

AGENDA

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574
March 13, 2018 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on February 13, 2018.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

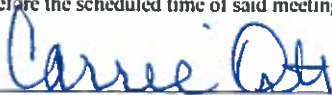
1. **2018-2254 – Review and Make Recommendation** on a request to abandon a portion of a Right-of-way (alley) created via the Doaks Addition Subdivision plat, which lies within a property described as Lot 22 and Part of Lot 21, Block 4, of the Doaks Addition, addressed as 1016 West 7th Street, in the Single Family Residential (R-1) Zoning District.
2. **PZ-2018-1079 – Conduct Public Hearing** on a Final Plat of a Replat of Lot 22 and Part of Lot 21, Block 4, of the Doaks Addition, to be known as Victoria Street Subdivision, located at 1016 West 7th Street, in the Single Family Residential (R-1) Zoning District.
3. **PZ-2018-1079 – Consider Approval** on a Final Plat of a Replat of Lot 22 and Part of Lot 21, Block 4, of the Doaks Addition, to be known as Victoria Street Subdivision, located at 1016 West 7th Street, in the Single Family Residential (R-1) Zoning District.
4. **PZ-2018-1081 – Conduct Public Hearing** on a request to Amend Ordinance 2017-13, a Commercial Planned Development (C-PD; Base District of B-2, General Commercial) District, for Lot 1, Block A, Olle Subdivision, located at 410 West 7th Street.
5. **PZ-2018-1081 – Make Recommendation** on a request to Amend Ordinance 2017-13, a Commercial Planned Development (C-PD; Base District of B-2, General Commercial) District, for Lot 1, Block A, Olle Subdivision, located at 410 West 7th Street.
6. Consider an update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: April 10, 2018

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 meeting was posted in the Taylor City Hall Lobby before 6:00 pm on March 9, 2018 and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:



Carrie Orts Administrative Assistant to Development Services

Date:

3.8.18

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
February 13, 2018 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Donna Frazier
Mike Eaton
Rick Selin
Annette Maruska
Faith Gardner
Betty Day
Leland Stevens

ABSENT

Michael Aplin

OTHERS PRESENT

Ashley Lumpkin, Director Development Services
Carrie Orts, Assistant Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:02 p.m.

CITIZEN COMMUNICATION

None

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 individually as part of the Regular agenda.)

Review and approve minutes from the meeting on January 9, 2018.

Motion made by Mrs. Maruska to approve minutes as written from the January 9, 2018 meeting.
Second by Mr. Eaton. All voted Aye.

Election of Officers

President –

Nomination made by Mr. Stevens to elect Mr. McAlister President. No other nominations were made.
Appointment approved by consent.

Vice President –

Nomination made by Mrs. Frazier to elect Mr. Stevens Vice President. No other nominations were made.
Appointment approved by consent.

Secretary –

Nomination made by Mr. Stevens to elect Mrs. Frazier Secretary. No other nominations were made.
Appointment approved by consent.

PZ-2017-1072 – Consider Approval on a Final Plat of 30.351 acres in the Parthinia Coursey Survey, Abstract No. 131, to be known as Dove Pass Subdivision, located at 1200 Old Thorndale Road, in the Single Family Residential (R-1) Zoning District.

Mrs. Lumpkin made presentation on the request, including the recommendation of approval of the Final Plat, as it meets all of the technical requirements of the Subdivision Ordinance. Mr. Mike Herzog was present to answer questions. One Resident inquired if the driveways would be paved and if the City would have adequate sewer and water services available to them. There was discussion between the Board, Resident and Staff.

Mr. Stevens made motion to recommend approval of plat. Second by Mrs. Frazier. All voted aye.

PZ-2018-1078 – Public Hearing on a Final Plat of a Replat of Parts of Lot 8 and Lot 9, and all of Lot 10, Block 1, of the Brown-Bland-Allen Addition, and 0.195 acre out of the John Winsett Survey, Abstract No. 661, to be known as 842 Kimbro Subdivision, located at 842 Kimbro Street, in the Single Family Residential (R-1) Zoning District.

Hearing opened. Mrs. Lumpkin made presentation on the request, including the recommendation of approval of the final plat, as it meets all of the technical requirements of the Subdivision Ordinance and Zoning Ordinance, with the exception of the Lot Frontage minimum, for which the existing property cannot accommodate. Mr. Torres was present to answer questions. Hearing closed.

PZ-2018-1078 – Consider Approval on a Final Plat of a Replat of Parts of Lot 8 and Lot 9, and all of Lot 10, Block 1, of the Brown-Bland-Allen Addition, and 0.195 acre out of the John Winsett Survey, Abstract No. 661, to be known as 842 Kimbro Subdivision, located at 842 Kimbro Street, in the Single Family Residential (R-1) Zoning District.

Mr. Stevens made motion to approve Final Plat. Second by Mrs. Maruska. All voted aye.

Consider an update regarding Council actions related to Planning and Zoning items.

Mrs. Lumpkin stated that there were currently no updates.

Update on revisions to Zoning Ordinance Chapter 6, Off-Street Parking and Loading

Mrs. Lumpkin gave update on revisions to Zoning Ordinance Chapter 6, Off-Street Parking and Loading.

Review and Discuss draft of Parking in Yards Ordinance.

Mrs. Lumpkin and Staff discussed draft of Parking in Yards Ordinance. Mrs. Lumpkin asked that the Board review and propose changes to Carrie Orts directly in order to not violate the Open Meetings Act.

Adjourn

The meeting was adjourned at 6:33 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

2018-2254 1016 W. 7th Street Alley Abandonment Request



Applicant Information:

Applicant Thomas and Julie Downs (Owner),

Applicant Request: Request abandonment of alley (see Exhibit 2)

Subject Property:

Location: 1016 West 7th Street

Legal Description: Lot 22 and Part of Lot 21, Block 4, of the Doaks Addition

Existing Zoning: R-1, Single family Residential District

Utilities: Property is already served by all utilities

Existing Use of Property: Developed with one single-family detached dwelling

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 Single Family Residential	Single family dwelling
South	MF-2 High Density Multifamily	Single family dwelling
East	R-1 Single Family Residential	Single family dwelling
West	R-1 Single Family Residential	Single family dwelling

Case Summary

The subject tract is located at the corner of Victoria and 7th and 8th Streets, having 3 street frontages. Thomas and Julie Downs submitted an application for right of way abandonment for a portion of an alley (created as part of the 1891 Doak's Addition) that runs east/west through their property addressed as 1016 W. 7th Street. Currently, the property is developed with a house on the southern portion of the property, facing/fronting 7th Street. If this request is granted, the applicant is seeking to subdivide the property into 2 lots – one surrounding the existing house on the south end, and a northern lot for future/new development that would front W. 8th Street. The area of the alley sought for abandonment would then be within the rear yard area of the northern lot. A 20' wide Atmos Gas Line Utility Easement would be created to provide access rights into area approximately the same location as the alley segment to service underground lines.

Staff Recommendation

Staff recommends approval of the request for right-of-way abandonment

Attachments: Exhibit 1 – Ordinance 2018-05
Exhibit 2 – Field Notes and Survey

ORDINANCE NO. 2018-05

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, VACATING A PORTION OF AN ALLEY DESCRIBED ON EXHIBIT A; AND PROVIDING A SAVINGS CLAUSE

WHEREAS, THE City of Taylor, Texas, (“City”), desires to vacate a portion of an alley described in Exhibit “A” attached hereto and by reference incorporated herein (“Alley”); and

WHEREAS, the Planning and Zoning Commission, after a public meeting held March 13, 2018 recommended that the Council approve abandonment of the Alley; and

WHEREAS, based upon the recommendation, the Taylor City Council hereby abandons the Alley

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

SECTION 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. The City Council of the City of Taylor, Texas, does hereby vacate a portion of an alley as described in Exhibit “A”. Petitioner agrees to allow an Atmos Gas Easement be established in consultation with Atmos Energy.

SECTION 3. The filing of a copy of this Ordinance in the official records of Williamson County, Texas, will evidence the abandonment of the Alley granted by this Ordinance and release of the abandoned alley to the adjoining property owner according to the centerline.

SECTION 4. 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.

In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2018-05 was introduced before the City Council on the 22nd day of March, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2018.

Brandt Rydell, Mayor

ATTEST:

Susan Brock, City Clerk

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan L. Brock, 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. 2018-05, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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 _____, 2018.

Susan L. Brock
City Clerk

THE STATE OF TEXAS}
COUNTY OF WILLIAMSON}

DECEMBER 11, 2017

Being a 0.039 acre (1,708 square foot) tract of land out of Block 4, Doak's Addition to the City of Taylor, located in Williamson County, Texas, said 0.039 acres being the West portion of a 20 feet wide alley of said Block 4 as recorded in Volume 56, Page 483 of the Deed Records of Williamson county, Texas (DRWC), and being more fully described by metes and bounds as follows;

COMMENCING at a 1 inch diameter iron pipe found for the Northwest corner of Lot 20, Block 4 and in the East line of Victoria Street (based on a width of 40 feet), **THENCE** South 21°03'32" East, with the East line of said Victoria Street and the West line of Block 4, passing the Southwest corner of Lot 20 and the North line of 8th Street at a distance of 90.00 feet, the South line of 8th Street and Northwest corner of Lot 21 as conveyed from Joseph J. Gola, et al to Thomas E. Downs, and spouse Julie L. Downs, filed 8-24-2017 and recorded in Document No. 2017078578 of the Official Public Records of Williamson County, Texas (OPRWC) at a distance of 120.00 feet, and continuing with the West line of Lot 21 for a total distance of 186.05 feet (plat call 186.00 feet) to a calculated corner for the Southwest corner of Lot 21, the Northwest corner of a 20 feet wide alley, and **POINT OF BEGINNING** of the herein described tract;

THENCE, North 78°33'48" East, with the common line of Lot 21 and said alley, a distance of 85.38 feet, to a calculated corner for the Northeast corner of the herein described tract, said corner being in the East line of said Down's Tract and the West line of a 0.47 acre tract conveyed from Gregory R. Ginn to Alexander J. Orton, filed 2-17-2017 and recorded in Document No. 2017015118 OPRWC;

THENCE, South 21°03'29" East, over and across said alley, a distance of 20.29 feet to a calculated corner for the Southeast corner of the herein described tract, said corner being the Northeast corner of Lot 22, and the Northwest corner of Lot 23;

THENCE, South 78°33'48" West, with the common line of said alley and the North line of Lot 22, a distance of 85.38 feet for the Southwest corner of the herein described tract, said corner being the Northwest corner of Lot 22, the Southwest corner of said alley, and in the East line of said Victoria Street;

THENCE, North 21°03'32" West, with the common line of said alley and said Victoria Street, a distance of 20.29 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds 0.039 acres (1,708 square feet) of land, more or less.

A survey drawing of even date herewith accompanies this legal description. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83.

The foregoing Field Notes Description is based on an actual on the ground survey made under my supervision on December 11, 2017, and is true and correct to the best of my knowledge and belief.


Corey Joseph Hall Registered Professional Land Surveyor No. 6362
TBPLS Firm No. 10194152

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.29	N21°03'32"W
L2	20.29	S21°03'32"E

(CM)
IRON PIPE FOUND
NORTHWEST CORNER
OF LOT 20, BLOCK 4

(CM)
IRON PIPE FOUND
SOUTHWEST CORNER
OF LOT 3, BLOCK 4

LOT 20

8TH STREET
30' R.O.W.
ASPHALT

DID NOT HONOR
1/2" IRON ROD FOUND
STAMPED "TLS INC"

EAST PORTION OF
LOT 21

WEST PORTION OF
LOT 21

PART OF LOT 21 AND ALL OF LOT 22
JOSEPH J. GOLA, ET AL
TO
THOMAS E. DOWNS AND SPOUSE,
JULIE L. DOWNS
FILED: 8-24-2017
2017078578 OPRWC

0.47 ACRES
GREGORY R. GINN
TO
ALEXANDER J. ORTON
FILED: 2-17-2017
2017015118 OPRWC

VICTORIA STREET
40' R.O.W.
ASPHALT

N78°33'48"E 85.38'

0.039 ACRES
(1,708 SQ. FT.)

S78°33'48"W 85.38'

LOT 22

PART OF LOT 21 AND ALL OF LOT 22
JOSEPH J. GOLA, ET AL
TO

THOMAS E. DOWNS AND SPOUSE, JULIE L. DOWNS
FILED: 8-24-2017
2017078578 OPRWC

20' ALLEY

LOT 23

0.47 ACRES
GREGORY R. GINN
TO
ALEXANDER J. ORTON
FILED: 2-17-2017
2017015118 OPRWC

- LEGEND**
- △ CALCULATED CORNER
 - IRON ROD FOUND
 - 5/8" IRON ROD SET
 - CM CONTROL MONUMENT

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS
COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83, 93
ADJUSTMENT.



THE UNDERSIGNED HEREBY CERTIFIES:
THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION ON THIS DATE, AND IS A TRUE, CORRECT
AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS
OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS
SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE
PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS,
EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: DECEMBER 11, 2017

EXHIBIT

CivilCorp
ENGINEERS • SURVEYORS
116 East Main Street, Round Rock, Texas 78664
512-828-0406 | 512-828-0429 (Fax)
www.civilcorp.us
Firm No. 10194152

PZ-2018-1079

Victoria Street Subdivision

Final Plat (Replat)



Applicant Information:

Applicant: Thomas and Julie Downs (Owner),
Corey Hall (Applicant Representative)

Applicant Request: Request approval of a two-lot Resubdivision Plat (Replat)

Subject Property:

Location: 1016 West 7th Street

Legal Description: Lot 22 and Part of Lot 21, Block 4, of the Doaks Addition

Existing Zoning: R-1, Single family Residential District

Utilities: Property is already served by all utilities

Existing Use of Property: Developed with one single-family detached dwelling

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 Single Family Residential	Single family dwelling
South	MF-2 High Density Multifamily	Single family dwelling
East	R-1 Single Family Residential	Single family dwelling
West	R-1 Single Family Residential	Single family dwelling

Case Summary

The subject tract is located at the corner of Victoria and 7th and 8th Streets, having 3 street frontages. The applicant is proposing a Final Plat of approximately 0.471 acres to create two lots out of the existing property, which exists via a deed as all of Lot 22 and the western portion of Lots 21, of the original Doaks Addition (1891). The proposed plat will facilitate single family development under the current R-1 District zoning requirements. The plat has met all of the City's subdivision regulation requirements. Per Section 212.015, a Public Hearing is required to be held due to the single-family zoning of the property.

Staff Recommendation

Staff recommends approval of the Final Plat (Replat).

Attachments: Exhibit 1 – Aerial Photograph
Exhibit 2 – Proposed Final Plat

EXHIBIT 1 - AERIAL MAP - PZ-2018-1079

Subject Property

W 8TH ST

HOWARD ST

W 7TH ST

ANNIE ST

VICTORIA ST

W 6TH ST

0 130 260 Feet



FINAL PLAT OF VICTORIA STREET SUBDIVISION

§ KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF WILLIAMSON §

1. Thomas E. Downs, owner of the certain 0.471 acre tract of land shown hereon and described in a deed recorded in Document No. 20170705878 of the Official Public Records of Williamson County, Texas, and do hereby grant, sell, tract as shown hereon, and do hereby consent to all easements, 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 Victoria Steeple Subdivision.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2018

Thomas E. Downs (owner)
1707 CR 452
Taylor, Texas 76574

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 the office on this the ____ day of _____, 2018

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS,

any other 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 Victoria Street Subdivision, I, Julie L. Downs, owner of the certain 0.717 acre tract of land shown hereon and described in a deed recorded in Document No. 2017078578 of the Official Public Records of Williamson County, Texas and do hereby replat said tract as shown hereon, and do hereby consent to all plat notes and 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.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2018

Julie L. Downs (owner)
1707 CR 452
Taylor, Texas 76574

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 the office on this the ____ day of _____, 2018

NOTARY PUBLIC in and for the State of Texas

Field Notes

[illegible]

COMMENCING at a 1 inch diameter iron pipe found for the Northwest corner of Lot 20, Block 4 and in the East line of Victoria Street (based on a width of 40 feet), **THENCE** South 21°03'32" East, with the East line of said Victoria Street and the West line of Block 4, passing the Southwest corner of Lot 20 and the North line of 8th Street at a distance of 90.00 feet, and continuing across 8th Street for a total distance of 119.90 feet, to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVIL CORP" set for the Northwest corner and **POINT OF BEGINNING** of the herein described tract, said iron rod being the Northwest corner of said Lot 21, Block 4.

THEENCE, North 66°43'08" East, with common line of L6/21 and 8th Street a distance of 24.18 feet, to 5.68 inch diameter iron rod with a yellow plastic cap stamped "CVLCROCP" set for the Northeast corner of the herein described tract, said corner being the Northeast corner of a said Downs' Tract, and the West corner of a 0.47 acre tract conveyed from Gregory R. Ginn to Alexander J. Olson, filed on 11/17/2017 and recorded in Document No. 2017015118 OPRVC, from which a 1/2 inch diameter iron rod found with a cap stamped "TLS INC." bears South 63°34'57" East, 3.71 feet.

THENCE, South 21°03'32 East, with the East line of said Downs' tract, passing at 80.65 feet the North line of adjoins said and the South line of Lot 21, passing at 100.93 feet the South line of said adjoins and the common North corner of Lot 22 and Lot 23, and continuing with said common line of Lot 22 and Lot 23 for a total distance of 250.83 feet, to a 65 inch diameter iron rod with a yellow plastic cap identified "CVILCOOPER" set for the Southeast corner of the herein described tract, said corner being the Southeast corner of Lot 22, the Southwest corner of Lot 23, and in the North line of 7th Street from the 112 inch diameter iron rod found bears South 22°17'08" East, 2.39 feet;

THENCE, North 21°0'33.2" West, with the common line of Lot 22, passing at 149.90 feet the South line of said alley, and the Northwest corner of Lot 22, passing at 170.19 feet the North line of said alley and the Southwest corner of addressd Lot 21, and continuing with said common line of Lot 21 and Victoria Street a total distance of 236.24 feet to the **POINT OF BEGINNING**, CONTAINING within these acres and bounds 0.471 acres (20,500 square feet) of land, more or less.

STATE OF TEXAS §

§ **KNOW ALL MEN BY THESE PRESENTS**

such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as Victoria Street Subdivision.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2018

Mike Shaw, Trustee (lien holder)
R Bank, A Texas State Bank
3103 Bee Caves Road, Suite 110
Austin, Texas 78746

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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 the office on this the ____ day of _____, 2018.

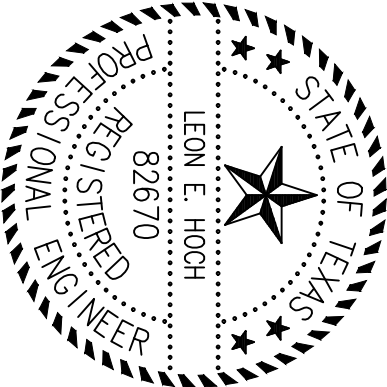
NOTARY PUBLIC in and for the State of Texas

ENGINEER'S CERTIFICATION:

1. Leon E. HochRegistered Professional Engineer in the State of Texas, do hereby certify that this subdocument is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Maps. Community Panel Number 48491C0355E, effective date September 26, 2008, and that each 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 right-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Travis County, Texas,
this ____ day of _____, 2018.

Leon E. Hoch
Registered Professional Engineer
No. 82670 State of Texas



PLANNING AND ZONING COMMISSION:

This subdivision to be known as Victoria Street Subdivision has been accepted and approved for filing 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 _____, 2018, A.D.

Don McAlister, Chairman

Date _____

Donna Frazier, Secretary Date _____

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

I, Nancy Ristele 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 on this the _____ day of _____, 20____ A.D., at _____ o'clock, ____ M., in the Official Public Records of said County in Instrument No. _____.

my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

PZ-2018-1081
410 West 7th Street
East Wilco 95, LLC
Amendment to Ordinance 2017-13



Applicant Information:

Applicant: Cliff Olle / East Wilco 95, LLC (Owner).

Applicant Request: Amend the approved Ordinance 2017-13 that regulates the zoning of the property, to include the allowance of various alternative parking lot surface materials/systems that are not currently captured in the language in Section 6.4.4 of the Zoning Ordinance relative to the surfacing material of require parking, drive aisles, and loading zones.

Subject Property:

Location: 410 West 7th Street (bordering with 9th, Davis, and Fowzer Streets)

Legal Description: Olle Subdivision, Block A, Lot 1 per Document# 2017058242

Existing Zoning: Commercial Planned Development (Base District of B-2, General Commercial) per Ordinance 2017-13.

Utilities: Service area of City Water and Wastewater; ONCOR Electric

Existing Use of Property: The site is the former TISD High School, more recently referred to as the '7th Street Campus'. The property has housed a senior center, several community organizations groups, and a professional office recently. The adopted PD Zoning Ordinance lays out permitted uses including multifamily, office, retail, and event center uses across the property.

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 – Single Family Residential District	Single-family detached
South	MF-2 – High Density Multifamily District	Church properties
East	MF-2 – High Density Multifamily District	Single-family detached and Public Library;
West	R-1 – Single Family Residential District	Single-family detached; church properties

Application Summary

The proposal is to include an allowance for parking/parking lot surface materials/systems that do not meet the standards contained within Section 6.4.4 of the Zoning Ordinance, which reads (critical word emphasized in red):

4. *Surfacing. All required off-street parking and loading spaces and the driveways serving off-street parking and loading spaces shall be **paved** with asphalt, brick or other material adequate in strength to support motor vehicles and **be free from dust or loose particles**. If in R-1 or R-2 zones a lot is excessive in size as to cause an undo hardship on the owner to comply with the hard surface requirements, the owner may request a variance from the Zoning Board of Adjustment. In no case can a residence or duplex have less than twenty-five (25) feet of hard surface on their property abutting the entrance onto the street that shall also be hard surface.*

The applicant proposes the following amendments (additions) be incorporated into their zoning approval for use and development of the property:

Definition of “Alternative Paving Materials” to mean an area paved with porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids) or other materials designed to allow infiltration of at least 50 percent of surface runoff during a typical rain event into an underlying stone reservoir that temporarily stores surface runoff before it infiltrates in the subsoil, City drainage system, or street.

II. Development Standards, 8. Parking – Section 8.1 Paving – Alternative paving materials are permitted for use in every parking area, subject to: (1) Any product installed within areas designated by the Fire Department as fire lane must be approved by the Fire Department. (2) Permeable interlocking concrete pavers and permeable pavers shall have a design that provides sufficient compressive strength for Fire Lanes, should they be installed in Fire Lanes. (3) Products and underlying drainage material shall be installed per manufacturers’ specifications. Sub-grade soils shall be compacted as required per the product installation specifications. (4) Decomposed granite and crushed rock may not be used unless the material is contained within the voids of a grid system. (5) All projects shall be compliant with all other provisions of the City of Taylor Code of Ordinances and any applicable standards or guidelines.

This narrative has been incorporated into the attached Proposed Ordinance 2018-06.

The applicant has provided a description and product information of a surface material/system (Truegrid) that would fall under the category of the amendments above in Exhibit B to the Ordinance. In synopsis, this system is comprised of a plastic geo-grid system that can be filled in with either aggregate materials or soil/grass upon a relatively standard compacted base foundation to form travel paths/parking for vehicles.

Analysis

The Zoning Ordinance description in Section 6.4.4 was discussed with the applicant on several occasions prior to the submittal of this application. Staff finds that if the City Council wishes to approve the materials/systems captured in the amendment language as an alternative to what is described in the Zoning Ordinance, then staff will be able to review such materials/systems in a subsequent Building Permit process. Staff's review will hold these products to the same standards as traditional asphalt paving or concrete regarding structural integrity, strength and weight-bearing capabilities, etc.

Staff reviewed the submission, and offers the following comments from the different Staff disciplines:

Fire Marshall – *Documentation shall be provided that the paving system will support the fire apparatus to a min. weight of 75,000 pounds. Documentation shall be provided that indicates how the system will allow for the fire lanes to be marked as approved by code.*

City Engineer – *Plans submitted show two different pavement sections.*

Detail #04 calls for 8" flexible base and 2" HMAC or 2 layers of tar and chip. If this detail is intended to be used the HMAC type and spec should be referenced and the optional "tar and chip" should be technically specified. The soil compaction in this detail should also reference technical specs such as method of compaction and density required.

Detail #05 shows the fire lane stripe block but also shows the Truegrid section the written report references. If this section is to be used, technical specs should [be] provided for the 6" crushed base and for the gradation of the #57 rock (to verify there will be void spaces). Also clarify if a geogrid liner or membrane is intended to be installed as the manufacturer references. Also, if this section is to be used, the proposed compacted soil beneath the Fire Lane stripe concrete will block drainage through the #57 rock. Suggest this be addressed.

**No structural concerns for Fire Lane for either proposed section.*

Senior Planner – *Most of the surface materials captured in the proposed definition for "Alternative Paving Materials" would be permitted under Section 6.4.4 of the Zoning Ordinance, specifically porous asphalt, porous concrete, permeable interlocking concrete pavers, and permeable pavers. The example surface material product in Exhibit B contains loose materials (#57 stone), albeit within a grid containment structure, and this does not meet the statement "...free from dust or loose particles." from Section 6.4.4, and is the reason staff cannot approve the proposed surface material as complying with this section (currently). City Council approval of the proposed definition and Section 8.1, through the Planned Development zoning process, can clarify that all these surface materials/systems are permitted within the subject property, and thus allow Planning staff to approve its use as being compliant with the governing specific Zoning Ordinance for the property.*

Staff finds that these amendments are in keeping with how a Commercial Planned Development District is described in the Zoning Ordinance, where it is '***intended to allow and encourage greater design flexibility and variety in commercial and planned developments***'. These alternatives to more traditional and regularly used asphalt paving or poured concrete have many merits that achieve other goals and objectives of both the community and the private developer, but that are simply not written into or captured as development standards in the Zoning Ordinance.

Staff Recommendation

Staff has no specific objections to the utilization of the proposed alternative surface materials/systems, but maintains the comments above, unless they are otherwise resolved, which will apply at the time of Building Permit review.

Attachments:

1. Proposed Ordinance 2018-06
2. Ordinance Exhibit A – Olle Subdivision
3. Ordinance Exhibit B - Letter of Justification and Product Details
4. Ordinance Exhibit C - Applicant's Site Plan

ORDINANCE NO. 2018-06

AN ORDINANCE AMENDING ORDINANCE 2017-13, WHICH ESTABLISHED A COMMERCIAL PLANNED DEVELOPMENT ZONING DISTRICT FOR PROPERTY CURRENTLY DESCRIBED AS OLLE SUBDIVISION, BLOCK A, LOT 1, TO ADD SPECIFIC LANGUAGE REGARDING PARKING LOT SURFACE MATERIALS AND A DEFINITION; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on March 22, 2018, to consider the request made by Cliff Olle/East Wilco 95, LLC, as Owner of the property, which property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to amend Ordinance 2017-13 by adding the following governing regulations:

Definition of “Alternative Paving Materials” to mean an area paved with porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids) or other materials designed to allow infiltration of at least 50 percent of surface runoff during a typical rain event into an underlying stone reservoir that temporarily stores surface runoff before it infiltrates in the subsoil, City drainage system, or street.

II. Development Standards, 8. Parking – Section 8.1 Paving – Alternative paving materials are permitted for use in every parking area, subject to: (1) Any product installed within areas designated by the Fire Department as fire lane must be approved by the Fire Department. (2) Permeable interlocking concrete pavers and permeable pavers shall have a design that provides sufficient compressive strength for Fire Lanes, should they be installed in Fire Lanes. (3) Products and underlying drainage material shall be installed per manufacturers’ specifications. Sub-grade soils shall be compacted as required per the product installation specifications. (4) Decomposed granite and crushed rock may not be used unless the material is contained within the voids of a grid system. (5) All projects shall be compliant with all other provisions of the City of Taylor Code of Ordinances and any applicable standards or guidelines.

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on March 13, 2018, to consider the amendment request, and recommended the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the amendment to Ordinance 2017-13.

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

SECTION 3. 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 4. In accordance with Article VIII of the City Charter, Ordinance 2018-06 was introduced before the Taylor City Council on the 22nd day of March, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2018.

Brandt Rydell,
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, 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. 2018-06, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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 _____, 2018.

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

EXHIBIT B

[Letter of Justification and Product Details]

EXHIBIT C

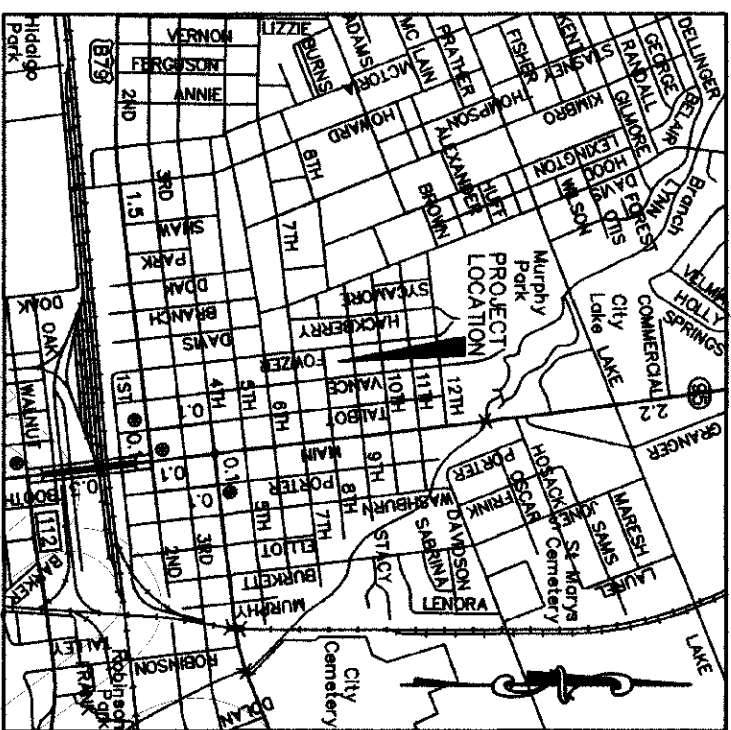
[Site Plan]

ABSTRACTS
FIND - FOUND
I.R. - IRON ROD
I.P. - IRON PIPE
C.L. - CENTERLINE
R.O.W. - RIGHT-OF-WAY
D.R.W. - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W. - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.C. - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
W.D. - WARRANTY DEED
G.W.D. - GENERAL WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
W.V.L. - DEED WITH VENDOR'S LIEN
P.O.B. - PLACE OF BEGINNING

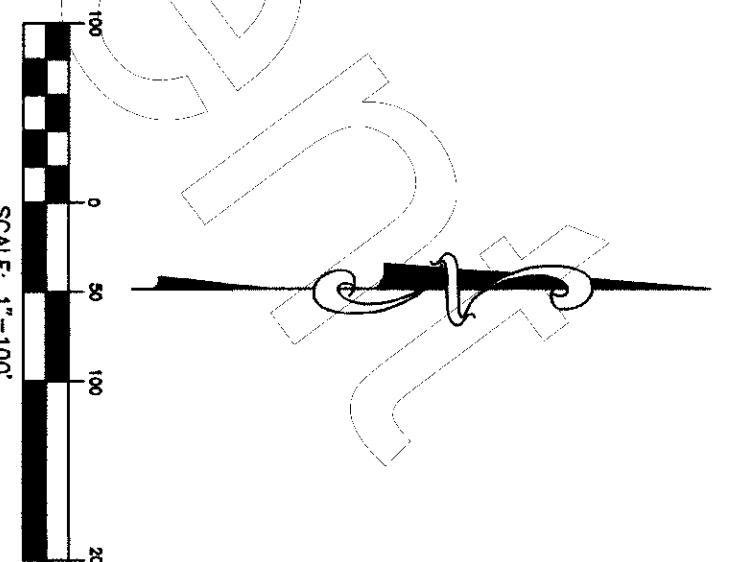
**Final Plat of
OLLE SUBDIVISION**

being all of a 6.360 acre tract (DOC # 2016106033), a 0.934 acre tract (DOC # 2016106033), a 0.048 acre tract (DOC # 2016106033), and a save and except 0.007 acre tract (DOC # 2016106036)
City of Taylor, Williamson County, Texas

LEGEND:
DEED OWNERSHIP REFERENCES
A "0.048 ACRE TRACT"
QD - JANETTA MCCOY TO EAST WILCO 95, LLC
DOC # 2016106035 OPRWC 11-9-2016
B "0.007 ACRE TRACT"
QD - EAST WILCO 95, LLC TO JANETTA MCCOY
DOC # 2016106035 OPRWC 11-9-2016



SCALE: NONE



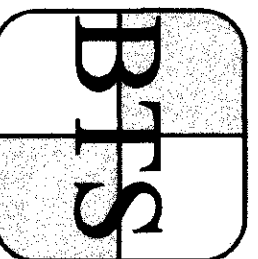
**J. WINSETT SURVEY
ABSTRACT NO. 661**

Line Table		
Line #	Direction	Length
L1	N83°08'22"E	133.10'
L2	N81°17'36"E	99.26'
L3	N07°07'15"W	55.30'
L4	N00°44'31"E	134.01'
L5	N00°44'31"E	70.79'
L6	N83°22'36"E	30.06'
L7	N83°22'36"E	30.06'
L8	S83°16'10"W	29.82'

SITE DATA:
SURVEY: J. WINSETT SURVEY, ABSTRACT NO. 661
TOTAL AREA OF SITE: 7.335 ACRES
LINEAR FEET OF NEW STREETS: NONE
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
A 10 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TAYLOR SUBDIVISION ORDINANCE, CODE OF ORDINANCES, AS AMENDED, AND WITH THE ENGINEERING MANUAL.
ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.

UTILITY PROVIDERS:
SPECTRUM - (CABLE)
AT&T - (PHONE)
ONCOR - (ELECTRIC)
AT&MOS - (GAS)
CITY OF TAYLOR - (SEWER)
CITY OF TAYLOR - (WATER)

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76784
PHONE: (512) 352-9090
FAX: (512) 352-9091
FIRM No. 10128500
surveying@btsinc.com
www.bryantechnicalservices.com

NO. DATE		REVISIONS	BY
1.	3/23/2017	ADRESSED CITY COMMENTS	PT
DRAWN BY: JRG		CHECKED BY: BLB	
SCALE: 1" = 100'		APPROVED BY: BLB	
PROJECT NO. 16-748		DATE: OCTOBER 26, 2016	

LEGEND:
O 1/2" IRON ROD SET (CARPED "BRYAN TECH SERVICES")
A IRON ROD FOUND
A PK NAIL SET
SHEET 1 OF 2

3/24/2017 4:58 PM

CITY OF TAYLOR PERMIT
PZ-20171033

STATE OF TEXAS &
COUNTY OF WILLIAMSON &
I, ASHLEY LUMPKIN, PLANNING DIRECTOR OF THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE OFFICE OF THE CLERK OF WILLIAMSON COUNTY, TEXAS, ON 4/24/2017.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 21 DAY OF April 2017.
Ashley Lumpkin
PLANNING DIRECTOR

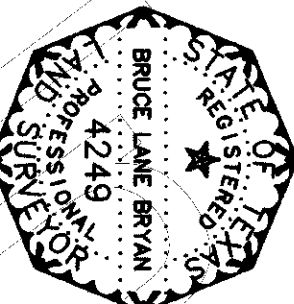
THE STATE OF TEXAS
COUNTY OF WILLIAMSON
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF April 2017.
NOTARY PUBLIC, STATE OF TEXAS
MARTHA JOHNSON
PRINTED NAME
MY COMMISSION EXPIRES: 7-28-17



ENGINEER'S CERTIFICATION
I, DENNIS W. HILL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCEL 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 4849100335, EFFECTIVE DATE SEPTEMBER 26, 2008, 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 RIGHT OF WAY DEDICATED BY THIS PLAT.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS 18 DAY OF April 2017



SURVEYOR'S CERTIFICATE
I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE OFFICE OF THE CLERK OF WILLIAMSON COUNTY, TEXAS, ON 4/24/2017.
BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4249 STATE OF TEXAS



DEVELOPMENT SERVICES DIRECTOR - ADMINISTRATIVE PLATS
I, ASHLEY LUMPKIN, PLANNING DIRECTOR OF THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS APPROVED FOR FILING RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ON 4/24/2017.
Ashley Lumpkin
PLANNING DIRECTOR

Final Plat of
OLE SUBDIVISION
being all of a 6.360 acre tract (DOC. # 2016106033), a 0.934 acre tract (DOC. # 2016106033), a 0.048 acre tract (DOC. # 2016106035), and a save and except 0.007 acre tract (DOC. # 2016106036) City of Taylor, Williamson County, Texas

FIELD NOTES - 2.335 ACRES
These notes describe that certain tract of land located in the JOHN WINSLET SURVEY, ABSTRACT No. 661, situated in Williamson County, Texas within the corporate city limits of Taylor, Texas further described as all of "Tract One - 6.360 Acres" and "Tract Two - 0.934 Acres" conveyed from Board of Trustees of the Taylor Independent School District to East Wilco 95, LLC dated 11-9-2016 and recorded in Document No. 2016106033, Official Public Records of Williamson County (OPRCW), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on October 27, 2016 and being more fully described as follows:

BEGINNING at the Southwest corner of said "7.334 Acres", same being the Southwest corner of said "Tract One - 6.360 Acres" at the intersection of the North line of West 7th Street with the East line of Davis Street; chiseled on "x" in concrete sidewalk at some corner (North position = 10,184,240.21', East position = 3,214,852.51')

THENCE North 21° 47' 59" West with the East line of Davis Street, same being the lower West line of said "7.334 Acres", a distance of 346.77 feet to a wrought iron fence corner at the lower Northwest corner of said "7.334 Acres", same being the Southwest corner of a called "0.27 Acre" tract conveyed to Thomas C. Wagoner, et ux dated 10-20-2011 and recorded in Document No. 201071335, Official Public Records of Williamson County (OPRCW); found a 1/2" iron rod at the Northwest corner of said "0.27 Acre" tract bearing North 21° 47' 59" West, 84.17 feet;

THENCE North 83° 08' 22" East with the South line of said "0.27 Acre" tract, same being the lower North line of said "7.334 Acres", a distance of 133.10 feet to a found 1/2" iron rod at a wood fence corner post, same being the Southeast corner of said "0.27 Acre" tract and the Southwest corner of a called "0.701 Acre" conveyed to Janelle McCoy in a Warranty Deed dated 11-1-2011 and recorded in Document No. 2011014619, OPRW;

THENCE North 81° 17' 36" East with the South line of said "0.701 Acre" tract, same being the lower North line of said "7.334 Acres", a distance of 99.26 feet to a "MAG Nail" set at the Southwest corner of a called "0.048 Acre" tract conveyed in a Quitclaim Deed from Janelle McCoy to East Wilco 95, LLC dated 11-9-2016 and recorded in Document No. 2016106035, OPRW; found a 1/2" iron rod (capped Bryan Technical Services) bearing North 81° 17' 36" East, 16.35 feet, same being the Southeast corner of said "0.048 Acre" tract;

THENCE North 07° 07' 15" West with the lower East line of said "0.701 Acre" tract, over and across said "First Tract" (Eugene Phillips), a distance of 55.30 feet to a found 1/2" iron rod at an interior corner of said "0.701 Acre" tract;

THENCE North 00° 44' 31" East with the West line of said "0.048 Acre" tract for a total distance of 134.01 feet to a "MAG Nail" set at the North corner of "0.048 Acre" tract, same being the South corner of a called "0.007 Acre" tract conveyed in a Quitclaim Deed from East Wilco 95, LLC to Janelle McCoy dated 11-9-2016 and recorded in document No. 2016106035, OPRW;

THENCE North 00° 44' 31" East with the East line of said "0.007 Acre" tract, a distance of 70.79 feet to a found 1/2" iron rod at the Northeast corner of said "0.007 Acre" tract in the South line of West 9th Street, being the Northwest corner of subject tract; found a 1/2" iron rod (capped Bryan Technical Services) bearing South 83° 10' 24" West, 9.17 feet;

THENCE North 83° 28' 15" East with the apparent North line of said "Tract One - 6.360 Acres" and said South line of West 9th Street, a distance of 325.83 feet to a found 1/2" iron rod at the Northwest corner of an abandoned portion of Fowler Street, abandoned by the City of Taylor as set forth in Ordinance No. 010-4-92 dated 5-4-1992 and recorded in the office of the Taylor City Clerk;

THENCE North 83° 22' 36" East with the North line of said abandoned portion of Fowler Street and said South line of West 9th Street, passing at a distance of 30.06 feet a set 1/2" iron rod (capped BRYAN TECHNICAL SERVICES) at the Northeast corner of "Tract One - 6.360 Acres", same being the Northwest corner of "Tract Two - 0.934 Acre" tract, and continuing a total distance of 60.11 feet to a found 1/2" iron rod at the Northeast corner of said abandoned portion of Fowler Street;

THENCE North 83° 18' 54" East with said South line of said West 9th Street and North line of aforementioned "Tract Two - 0.934 Acre", a distance of 280.00 feet to the Northeast corner of subject tract; set a 1/2" iron rod (capped BRYAN TECHNICAL SERVICES) at some corner (North position = 10,184,929.34', East position = 3,215,611.32'); found a 1/2" iron rod at a point where the South line of West 9th Street intersects the East line of Vance Street bearing North 83° 18' 54" East, 55.51 feet;

THENCE South 06° 52' 36" East with the East line of said "Tract Two - 0.934 Acre" and the West line of Vance Street, a distance of 130.74 feet to the Southeast corner of said "Tract Two - 0.934 Acre" in the North line of the "Taylor Library Subdivision", a dedicated subdivision of record in document No. 2007105002, Official Public Records of Williamson County (OPRCW); a point at the Northeast corner of said Taylor Library Subdivision (no monumentation found) bears North 83° 07' 26" East, 2.27 feet (did not honor);

THENCE South 83° 07' 26" West with the common line of said "Tract Two - 0.934 Acre" and said "Taylor Library Subdivision", passing a found 1/2" iron rod at the Northwest corner of some at 280.00 feet, same being the East line of an abandoned portion of Fowler Street, abandoned by the City of Taylor as set forth in Ordinance No. 010-4-92 dated 5-4-1992 and recorded in the office of the Taylor City Clerk, and continuing with the South line of said "Tract Two - 0.934 Acre" an additional 30.14 feet for a total distance of 310.14 feet to the Southwest corner of said "Tract Two - 0.934 Acre" in the upper East line of "Tract One - 6.360 Acres", set a 1/2" iron rod (capped BRYAN TECHNICAL SERVICES) at some corner;

THENCE South 06° 50' 14" East with the East line of said "Tract One - 6.360 Acres" and West line of said "Taylor Library Subdivision", a distance of 134.43 feet to a set 1/2" iron rod (capped BRYAN TECHNICAL SERVICES) at exterior corner of said "Tract One - 6.360 Acres";

THENCE South 83° 16' 10" West with said South line of said abandoned portion of Fowler Street, a distance of 29.82 feet to a set 1/2" iron rod (capped BRYAN TECHNICAL SERVICES) at the Northwest terminus of current Fowler Street, being an interior corner of said "Tract One - 6.360 Acres";

THENCE South 06° 53' 15" East with the lower East line of aforementioned "First Tract - 6.360 Acres" and West line of Fowler Street, a distance of 329.78 feet to a set 1/2" iron rod (capped BRYAN TECHNICAL SERVICES) at the Southeast corner of said "First Tract - 6.360 Acres" at a point where the West line of Fowler Street intersects the North line of aforementioned West 7th Street; found a 1/2" iron rod at the apparent Southwest corner of "Block 4 of the Dickinson's Addition to the Town of Taylor", a dedicated subdivision of record in volume 27, Page 217, DRWC, bearing North 83° 18' 10" East, 60.43 feet;

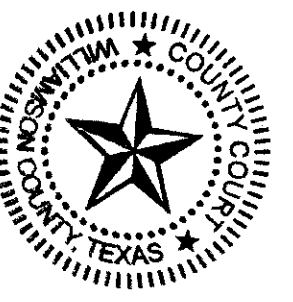
THENCE South 83° 18' 10" West with the common line of said "First Tract - 6.360 Acres" and the North line of West 7th Street, a total distance of 495.87 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 7.335 Acres of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values. Attention is invited to accompanying plat for further information.

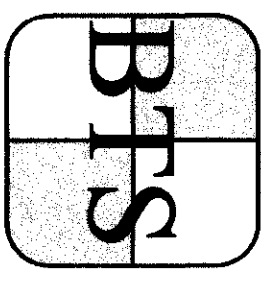
STATE OF TEXAS
COUNTY OF WILLIAMSON
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 21 DAY OF June 2017, A.D., AT 8:10 O'CLOCK, A.M., AND DULY RECORDED THIS THE DAY OF June 2017, A.D., AT 5:50 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2017058242.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS BY:
By: Connie Phelps DEPUTY



CITY OF TAYLOR PERMIT
PZ-20171033



911 NORTH MAIN
TAYLOR, TX 76784
PHONE: (512) 353-9090
FAX: (512) 353-9091

FIRM No. 10128500
surveying@btsinc.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
1.	3/23/2017	ADDRESSED CITY COMMENTS	PT
DRAWN BY:	JRG	CHECKED BY:	BLB
SCALE: 1" = 100'		APPROVED BY:	BLB
PROJECT NO. 16-748		DATE: OCTOBER 26, 2016	

**Ordinance Exhibit B -
Applicant Letter of Justification and Product Details (32 pages)**

PLACE PLANNING | PRAGMATIC PRESERVATION | POLICY

February 13, 2018

RE: Request for Amendment to Ordinance 2017-13

To the City of Taylor, Texas:

East Wilco 95, the owner of the historic Taylor High School campus situated on West 7th Street, would like to request an amendment to the Planned Development for the site, specific to the parking surface material allowed for parking areas within the boundaries of the Planned Development. We believe the City of Taylor ordinances as written support parking area paving systems that are more thoughtful alternates to asphalt and concrete paving. That said, we would like to request that the Planned Development governing the site be amended to include language that clarifies and specifies the types of paving systems that are allowed by the Planned Development.

What we are proposing to use on the site is a rigid, open-cell paving system that accommodates a range of fill material, from vegetation to rock. The open-cell system is placed atop a prepared subgrade that allows drainage through the open cells so that storm water is captured prior to release rather than running across a less permeable paved surface. The cells contain the fill material, which we have viewed in a number of installation conditions on other sites. To our knowledge, the fill material, which is often a crushed stone or river rock, does not migrate, but stays contained in the cells. This is a completely different system from a gravel parking surface in which the gravel or rock is placed directly atop the prepared subgrade without a retention barrier, and due to the design of the product, we believe this open-cell, rigid paving system is in keeping with both the residential context of the site and the science of effective storm water management that does not contribute to increased runoff volumes.

Ordinance 2017-13 was approved by the Taylor City Council on August 10, 2017. In the time that has passed since Council's approval of the Ordinance, we have studied a number of options for the parking areas, with an interest in paving systems that will fit our long-term goals to develop the site in a way that has the greatest potential to mitigate storm water runoff, maintain the health of the vegetation on the property and have a low impact on the City of Taylor's infrastructure. We have identified a product that we believe best fits our goals and that leverages advances in product design and manufacturing to address water runoff. Our legal counsel advises us that this product should meet the Taylor City Ordinance 6.4.4 (below) because it is free from dust or loose particles. All the particles are contained within the rigid cells, and are therefore not "loose". We are therefore now requesting that the Planned Development, Ordinance 2017-13, be amended to reflect the paving product that we would like to install.

The City of Taylor Code of Ordinances Appendix B, Section 6.4.4-5 reads:

4. Surfacing. All required off-street parking and loading spaces and the driveways serving off-street parking and loading spaces shall be paved with asphalt, brick or other material adequate in strength to support motor vehicles and be free from dust or loose particles...

5. Drainage. All off-street parking and loading areas shall be designed with drainage facilities adequate to dispose of all storm water and to not increase storm water runoff onto adjoining properties or streets.

At present, Ordinance 2017-13, Section 8 reads:

8. Parking – All parking required in this Development Plan shall be on-Property, and not on the public right-of-way. A maximum of one hundred twenty-two (122) parking spaces designed and paved according to the Ordinances shall be required under the Development Plan. Any new buildings may require additional paved parking according to the Ordinances.

The grass area located on the Site Development Plan west of Building 1 and adjacent to Davis Street may be utilized as it exists for parking spaces. All parking in this area shall have acceptable ingress and egress. No parking spaces in the unpaved parking shall require backing or pulling directly into the right-of-way. In the event the Owner, at the Owner's sole option, elects to improve the now existing grass parking spaces, the Owner shall design, apply for a permit, and install the improvements required by the Ordinances at the time the permit is submitted.

Prior to the issuance of a Certificate of Occupancy for Building 1 or Building 2, Developer shall construct or improve existing pavement to create a minimum of ninety-five (95) paved parking spaces adjacent to Buildings 1 and 2. Paved parking shall be installed or improved pursuant to the Ordinances and this Development Plan.

Prior to the issuance of a Certificate of Occupancy for Building 4, a minimum of twenty-seven (27) new parking spaces adjacent to Building 4 must be installed pursuant to the Ordinances and this Development Plan.

In the event Property site conditions prevent installation of the number of adjacent parking spaces required for a Building, the City is authorized, at City's discretion, to grant a ten 10% per cent administrative relocation of the required number of parking spaces for the Building having the site restriction.

We are requesting that Ordinance 2017-13 of the City of Taylor, Section 8, be amended by adding the following definition:

"Alternative Paving Materials" means an area paved with porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock and restrained systems (a plastic or concrete grid system confined

on all sides to restrict lateral movement, and filled with gravel or grass in the voids) or other materials designed to allow infiltration of at least 50 percent of surface runoff during a typical rain event into an underlying stone reservoir that temporarily stores surface runoff before it infiltrates into the subsoil, city drainage system, or street.

We also request that Ordinance 2017-13 of the City of Taylor, Section 8, is hereby amended by adding a new Subsections 8.1 with language set forth as follows:

Section 8.1 Paving. Alternative paving materials are permitted for use in every parking area, subject to: (1) Any product installed within areas designated by the Fire Department as fire lane must be approved by the Fire Department. (2) Permeable interlocking concrete pavers and permeable pavers shall have a design that provides sufficient compressive strength for Fire Lanes, should they be installed in Fire Lanes. (3) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications. (4) Decomposed granite and crushed rock may not be used unless the material is contained within the voids of a grid system. (5) All projects shall be compliant with all other provisions of the City of Taylor Code of Ordinances and any applicable standards or guidelines.

Respectfully,

Britin Bostick for East Wilco 95



Britin Bostick

Principal

STEWARDSHIP STRATEGIES

512.496.0573

stewardshipstrategies.com

6.4 - Location and Design of Off-Street Parking and Loading Spaces

1. On-Site. Except as otherwise specifically provided, required off-street parking and loading spaces shall be located on the same lot as the principal use.
2. Setbacks. In all residential districts, no required off-street parking or loading space shall be located within a required front or street side setback area.
3. Ingress and Egress. Off-street parking and loading spaces shall be designed to permit exiting vehicles to enter the public right-of-way in a forward motion. No off-street parking or loading space shall be allowed that requires vehicles to "back" onto a public right-of-way. Exception is given to residential districts.
4. Surfacing. All required off-street parking and loading spaces and the driveways serving off-street parking and loading spaces shall be paved with asphalt, brick or other material adequate in strength to support motor vehicles and be free from dust or loose particles. If in R-1 or R-2 zones a lot is excessive in size as to cause an undo hardship on the owner to comply with the hard surface requirements, the owner may request a variance from the Zoning Board of Adjustment. In no case can a residence or duplex have less than twenty-five (25) feet of hard surface on their property abutting the entrance onto the street that shall also be hard surface.
5. Drainage. All off-street parking and loading areas shall be designed with drainage facilities adequate to dispose of all storm water and to not increase storm water runoff onto adjoining properties or streets.
6. Curbing. The perimeter of all off-street parking and loading areas and their access drives shall be curbed, with the exception of driveways for single-family and duplex residences. Landscape islands and other interior features within parking lots shall also be protected by curbs.
7. Striping. Off-street parking areas containing five (5) or more spaces shall be delineated by pavement striping.
8. Parking Space Dimensions. Off-street parking spaces shall be at least eighteen (18) feet in length and nine (9) feet in width, with a minimum area of one hundred sixty-two (162) square feet.
9. Loading Space Dimensions. Off-street loading spaces shall be at least fourteen (14) feet in width and forty-five (45) feet in length, with a minimum eighteen (18) foot height clearance.
10. Timing of Construction. All required parking and loading spaces, driving aisles, and access-ways shall be constructed prior to the issuance of any certificate of occupancy.
11. Use of Off-Street Parking and Loading Spaces. Required off-street parking areas shall be used solely for the parking of motor vehicles in operating condition and shall not be used for the storage of vehicles, boats, motor homes, campers, mobile homes or materials.

EXAMPLE
PRODUCT



SUPERIOR PAVING PRODUCT

WORLD'S STRONGEST PERMEABLE PAVERS



NEW PRODUCTS | 2017
READ MORE ON PAGE 7



COST SAVINGS

**LAND & PER SQUARE
FOOT SAVINGS**



100% PERVIOUS COVER

**DRIVE ON SURFACE,
WATER STORAGE BELOW**

TRUEGRIDPAVER.COM

855-355-GRID

EXAMPLE PRODUCT



GRAVEL FILL



GRASS FILL

A DESIGN...

The beauty and **simplicity** of a basic LEGO® brick has always wowed me. The fit. The **strength**. Have you ever seen one break? The versatility. Six eight-stud LEGO bricks (2x4) can be put together in 915,103,765 ways! Whatever one can imagine one can build!

With TRUEGRID®, I aspired to design a LEGO paver for the real world, more precisely a permeable one. Strength, simplicity and **modular** versatility are the legs to the grid's design. The TRUEGRID® paver is a simple, permeable paving building block for the **real** world.

...DRIVEN BY PURPOSE.

Five years ago my hero, my nine year old son Hudson, battled and survived cancer. His younger brother, my other hero and son, was born 10 weeks before his brother's diagnosis. These events shaped the course of my life.

We have a **clarity of purpose** for our business: to challenge conventional thinking and disrupt traditional paving methods; to ultimately create a better, cleaner, less toxic environment for our kids. By offering a simple new green technology that is easily actionable, together we can make an **impact** now. Less flooding. Cleaner air and water. Less heat. Less thermal pollution. Less waste in the landfill. Fewer toxins from runoff pollutants as well coal tar & asphalt. A more natural landscape.

We are very fortunate. My kids are healthy and we get to do what we love with a deep sense of purpose. Last week I myself became a one-year cancer survivor. Our team greets each day with passion, purpose and joy for our mission. Call us and you'll see. The **TRUEGRID® movement is underway**. Thank you for joining us in building a better tomorrow...now.

Barry Stiles
Founder & CEO

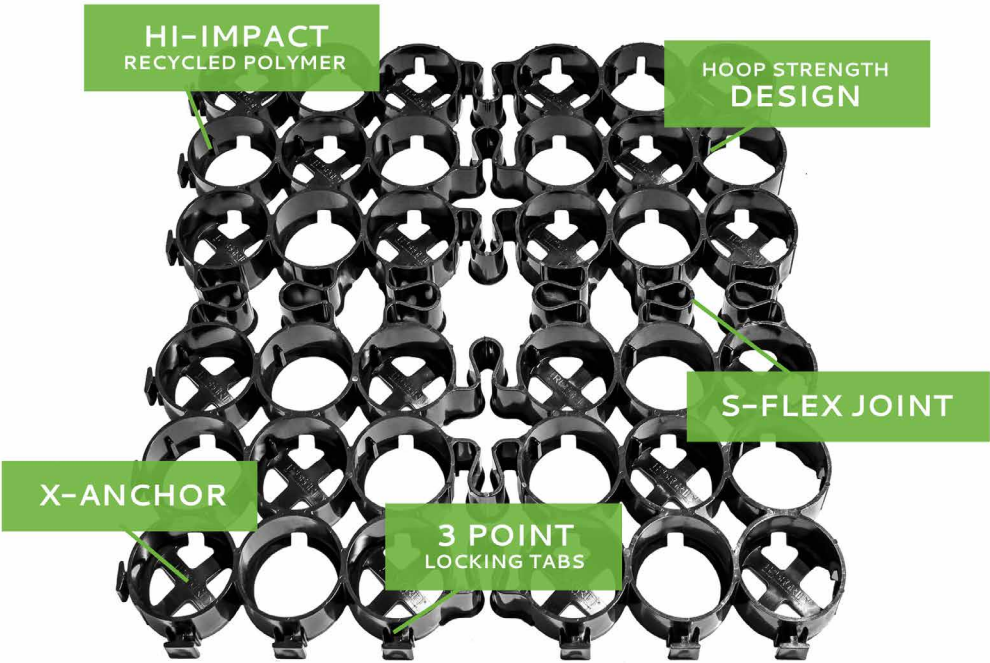
WWW.TRUEGRIDPAVER.COM

>ABOUT



EXAMPLE
PRODUCT

DESIGN FEATURES



The robust cells allow our 2 lb grid to handle over 1 million lbs per square foot load! No gravel migration, compaction or dust. **100% permeability.** The grid can be pressed together by hand, no tools, no clips. With the integral X-anchors, no staking is needed. A bottom flange prevents sinking. Other systems are either too flexible & weak & can't handle trucks or traffic; or too rigid because soils move and paving cracks! The S-Flex Joints solve these problems giving our grid the best of both. A versatile design for any climate or soil or weight or traffic load.

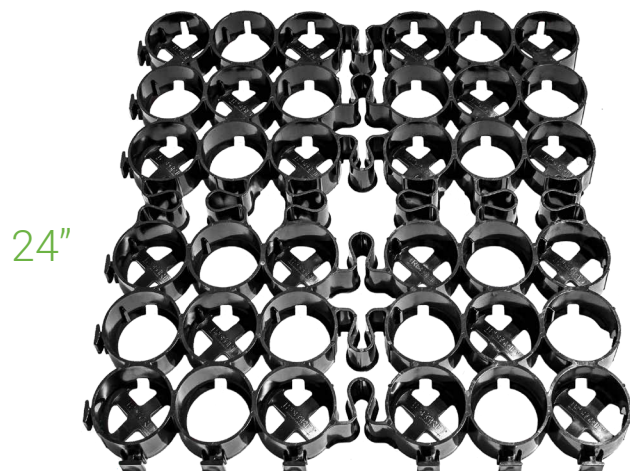
U.S. Patent No. 8,734,049

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TRUEGRID® PRO PLUS

THE COMMERCIAL PAVER



- Works with SuperSpot® Parking Markers
- Superior Patented Design
- Engineered for Heavy Loads & Heavy Traffic
- Industry-Best Strength.
- Industrial or Commercial Applications
- H20, HS20 Rated

SPECIFICATIONS:

- | | |
|-------------------------|--|
| · Dimensions: | 24"x 24" x 1.8" (4 sf) |
| · Pre-Assembled: | 16 sf per layer (4'x4' sheet of 4 grids) |
| · Compression Strength: | 9510 psi filled. |
| · Permeability: | 100% |
| · Material: | 100% Post-Consumer Recycled HDPE |
| · Color: | Black with UV Stabilizer |

MORE:

- No Staking or Clips
- Works in All Climates & Soils
- May be Saw Cut



SUPERSPOT® AVAILABLE

COMMERCIAL APPLICATIONS:

- Parking Lots
- Equipment & Truck Yards
- Storage Lots
- Drive Lanes
- Roadways
- Firelanes
- Rig Sites
- Event Parking



EXAMPLE PRODUCT



SuperSpot® for TRUEGRID® PRO PLUS

- Maintenance-Free Parking Markers
- Delineate Parking for Max Efficiency
- Create Arrows & Traffic Flow Markers
- High Visibility Profile
- Heavy Loads, Heavy Traffic
- Easy Snap-Lock Installation
- Never Stripe Again

SPECIFICATIONS:

- Support Ribs for Strength
- 0.90" Domed Profile
- UV Stabilized

WWW.TRUEGRIDPAVER.COM

>PRODUCTS

>SUPERSPOTS



EXAMPLE PRODUCT PRODUCTS

WWW.TRUEGRIDPAVER.COM

>PRODUCTS

>TRUEGRID-ECO



TRUEGRID® ECO

THE RESIDENTIAL PAVER



24"

1"



- Superior Patented Design
- Excellent Compression Strength. Best-in-class.
- Low traffic applications
- H20, HS20 Rated

SPECIFICATIONS:

- Dimensions: 24"x 24" x 1.0" (4 sf)
- Pre-Assembled: 16 sf per layer (4'x4' sheet of 4 grids)
- Compression Strength: 6200 psi filled.
- Permeability: 100%
- Material: 100% Post-Consumer Recycled HDPE
- Color: Black with UV Stabilizer
Other Colors Available

MORE:

- No Staking or Clips
- Works in All Climates & Soils
- May be Saw Cut
- Grass or Gravel Fill
- High Heel Friendly



SUPERSPOT® AVAILABLE

APPLICATIONS:

- Driveways
- Parking lots
- Event Parking
- Firelanes
- Grass Overflow Parking
- Community Green-Space
- Golf Cart Paths
- Walk/Bike Trails
- Pathways



WWW.TRUEGRIDPAVER.COM

> GET A QUOTE



EXAMPLE PRODUCT

WWW.TRUEGRIDPAVER.COM

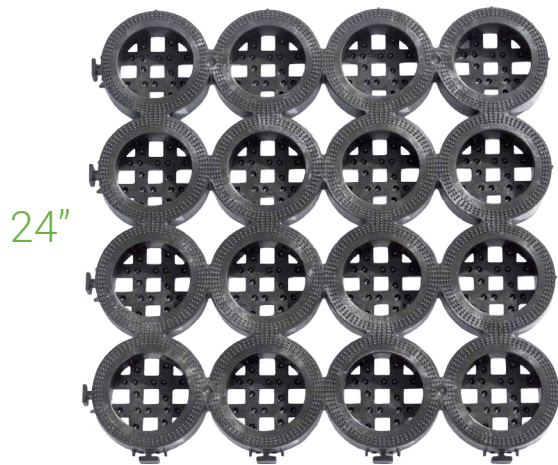
> PRODUCTS

> MACK



TRUEGRID® MACK® NEW PRODUCT

THE INDUSTRIAL PAVER



1.5"



EARTH GRABBING TEETH



- Double Wall I-Beam Construction
- Unique Patented Design
- Gridlock™ positive locks
- Earth grabbing teeth for torque strength
- Gripping traction tread surface
- 100% effective permeability
- Deep Cells for Gravel Containment

SPECIFICATIONS:

- Dimensions: 24"x 24" x 1.5" (4 sf)
- Pre-Assembled: 16 sf (4'x4') Sheets (4 grids per sheet)
- Permeability: 100%
- Material: 100% Post-Consumer Recycled HDPE
- Color: Black with UV Stabilizer

MORE:

- No Staking or Clips
- Works in All Climates & Soils
- May be Saw Cut
- 20 + Year, Virtually Maintenance Free Life

SUPERSPOT® AVAILABLE



APPLICATIONS:

- Roadways
- Construction Site Access
- Truck terminals & sites
- Heavy Traffic Drive lanes
- Military
- Extreme Applications
- Dust Control
- Service Roads



WWW.TRUEGRIDPAVER.COM

> GET A QUOTE



ACCESSORIES

WWW.TRUEGRIDPAVER.COM

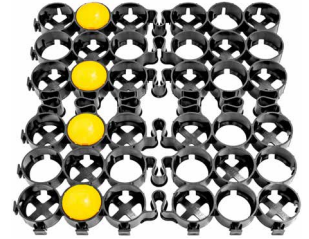
>PRODUCTS



SuperSpots®

MAINTENANCE-FREE PARKING DELINEATORS

Delineate your parking spots with easy-to-pop-in SuperSpot parking markers. No-restripping. Long-term UV resistance. Multiple color options for standard parking, fire lanes, handicapped designated spaces. Highly visible.



PRO PLUS



ECO



MACK™



THE PLATE™

EASY-TO-USE PARKING SPOT IDENTIFIER FOR PRO PLUS

Identify your spaces with easy-to-pop-in PLATE markers. Long-term UV resistance. Multiple color options for standard signs. Highly visible.

Patent Pending



7.5"



EXAMPLE PRODUCT

ACCESSORIES

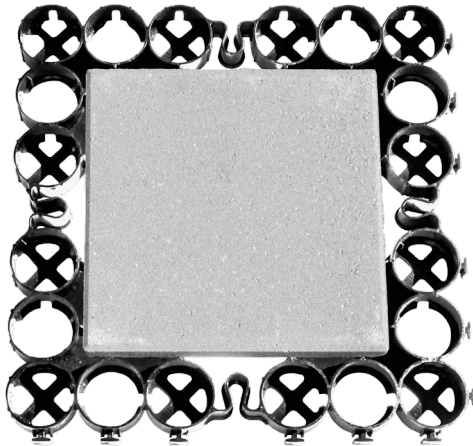
WWW.TRUEGRIDPAVER.COM

>PRODUCTS

>DECO



TRUEGRID® DECO™



A modular décor element, the TRUEGRID® DECO™ adds functional nuance to your design. Use square, round or irregular shaped step stones to build walkways, ribbon driveways or any stepping area to add character to your project. Use DECO™ alone or attach to the TRUEGRID® PRO PLUS™ paving system to create unique projects that are not only pleasing to the eye but sustainable.

FEATURES:

- Fits most 16" x 16" x 2" or smaller stone pavers
- 100% Post-Consumer Recycled HDPE
- Fits square, round or any irregular shaped stones
- Connects with TRUEGRID PRO PLUS
- Border cells allow for gravel or grass fill
- Drain through and detain under grid
- Stone paver not included



SPECIFICATIONS:

- Dimensions: 24"x 24" x 1.8" (4 sf)
- Pre-Assembled: 16 sf (4'x4') sheets (4 grids per sheet)
- Permeability: 100%
- Material: Recycled High Density Polyethylene (100% post-consumer)
- Color: Black with UV Stabilizer

APPLICATIONS:

- Walkways
- Driveways
- Poolside
- Garden Paths
- Light Commercial Parking
- Dog park paths
- Common areas walks
- Patios

EXAMPLE PRODUCT GREEN

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>ENVIRONMENT



TRUEGRID® is Eco-friendly from manufacture to end use.



Made from 100%
post-consumer
recycled HDPE.

100% Permeable. Up to 100% of runoff water pollutants are removed via bioremediation.

Impact Scorecard

MEASURE THE DIFFERENCE



150K^{SF}
600 Car Lot

CO2 SAVED

967^{TONS}



PLASTIC RECYCLED

204K^{LBS.}



STORMWATER DETAINED

40K^{CUBIC FT}



LEED Credit Opportunities With TRUEGRID®



STORMWATER
MANAGEMENT



RECYCLED
CONTENT



INNOVATION
& DESIGN



MATERIALS
& RESOURCES

Tons of CO2 emissions from the manufacturing of cement are eliminated. Millions of lbs of plastic are kept out of landfill and recycled from a consumable to a 60 year life cycle useful product. Detention is added and flooding from stormwater is reduced. Coal tar & asphalt toxins are eliminated.

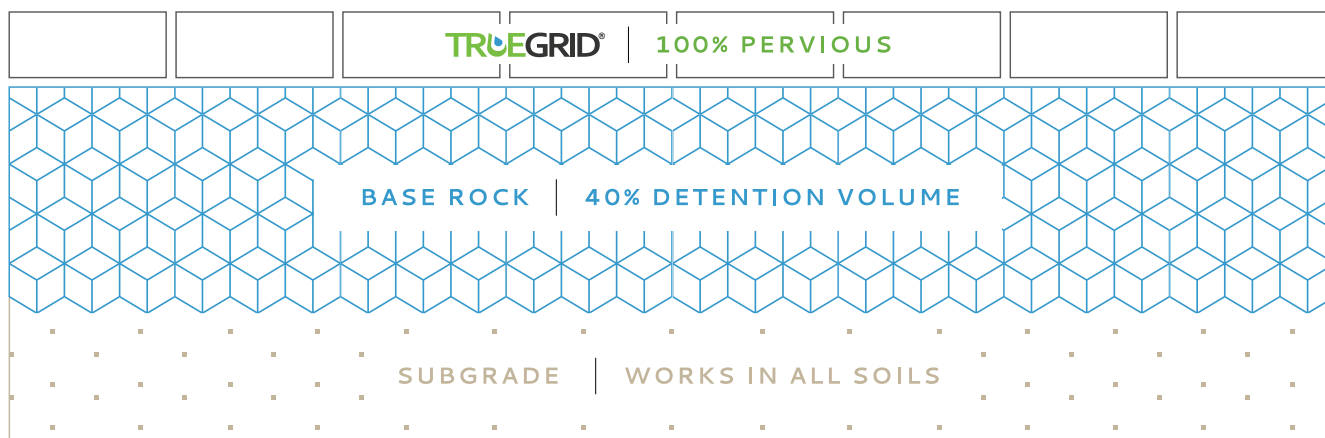
“ We do not inherit the earth from
our ancestors; we borrow it
from our children.”

Unknown Native American Quote

EXAMPLE PRODUCT

COMPETITION COMPARISON

SPECIFICATION	TRUEGRID	ROLL-OUT PLASTIC PAVERS	CONCRETE PAVERS
Strength (filled)	9510 psi	5730 psi	5000
Flexural Strength	High	None (rolled paver)	High
Weight (lbs/sf)	1.32	0.42	37
Tensile Strength	2852 lbs	458 lbs	NA
Fill rock size	Up to 1"	Up to 3/8"	NA
Staking	Not Required	Required	NA
Installation	1000 sf/hr	NA	Slow
Recycled content	100% post consumer	100%	0
Porosity	90%	90%	37%
Wall thickness	.250"/.150"	.104"	NA
Paver depth	1.8"	1.0"	2"
Cell Size (ID)	3.2"	2.15"	NA
Flexibility	Rigid w/ Flex joints	Flexible	Rigid
Adjoining cell walls	Yes	No	No
Flex joints	Yes	No	No
Joint type	Tab	Snap	None
Shear Transfer Strength	High	Low	None



EXAMPLE PRODUCT

ARCHITECTS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROFESSIONALS



“Man is a phase of nature, and only as he is related to nature does he matter, does he have any account whatever above the dust.”

Frank Lloyd Wright

Endless Gravel Fill Options:



- Beauty
- Performance
- Sustainability

Achieve harmony & balance development with nature. Gain space for inspired functionality & green, creative livability. Retain & reuse stormwater onsite. Natural, upscale aesthetic. ADA compliance. Design with TRUEGRID®.

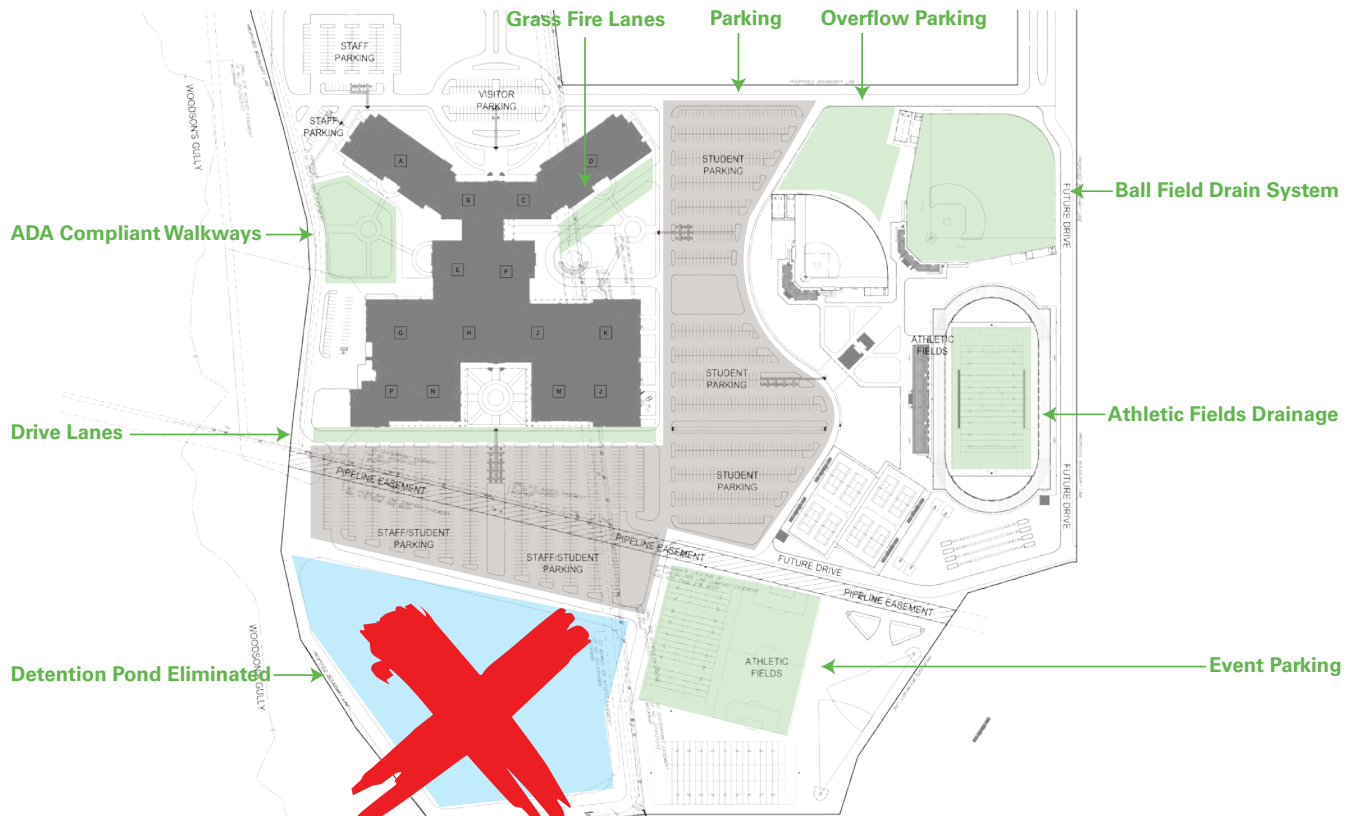
EXAMPLE PRODUCT

DEVELOPERS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROFESSIONALS



- 100% Land Utilization
- Durable & Pervious Cover
- Dollars

Save land & eliminate or reduce detention ponds. Drive on surface with detention under your parking lot. Maintenance-free 25 to 60 year life. Heavy traffic, heavy loads. TRUEGRID® counts as 100% pervious cover. Construction costs up to 30% less than concrete. Sustainable, upscale natural aesthetic. LEED eligible. Build with TRUEGRID®.



“Buy land, they’re not making it anymore.”

Mark Twain

EXAMPLE PRODUCT ENGINEERS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROFESSIONALS



- Detention
- Durability
- Dollars

“ Some people don’t like change, but you need to embrace change if the alternative is disaster.”

Elon Musk

Control flooding and manage stormwater. Best-in-class, engineered strength, structure & soil stabilization with TRUEGRID®. Heavy traffic, heavy loads. H20, HS20 rated. 25+ year life. Save on construction costs (up to 50%) and land. Specify TRUEGRID®.

EXAMPLE PRODUCT

WORKS IN ALL CLIMATES AND SOILS

STORM WATER DETENTION



**100% PVIOUS
COVER**



**800+ INCHES/HOUR
INFILTRATION RATE**



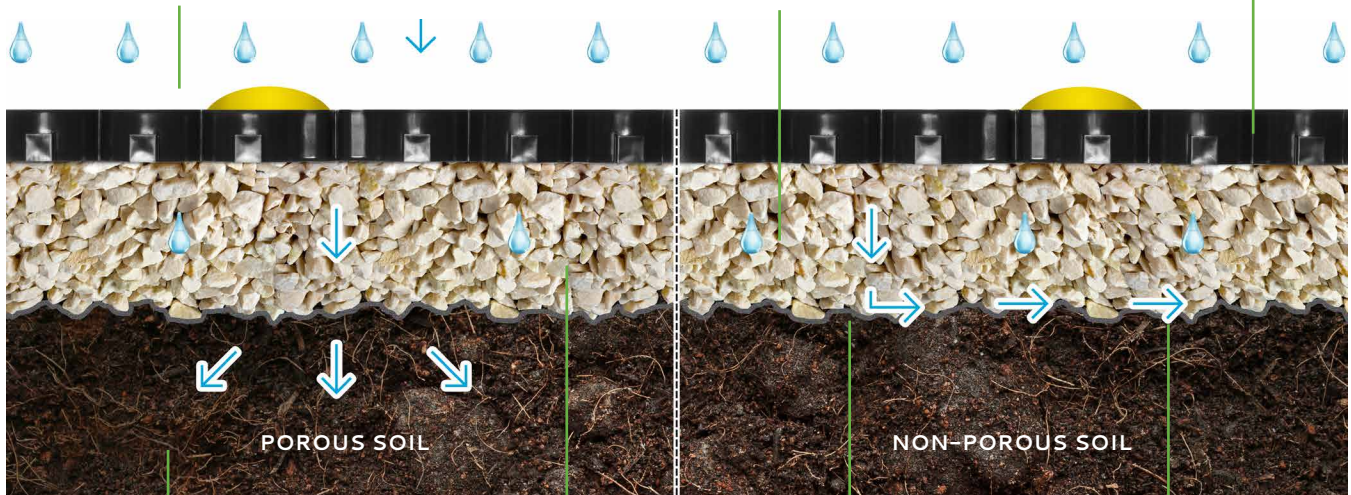
**0.0 - 0.05 RUNOFF
COEFFICIENT**

**CLEAN / WASHED
ANGULAR AGGREGATE**

**STORM WATER
INFILTRATION**

**SUBBASE DEPTH CAN VARY FOR LOADING OR
STORM WATER DETENTION REQUIREMENTS**

TRUEGRID®



**STORM WATER NATURALLY
PERCOLATES INTO SOIL**

**40% VOID SPACE ALLOWS FOR
STORM WATER STORAGE**

**GEOTEXTILE
FABRIC**

**SHEET FLOW OR DIRECT
USING PERFORATED PIPE**

HOW TO CALCULATE STORM WATER DETENTION CAPACITY

Detention Capacity = TRUEGRID Area (A) x Total Aggregate
Depth (d) x 40% Void Space = $A \times d \times 0.40$

WHERE:

d = Depth of Subbase + TRUEGRID Height

EXAMPLE:

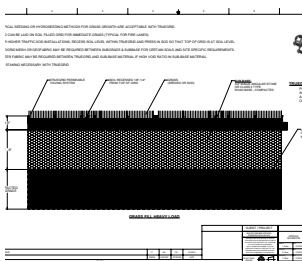
1 Acre Lot, TRUEGRID PRO PLUS, 8in Sub Base
Fill & Sub Base - 3/4" Clean/Washed Angular Stone
Detention Capacity = $A \times d \times 0.40$

WHERE:

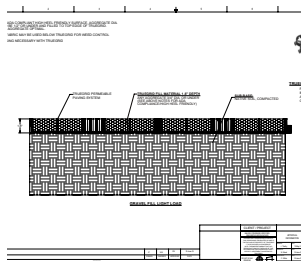
A = 1 Acre = 43,560 sf
d = 8 in + 1.8 in = 9.8 in = 0.8 ft
Detention Capacity = $43,560 \times 0.8 \times 0.4 = 13,939$ cf

Go to TECHNICAL INFO on TRUEGRIDpaver.com for typicals. Call for site specific questions: 1-855-355-GRID (4743)

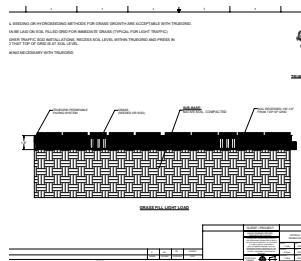
1. Grass Fill Heavy Load



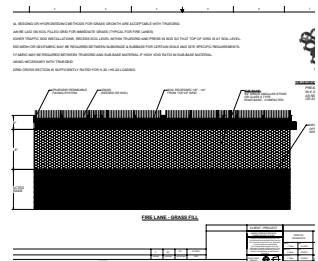
2. Gravel Fill Light Load



3. Grass Fill Light Load



4. Fire Lane



EXAMPLE PRODUCT

CITY PROFESSIONALS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROFESSIONALS



- Stormwater Management
- Urban Heat Island (UHI) Reduction
- Functional Green-Space

Reduce flooding and manage stormwater with TRUEGRID®. Added detention volume. 100% pervious cover. Improved water quality & more parking. Cooler than asphalt or concrete. No gravel migration. Key tool in federal (EPA), state, county and city LID (Low Impact Development) guidelines and BMP's. Code with TRUEGRID®.

1. Stormwater Detention Underneath



FLODOT Underpass Project

2. Drive on Durable Surface



EXAMPLE PRODUCT

CONTRACTORS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROFESSIONALS



- Advantageous Price & Service Differentiator
- Eco-Friendly Offering
- Easy-to-Install

Gain a cost and speed advantage over conventional paving. Differentiate from competitors as a preferred TRUEGRID® installer with a green, pervious, coded, less expensive paving system. Pave with TRUEGRID®.

1. Grade the site



2. Lay, compact base



3. Drop the grid



4. Fill the grid



EXAMPLE PRODUCT PROJECTS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

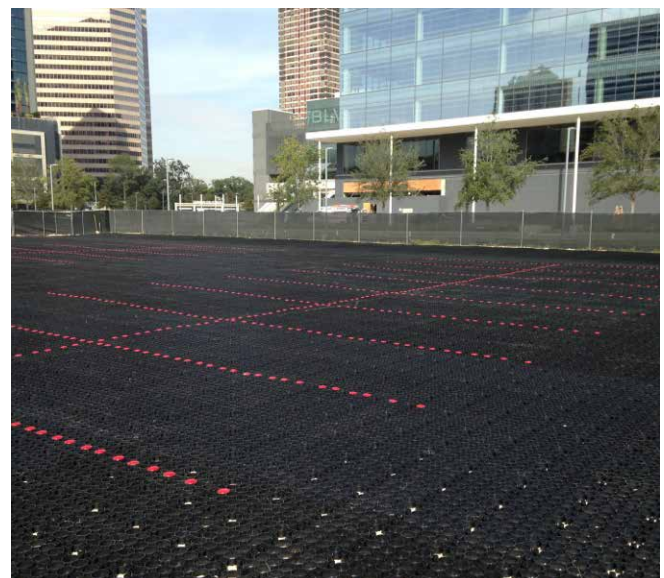
>PROJECTS



Whole Foods Market®

"Great product. Went in quick. Our ADA compliant lot was down in time for the holidays."

John Fox (Construction Supervisor)



EXAMPLE PRODUCT

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>CASE STUDIES



READ THIS CASE STUDY & MORE:
How one man found **\$5 Million in a Hole**



Google®

FACT

TRUEGRID was tested and chosen over all other paving options by site engineers for Google at the Mountain View campus. Eco-friendly, durable and 100% permeable.



Pocono Raceway®—NASCAR®

"The new installed walkways were a huge success with our fans. The ease of installation and maintenance... we intend to once again use TRUEGRID® Pavers throughout. It's a great product and fits in with our sustainability efforts."

Brandon Igdalsky – CEO

EXAMPLE PRODUCT PROJECTS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROJECTS



Fire Lane

"We've completed all the tests. As far as supporting the truck as a driving material, we didn't have any issues there. When we set the outriggers up, in a normal operation with the pads underneath the outrigger, we were able to take the truck to its extreme test with all the weight all on one side. So that test was a success. We then took the outriggers without the pads and to increase the concentrated load on the system. It even supported those."

Fire Chief McCaskill



Self-Storage

"We got pervious cover credit for our entire lot and eliminated the entire 2.5 acre detention pond."

Hank Daughtry – New Braunfels Self Storage

EXAMPLE PRODUCT

TRUEGRID® CASE STUDY

PARKING LOT EXPANSION

AutoNation® car dealership increases inventory lot space while saving almost half a million dollars.

PROBLEM:

Design a solution that will allow AutoNation to expand its current car inventory lot without spending more money on land.

CHALLENGES:

High cost for concrete, detention pond and drainage system cost, Maximize Land Utilization for Space Challenged Dealership, Stormwater detention requirements for site for flood prone areas.

SOLUTION:

100 extra spaces is a grand slam to the dealership. The entire detention pond was eliminated with the 100% pervious TRUEGRID® system and by transferring all of the required stormwater detention volume into the base and the gravel filled grid. Rain infiltrates the surface at over 800 inches/hour and there is no runoff. SuperSpot® parking markers were used instead of striping paint for maintenance free striping.

TRUEGRID® VS. CONCRETE

- | | | |
|---|------------------------------|------------------------------|
| - Land Savings: 25,000 sq ft. | - 100% Pervious Cover Credit | - 100 extra parking spaces |
| - Contruction Cost Savings: \$480k | - 100% Land Utilization | gained on the 500 space lot. |
| - Elimination of seperate detention pond. | - Zero Runoff | |



ESTIMATED SAVINGS USING TRUEGRID

CONSTRUCTION COSTS
(Sq Ft over entire site vs. concrete.)

\$360,000

DETENTION POND & DRAINAGE
CONSTRUCTION SAVINGS

\$120,000

TOTAL SAVINGS

\$480,000

EXAMPLE PRODUCT PROJECTS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROJECTS



U.S. Military

"They spec TRUEGRID® because of its eco-friendliness as well as strength to handle anything."

Chris Smith- Gilmore Environmental Consulting



Industrial

"Our trucks and equipment don't get stuck anymore when it rains. The grid keeps us working."

David Bourgeois – (Purchasing Manager) Petrochem

EXAMPLE
PRODUCT



PROJECTS

SUPERBOWL LI® – CLUB NOMADIC® POP-UP NIGHT CLUB

- 62,500 sf parking lot installed in 10 days
- 3 story metal nightclub installed in 60 days
- 100% Land Use - TRUEGRID lot eliminated detention pond



**EXAMPLE
PRODUCT**

"Design is not just what it looks like and
feels like. Design is how it works."

STEVE JOBS



TRUEGRID® MADE
True to your project. True to the environment.  U.S.A.

2500 Summer Street Ste 3225
Houston, TX 77007
© 2017



TRUEGRIDPAVER.COM

855-355-GRID

EXAMPLE
PRODUCT





EXAMPLE
PRODUCT

EXAMPLE
PRODUCT



NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO & PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
3. TRUEGRID PRO & PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20/HS-20 LOADING AND GREATER.
4. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUB-GRADE & SUB-BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
5. INCREASE SUB-BASE DEPTH FOR INCREASED STORM WATER DETENTION.
6. NO STAKING NECESSARY WITH TRUEGRID PRO & PRO PLUS WHEN SLOPE IS BELOW 10 DEGREES. ASSESS PROJECT, AS NEEDED.
7. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
8. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
PRE-ASSEMBLED DELIVERED IN 4' X 4' SHEET RECONFIGURED
AS NEEDED NO EXTRA TOLLING OR ACCESSORIES REQUIRED

ADJOINING FINISH GRADE TRUEGRID
SURFACE FLUSH OR SLIGHTLY RECESSED

SUB-BASE
3/4" OR CLEAN WASHED ANGULAR STONE
FOR DETENTION OR STORM WATER
BASE COMPACTED WHEN NO DETENTION
OR HEAVY DRAINAGE NEEDED.

TRUEGRID FILL MATERIAL 1.8" DEPTH
ANY AGGREGATE 1/4" DIA OR 5/8"
DIA CLEAN, WASHED

TRUEGRID PERMEABLE
PAVING SYSTEM

40% VOID SPACE FOR DETENTION IN
CLEAN, UNIFORM, ANGULAR BASE STONE

GEOGRID MESH OR
GEOFABRIC
LOCATION LOCATION:
SEE NOTE #4



10-25-17

APPLICATION:

HEAVY LOAD PARKING LOT, FIRE LANES,
EQUIPMENT YARD, SERVICE ROADS.

CLIENT / PROJECT

IN-USE CONCRETE SCHEDULE
DIMENSIONS ARE IN INCHES
THESE DIMENSIONS ARE FOR THE
FILL MATERIAL ONLY. THE
TRUEGRID MESH OR GEOFABRIC
IS NOT INCLUDED IN THE
DIMENSIONS. THE TRUEGRID
MESH OR GEOFABRIC IS
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REVISION

REVISION

REVISION

REVISION

02 REVISION 8

REV

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TRUEGRID
True for your project. True to the environment.

TRUEGRID GRAVEL
FILL INSTALLATION
HEAVY LOAD

TRUEGRID GRAVEL
FILL INSTALLATION
HEAVY LOAD

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FILL INSTALLATION
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HEAVY LOAD

TRUEGRID GRAVEL
FILL INSTALLATION
HEAVY LOAD

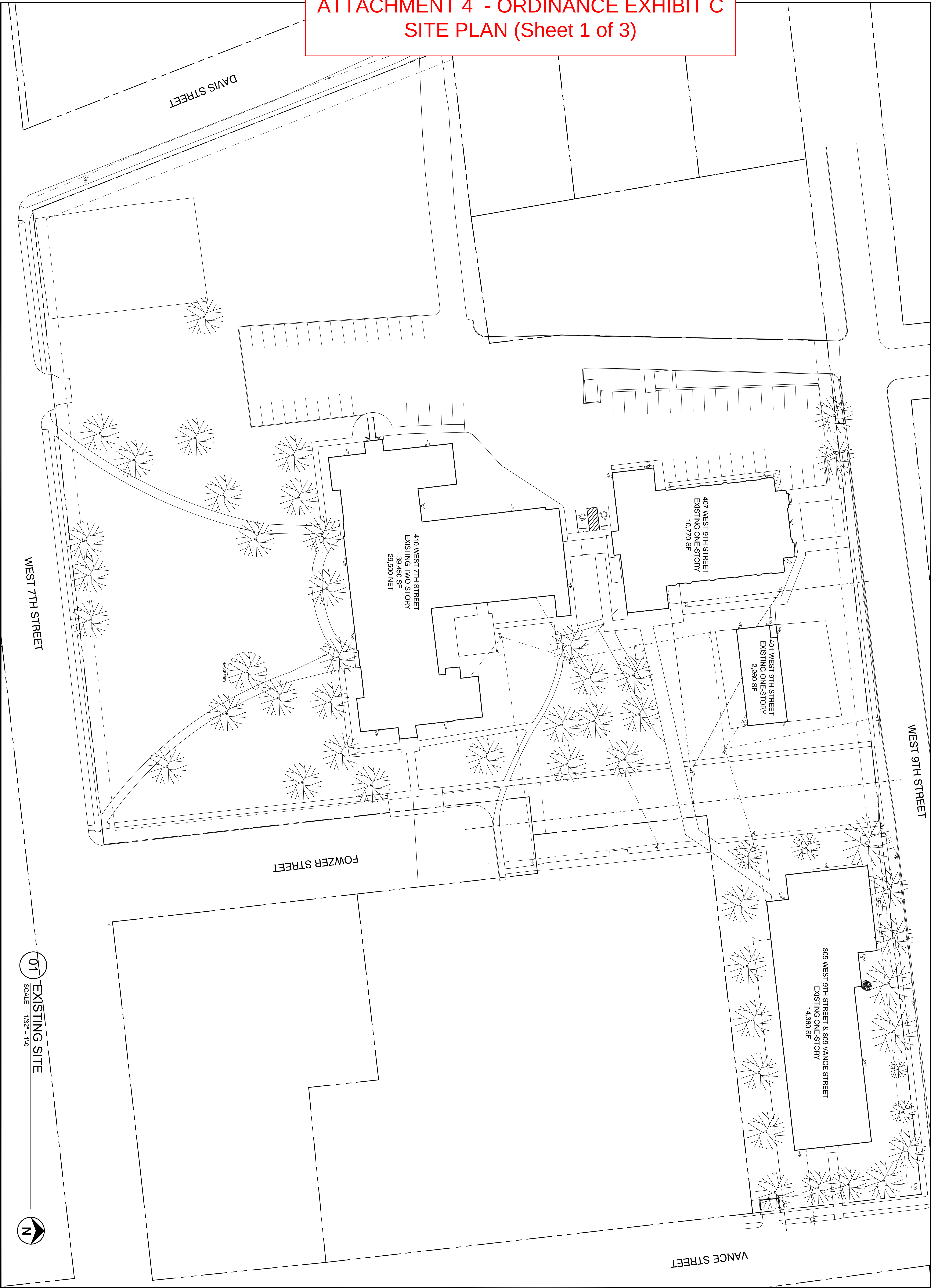
TRUEGRID GRAVEL
FILL INSTALLATION
HEAVY LOAD

TRUEGRID GRAVEL
FILL INSTALLATION
HEAVY LOAD

TRUEGRID GRAVEL
FILL INSTALLATION
HEAVY LOAD

TRUEGRID GRAVEL
FILL INSTALLATION
HEAVY LOAD

ATTACHMENT 4 - ORDINANCE EXHIBIT C
SITE PLAN (Sheet 1 of 3)



ISSUED FOR REZONE

DATE	ISSUED FOR
9/13/17	ISSUED FOR PERMIT
9/29/17	REVISION 1
11/3/17	REVISION 2
11/14/17	REVISION 3
12/06/17	REVISION 4
02/22/18	ISSUED FOR REZONE

EXISTING SITE
PROJECT NO. 08.01.0423
SHEET NO. A0.2

TAYLOR HIGHSCHOOL
ANNEX REMODEL
305 WEST 9TH STREET
& 809 VANCE STREET, TAYLOR, TX

EAST

95

WILCO

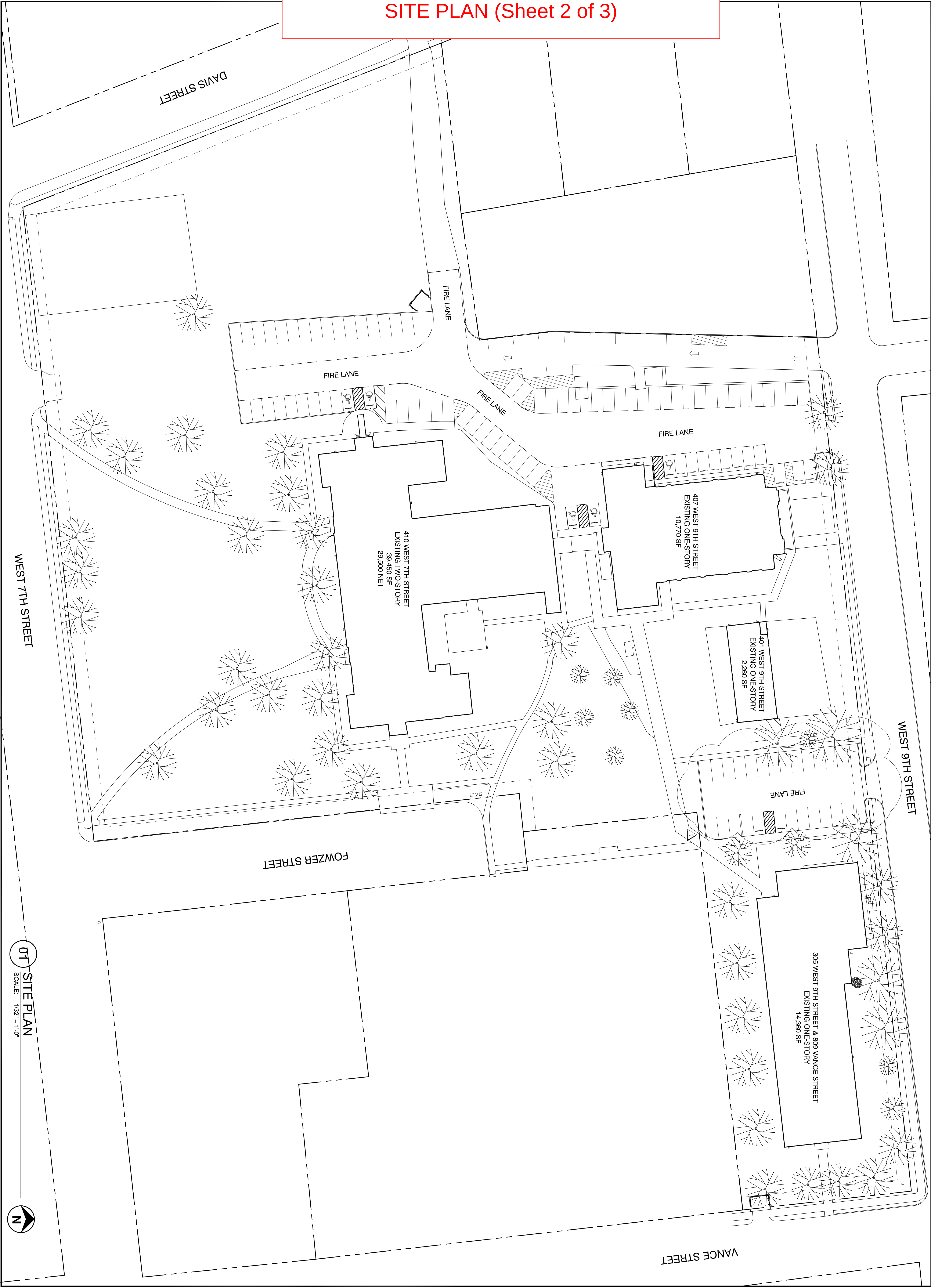
STEWARTSHIP STRATEGIES

PLACED-BY-NAME INNOVATION RESEARCH INNOVATION

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ATTACHMENT 4 - ORDINANCE EXHIBIT C
SITE PLAN (Sheet 2 of 3)



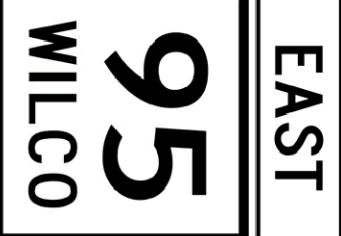
ISSUED FOR REZONE

DATE	ISSUED FOR
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12/06/17	4. REVISION 4
02/22/18	ISSUED FOR REZONE

TAYLOR HIGH SCHOOL

ANNEX REMODEL

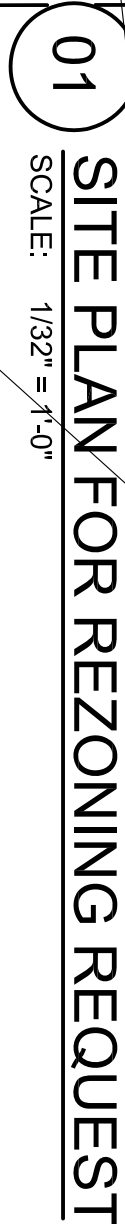
305 WEST 9TH STREET
& 809 VANCE STREET, TAYLOR, TX



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PLUCE PLANNING | PRAGMATIC PRESERVATION | POLICY

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ATTACHMENT 4 - ORDINANCE EXHIBIT C
SITE PLAN (Sheet 3 of 3)



SHEET NO.



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