C0485J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

ZONE X (UNSHADED), DEFINED AS: OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
- FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
- 5) ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

SYMBOL LEGEND	
	CO SANITARY SEWER CLEANOUT
	CPP CORRUGATED METAL PIPE
	CMH ELECTRIC MANHOLE
	EBOX ELECTRIC BOX
	ET ELECTRIC TRANSFORMER
	EM ELECTRIC METER
	FH FIRE HYDRANT
	FP FLAGPOLE
	G GAS METER
	GV GAS VALVE
	GUY GUY ANCHOR
	HANDICAP SPACE
	LP LAMP POST
	MB MAILBOX
	PARKING SPACES
	PVC POLYVINYL CHLORIDE PIPE
	RCP REINFORCED CONCRETE PIPE
	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
	SSMH SANITARY SEWER MANHOLE
	SPV SPRINKLER VALVE
	STMH STORM DRAIN MANHOLE
	TSB TRAFFIC SIGNAL BOX
	UP UTILITY POLE
	WM WATER METER
	WV WATER VALVE
	WELL
	WCR WHEELCHAIR RAMP

LINE LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	POTABLE WATER LINE
	GAS LINE
	OVERHEAD ELECTRIC
	SANITARY SEWER LINE

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

LEGEND

CONC. CONCRETE
FD. FOUND
I.R. 1/2" IRON ROD
TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
(PD) PAPE-DAWSON CAP
(SURVEYOR) IRON ROD WITH CAP AS NOTED

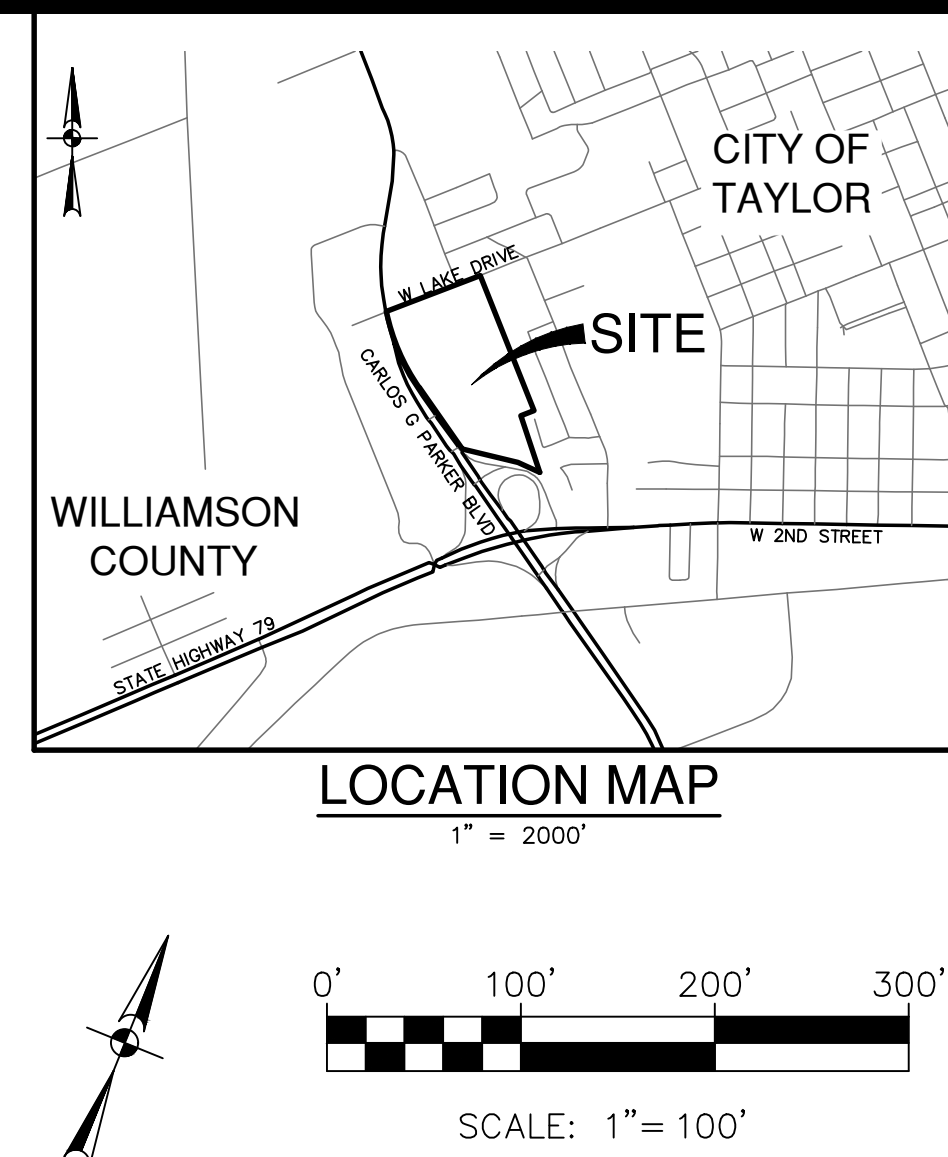
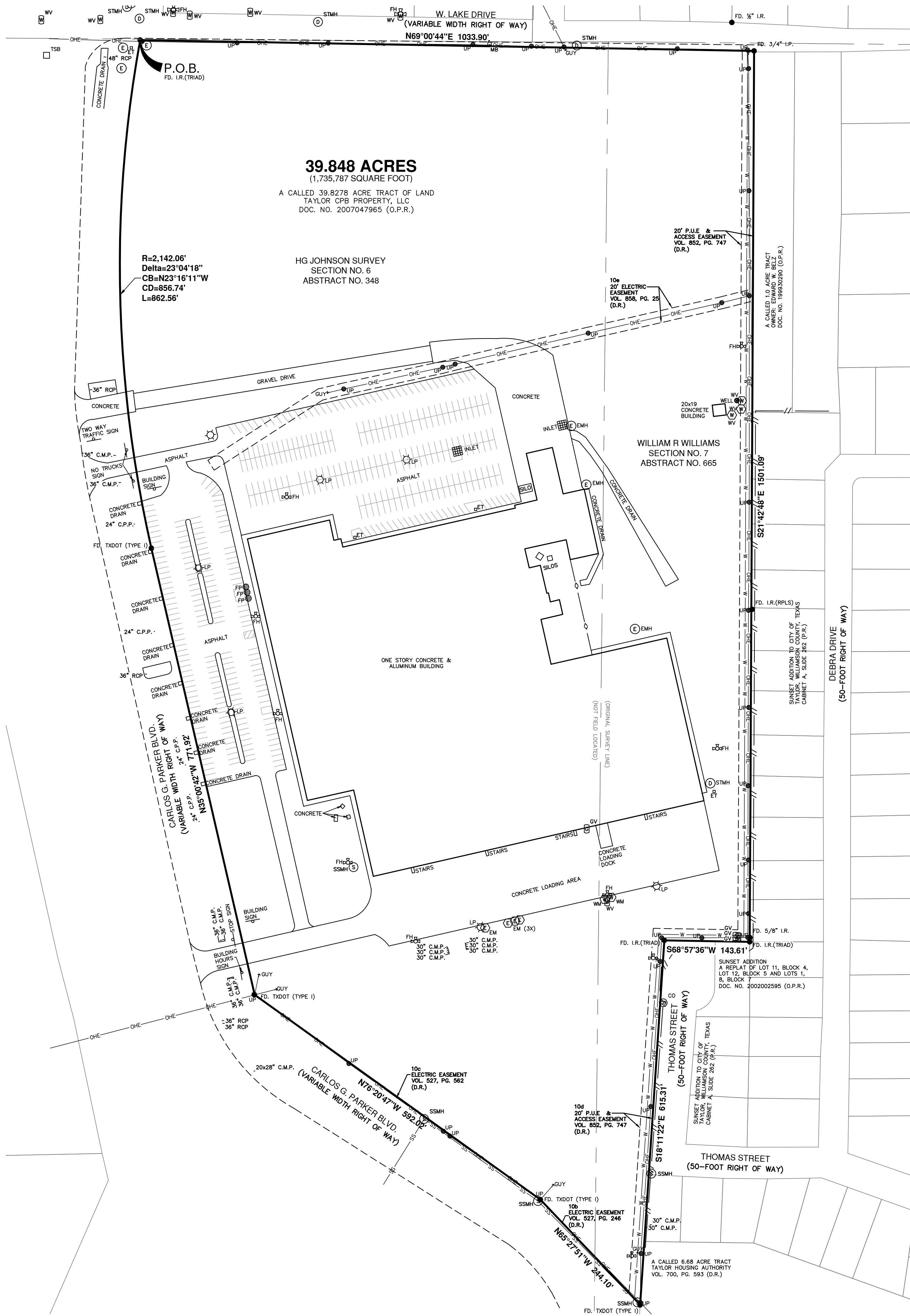
REFERENCES:

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON THE TITLE COMMITMENT LISTED BELOW:

Title Commitment: G.F. # 2725CM
Old Republic Commonwealth Land Title Insurance Company
Date of Policy: June 7, 2007

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - a. The company is prohibited from insuring the area or quantity of the land described herein, any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation of that such area or quantity is correct, but is made only for information identification purposes and does not override item to of Schedule "B" hereof. (Not a survey matter)
 - b. Easement for electric power lines executed by Woodrow C. Powell, to Texas Power and Light Company, dated March 24, 1944, recorded in/under 527/246 of the Real Property Records of Williamson County, Texas. (As Shown Hereon)
 - c. Easement for electric power lines executed by Reuben Anderson, to Texas Power and Light Company, dated march 24, 1970, recorded in/under 527/562 of the Real Property Records of Williamson County, Texas. (As Shown Hereon)
 - d. Terms, conditions and stipulations contained in Easement Agreement executed by and between Intercraft Industries Corporation, and City of Taylor, dated September 11, 1981, recorded in/under 852/747 of the Real Property Records of Williamson County, Texas. (As Shown Hereon)
 - e. Easement for electric distribution lines and telephone lines executed by Intercraft Industries Corporation, to Texas Power and Light Company, dated September 11, 1981, recorded in/under 858/25 of the Real Property Records of Williamson County, Texas. (As Shown Hereon)
 - f. Subject property lies within the boundaries of Upper Brushy Water Control and Improvement District.
 - g. Power poles, overhead power lines and down guys as shown on survey plat dated March 20, 2006, prepared by Herman Crichton R.P.L.S. No. 4046.

FIELD NOTES
FOR

A 39.848 ACRE OR 1,735,787 SQUARE FOOT TRACT OF LAND, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, AND IN THE WILLIAM R WILLIAMS SURVEY, SECTION NO. 7, ABSTRACT NO. 665, IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 39.8278 ACRE TRACT CONVEYED TO TAYLOR CPB PROPERTY, LLC, RECORDED IN DOCUMENT NO. 2007047965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 39.848 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at an iron rod with cap marked "Triad" found on a point in the east right-of-way line of Carlos G. Parker Blvd., a variable width right-of-way, said point being in the south right-of-way line of W. Lake Drive, same being the north boundary line of said 39.8278-acre tract, a distance of 1033.90 feet to a ½" iron pipe found at the northeast corner of said 39.8278-acre tract, same being the northwest corner of a called 1.0 acre tract conveyed to Edward W. Belz, recorded in Document No. 199930290 of the Official Public Records of Williamson County, Texas for the northeast corner hereof;

THENCE S 21°42'48" E, departing the south right-of-way line of said W. Lake Drive, with the east boundary line of said 39.8278-acre tract, same being the west boundary line of said 1.0 acre tract, and, in part, with the north right-of-way line of Sunset Addition to the City of Taylor, Williamson County, Texas, a subdivision according to the plat recorded in Cabinet A, Slide 262 of the Plat Records of Williamson County, Texas, a distance of 1501.09 feet to an iron rod with cap marked "Triad" found on a point in the north boundary line of Sunset Addition, a Replat of Lot 11, Block 4, Lot 12, Block 5 and Lots 1, 8, Block 7, a subdivision according to the plat recorded in Document No. 2002002595 of the Official Public Records of Williamson County, Texas for a southeast corner hereof;

THENCE S 68°57'36" W, with a south boundary line of said 39.8278-acre tract, same being the north boundary line of said Sunset Addition Replat, and, in part, with the north right-of-way line of Thomas Street, a 50-foot right-of-way recorded in said Sunset Addition Replat, a distance of 143.61 feet to an iron rod with cap marked "Triad" found at the southeast ell corner of said 39.8278-acre tract, same being the northwest terminus of said Thomas Street for the southeast ell corner hereof;

THENCE S 18°11'22" E, with the east boundary line of said 39.8278-acre tract, same being the west right-of-way line of said Thomas Street, and, in part, the west boundary line of said Sunset Addition to the City of Taylor, and, in part, with the west boundary line of a called 6.68-acre tract conveyed to Taylor Housing Authority, recorded in Volume 700, Page 593 of the Deed Records of Williamson County, Texas, a distance of 615.31 feet to a TXDOT Type I monument found on a point in the northeast right-of-way line of said Carlos G. Parker Blvd., said point being the southeast corner of said 39.8278-acre tract, same being a point in the west boundary line of said 6.68-acre tract for the southeast corner hereof;

THENCE with the northeast and east right-of-way line of said Carlos G. Parker Blvd., same being the southwest and west boundary line of said 39.8278-acre tract the following four (4) courses and distances:

1. N 65°27'51" W, a distance of 244.10 feet to a TXDOT Type I monument found for an angle point hereof;
2. N 76°20'47" W, a distance of 592.02 feet to a TXDOT Type I monument found for the westernmost southwest corner hereof;
3. N 35°00'42" W, a distance of 771.92 feet to a TXDOT Type I monument found for a point of non-tangent curvature hereof, and
4. along the arc of a curve to the right, having a radius of 2142.06 feet, a central angle of 23°04'18", a chord bearing and distance of N 23°16'11" W, 856.74 feet, for an arc length of 862.56 feet to the POINT OF BEGINNING and containing 39.848 acres in the City of Taylor, Williamson County, Texas. Said tract being described in accordance with an on the ground survey prepared by Pape-Dawson Engineers, Inc.

THIS IS TO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY. THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2022.



Valerie Zurcher, R.P.L.S. No. 6222
STATE OF TEXAS
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759

12.07.2022
DATE

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY., BLDG. 3, STE 200 | AUSTIN, TX 78759 | 512-454-8711
TXBLS REGISTRATION #470 | TPLS REGISTRATION #1028601

LAND TITLE SURVEY

JOB NO. **51390-00**
DATE **NOVEMBER 2022**
CHECKED **AC** DRAWN **VZ**
CIVIL JOB NO. **---**
REFERENCE: **---**
SHEET **1** OF **1**

PROJECT NAME: TAYLOR INDUSTRIAL

FIELD NOTES
FOR

A 39.848 ACRE OR 1,735,787 SQUARE FOOT TRACT OF LAND, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, AND IN THE WILLIAM R WILLIAMS SURVEY, SECTION NO. 7, ABSTRACT NO. 665, IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 39.8278 ACRE TRACT CONVEYED TO TAYLOR CPB PROPERTY, LLC, RECORDED IN DOCUMENT NO. 2007047965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 39.848 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

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THENCE N 69°00'44" E, departing the east right-of-way line of said Carlos G. Parker Blvd., with the south right-of-way line of said W. Lake Drive, same being the north boundary line of said 39.8278-acre tract, a distance of **1033.90 feet** to a $\frac{3}{4}$ " iron pipe found at the northeast corner of said 39.8278-acre tract, same being the northwest corner of a called 1.0 acre tract conveyed to Edward W. Belz, recorded in Document No. 199930290 of the Official Public Records of Williamson County, Texas for the northeast corner hereof;

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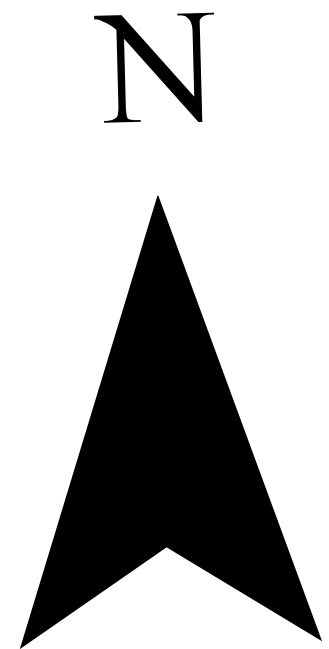
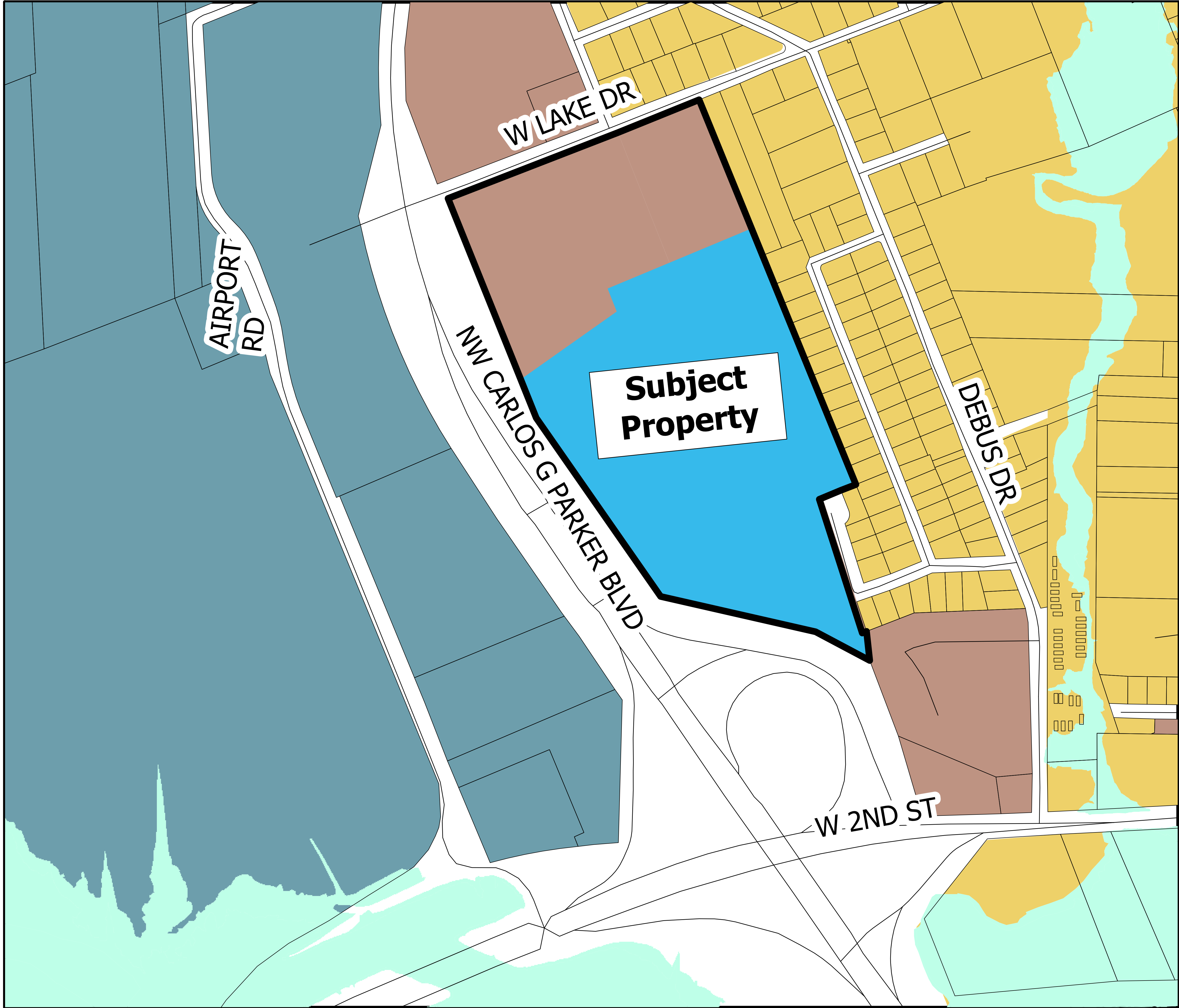
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4. along the arc of a curve to the right, having a **radius of 2142.06 feet**, a **central angle of 23°04'18"**, a **chord bearing and distance of N 23°16'11" W, 856.74 feet**, for an **arc length of 862.56 feet** to the **POINT OF BEGINNING** and containing 39.848 acres in the City of Taylor, Williamson County, Texas. Said tract being described in accordance with an on the ground survey prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 7, 2022
JOB No.: 51306-01
DOC.ID.: H:\Survey\CIVIL\51390-00\Word\
FN51390-00_39.848Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01



TAYLOR GATEWAY CENTER		CITY OF TAYLOR, TEXAS		FUTURE LAND USE EXHIBIT	
					
AUSTIN SAN ANTONIO HOUSTON FORT WORTH DALLAS					
10801 N. MOPAC EXP. BLDG 3, STE 200 AUSTIN, TX 78759 512.454.8711					
TDP# FIRM REGISTRATION 4470 TBS#LS FIRM REGISTRATION 410208601					
CITY JOB No. _____		JOB NO. 51390-00			
DATE FEBRUARY 2023		DESIGNER BDA			
CHECKED AC		DRAWN BDA		DATE _____	
SHEET 1 OF 1		NO. REVISION _____			
		DATE _____			

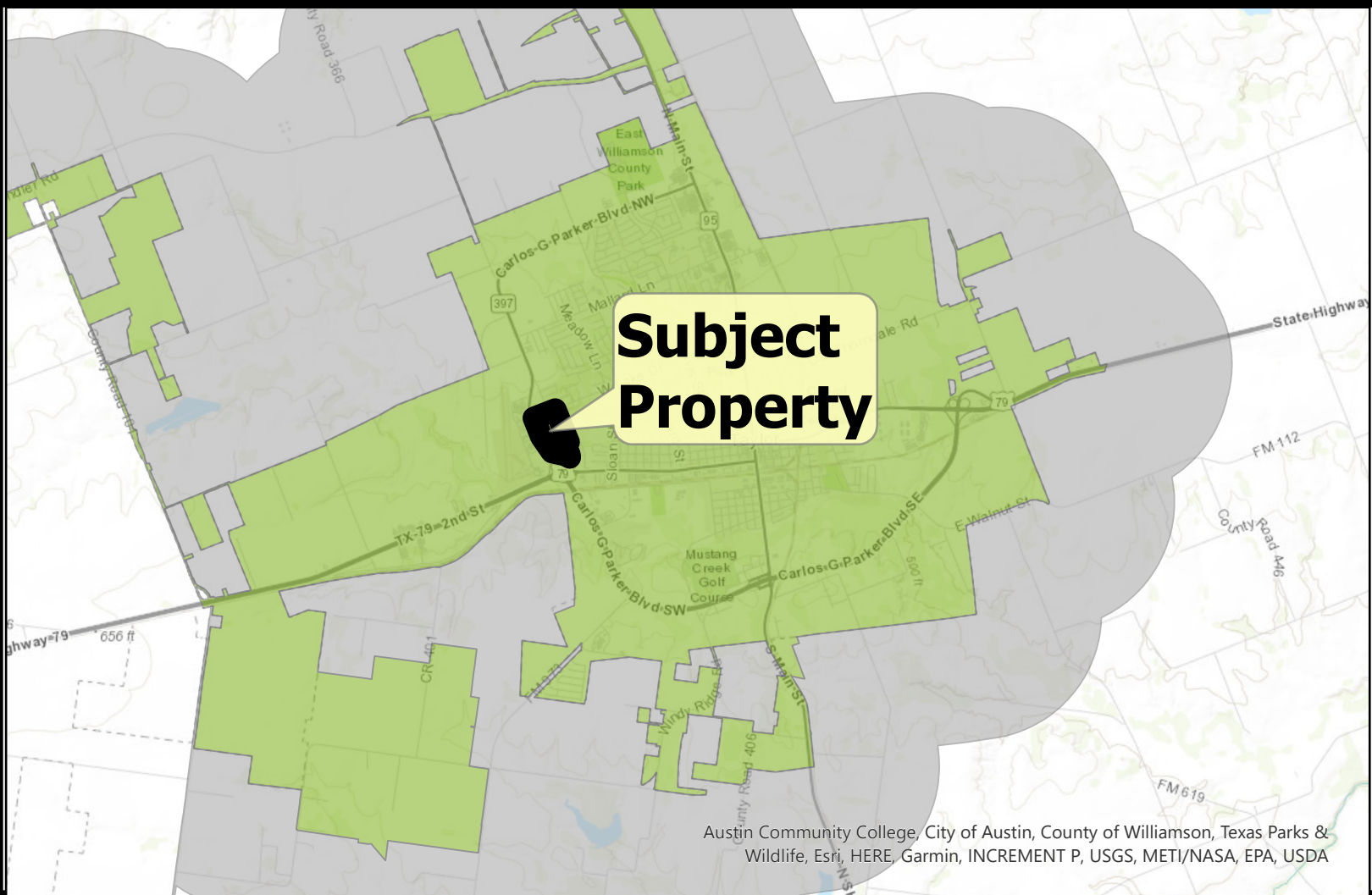


PZ-2023-1629

1103 Carlos G. Parker Blvd.
Comprehensive Plan Amendment
Proposed Future Land Use Map
Approximately 39.85 Acres

Legend

- Subject Property
- Parcels
- Streets
- Future Land Use Map**
- Neighborhood Infill
- Employment Regional
- Market Community
- Open Space
- Employment Center: Community



0 500 1,000 US Feet

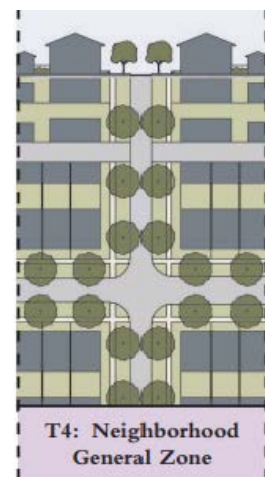
City of Taylor
PZ-2022-1560
Zoning Map Amendment
Staff Report

Item Details

Subject Property:	Generally located along Murphy Street. A Planned Development referred to as Murphy Street Revival II.
Total Acreage:	Approximately 1.40 acres
Legal Description:	Approximately 1.40 acres of land 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 City of Taylor Map as recorded in Cabinet A, Slide 228, more particularly described by Williamson Central Appraisal District Parcels R015230, R015231, R015232, R015233, R015241, R015258, part of R015264, and R015266.
Property Owner(s):	Cheryl L. Vocke & David Legere (in association with Capnote, LLC)
Applicant/Representative:	David Legere
Request:	A request to amend the zoning designation 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).
Case History:	This is the first public hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested to rezone the subject properties to a Planned Development (PD) that incorporates attached and detached single-family and duplex (predominately arranged in a cottage court layout), civic spaces, and the flexibility for lodging, office, retail, and restaurant. The applicant chose to work with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an alternative master plan and planned development standards to address neighborhood structure and scale, civic spaces, and frontage types. The planned development contains a regulating plan to allow flexibility. The regulating plan is based on transects which act to create new walkable mixed-use environments. The natural to urban transects create a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. The plan for Murphy Street Revival II will blend existing adjacent residential and nearby downtown commercial developments into the Neighborhood General Zone (T4).



The week of October 17, 2022, the applicant, city staff, and Michael Watkins and his team of urban designers met to collaboratively conduct a design charrette. During that week staff observe the subject property in person and later a draft layout was identified. Since that time standards for development have been reviewed and finalized by staff. The proposed community closely aligns with the City's long-term goals and will help the City meet the growing demand for walkable communities.

Location:

The subject properties are generally located along Murphy Street, near the intersection of Murphy Street and E. 5th Street.

Physical and Natural Features:

The subject properties are vacant of structures and exist along dormant rights-of-way (Murphy and E. 5th Streets). Moderate vegetation is present on site as the area neighbors the City of Taylor Park and trail system properties.

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject property is located within the Infill Neighborhood Growth Sector. The Infill Neighborhood Growth Sector consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

Future Land Use and Zoning Designations:

The Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designations of Neighborhood Infill. Neighborhood Infill areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood-oriented retail and services. The developed regulating plan for the Murphy Street Revival II proposed development has been curtailed to provide corresponding elements required within the Neighborhood Infill land use category.

Currently the subject properties are either zoned Multi-Family (MF-2) or Local Business (B-1). The proposed Multi-Family Residential Planned Development (MF-1/RPD) will aim to incorporate a range of housing types to accommodate a diversity of household types and market demand and truly mesh each of the existing zoning districts into a singular Planned Development. Most commercial uses will be located nearest the intersection of Murphy Street and E. 5th Street surrounded by a central plaza with several pocket parks and greens distributed throughout the residential courts.

Surrounding Properties:

The current Zoning, Future Land Use designation, and Existing Uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

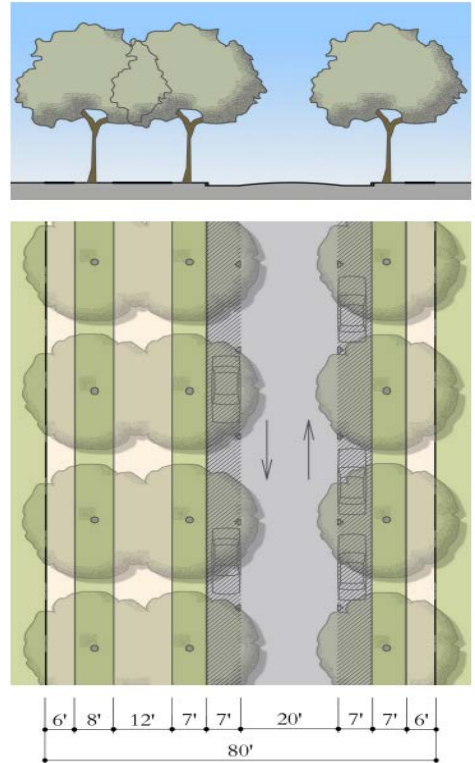
Direction	Zoning District	Future Land Use	Existing Land Use
North	Parks (P)	Open Space	Vacant Acreage
South	Local Business (B-1)	Neighborhood Infill	E. 4 th Street → Vacant Lots, Residential Structures
East	Parks (P), Local Business (B-1), & Multi-Family (MF-2)	Open Space & Neighborhood Infill	Railroad Tracks & City of Taylor Animal Shelter
West	Local Business (B-1) & Multi-Family (MF-2)	Neighborhood Infill	Small Lot Residential Structures

Utilities

There are existing 4-inch water lines along E. 5th Street and Murphy Street and existing 6-inch wastewater lines throughout the subdivision, primarily through existing alleyways.

Transportation

The subject properties are located along E. 5th Street and Murphy Street which are part of the existing Taylor gridded transportation network. These roadways are classified as Neighborhood Streets. Additionally, E. 5th Street is identified as a Priority Multi-Modal system which aims to incorporate appropriate space for pedestrians and cyclists. The Thoroughfare Plan for the Planned Development calls for a 6-foot sidewalk, 8-foot tree lawn, 12-foot multi-modal path, and a 7-foot tree lawn before reaching on-street parking and drive lanes (*see image to the right*). The thoroughfares identified in the PD are proposed as improvements to the existing public rights-of-way along E. 5th Street and Murphy Street.



E. 5th Street

Public Notification

As required by the Texas Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request. A total of twenty-eight (28) property owners were provided with notice of

the request. A legal notice advertising the public hearing was placed in the Taylor Press on Sunday, February 26, 2023.

Staff Analysis

Upon analyzing the request, the proposed uses as multi-family and commercial are considered consistent with the Comprehensive Plan. The uses are consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
 - The development provides internal street connectivity and follows the traditional small block pattern of Taylor.
- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
 - The proximity of the subject properties to the established downtown area provides infill housing within walking distance to potential employers.
- **LU9** – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
 - The redevelopment of the subject properties are within the downtown Taylor area and would revive a part of the community that once served as residential property and a place of worship.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
 - Developing in an area with existing infrastructure and taking advantage of a Planned Development allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.
- **T3** – The transportation network should encourage all modes of travel including support for a further transit network.
 - The Planned Development standards demonstrated how E. 5th Street can meet the priority multi-modal designation by providing additional allocated space for cyclist and pedestrians linking from the existing trail system to downtown Taylor.
- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
 - The applicant has proposed a form of missing middle housing by proposing a variety of unit types outline in the Planned Development with varying lot sizes and capability of accessory structures or dwelling units.

In summary, the applicant's request to change the zoning district designation 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) is consistent with the Comprehensive Plan in this location.

Staff Recommendation

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

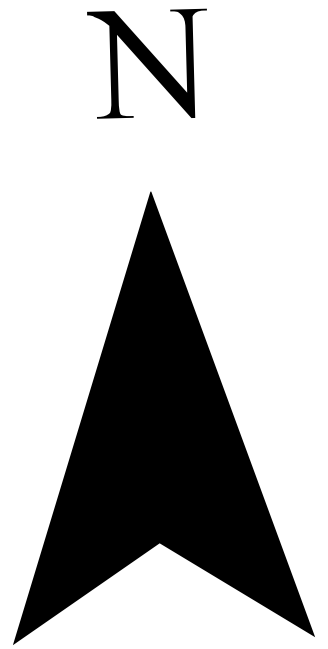
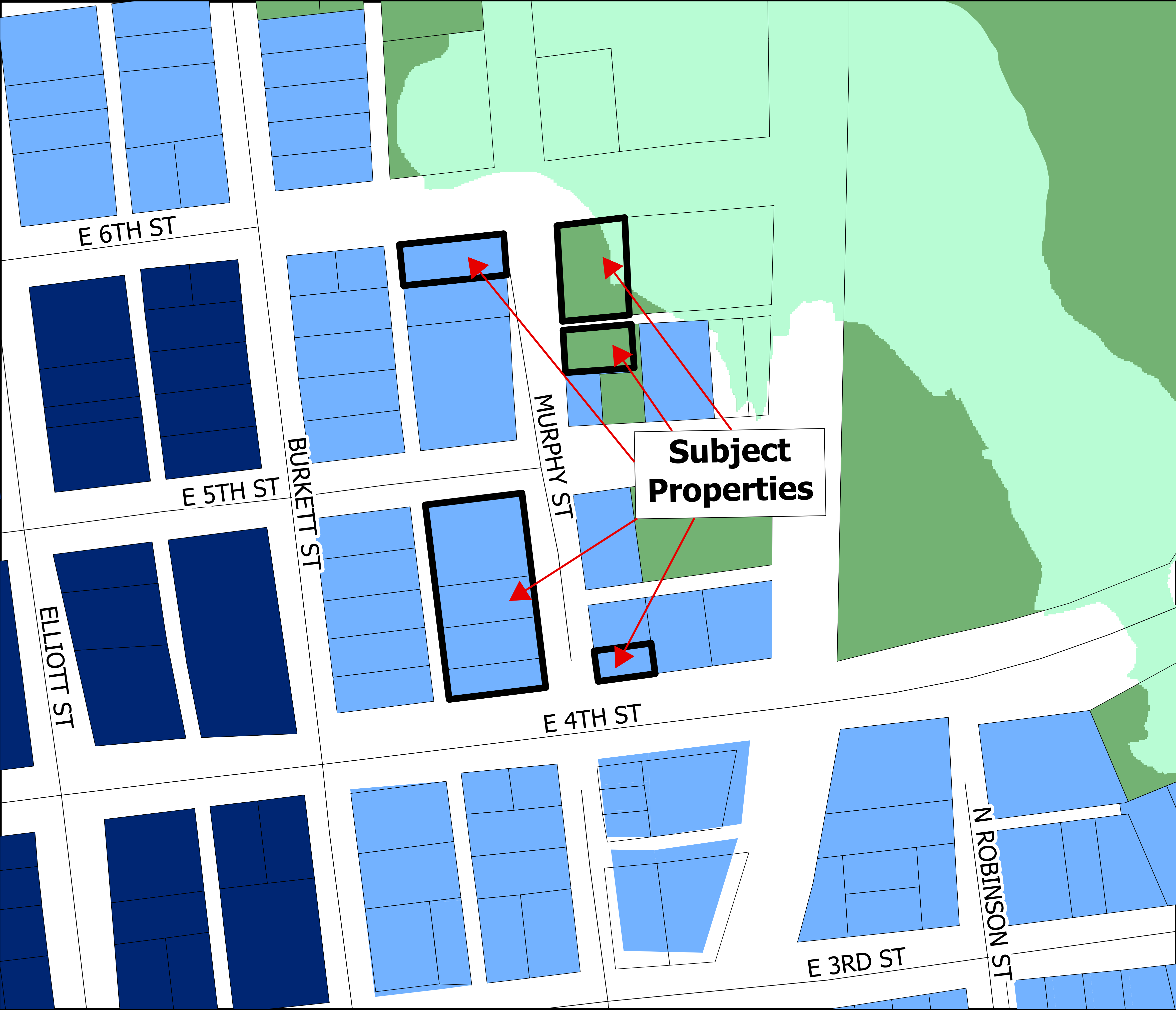
Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

- **Is the rezoning consistent with the Comprehensive Plan?**
The rezoning request is consistent with the Comprehensive Plan. As mentioned previously in the report, the proposed rezoning combines existing multi-family residential districts with commercial uses.
- **Is the rezoning compatible with the surrounding area?**
The rezoning is compatible with the surrounding area as most of the immediate area is vacant land and land that incorporates single family housing neighboring a community church and various businesses.
- **Does the rezoning promote the public health, safety, or general welfare?**
Staff analysis determined that the rezoning of the subject property will promote public health, safety, and general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.
- **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
Existing roadways and adequate water and wastewater facilities are directly available. Any upgrades to these systems will be the responsibility of the developer.
- **Do current conditions indicate that a rezoning is necessary?**
Currently, the city's existing zoning regulations do not comply with the overarching goals and policies within the Comprehensive Plan. Curating a planned development allows the applicant the ability to create a denser development that will meet the intent of the Comprehensive Plan. The Planned Development would allow the subject property to consist of a walkable community of mixed uses ranging from multi-family, office, retail, restaurant, and civic uses.

Attachments:

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



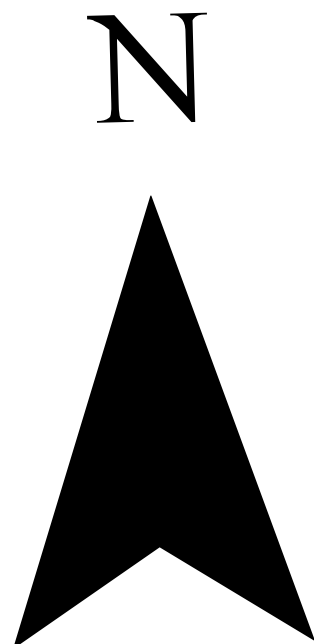
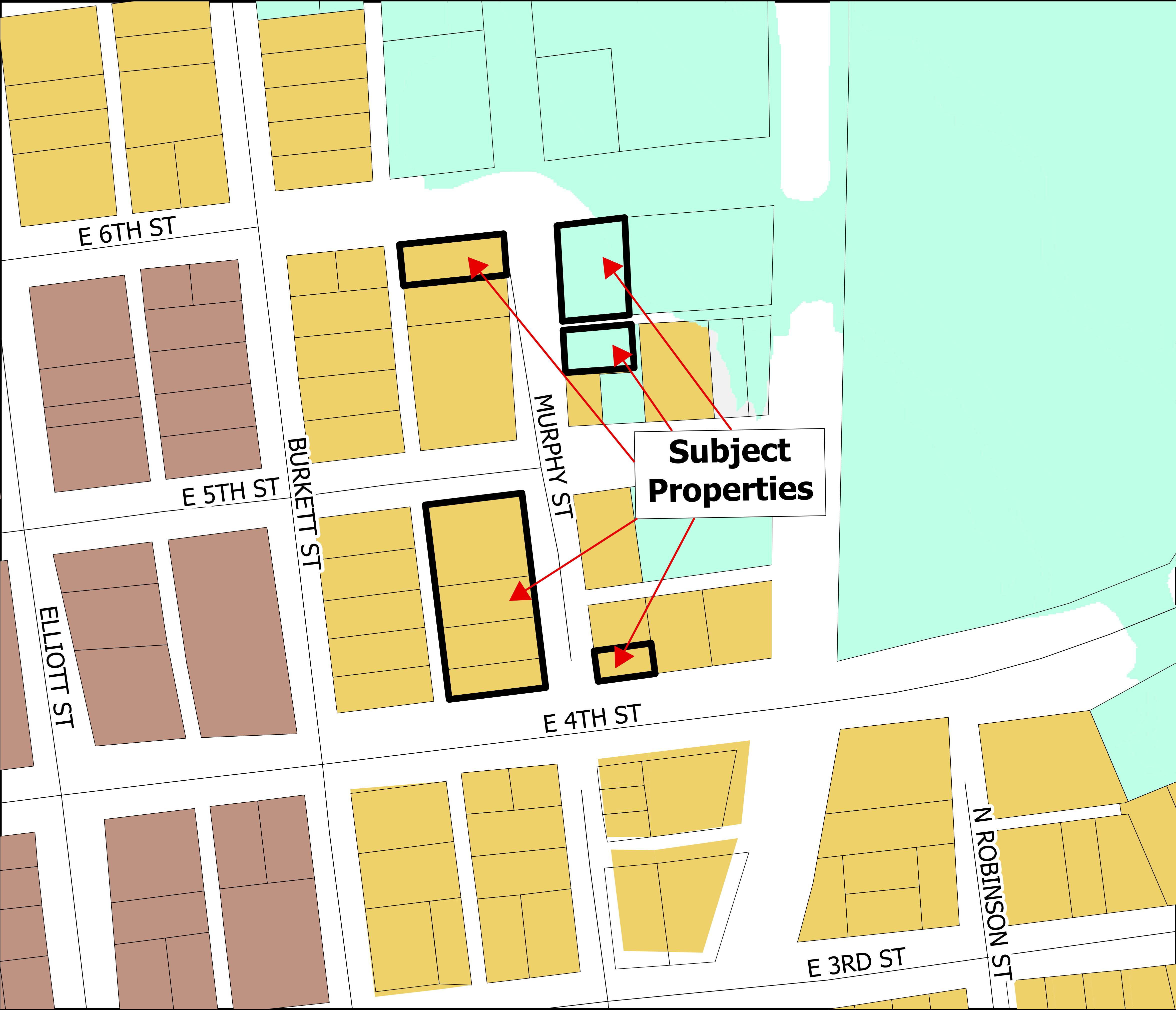
PZ-2022-1560

MSR II PD/Re-Zoning
Growth Sectors Map
Approximately 1.40 Acres

Legend

- Subject Property
- Parcels
- Streets
- Growth Sectors**
 - Preserved Open Sector
 - Infill Neighborhood Sector
 - Infill Growth Sector
 - Flood Plain



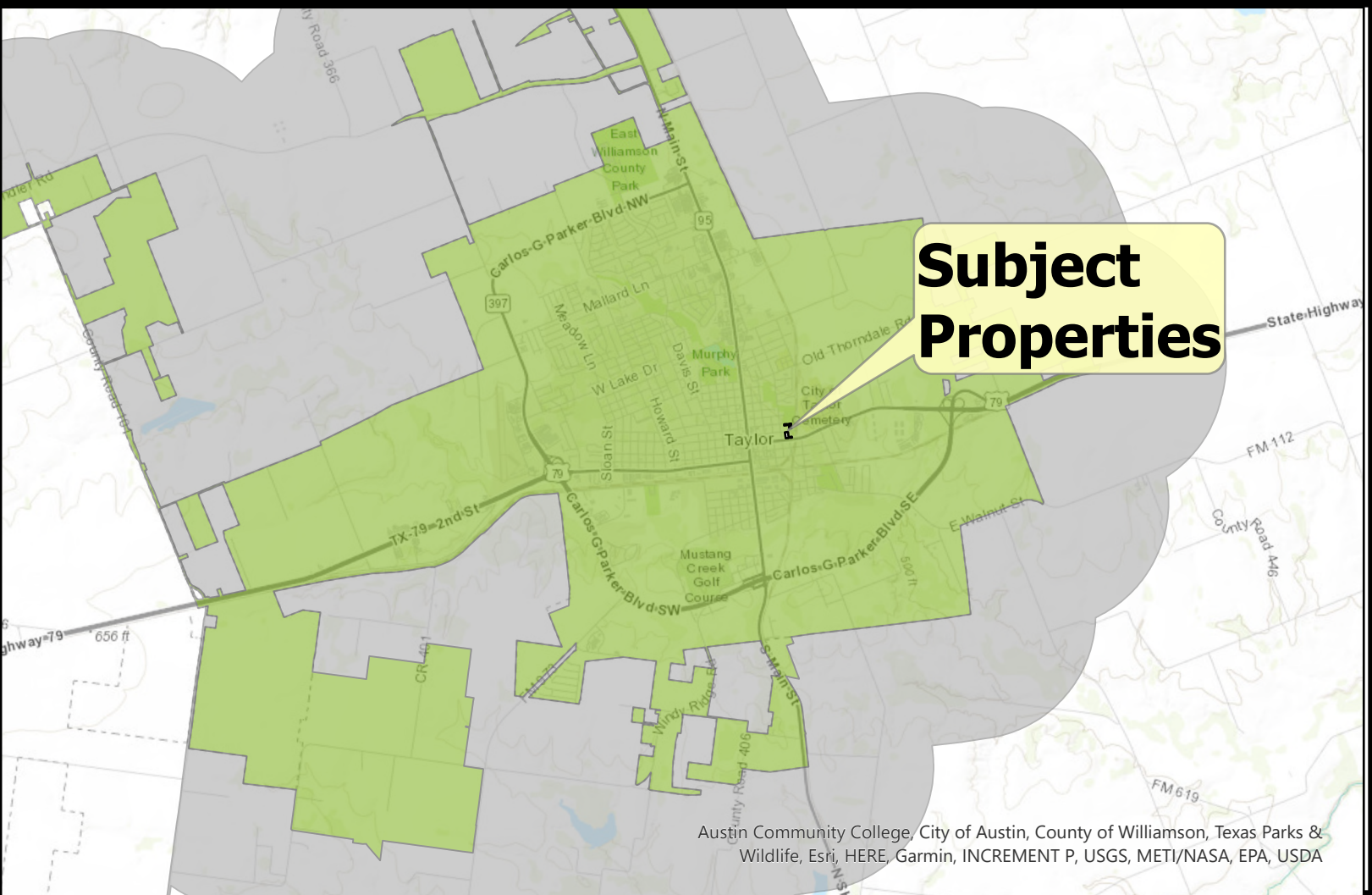


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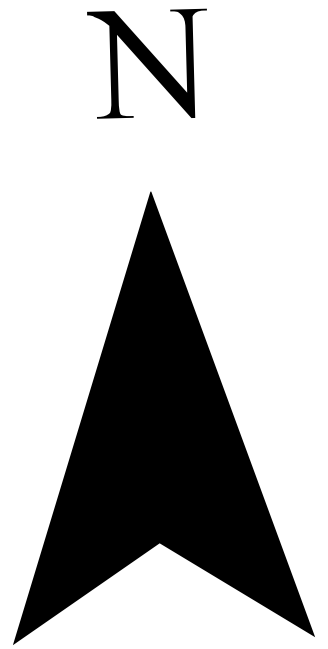
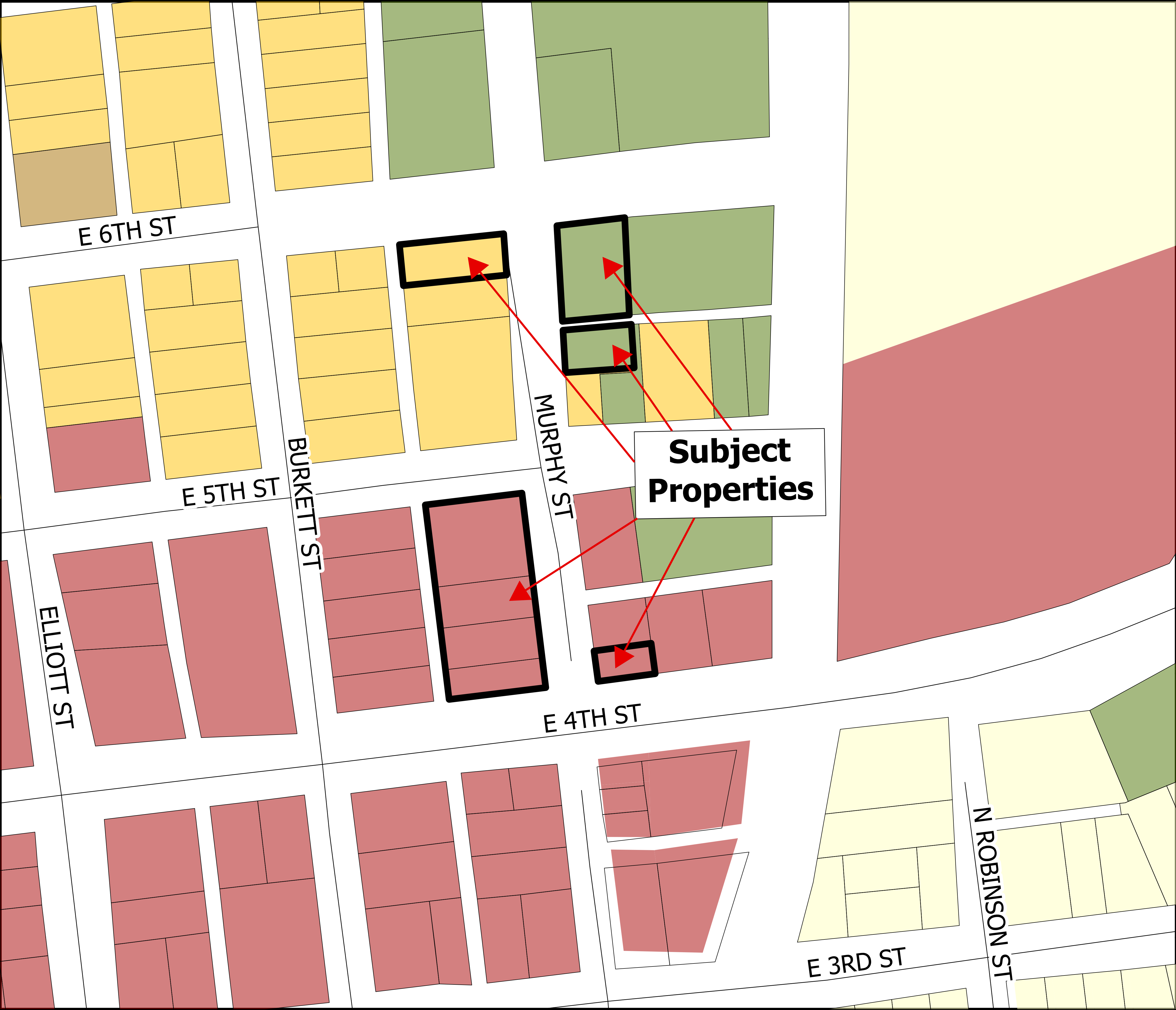
MSR II PD/Re-Zoning
Future Land Use Map
Approximately 1.40 Acres

Legend

- Subject Property
- Parcels
- Streets
- Future Land Use**
 - Area of Minimal Change
 - Neighborhood Infill
 - Market Community
 - Open Space



0 212.5 425 US Feet



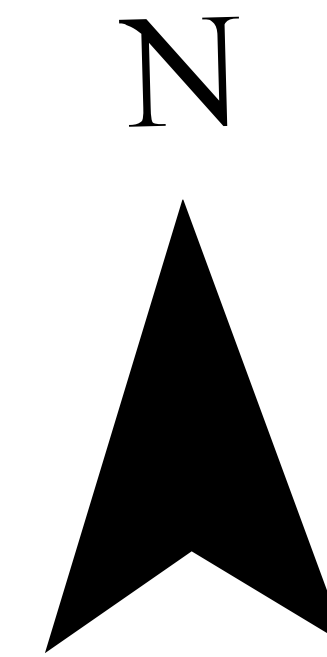
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**MSR II PD/Re-Zoning
Current Zoning Map
Approximately 1.40 Acres**

Legend

- | | |
|------------------|-------------------|
| Subject Property | I Institutional |
| Parcels | MF-2 Multi-Family |
| Streets | P Parks |
| ZONING | R-1 Single Family |
| B-1 | |



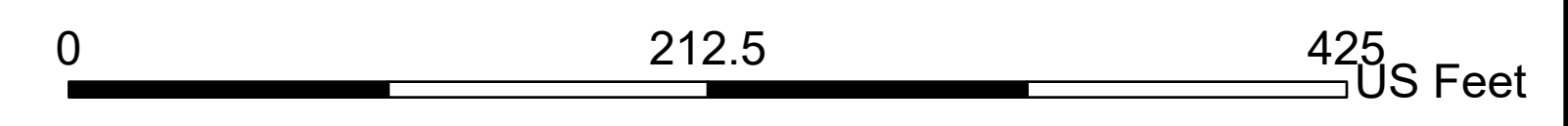
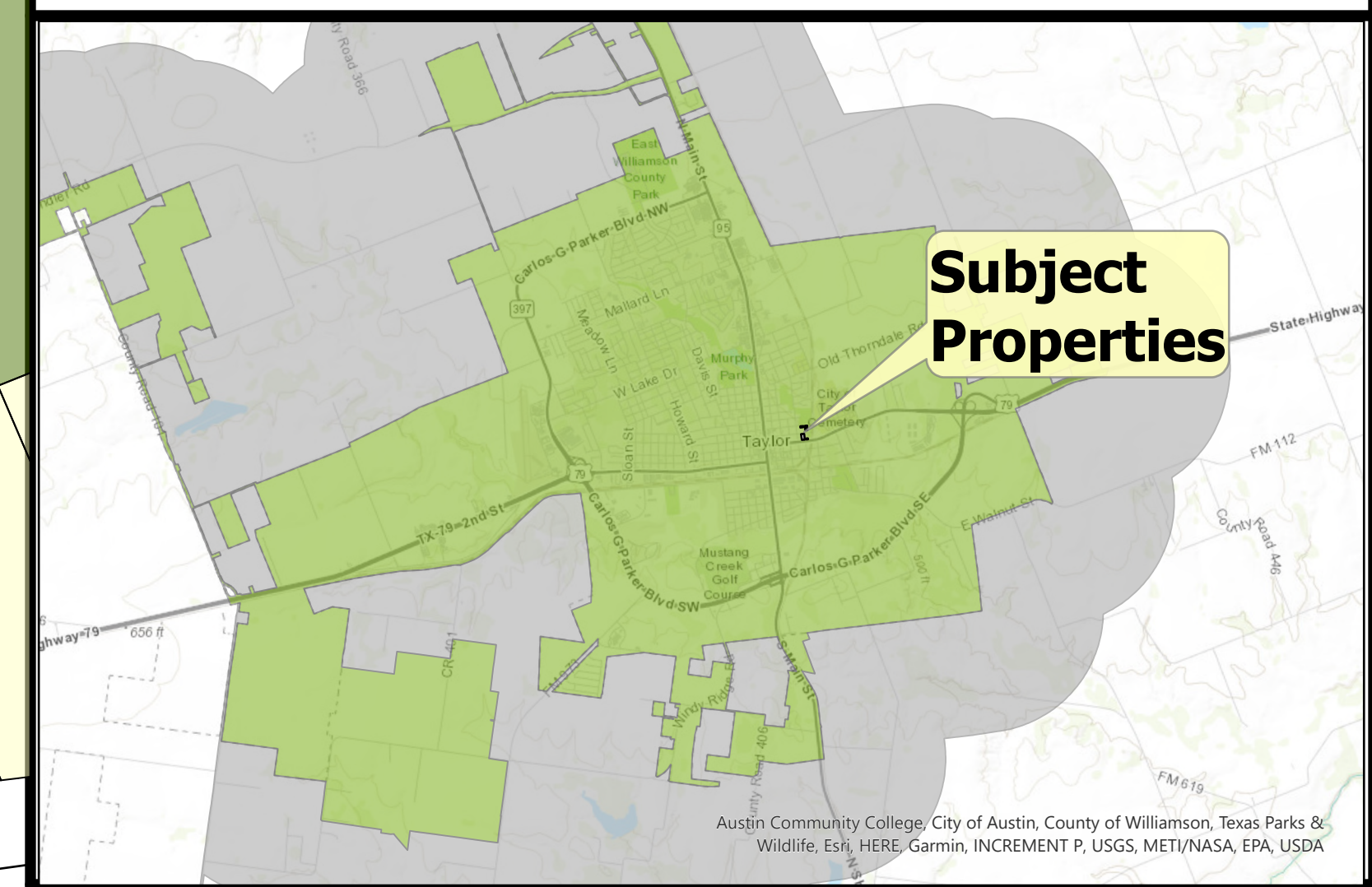
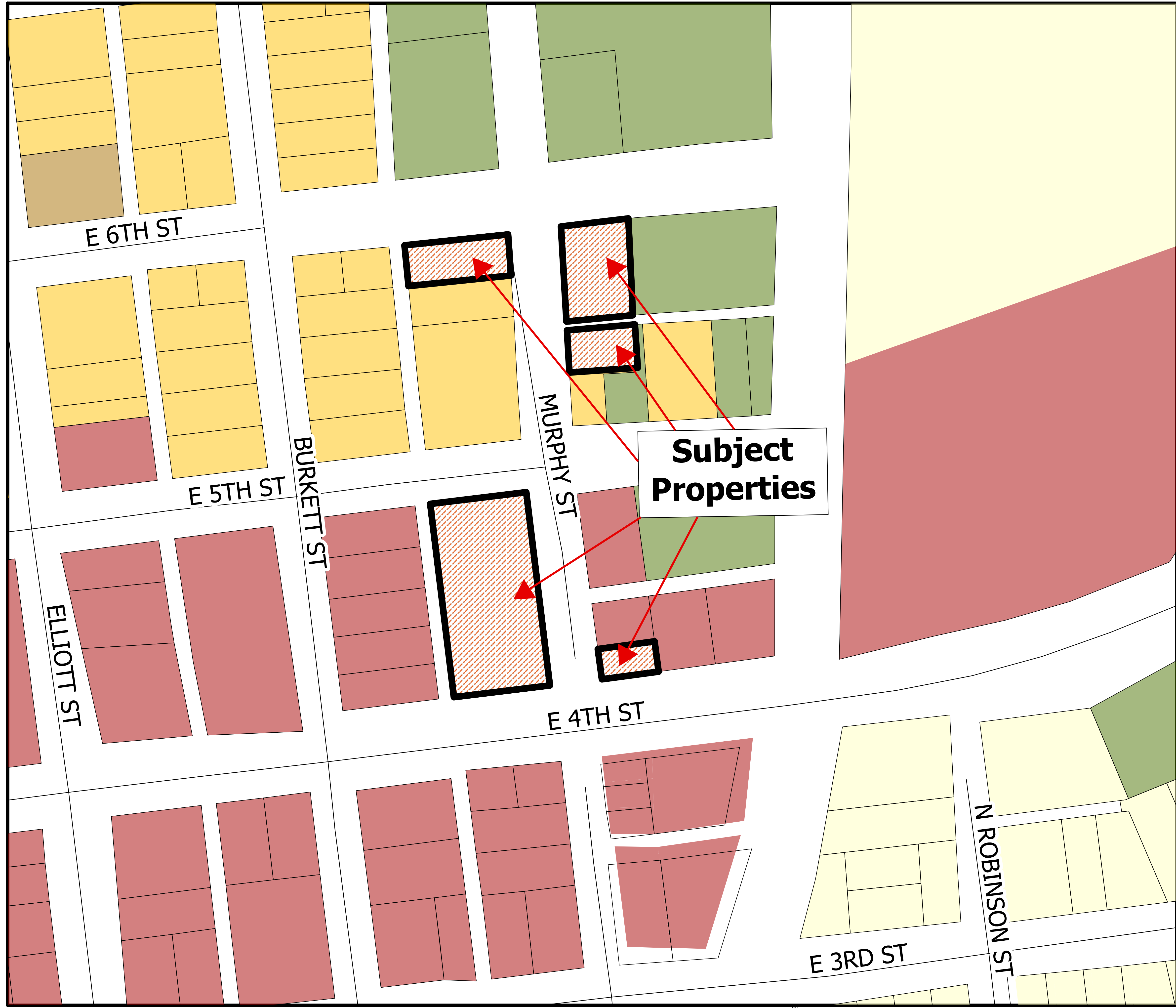


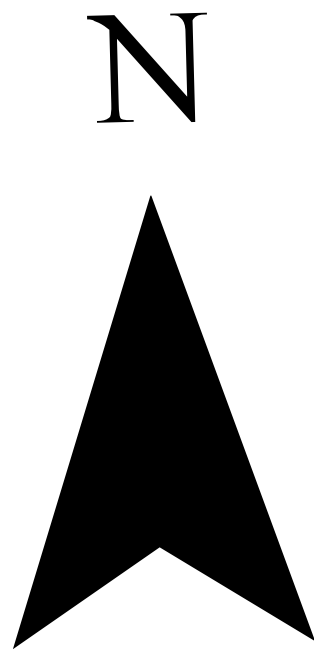
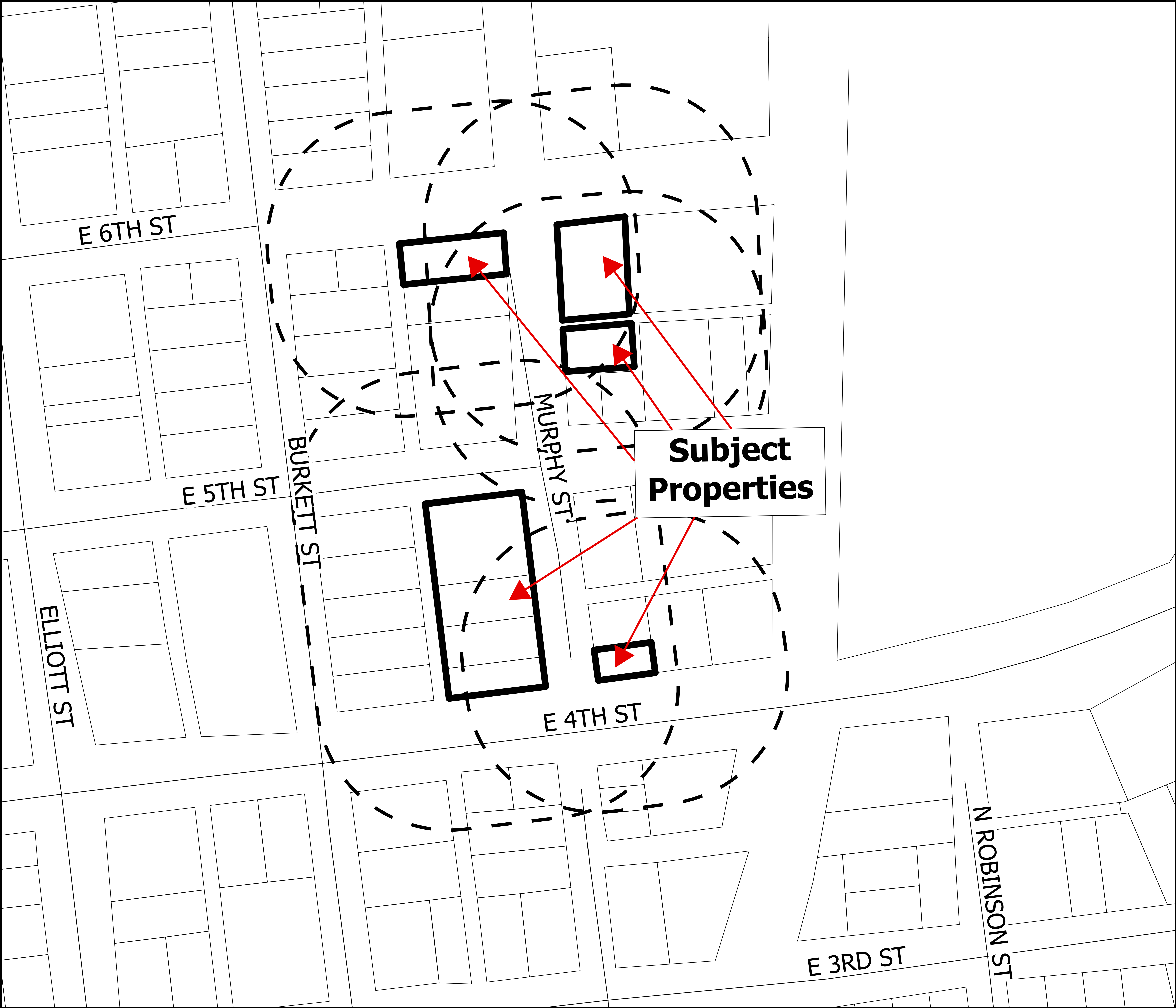
PZ-2022-1560

MSR II PD/Re-Zoning
Proposed Zoning Map
Approximately 1.40 Acres

Legend

- | | |
|------------------|-------------------|
| Subject Property | I Institutional |
| Parcels | MF-2 Multi-Family |
| Streets | P Parks |
| ZONING | R-1 Single Family |
| B-1 | MF-1/RPD |





PZ-2022-1560

**MSR II PD/Re-Zoning
Notice Area Map
Approximately 1.40 Acres**

Legend

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



ORDINANCE NO. 2023-XX

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 1.40 ACRES OF LAND GENERALLY LOCATED ALONG MURPHY STREET, FROM LOCAL BUSINESS (B-1), MULTI-FAMILY RESIDENTIAL (MF-2) AND PARKS (P) TO MULTI-FAMILY RESIDENTIAL WITH A PLANNED DEVELOPMENT OVERLAY (MF-1/RDP), 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 CITY OF TAYLOR MAP AS RECORDED IN CABINET A, SLIDE 228, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on March 23, 2023, to consider the request made by David Legere, for property which is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Local Business (B-1), Multi-Family Residential (MF-2), and Parks (P) to Multi-Family Residential with a Planned Development Overlay (MF-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on March 14, 2023, to consider the zoning request, and recommended the change to the City Council; and

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

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

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

SECTION 2. The Property described in Exhibit “A” is changed from Local Business (B-1), Multi-Family Residential (MF-2), and Parks (P) to Multi-Family Residential with a Planned Development Overlay (MF-1/RPD);).

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

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Local Business (B-1), Multi-Family Residential (MF-2), and Parks (P) to Multi-Family Residential with a Planned Development Overlay (MF-1/RPD);

on approximately 1.40 acres as shown in Exhibit “C” attached hereto and incorporated herein for all purposes.

SECTION 5. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 6. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2023-XX was introduced before the Taylor City Council on the 23rd day of March 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
(Legal Description/Survey)

Additional land undergoing Land Swap between the City of Taylor and David Legere.

Approved by the Taylor City Council on February 9, 2023. Surveying of the approved land swap is ongoing.

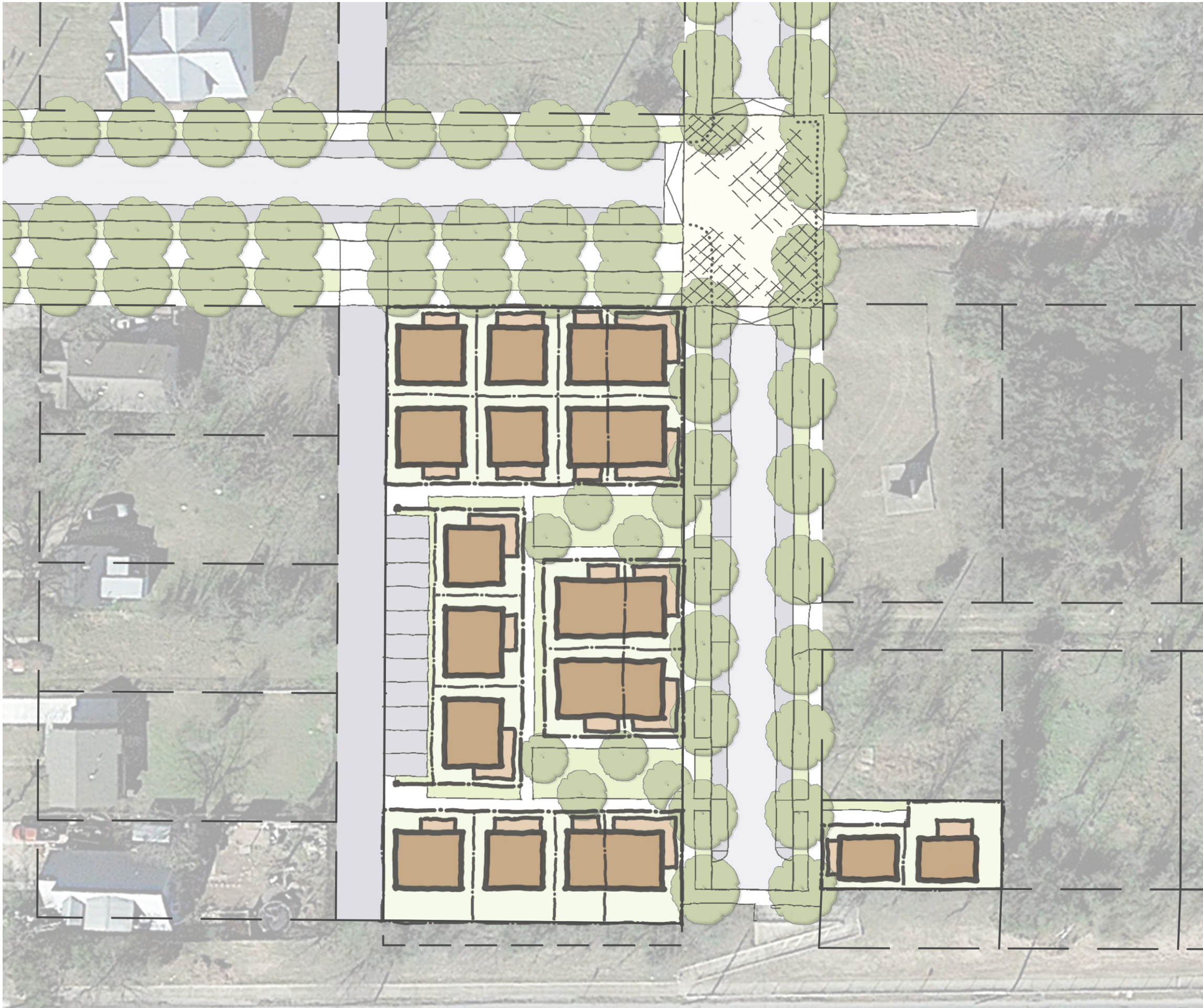
1. The City is the owner of the real property described as:

Tract 1: Being 0.11 of an acre, more or less, and being the north part of Lot 1, Block 56, City of Taylor, Williamson County, Texas, and being more particularly described by metes and bounds in Deed dated April 11, 1944, from Wallace Speegle, etux to Pete Resendez, etux, and recorded in Volume 323, Page 168, Document No. 194401802DR, of the Deed Records of Williamson County, Texas, and being the same property conveyed from Kenneth Simpson to the City of Taylor, Texas, by Deed dated May 15, 2000, and recorded under Document Number 2000038577, of the Official Public Records of Williamson County, Texas.

Tract 2: Lot 6, Block 56, City of Taylor, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 186, Plat Records of Williamson County, Texas.

Tract 1 and Tract 2 being hereinafter referred to as the “City Property”.

2. Legere is the owner of the real property described as a part of Lot 3, Block 57, City of Taylor, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 186, Plat Records of Williamson County, Texas (“Legere Property”).
3. The City desires to exchange the City Property for the Legere Property and Legere has agreed to the exchange.
4. The City and Legere have agreed to relying on the current appraisals on both the City and Legere Property by the Williamson County Central Appraisal District (“Appraisal”).



A MASTER PLAN FOR

MURPHY STREET REVIVAL II

TAYLOR, TEXAS

A: BACKGROUND

Local Context Map A.1

Site Context Map A.2

Existing Conditions Map A.3

B: URBAN DESIGN

Master PlanB.1

Master Plan with AnnotationsB.2

Character ImagesB.3

Master Plan with Program B.4-7

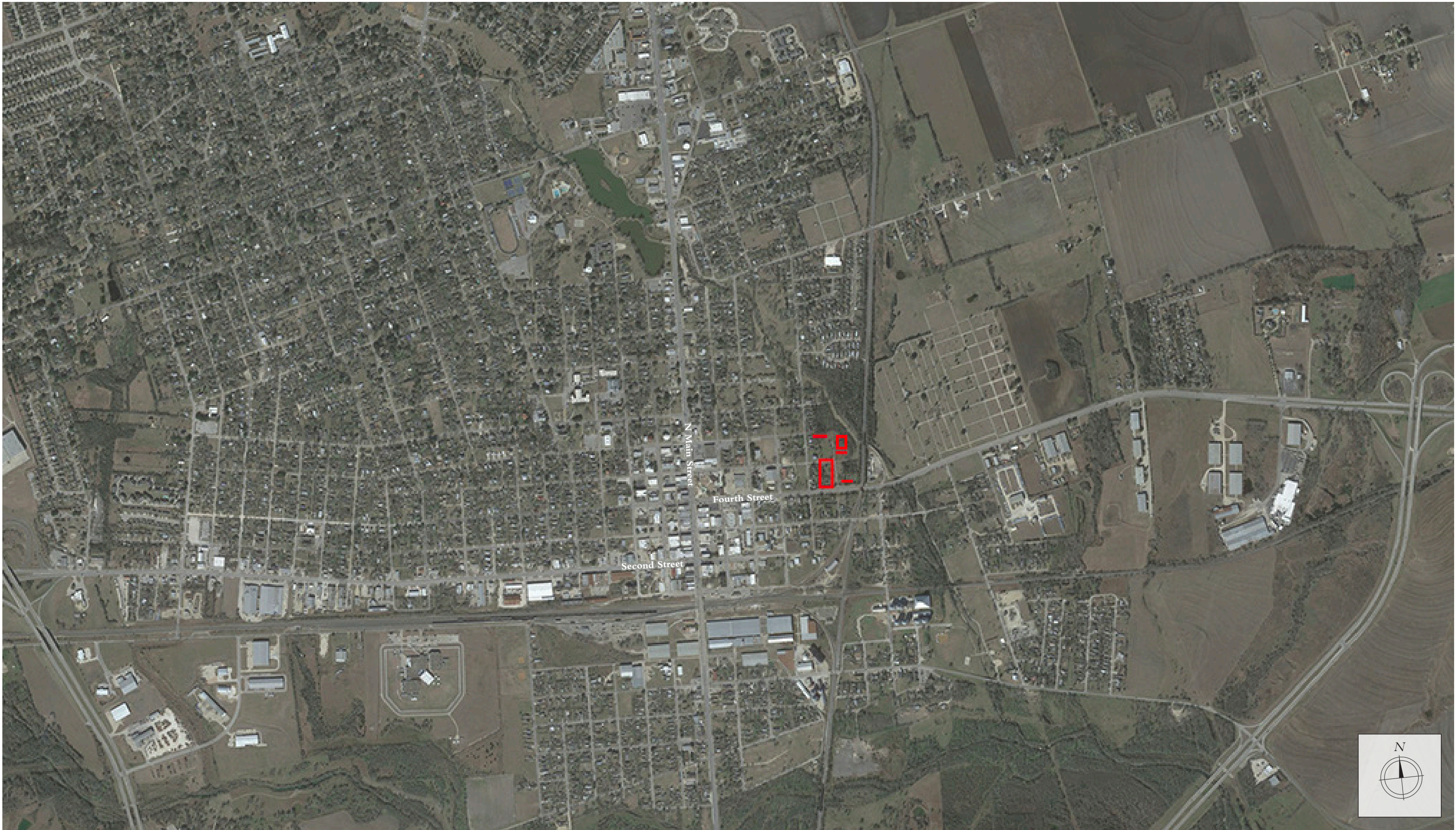
Conceptual Unit Plans..... B.8-B.10

For

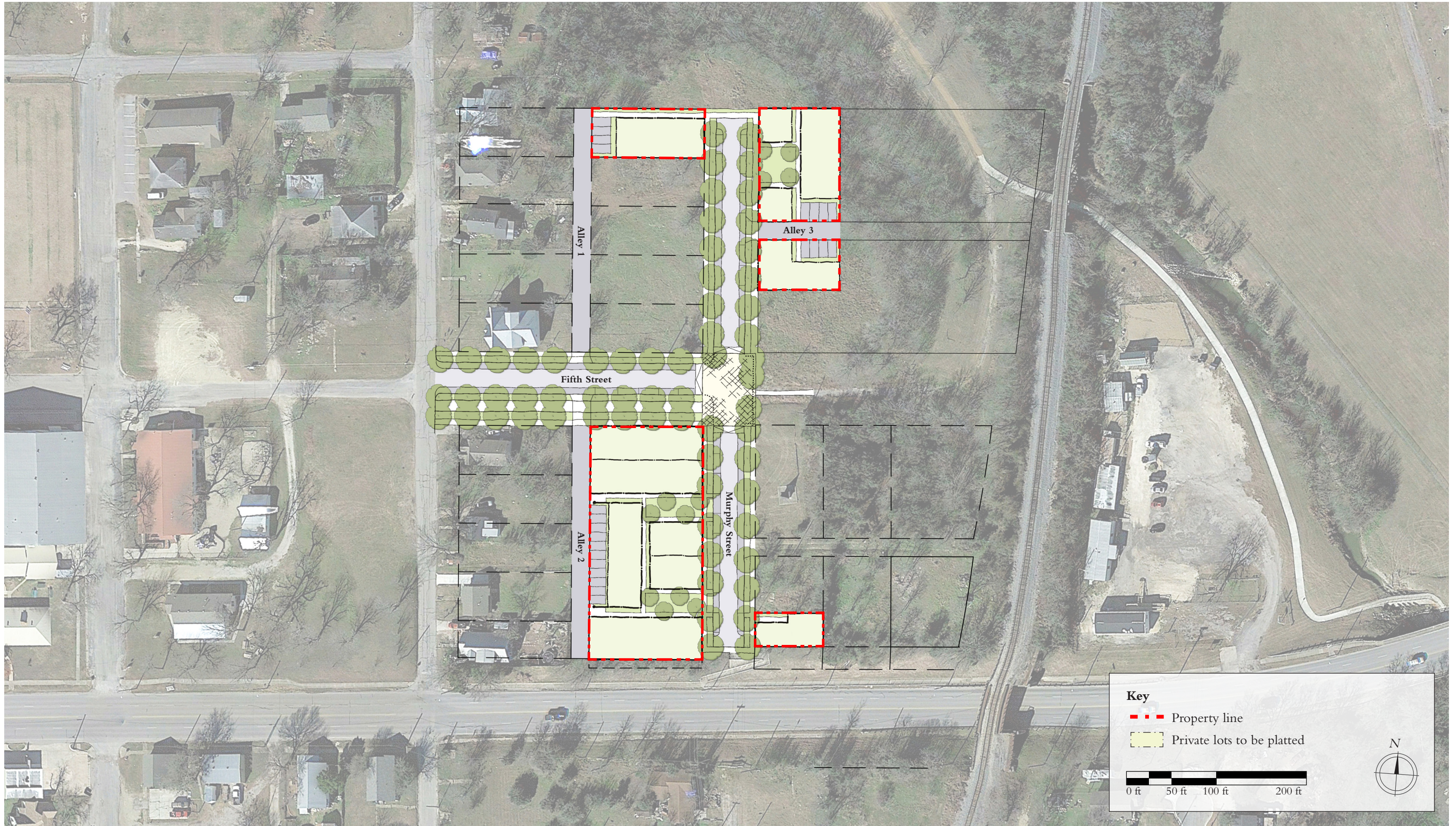
The City of Taylor, Texas and CapNote LLC

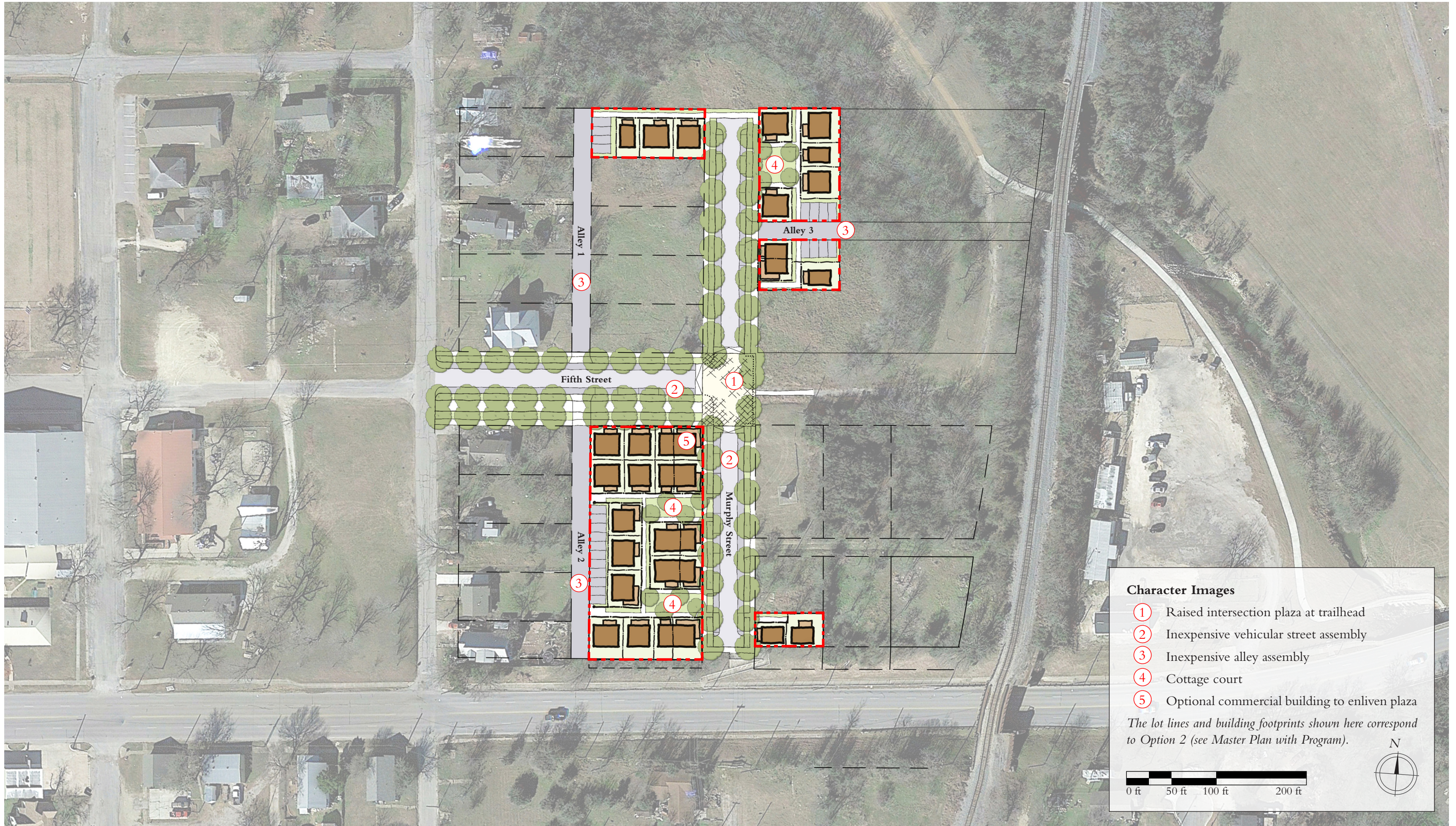
by

MICHAEL WATKINS ARCHITECT, LLC











② *Inexpensive Street Assembly with Gravel Parking Lanes, Seaside, Fla.*



③ *Gravel Alley, Carlton Landing, Okla.*



④ *Detached Cottage Court, Fort Smith, Ark.*



④ *Attached Cottage Court, Brooklyn, N.Y.*



⑤ *Option Commercial Building, East Beach, Va.*

Area A

Option 1
1 Ax-Detached | 1 Cx-Detached

Option 2
1 A-Detached | 1 B-Detached
1 C-Detached.

Option 3
3 B-Attached | 1-Attached

Area B,C, & G

Option 1
1 Ax-Detached | 2 C-Detached

Option 2
1A-Det. | 1 B-Att. | 1 C-Det. | 1 C-Att.

Option 3
1 B-Det. | 2 B-Att. | 2 C-Det.

Area D

Opt. 1
2 A-Det.
1 C-Det.

Opt. 2
2 Bx-Det.
1 C-Det.

Opt. 3
2 A-Att.
2 B-Att.

Area E & F

Option 1
2 B-Detached

Option 2
1 A-Attached | 1 B-Attached

Option 3
1 B-Attached | 1 Bx-Attached

Area H & J

Option 1
1 A-Detached

Option 2
1 Bx-Detached

Area I

Opt. 1
1 Ax-Det.
1 C-Det.

Opt. 2
1 A-Det.
1 B-Det.
1 C-Det.

Opt. 3
2 B-Att.
2 C-Att.

Area K

Option 1
1 A-Detached | 1 B-Detached

Option 2
1 B-Detached | 2 B-Attached

Option 3
1 B-Detached | 1 B-Attached | 1 Bx-Attached

Area L

Option 1
2 B-Detached

Option 2
1 A-Detached | 1 B-Detached

Key

A Unit

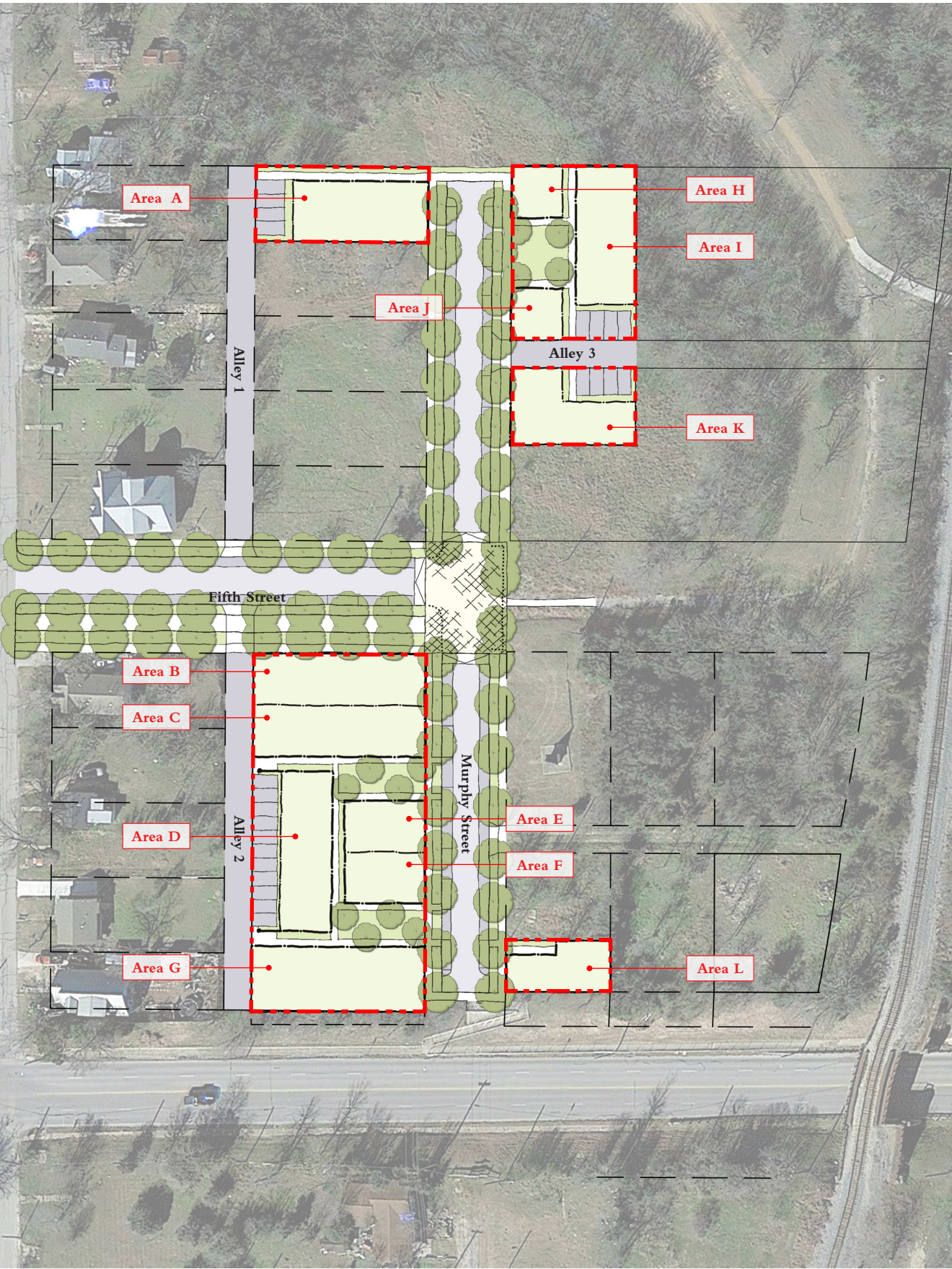
Ax Unit

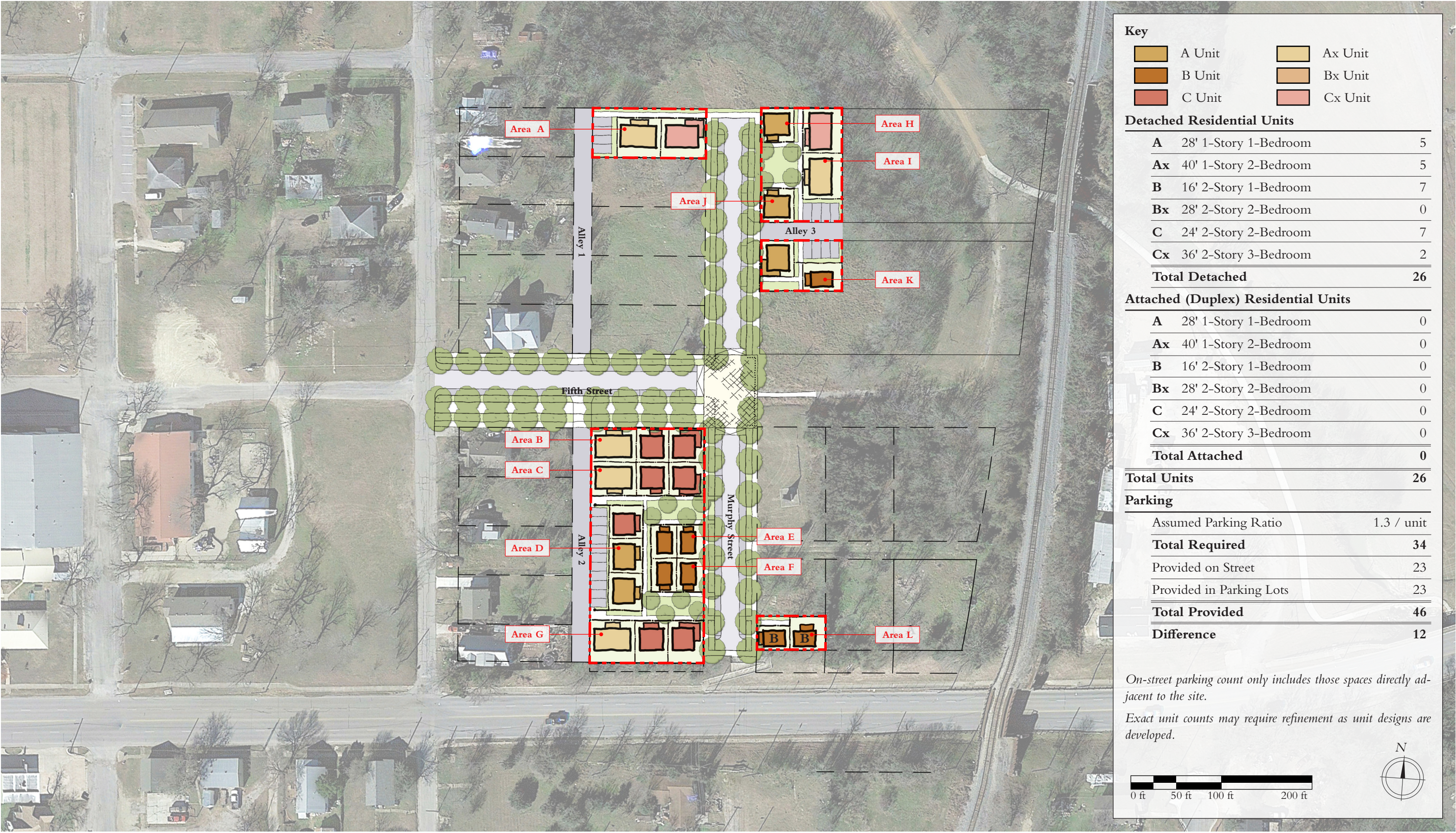
B Unit

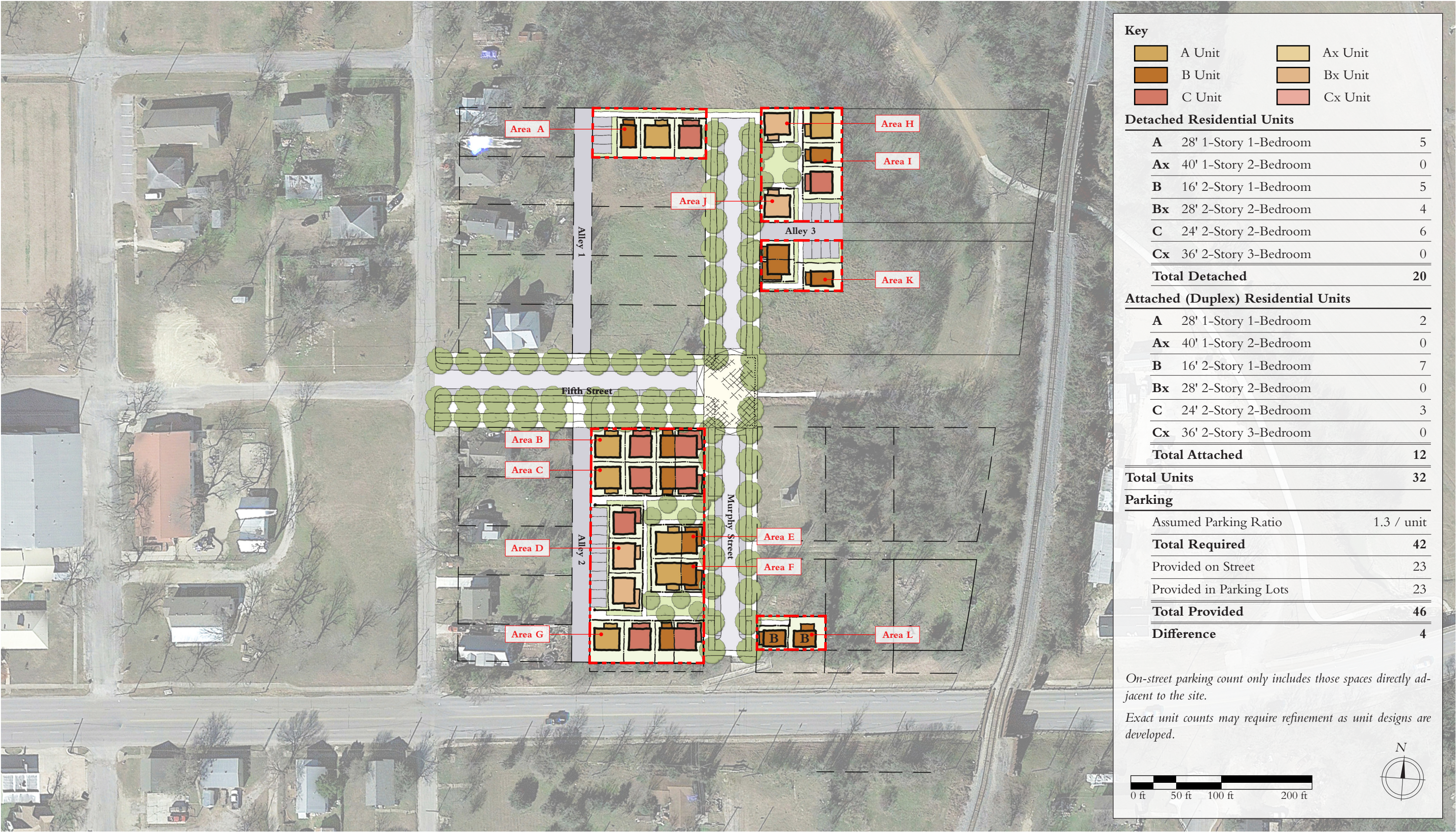
Bx Unit

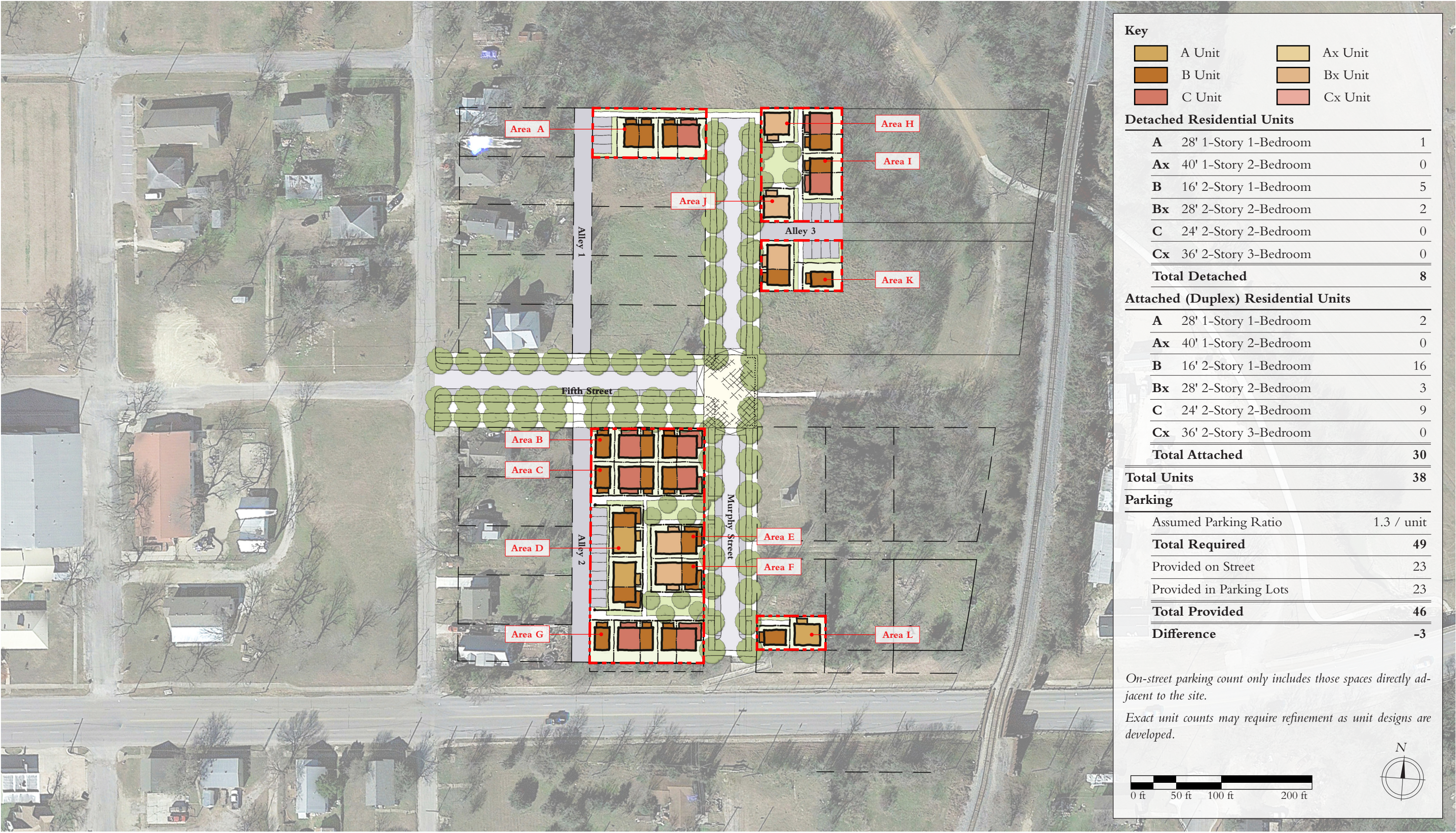
C Unit

Cx Unit

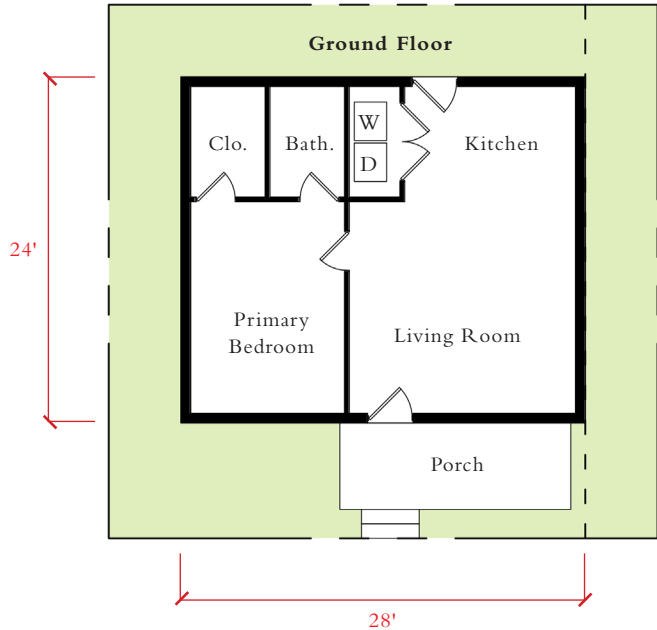








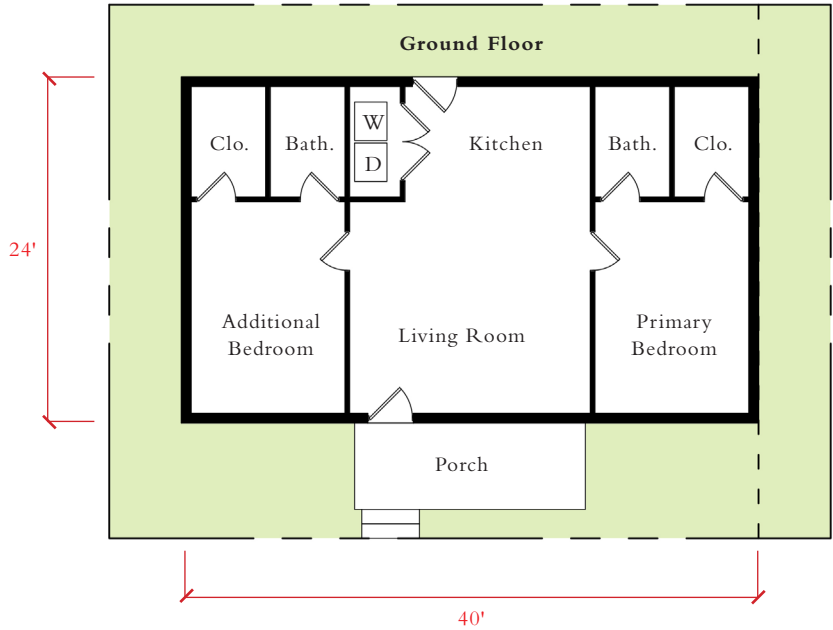
Unit Type A: 28' 1-Story 1-Bedroom



A: Detached	
Bldg. Width:	28'
Bldg. Depth:	24'
Lot Width:	38'
Lot Depth:	37'
Total Bedrooms:1	
Total Bathrooms:	1
Ground Floor Bedrooms:	1
Ground Floor Bathrooms:	1

A: Attached (Duplex)	
Bldg. Width:	28'
Bldg. Depth:	24'
Lot Width:	33'
Lot Depth:	37'
Total Bedrooms:1	
Total Bathrooms:	1
Ground Floor Bedrooms:	1
Ground Floor Bathrooms:	1

Unit Type Ax: 40' 1-Story 2-Bedroom

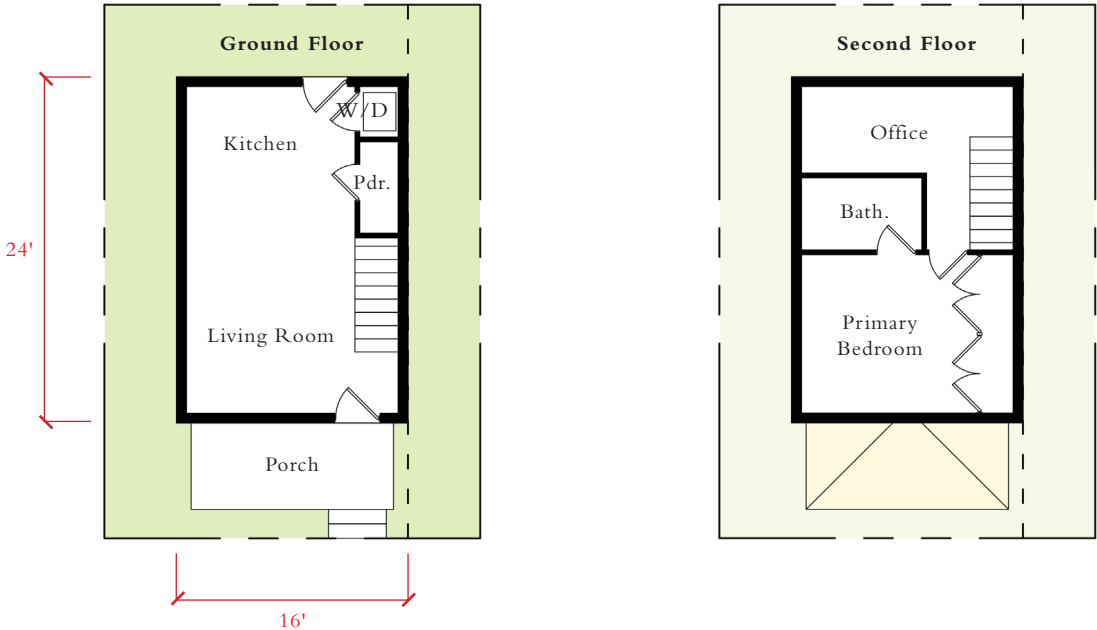


Ax: Detached	
Bldg. Width:	40'
Bldg. Depth:	24'
Lot Width:	50'
Lot Depth:	37'
Total Bedrooms:2	
Total Bathrooms:	2
Ground Floor Bedrooms:	2
Ground Floor Bathrooms:	2

Ax: Attached (Duplex)	
Bldg. Width:	40'
Bldg. Depth:	24'
Lot Width:	45'
Lot Depth:	37'
Total Bedrooms:2	
Total Bathrooms:	2
Ground Floor Bedrooms:	2
Ground Floor Bathrooms:	2



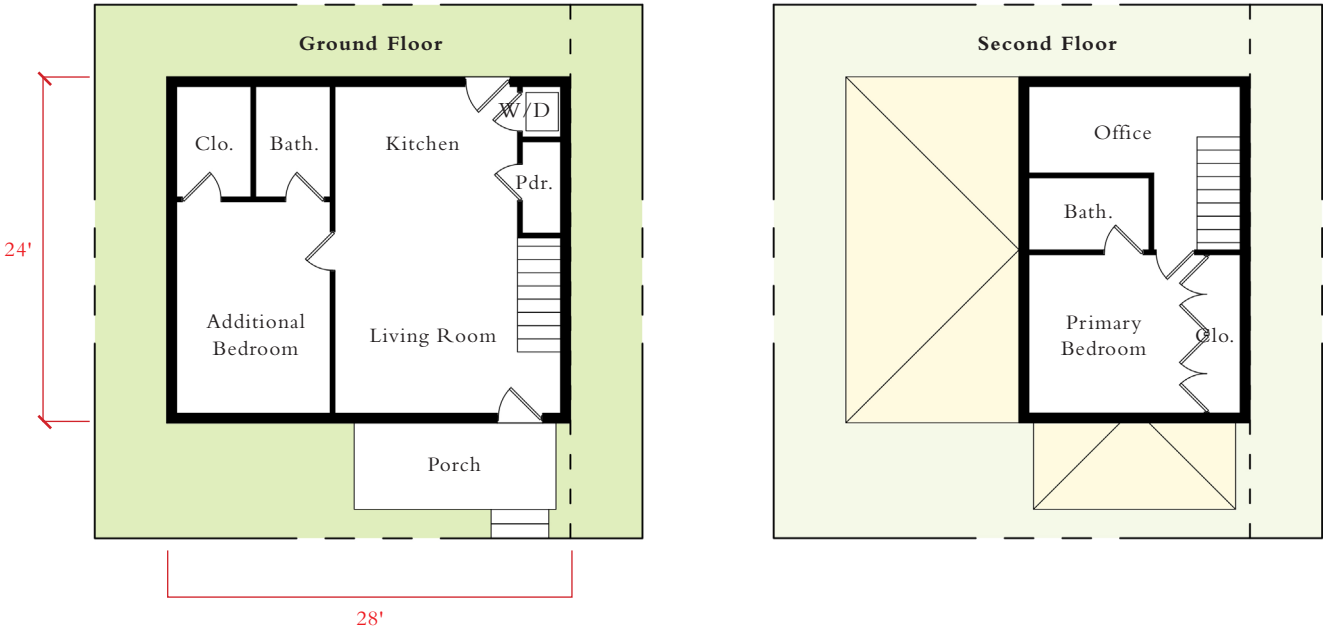
Unit Type B: 16' 2-Story 1-Bedroom



B: Detached	
Bldg. Width:	16'
Bldg. Depth:	24'
Lot Width:	26'
Lot Depth:	37'
Total Bedrooms:	1
Total Bathrooms:	1½
Ground Floor Bedrooms:	0
Ground Floor Bathrooms:	½

B: Attached (Duplex)	
Bldg. Width:	16'
Bldg. Depth:	24'
Lot Width:	21'
Lot Depth:	37'
Total Bedrooms:	1
Total Bathrooms:	1½
Ground Floor Bedrooms:	0
Ground Floor Bathrooms:	½

Unit Type Bx: 28' 2-Story 2-Bedroom



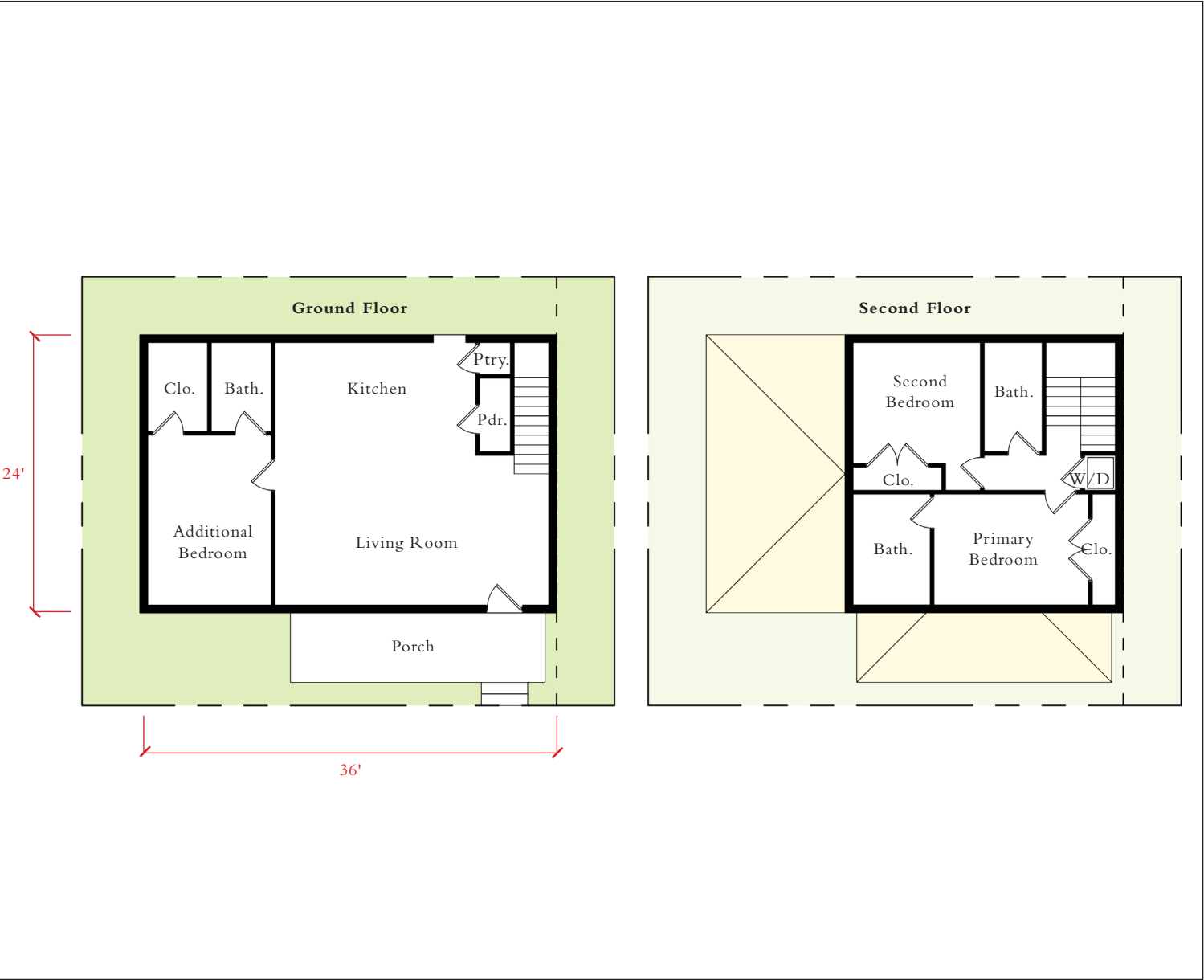
Bx: Detached	
Bldg. Width:	28'
Bldg. Depth:	24'
Lot Width:	38'
Lot Depth:	37'
Total Bedrooms:	2
Total Bathrooms:	2½
Ground Floor Bedrooms:	1
Ground Floor Bathrooms:	1½

Bx: Attached (Duplex)	
Bldg. Width:	28'
Bldg. Depth:	24'
Lot Width:	33'
Lot Depth:	37'
Total Bedrooms:	2
Total Bathrooms:	2½
Ground Floor Bedrooms:	1
Ground Floor Bathrooms:	1½



Unit Type C: 24' 2-Story 2-Bedroom

Unit Type Cx: 36' 2-Story 3-Bedroom

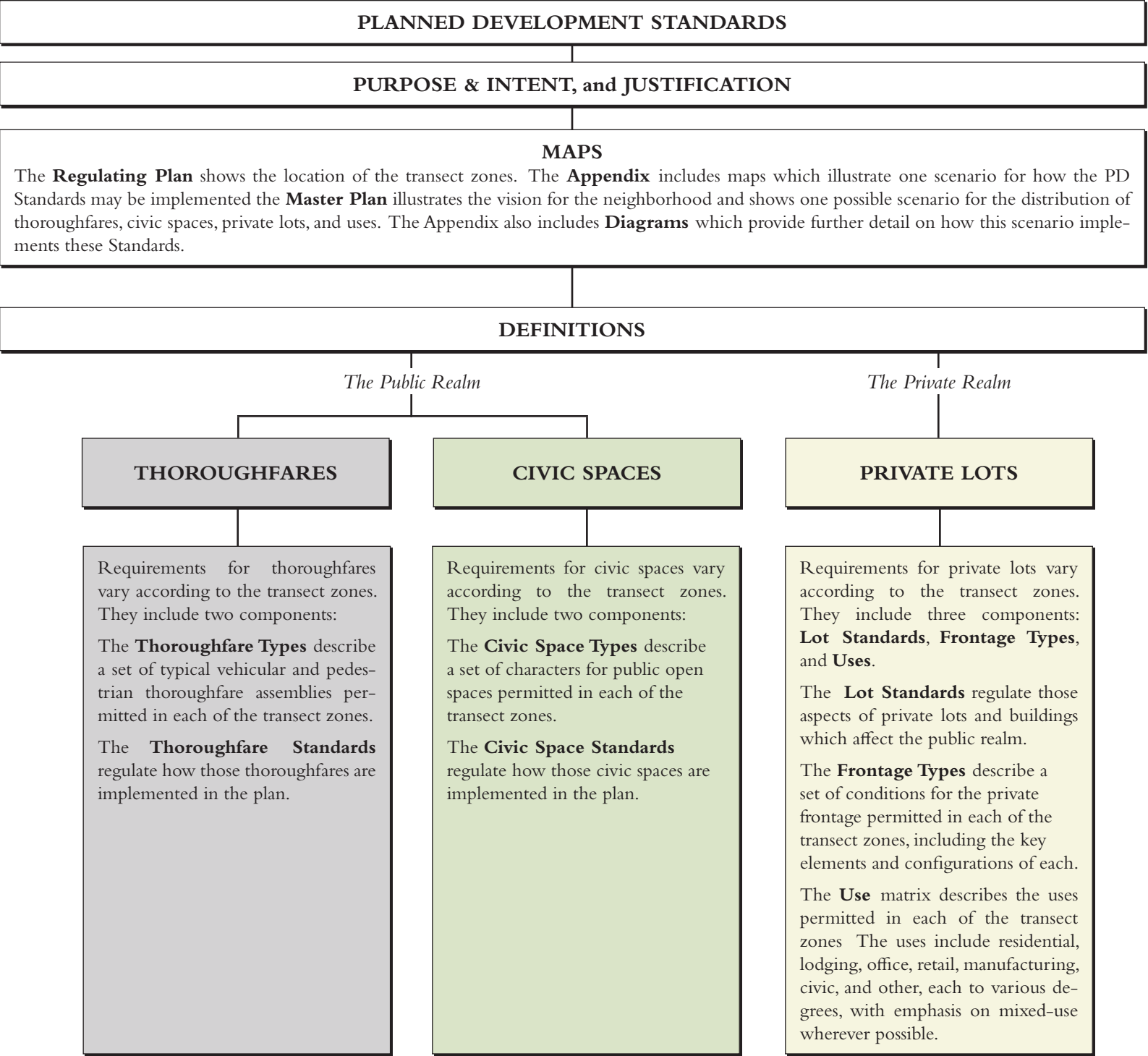


C: Detached	
Bldg. Width:	24'
Bldg. Depth:	24'
Lot Width:	34'
Lot Depth:	37'
Total Bedrooms:2	
Total Bathrooms:	2½
Ground Floor Bedrooms:	0
Ground Floor Bathrooms:	½

C: Attached (Duplex)	
Bldg. Width:	24'
Bldg. Depth:	24'
Lot Width:	29'
Lot Depth:	37'
Total Bedrooms:2	
Total Bathrooms:	2½
Ground Floor Bedrooms:	0
Ground Floor Bathrooms:	½

Cx: Detached	
Bldg. Width:	36'
Bldg. Depth:	24'
Lot Width:	46'
Lot Depth:	37'
Total Bedrooms:3	
Total Bathrooms:	3½
Ground Floor Bedrooms:	1
Ground Floor Bathrooms:	1½

Cx: Attached (Duplex)	
Bldg. Width:	36'
Bldg. Depth:	24'
Lot Width:	41'
Lot Depth:	37'
Total Bedrooms:3	
Total Bathrooms:	3½
Ground Floor Bedrooms:	1
Ground Floor Bathrooms:	1½



A MASTER PLAN FOR

MURPHY

STREET

REVIVAL II

TAYLOR, TEXAS

C: PLANNED DEVELOPMENT STANDARDS

Overview of PD StandardsC.1

Purpose & Intent.....C.2

Regulating Plan & General StandardsC.3

ThoroughfaresC.4-C.5

Civic SpacesC.6

Private LotsC.7-C.10

Definitions C.11-C.12

X: APPENDIX

Master PlanX.1

Regulating Plan with Master Plan.....X.2

Thoroughfare Types Diagram.....X.3

Fire Apparatus Access Diagram.....X.4

Open Space DiagramX.5

Purpose & Intent

The intent of these PD Standards is to enable pedestrian-friendly design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 1 acre across 4 blocks designed as a mixed-use, walkable community with a range of uses which may include lodging, office, retail, restaurant, and civic uses. The Regulating Plan allows flexibility with the parameters of the PD Standards. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

At the Scale of the Neighborhood:

- All dwelling units are within walking distance of Downtown Taylor.
- An interconnected network of thoroughfares is designed to disperse traffic and encourage walking and cycling.
- A range of civic spaces is distributed throughout the neighborhood.
- The intersection of Fifth and Murphy Streets provides a potential node of commercial activity.
- A range of housing types are provided to accommodate a diversity of household types and market demand.

At the Scale of the Block and the Building:

- The design of thoroughfares and buildings should reinforce safe environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the physical definition of thoroughfares and civic spaces.
- Civic buildings are distinctive and reflect their importance.
- The neighborhood evolves harmoniously and orderly.
- Architecture and landscape design reflects climate, topography, history, and regional building practices.

Justification

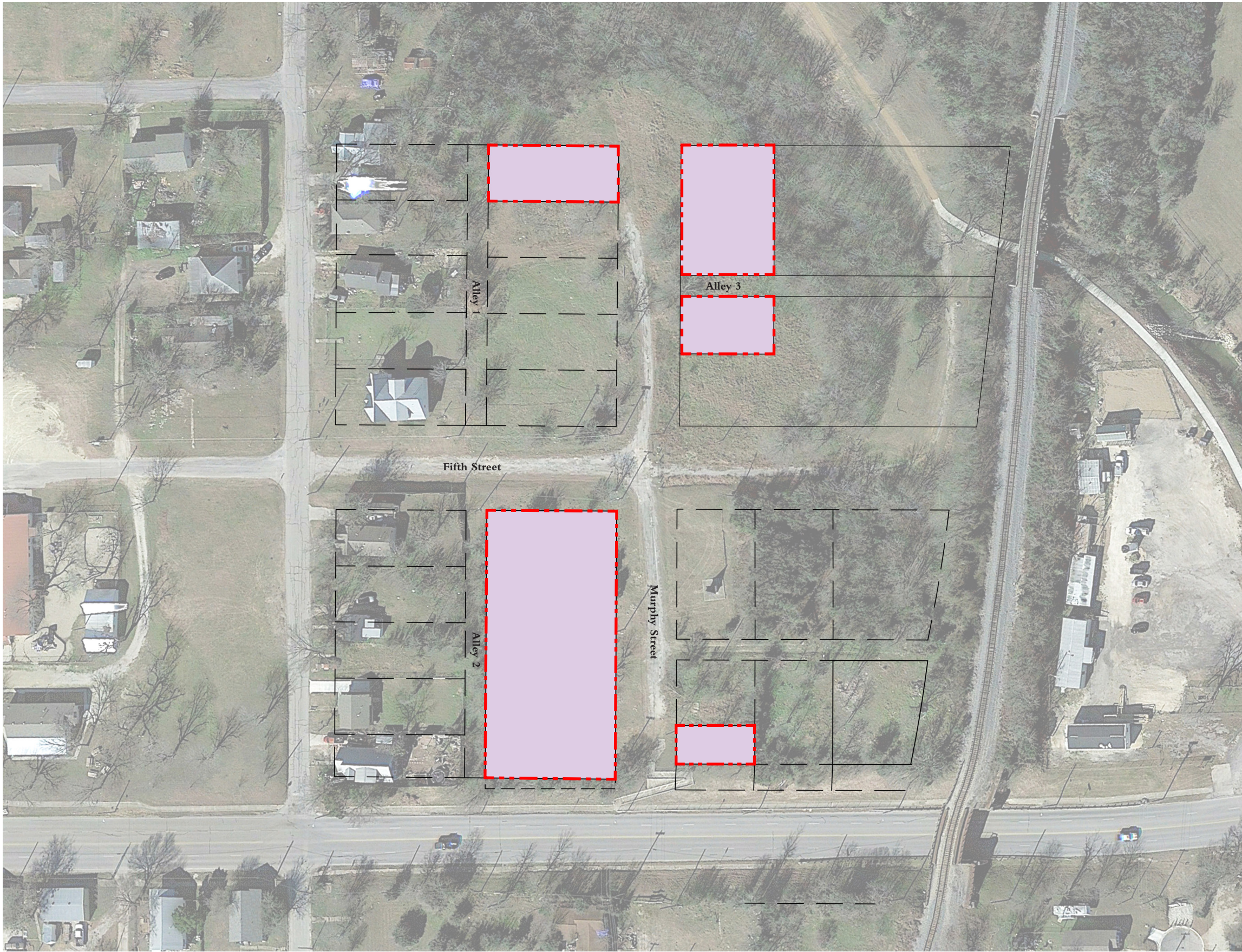
The primary reason for requesting the zoning change is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management and the like.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

Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of the PD Standards. In the event of a conflict between the PD Standards and any otherwise applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
2. It is the design purpose and intent not the “letter” of the PD Standards to which improvements should conform.
3. The PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. It is expected that the standards for the typical condition will be applied to the actual condition, and modified or refined in a reasonable manner that achieves the intent of the PD.
4. There are two types of deviations from these PD Standards: Warrants and Variances. Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of “scrivener’s errors” within this document shall be handled by Warrant.
5. Sources for various texts, definitions and illustrations include the Lexicon of the New Urbanism and Smartcode v9.2 by Andres Duany, et. al.



A Typical Rural to Urban Transect, with Transect Zones



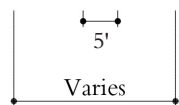
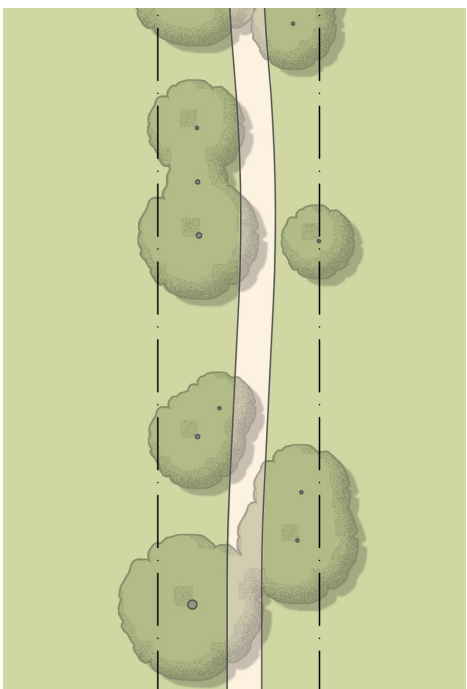
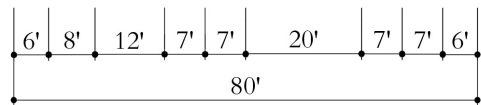
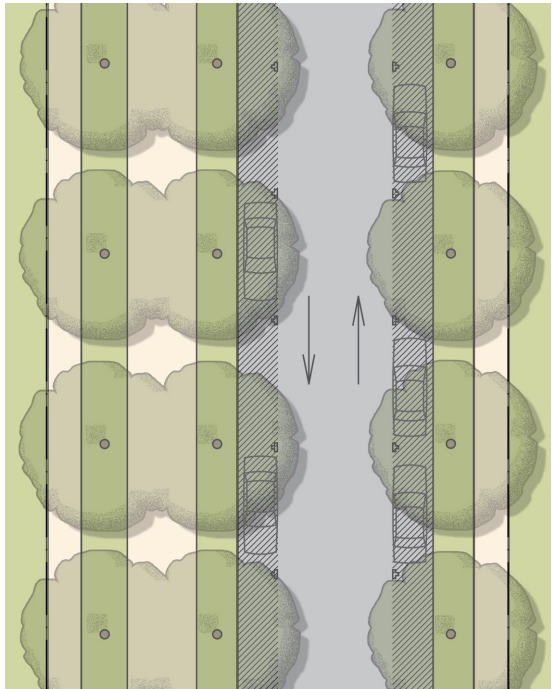
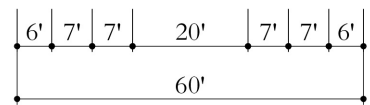
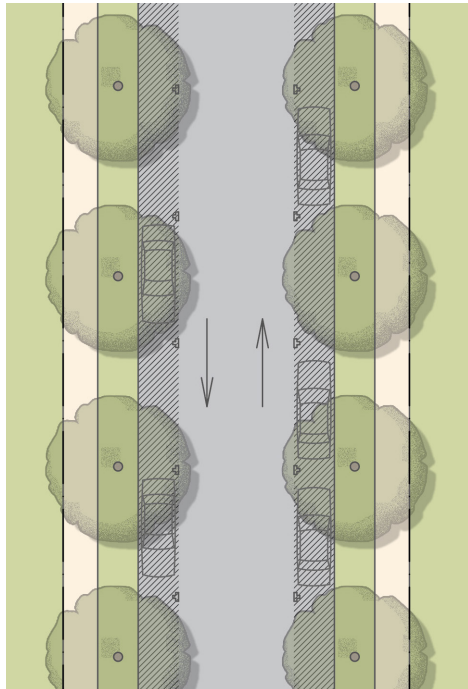
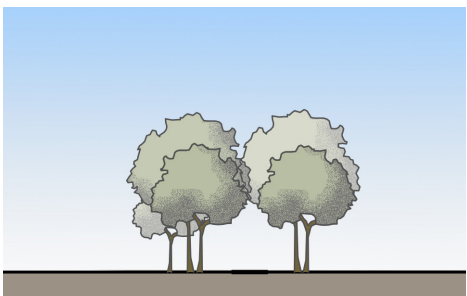
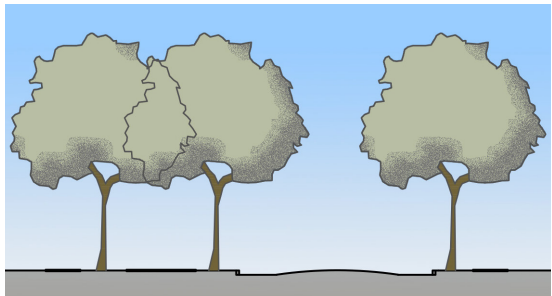
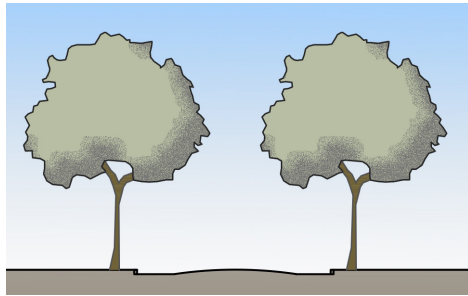
GENERAL STANDARDS

1. The base zoning district for the entire area of the Master Plan is MF-1, as described in the Taylor Code of Ordinances.
2. Lots may be configured as shown on the Master Plan, and shall be consistent with all requirements for private lots.
3. The exact locations of boundaries of base zones and transect zones may be adjusted to accommodate future adjustments to the Master Plan.

Key

 T4: Neighborhood General Zone





ST-60-20	
Street	
60 ft. ROW	
20 ft. Pavement	
Slow Movement	
Two-Way Traffic	
Parking Both Sides	
Asphalt traffic lanes, gravel parking lanes	
Header curbs, 12 ft. curb radius	
7 ft. Tree Lawn	
Allee, 25 ft. o.c.	
6 ft. Sidewalk	

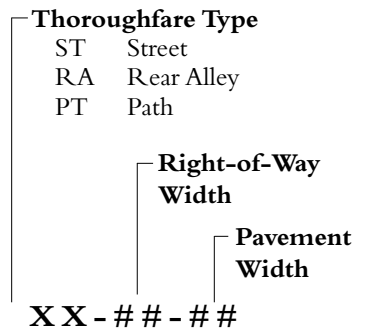
This thoroughfare type is proposed as an improvement to the existing public ROW of Murphy Street.

ST-80-20	
Street	
80 ft. ROW	
20 ft. Pavement	
Slow Movement	
Two-Way Traffic	
Parking Both Sides	
Asphalt traffic lanes, gravel parking lanes	
Header curbs, 12 ft. curb radius	
7 ft. Tree Lawn	
Allee, 25 ft. o.c.	
6 ft. Sidewalk, 12 ft. Multi-Modal Path	

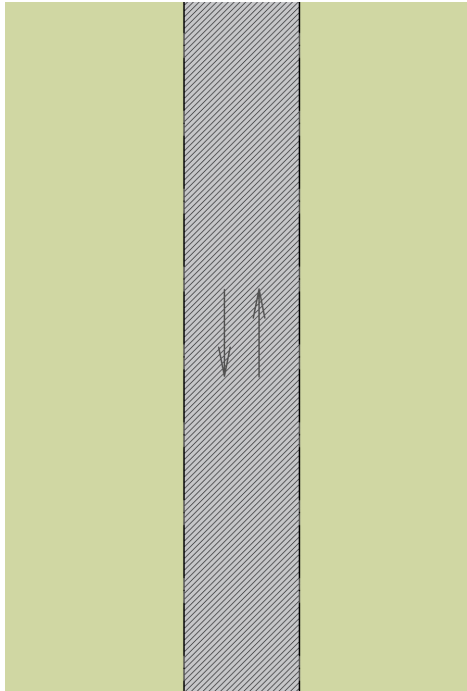
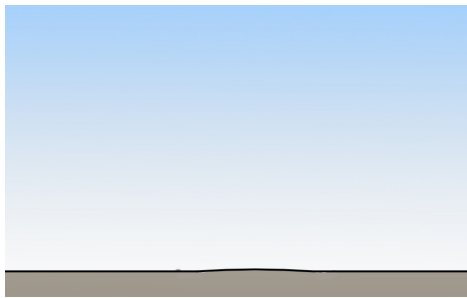
This thoroughfare type is proposed as an improvement to the existing public ROW of Fifth Street.

PT-V-5	
Path	
ROW Width Varies	
N/A	
N/A	
N/A	
N/A	
N/A	
Open	
Trees, ground cover, shrubs, lawn	
5 ft. Sidewalk	

This thoroughfare type will be privately owned and maintained.



Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement
Curb Type
Planter Type (width includes curb if any)
Landscape Type
Walkway Type
Notes



20'

RA - 20

Rear Alley
20 ft. ROW
N/A
Slow Movement
Two-Way Traffic
No Parking
Gravel
N/A; Apron at Street
N/A
N/A
No Sidewalk

This thoroughfare type is proposed as an improvement to existing public 20-foot alley RsOW.

Thoroughfare Type

- ST Street
- RA Rear Alley
- PT Path

Right-of-Way Width

Pavement Width

XX - ## - ##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement
Curb Type
Planter Type (width includes curb if any)
Landscape Type
Walkway Type
Notes

THOROUGHFARE STANDARDS

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

- Paving Materials.** To allow for flexibility and economy in the improvement of thoroughfares, surfaces may be paved with materials other than those currently standard for such improvements. In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, concrete pavers, gravel, and decomposed granite may be used.
- Street Trees.** The following apply to street trees:
 - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by warrant.
 - At retail frontages, the spacing of the trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery is present.
 - The public frontage shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one story.
 - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances.

- Trees shall be maintained to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) for moving vans, buses, emergency vehicles, and the like.
- Utility Easements.** Typically, water and sewer shall be provided in primary thoroughfares or civic spaces and other utilities shall be provided in secondary thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
 - Encroachments over Rights-of-Way.** Portions of buildings may be permitted to encroach over RsOW as consistent with the Lot Standards.
 - Proposed Fire Apparatus Access.** This access, which may be provided by thoroughfares, or civic spaces shall be paved or otherwise structurally stabilized with a clear width of 20 feet and a 25-foot inside turning radius.
 - Other Thoroughfare Standards.** Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys.





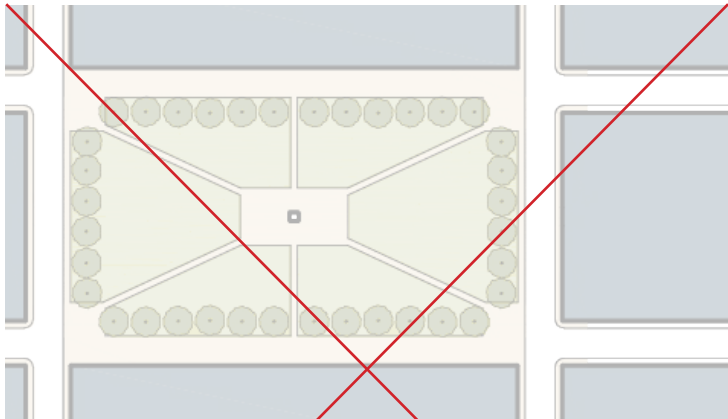
Park

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



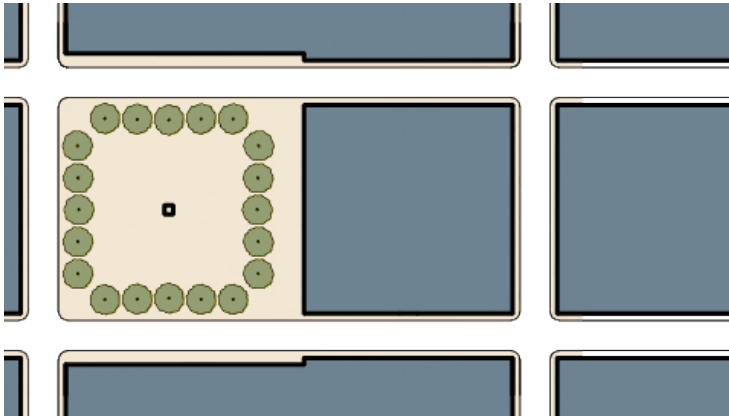
Green

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



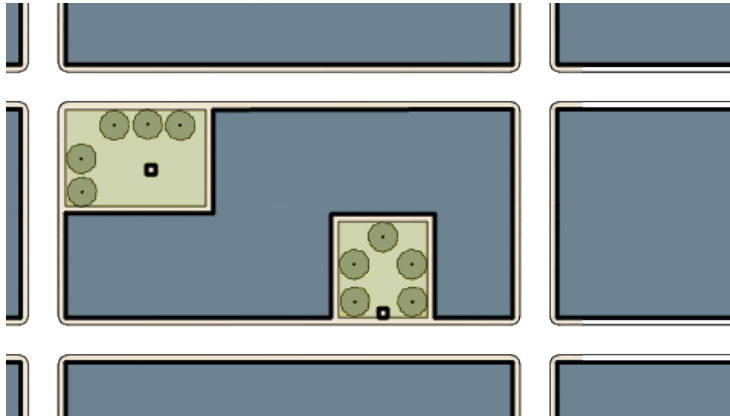
Square

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



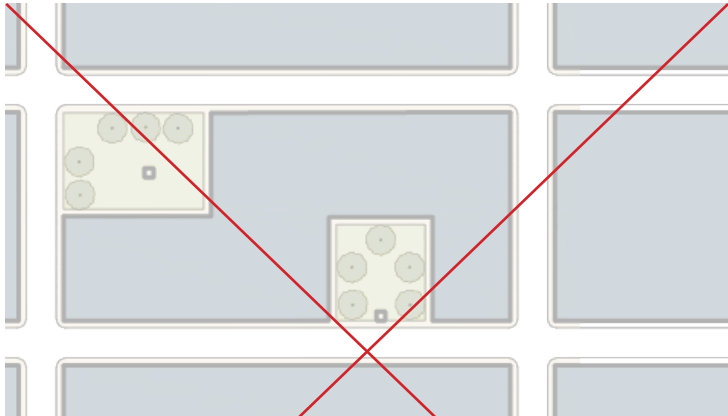
Plaza

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



Pocket Park

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



Playground

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

CIVIC SPACE STANDARDS

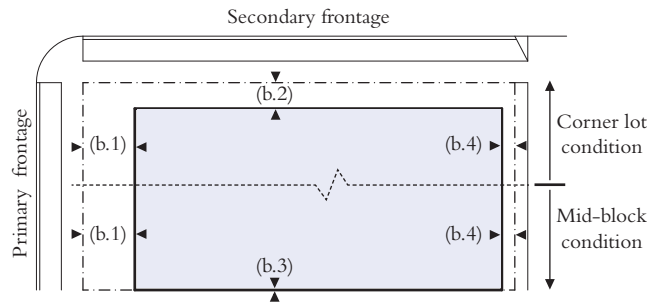
The following apply to all civic spaces:

1. **Maintenance and Ownership.** All civic spaces, with the exception of the plaza at the intersection of Fifth and Murphy streets, shall be owned and maintained by a POA and have public access easements.
2. **Open Space.** A minimum of 5% of the gross area of the property, including stormwater management areas which are above the floodplain, shall be open space. Refinements to the location and area of open spaces in the master plan are anticipated, but shall continue to meet this requirement.
3. **Landscaping.** Landscaping for civic spaces, open spaces, and storm water management ponds shall follow the standards of the underlying zoning.
4. **Recreation Areas.** Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic space.

LOT STANDARDS

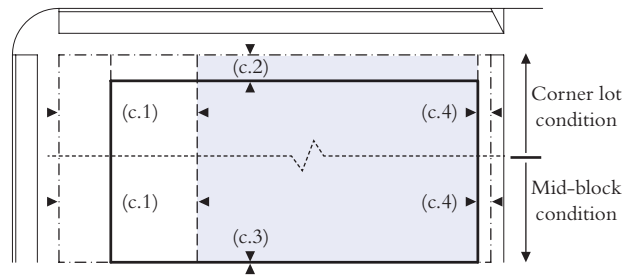
b. Setbacks: Principal Building

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



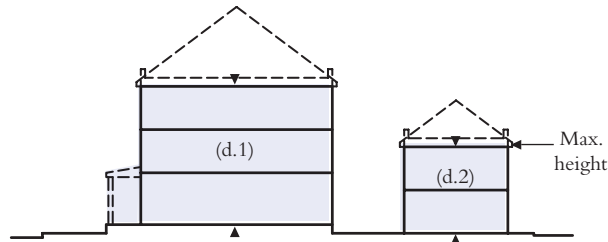
c. Setbacks: Outbuilding

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



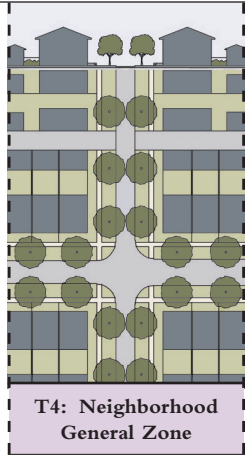
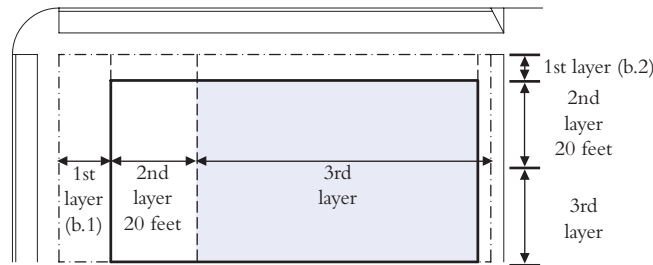
d. Building Height

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



Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages may be permitted in the first or second layer by variance.
- Parking shall be accessed by a rear alley or lane when such are provided.
- Parking spaces on private lots (including property owned by a POA) shall be masked from the frontage by a building or a minimum 8-foot tall masonry wall with piers every 8 feet.



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

Permitted Encroachments

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

- i. May encroach into setbacks up to 6 feet.
- ii. May encroach into setbacks up to 10 feet.



LOT STANDARDS

The following site Standards are required for all private lots:

1. **Dwelling size.** There is no minimum dwelling size.
2. **Number of buildings and units.** Lots may have more than one building. Corner lots may have two accessory units provided that one faces the secondary frontage.
3. **Accessory Unit Square Footage.** The conditioned space of an accessory unit within a primary building or an outbuilding shall not exceed the net square footage of the primary unit.
4. **Building entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory buildings may face any thoroughfare type.
5. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise and required plantings shall comply with City requirements.
 - **Front Yard Trees.** Front yards of a depth greater than 12 ft. require one deciduous tree of a minimum height of 30 ft. at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a terrace, stoop, or porch.
 - **Lawn.** Lawn is prohibited at frontages where the lawn area is 6 ft. or less in either dimension.
 - **Planting.** Plant material, including ground cover, shall be planted no farther apart than 12 in.
 - **Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
 - **Erosion Control.** Erosion control is required where there is no landscape or hardscape.
6. **Site Perimeter Landscaping.** There is no site perimeter landscaping requirement.
7. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 ft. to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line. Fences within the first lot layer shall be painted.
8. **Parking Standards.** There shall be no minimum or maximum parking standards.
9. **Parking Lots.** Given the intention of building a compact, walkable, urban community, parking lots shall be located to the interior of blocks and shielded from frontages with buildings and walls.
 - **Connections.** Parking lots on adjacent private lots shall connect to one another.
 - **Surfacing.** Parking lots shall be gravel, asphalt,

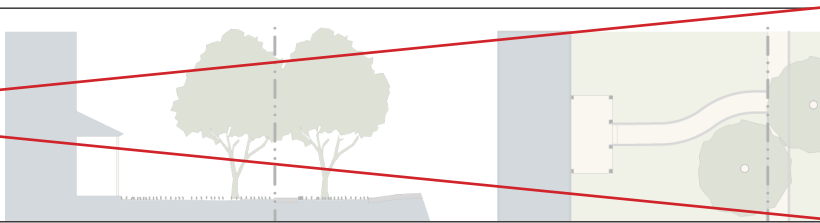
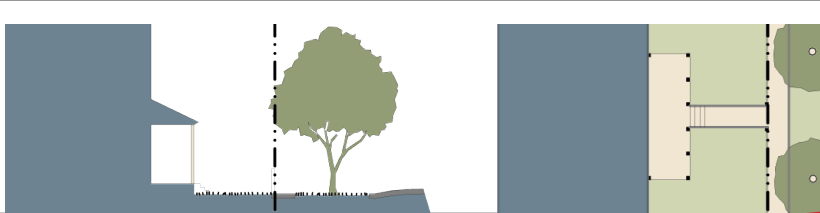
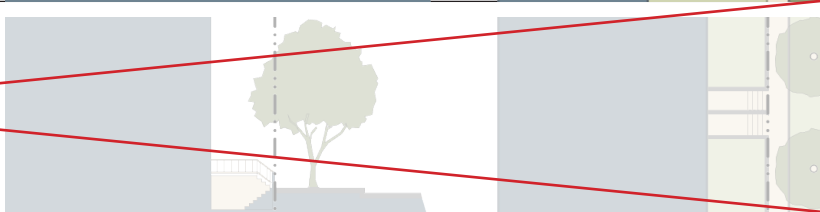
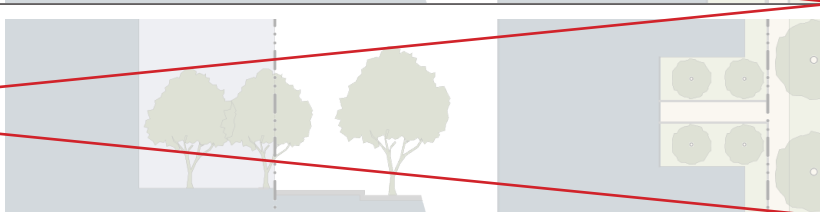
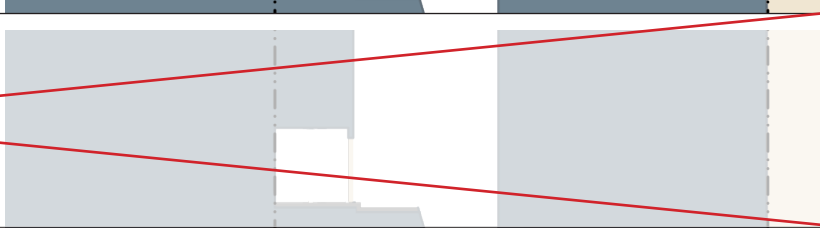
semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, all of which shall be graded and drained to dispose of surface water into appropriate structures.

- **Light Spillover.** Given the intention of making parking lots as compact as possible and creating shared access from one owner’s parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
 - **Landscaping.** Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces and parkways of two drive aisles or less in width are exempt from landscaping requirements.
10. **Fire Apparatus Access.** Proposed fire apparatus vehicle access is as shown on the Fire Apparatus Access Diagram, typically within 150 feet of all buildable area on a lot. Buildings on portions of lot greater than 150 ft. from the Fire Apparatus Access Route may require a fire suppression system to meet building and fire code requirements. See the Thoroughfare Standards for related requirements.
 11. **Other subdivision standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. No maximum block length is required. Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys.
 12. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the chart below. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, and ornamental features may encroach into any setback. All encroachments into utility and other easements are subject to the permission of the affected easement owner. *(see Permitted Encroachments table on previous page)*
 13. **Facades.** Facades shall be built parallel to a rectilinear primary frontage line or to the chord of a curved primary frontage line.
 14. **Ground Floor Grading.** At the ground floor, residential and private rooms in lodging uses shall be raised a minimum of 2 feet from the average sidewalk grade at the pri-

mary frontage for the purpose of establishing privacy.

15. **First-Story Glazing.** The first story of each facade shall be glazed with clear glass for a minimum of 30% of the wall area of the first story, with each facade being calculated independently.
16. **Upper-Story Glazing.** Above the first story of each facade, openings shall be glazed with clear glass for a maximum of 50% of the wall area, with each facade being calculated independently.
17. **Storefront Glazing.** At storefronts, the first story of the facade shall be glazed with clear glass for a minimum of 70% of the wall area of the first story and shaded by an awning or canopy that extends over the sidewalk.
18. **Pitched Roofs.** Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
19. **Flat Roofs.** Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.



Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.	
Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.	
Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.	
Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.	
Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.	
Storefront and Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.	
Gallery: a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.	
Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.	

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



Example of a blade sign.



Example of a band sign.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment not greater than 700 square feet sharing ownership and utility connections with a Primary Building; it may or may not be within an Outbuilding.

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

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

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

Backbuilding: a single-Story structure connecting a Primary Building to an Outbuilding. *See 17.*

Bed and Breakfast: *See Lot Standards: Use.*

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

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

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. *See 9.*

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

Common Lawn: *See Frontage Types.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system.

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

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

Effective Turning Radius: *See the following page.*

Elevation: *See the following page.*

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

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

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

Facade: *See the following page.*

Frontage: *See the following page.*

Frontage Line: *See the following page.*

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

Gallery: *See Frontage Types*

Green: *See Civic Spaces:Types & Standards.*

Inn: *See Private Lots: Use.*

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

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

Lodging: *See Private Lots: Use.*

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

Lot Layer: a range of depth of a Lot within which certain elements are permitted.

Lot Line: *See the following page.*

Lot Width: the length of the Primary Frontage Line of a Lot.

Manufacturing: *See Private Lots: Use.*

Office: *See Private Lots: Use.*

Open Space: land intended to remain undeveloped; it may be for Civic Space.

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

Park: *See Civic Spaces:Types & Standards*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pavement Radius: *See the following page.*

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

Plaza: *See Civic Spaces:Typess & Standards.*

POA: Property Owners Association

Primary Building: the main building on a Lot, usually locat-

ed toward the Frontage.

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

Primary Frontage: *See the following page.* *See Frontage.*

Private Frontage: *See the following page.* *See Frontage.*

Public Frontage: *See the following page.* *See Frontage.*

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges. *See 8.*

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode. *See 3.*

Residential: *See Private Lots: Use.*

Retail: *See Private Lots: Use.*

Right-of-Way (R.O.W.): *See the following page.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3).

Secondary Frontage: *See the following page.* *See Frontage.*

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on 13. *See 17.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Square: *See Civic Spaces:Types & Standards.*

Stoop: *See Frontage Types.*

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

Story: a habitable level within a building, excluding an Attic or raised basement.

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

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

T-zone: *See Transect Zone.*

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

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of

Vehicular Lanes and the Public Frontage. *See the following page*

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

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

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

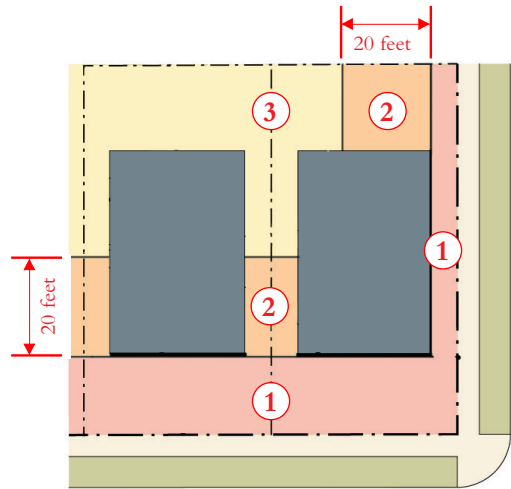
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use.

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

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

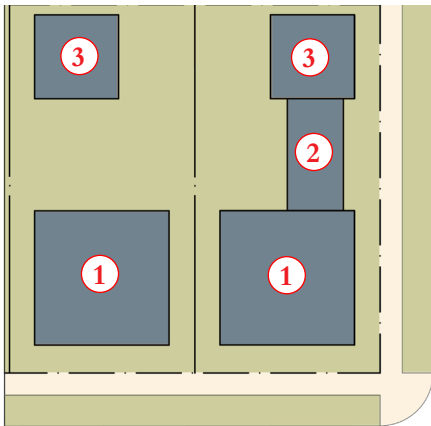
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Lot Layers



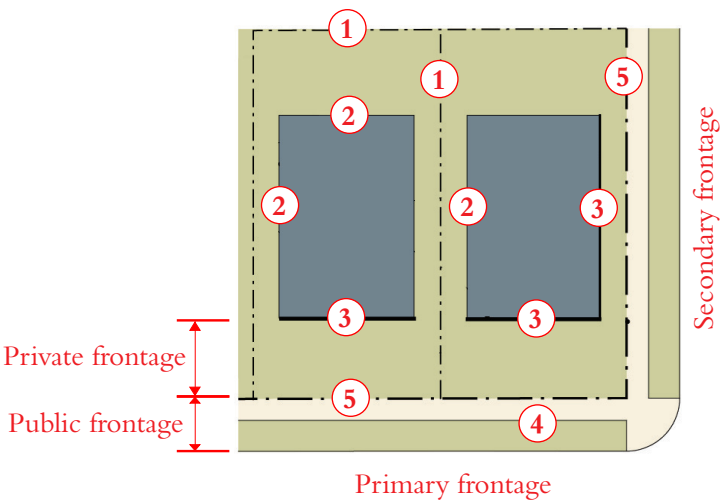
- ① 1st Layer
- ② 2nd Layer
- ③ 3rd Layer

Principle Building & Outbuilding



- ① Primary Building
- ② Backbuilding
- ③ Outbuilding

Frontage & Lot Lines



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

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

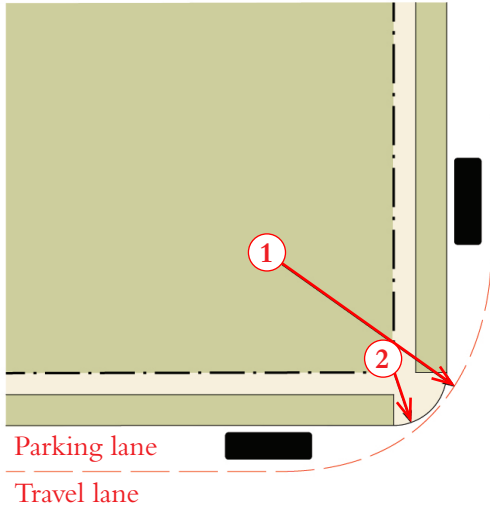
Primary Frontage: on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

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

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

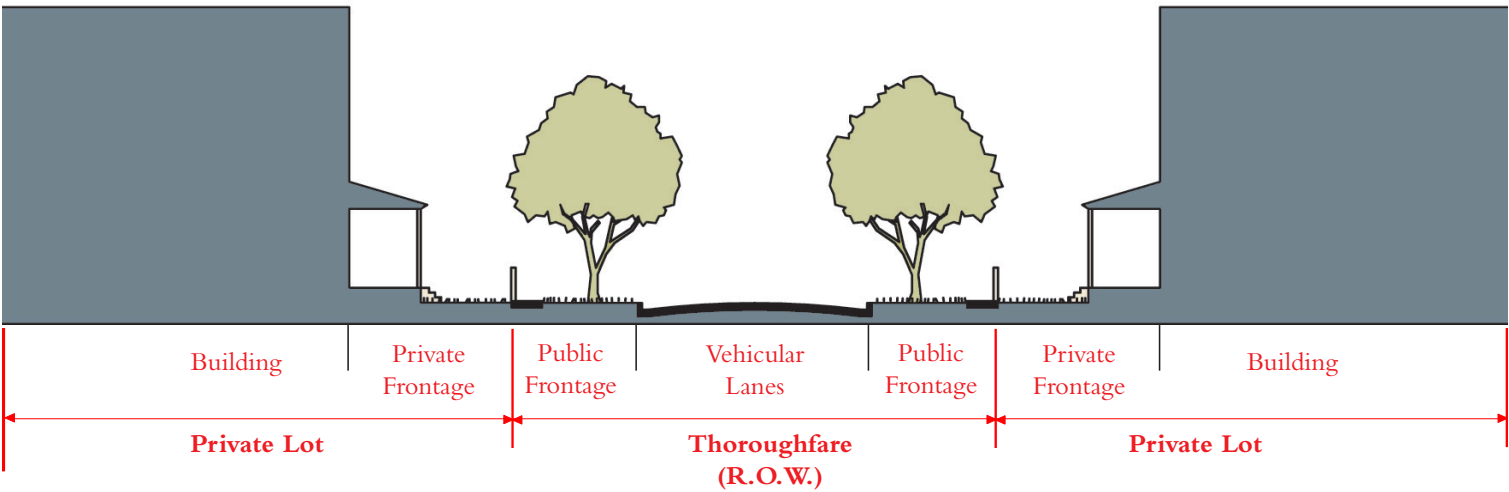
Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

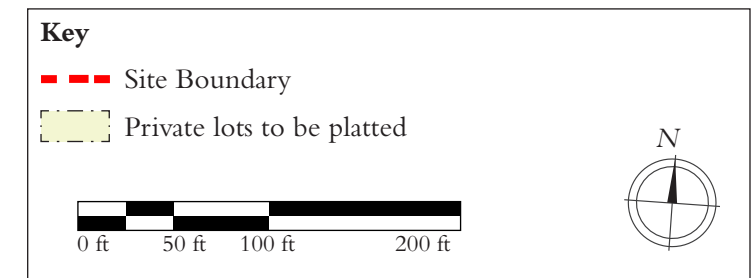
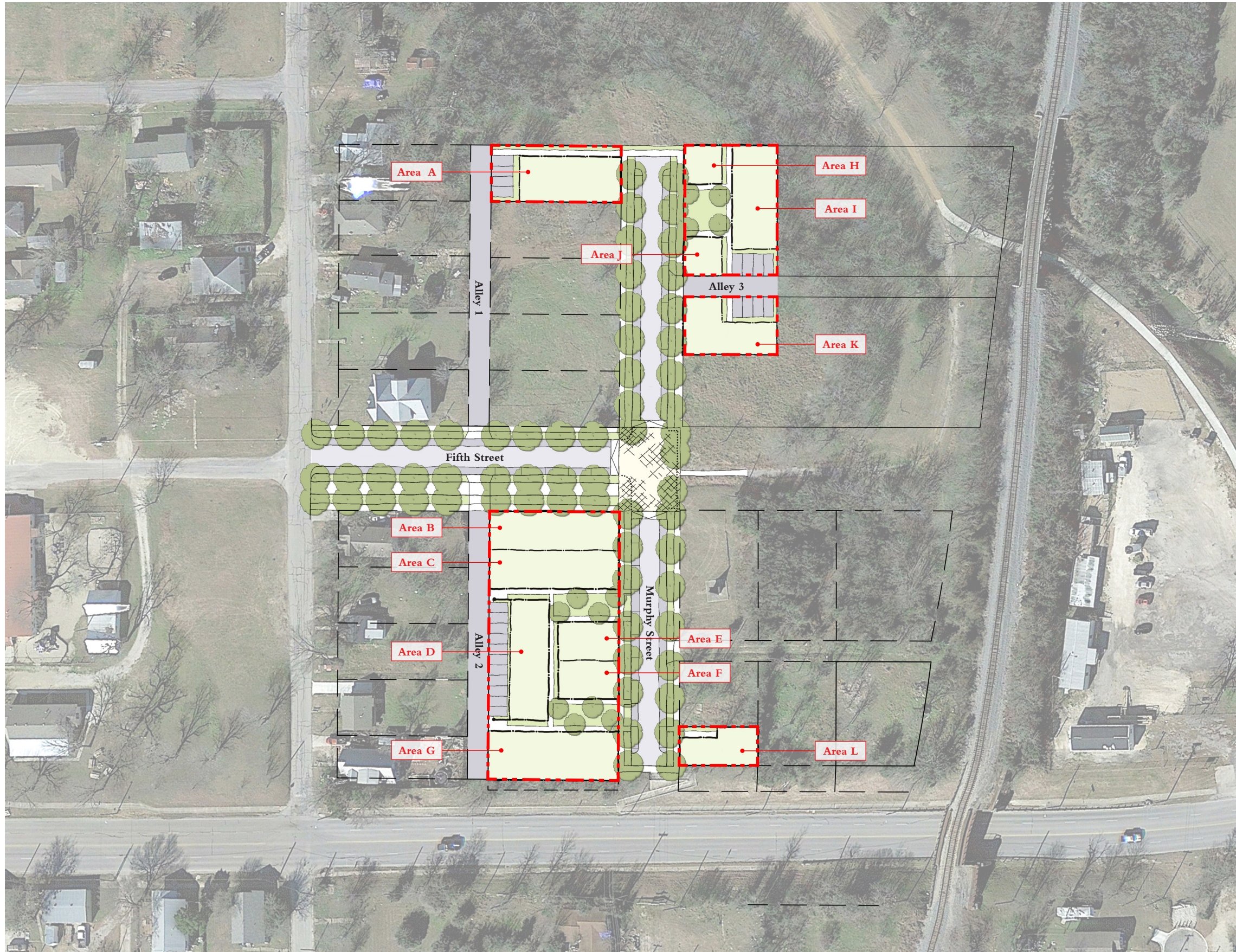
Turning Radius

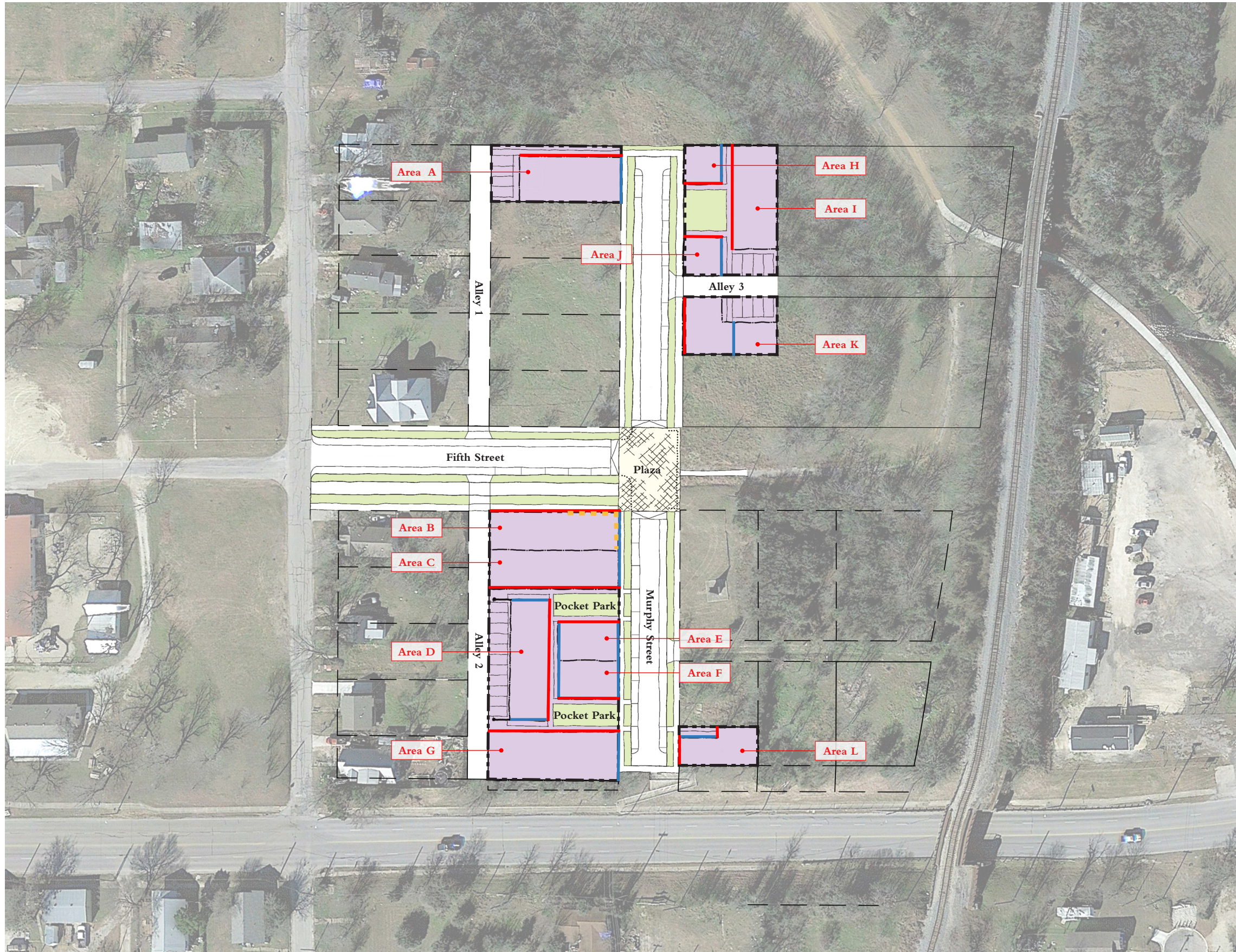


- ① **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
- ② **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there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

Thoroughfare & Frontages







Key

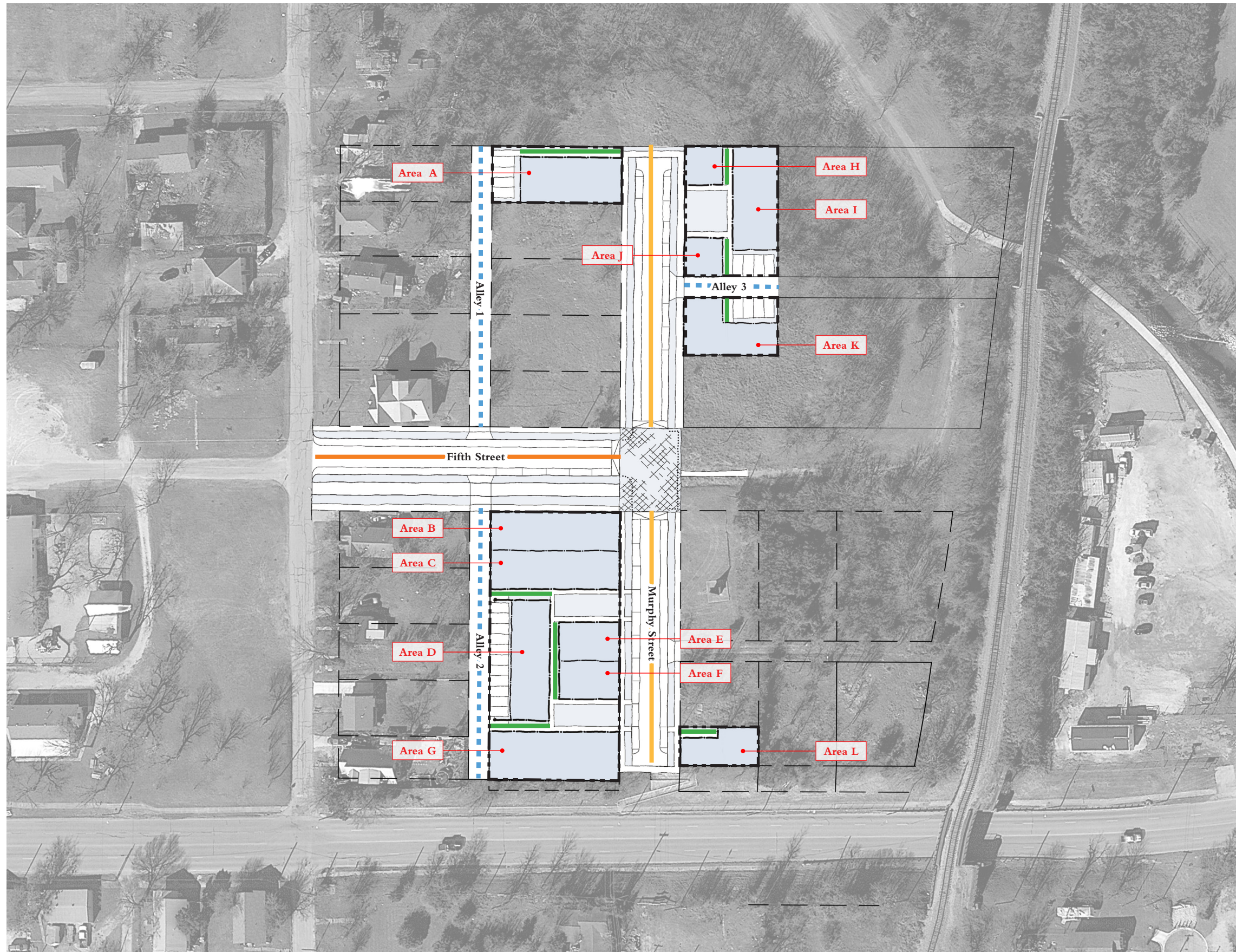
- T4: Neighborhood General Zone
- Civic space
- Private lots to be platted
- Primary frontage
- Secondary frontage
- Potential commercial frontage

The exact location of primary and secondary frontages may be refined based on how lots are platted.

0 ft 50 ft 100 ft 200 ft

N





Key

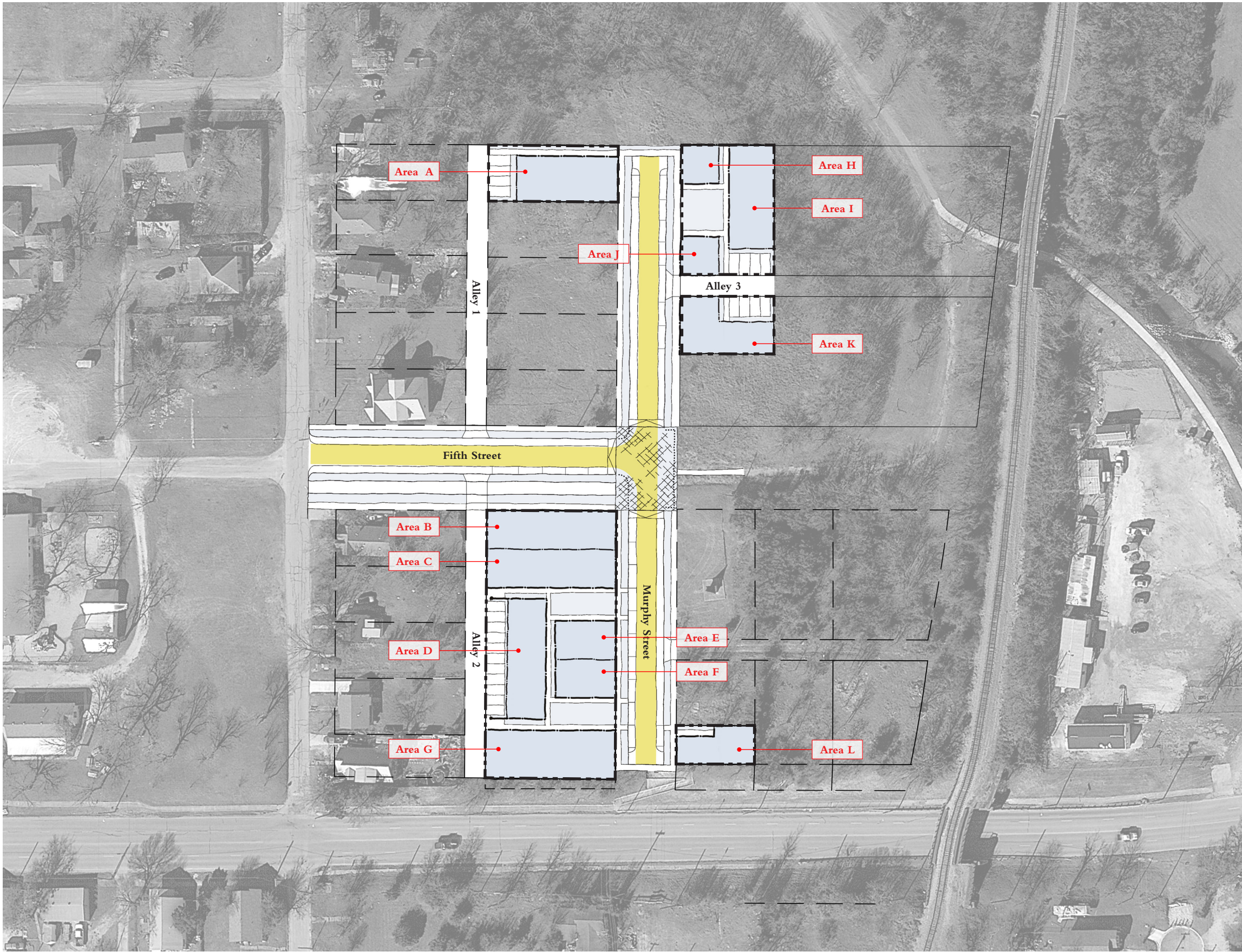
- ST-60-20
- ST-80-20
- RA-20
- PT-V-5

Area K may require additional thoroughfares (PT-V-5) to provide frontage to all lots.

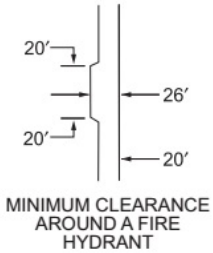
0 ft 50 ft 100 ft 200 ft

N





- ### Fire Apparatus Access Notes
1. Fire Apparatus Access Roads shall be 20 feet clear minimum
 2. All Fire Apparatus Access Roads shall have an effective inside turning radius of 25 feet.
 3. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
 4. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).



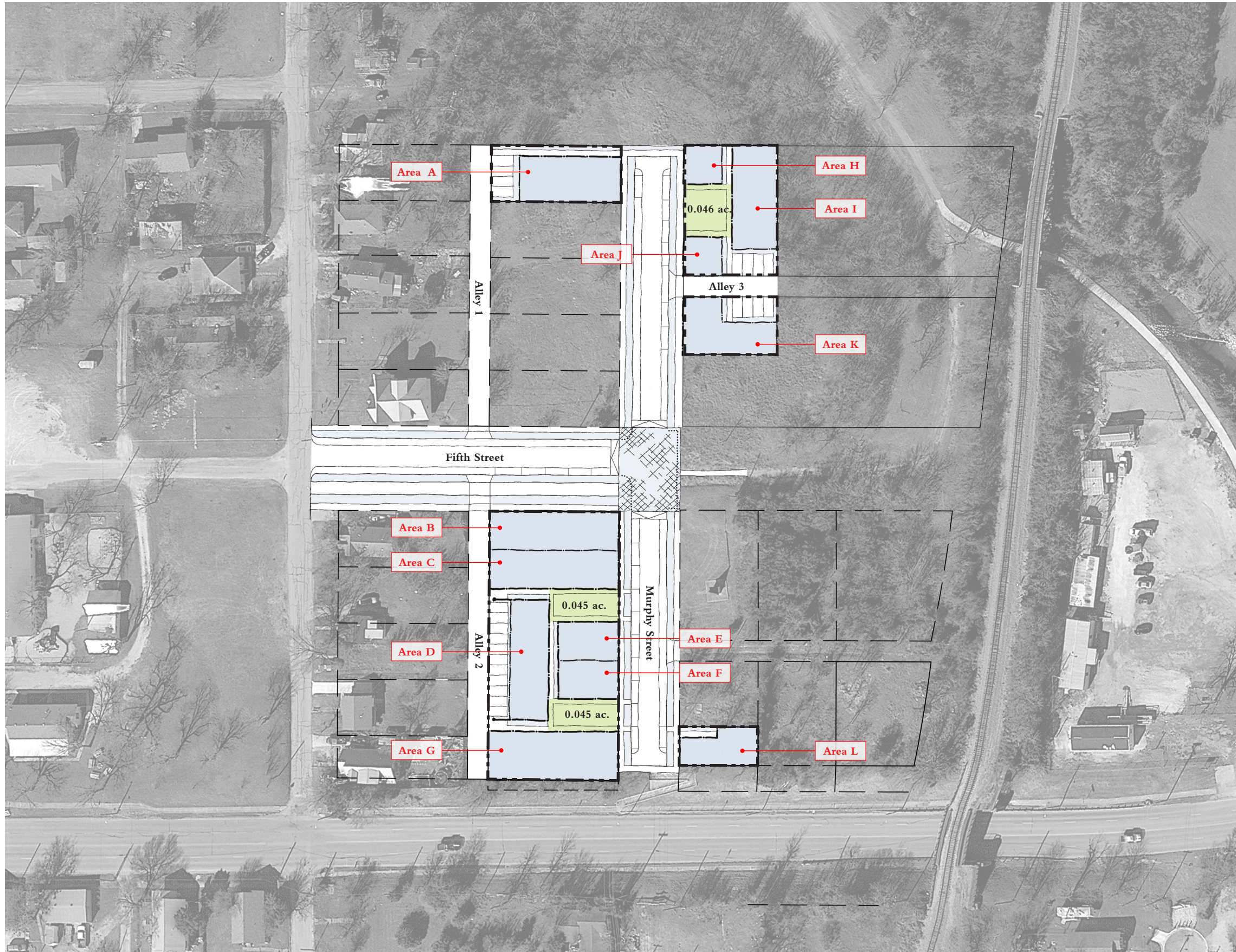
Key

20-foot lane

Proposed fire apparatus turnaround at the intersection of Fifth Street and Murphy Street.

0 ft 50 ft 100 ft 200 ft

N



Key

Open Space: **0.14 acres**

Total Area: **1.32 acres**

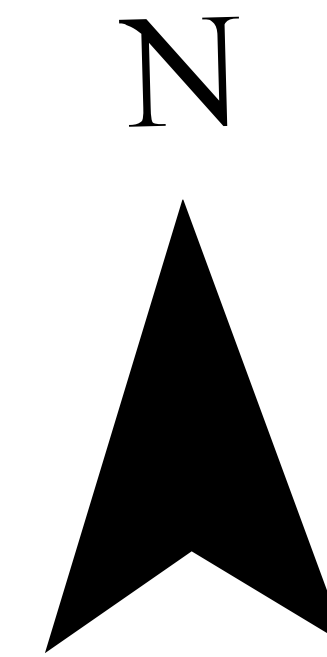
Open Space Ratio: **10.6%**

The plaza at the intersection of Fifth Street and Murphy Street is not included in these calculations.

0 ft 50 ft 100 ft 200 ft

N





PZ-2022-1560

MSR II PD/Re-Zoning
Proposed Zoning Map
Approximately 1.40 Acres

Legend

- | | |
|------------------|-------------------|
| Subject Property | I Institutional |
| Parcels | MF-2 Multi-Family |
| Streets | P Parks |
| ZONING | R-1 Single Family |
| B-1 | MF-1/RPD |

