

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

March 09, 2021, 6:00 P.M.

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

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

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

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, March 09, 2021 in order to receive video conferencing instructions.

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

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

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

SPECIAL RECOGNITION

Outgoing Chairman Don McAlister

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 09, 2021.

REGULAR AGENDA

PLATS

2. **PZ-2021-1274** - Consider disapproving Taylor 70 minor plat, consisting of 4.0 acres including right-of-way dedication, to create one lot; Volume 816, Page 449 Deed Records of Williamson County Texas, part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
3. **PZ-2021-1281** - Consider disapproving RCR - Taylor Logistics Park Subdivision, Phase 2, Preliminary Plat, consisting of approximately 693.00 acres including right-of-way dedication, addressed as 201 FM 3349, part of and out of James C. Eaves Survey, Abstract No. 241 and Watkins Nobles Survey, Abstract No. 484, more accurately described by Williamson Central Appraisal District in R019173, R019450, R349685, R435559 and R435560, Taylor, Williamson County, Texas.

SUBDIVISION VARIANCE

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

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: April 13, 2021

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before March 09, 2021. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 3.5.2021
Carrie Orts, Administrative Assistant

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

PRESENT

Donna Frazier
Kellie Billings-Ray
Faith Gardner
Rick Selin
Annette Maruska
Mike Eaton

ABSENT

Don McAlister
Leland Stevens
Michael Aplin

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant, Development Services
Shelly Shelton, Senior Planner, Development Services
McKenzi Hicks, Planning Tech, Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:01 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 as part of the Regular agenda.)

Review and approve minutes from the meeting on January 12, 2021.

Motion made by Mrs. Billings-Ray to approve minutes from January 12, 2021 as presented. Second by Mr. Eaton. All voted Aye.

REGULAR AGENDA

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

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

PZ-2021-1277 – Hold the public hearing regarding a request to repeal and replace the approved Sundance Planned Development (Ordinance 2017-32); consisting of approximately 69.97 acres; located across from Avery Glen Subdivision and Taylor High School, more particularly described by Williamson Central Appraisal District Parcels R331183, R019232, and R019652; part of and out of M. Dentler Survey, Abstract 211, H. & T. B. RR. Survey, Abstract 315, and George M. Reese Survey, Abstract 533, Williamson County, Texas.

Public hearing opened. Ms. Shelton made presentation including staff recommendation for approval of repealing and replacing Sundance Planned Development as Castlewood South Residential Planned Development would be compatible with adjacent land uses and the surrounding zoning; the request is

consistent with the Comprehensive Plan by proposing a variety of housing types; and the request is consistent with the Future Land Use Plan (FLUP). Mr. Levy was present to answer questions. Public hearing closed.

PZ-2021-1277 – Consider making a recommendation regarding a request to repeal and replace the approved Sundance Planned Development (Ordinance 2017-32); consisting of approximately 69.97 acres; located across from Avery Glen Subdivision and Taylor High School, more particularly described by Williamson Central Appraisal District Parcels R331183, R019232, and R019652; part of and out of M. Dentler Survey, Abstract 211, H. & T. B. RR. Survey, Abstract 315, and George M. Reese Survey, Abstract 533, Williamson County, Texas.

Mrs. Billings-Ray made motion to approve the repealing and replacing of the Sundance Planned Development with the Castlewood South Residential Planned Development. Second by Mr. Eaton. All voted aye.

PZ-2020-1269 - Hold the public hearing regarding a request to rezone approximately 6.70 acres from Local Business Zoning District (B-1) to General Business Zoning District Commercial Planned Development (B-2/CPD); located approximately 285 ft. north of the intersection of NW Carlos G. Parker Blvd. and Mallard Ln., fronting on the east side of NW Carlos G. Parker Blvd. for approximately 575 ft.; more particularly described as Williamson Central Appraisal District Parcel R018623; part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Public hearing opened. Ms. Hicks made presentation including staff recommendation for approval of the requested re-zoning with the Commercial Planned Development overlay, which includes tailored development standards and adjustments to the land use tables. Mr. Dowdy, Mr. Pool, Mr. Townsend and Mr. Collier were present to discuss and answer questions. Public hearing closed.

PZ-2021-1269 – Consider making a recommendation regarding a request to rezone approximately 6.70 acres from Local Business Zoning District (B-1) to General Business Zoning District Commercial Planned Development (B-2/CPD); located approximately 285 ft. north of the intersection of NW Carlos G. Parker Blvd. and Mallard Ln., fronting on the east side of NW Carlos G. Parker Blvd. for approximately 575 ft.; more particularly described as Williamson Central Appraisal District Parcel R018623; part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Mrs. Maruska made motion to approve request to rezone with the conditions that there would not be any outdoor materials storage, and the screening fence for the outdoor storage yard will need to be made out of masonry or a masonry-like material. Second by Mr. Selin. All voted aye.

PZ-2021-1284 – Hold a public hearing regarding an amendment to the Subdivision Ordinance related to block dimensions, subdivision layout and related items.

Public hearing opened. Mr. Yantis made presentation including discussion between the Commission and Staff. Mr. Peter was present to make a statement. He spoke in favor of the changes to the maintenance bond requirements and suggested a longer block length that would create more of a tax base and a few more houses per block. Public hearing closed.

PZ-2021-1284 - Consider a recommendation to City Council regarding an amendment to the Subdivision Ordinance related to block dimensions, subdivision layout and related items.

Mrs. Billings-Ray made motion to recommend approval of subdivision ordinance amendments to City Council. Second by Mr. Selin. All voted aye.

Update regarding Council actions

Mr. Yantis stated that the City Council held a public hearing and introduced the ordinance to rezone the properties on N. Main from Residential to Commercial.

Adjourn

Meeting adjourned at 6:40 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Secretary

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

Requested Action: Consider disapproving Taylor 70 Minor Plat.

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

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

Parcel Information

Current Zoning: B-1

Current Use: Vacant

Purpose:

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

Staff Recommendation:

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



City of Taylor

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

Date: Tuesday, March 2, 2021

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

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

Dear Brett Corwin,

Staff has completed its review of plans for the Taylor 70 Commercial (4 Acres) Final Plat that is to be located at CR 367, Taylor 76574. Your application has been disapproved as it does not meet all the requirements of the Subdivision Ordinance. Comments from this review follow.

Planning Department Comments

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

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

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.

Plat note #5 shall note a minimum of 500 gallons for fire flow is required.

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 for the Plat Review Document uploaded for Engineering Review*

- i. ~~Label point of beginning on the plat drawing.~~
- ii. ~~Remove Preliminary Plat—P&Z Commission block~~
- iii. ~~Verify metes and bounds course along southern property line. Distance shown does not match description notes.~~
- iv. ~~Provide the course highlighted in the engineering plat review document located in the Associated Files of this permit page. **See updated comment**~~
- v. ~~Verify additional ROW dedication (approx. 15 ft) along portion shown on the plat review document for future utility extension to Taylor 70 planned development. Provide total ROW dedication in notes.~~
- vi. ~~Verify control point is tied to a corner of the original tract and include a tie to the closest platted lot per the City of Taylor Plat Application Packet~~

**See Associated Files section of the permit page for the Plat Review Document uploaded for Engineering Review*

1. Verify bearing highlighted in plat review PDF and notate theses course on the metes and bounds drawing.

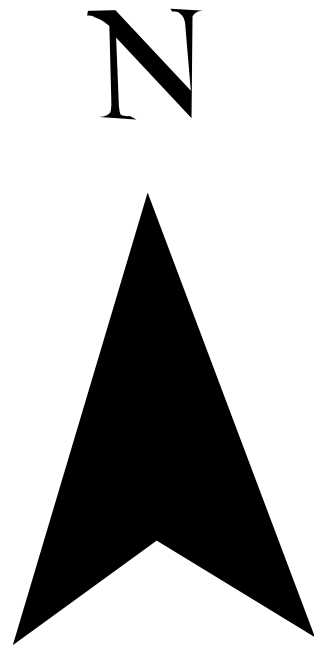
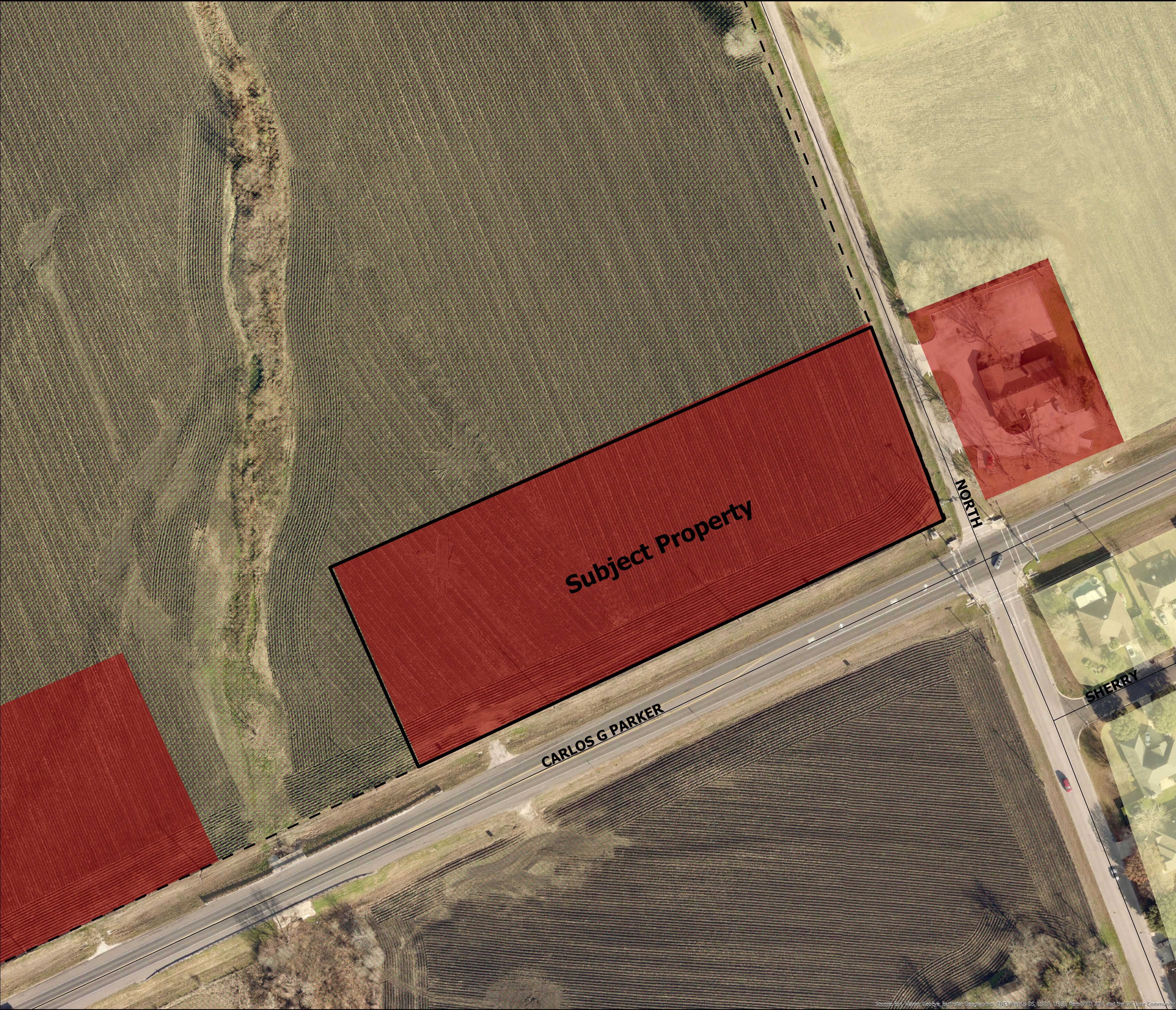
Please revise the plat to address the comments noted above. Following revision, please drawings in PDF format.

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

Thank you,



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

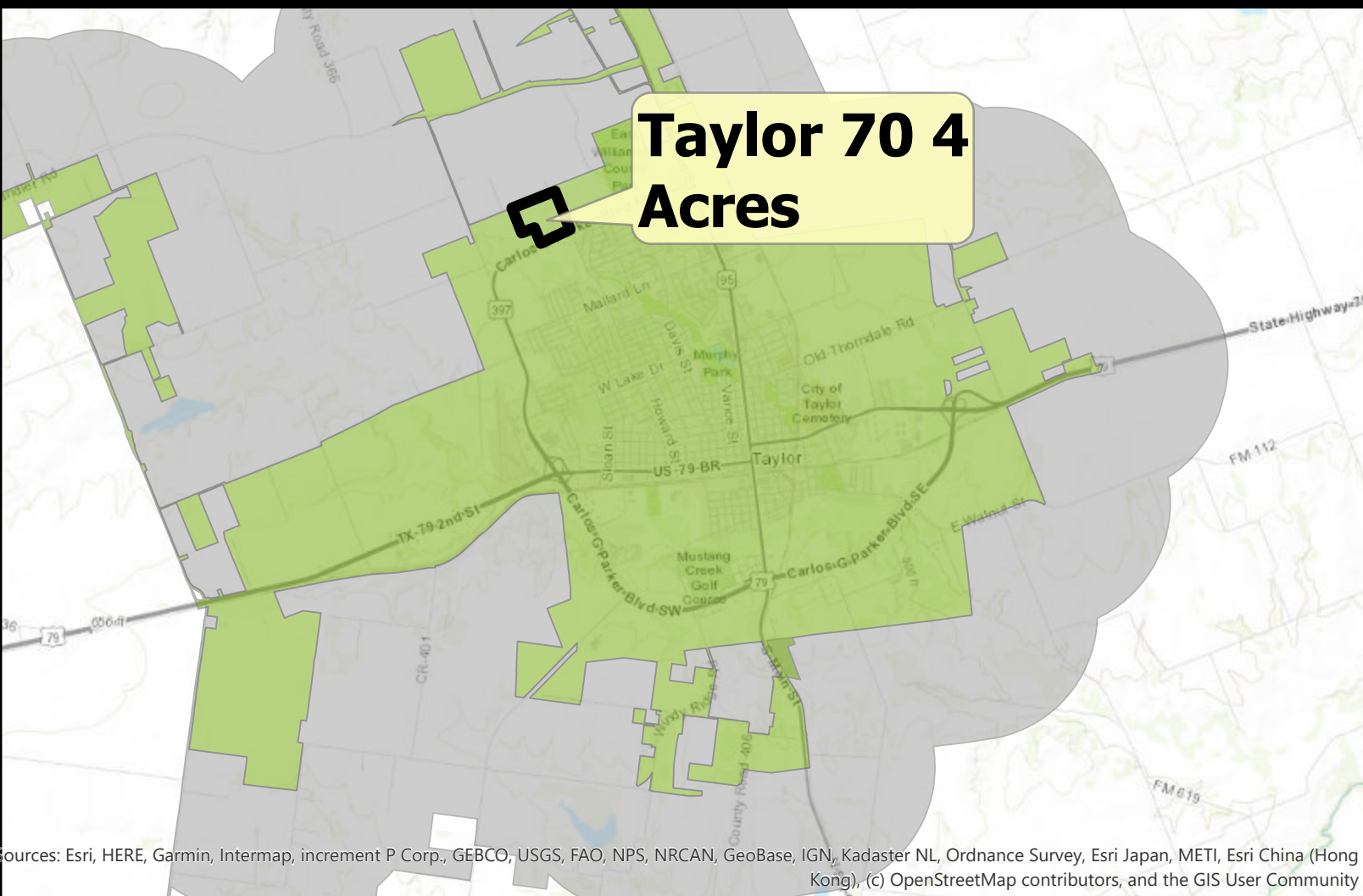


PZ-2021-1274

**Taylor 70
Minor Plat
Approximately 4 Acres**

Legend

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



0 75 150 300 US Feet

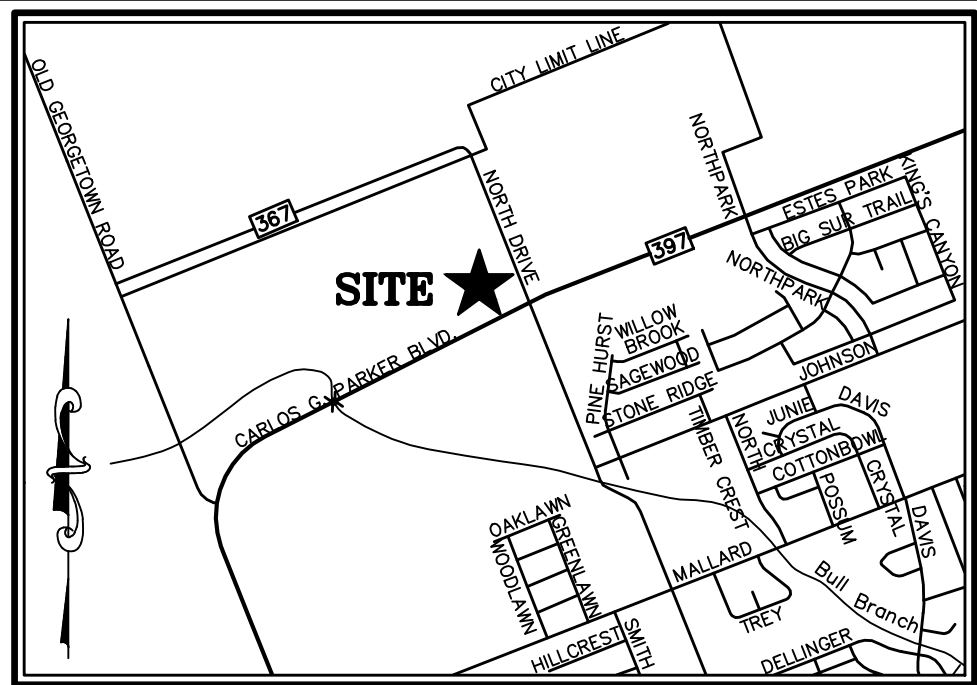
TAYLOR 70 MINOR PLAT, BLOCK 1, LOT 3

CONSISTING OF 4.000 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; VOLUME 816, PAGE 449 D.R.W.C.T.
PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65 CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

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

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

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



VICINITY MAP

SCALE: 1" = 2000'

SURVEY CONTROL POINT
GRID N: 10,192,490.84
GRID E: 3,207,395.38
ELEV.= 607.22'

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

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

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

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

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

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

BEARING BASIS:

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

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD83) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4 WARD STATIC DATA COLLECTED FEB 26, 2020.

LEGAL DESCRIPTION

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

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

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

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

- 1) N21°41'15"W, A DISTANCE OF 265.79 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE WEST CORNER HEREOF;
- 2) N64°42'18"E, A DISTANCE OF 670.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE NORTH CORNER HEREOF, BEING IN THE NORTHEAST LINE OF SAID SLIVENSKY TRACT, AND BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID NORTH DRIVE, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORTH DRIVE, BEING THE SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 367 (APPARENT 50' RIGHT-OF-WAY), AND BEING THE NORTH CORNER OF A CALLED 7 ACRES TRACT (CALLED SECOND TRACT) CONVEYED TO DELPHINE SLIVENSKY IN VOLUME 429, PAGE 108 (D.R.W.C.T.) BEARS, N21°15'W, A DISTANCE OF 1,466.63 FEET;

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

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

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

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

_____, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY DATE

SURVEYOR'S CERTIFICATION:

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

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

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

SUBMITTAL DATE: DEC. 31, 2020

LOT SUMMARY:

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

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

4WARD
Land Surveying
A Limited Liability Company

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

Date: 2/11/2021
Project: 00975
Scale: 1" = 100'
Reviewer: PRB
Tech: TE
Field Crew: NH/JO/FH
Survey Date: FEB. 2020
Sheet: 1 OF 1

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

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

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

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

TAYLOR 70 MINOR PLAT, BLOCK 1, LOT 3
TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF _____, 20____

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

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

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

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

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

DEVELOPMENT SERVICES DIRECTOR

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

DATE

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

City of Taylor
RCR-Taylor Logistics Park Subdivision, Phase 2, Preliminary Plat
PZ-2021-1281
Staff Report

Requested Action: Disapproval of RCR Taylor Logistics Park Subdivision, Phase 2, Preliminary Plat

Applicant: Richard Heiges/RITD

Subject Property: Approximately 693.00 acres including right-of-way dedication, addressed as 201 FM 3349, part of and out of James C. Eaves Survey, Abstract No. 241 and Watkins Nobles Survey, Abstract No. 484, more accurately described by Williamson Central Appraisal District in R019173, R019450, R349685, R435559 and R435560, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: B-2/CPD

Current Use: Vacant

Purpose:

The purpose of the plat is the future development of a Commercial Planned Development.

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

Date: Friday, February 26, 2021

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

Permit Number PZ-2021-1281
Job Address: 201 FM3349, Taylor, TX 76574

Dear Richard Heiges,

Staff has completed its review of plans for the RCR Phase 2 Preliminary Plat that is to be located at 201 FM3349, Taylor, TX 76574. Comments from this review follow.

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.

The Engineer's Summary Letter needs to be clearly indicated on the letter submitted. Provide additional information in the summary on how the property will be serviced by water/sewer.

**Refer to the Associated Files portion of the permit page for comments uploaded on the plat PDF.*

- i. Provide notation of easements along US 79
- ii. Verify reference to Note 7 and update accordingly
- iii. Repeat Notation of existing Heart of Texas Suppliers
- iv. Drainage easements to be provided for floodplains per Subdivision Ordinance Sec. 3.3 Final Plat, note 10
- v. Provide easement notation for detention pond per Subdivision Ordinance Sec. 3.3 Final Plat, note 10
- vi. Provide 10-ft U.E. for locations of lots fronting a street
- vii. Label Easement along FM 3349
- viii. Provide 10-ft U.E. for locations of lots fronting a street (FM 3349 and CR 404)
- ix. Note Reserves shown in table format
- x. Notate width of private roadway
- xi. Label floodplain linework/limits

Planning Department Comments

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

FEMA Flood Plain Panels end in the letter F now, not E. Make the appropriate corrections.

Coordinate with Williamson County on the extension of CR 404. Show the alignment and width of the right-of-way per the County's requirements. The extension of CR 404 must be a public road; not a private road or private access. Right-of-way dedication is depicted with hatching so that needs to be shown using the typical symbology. The acreage of the dedication must be part of the description of the area being platted. Additionally, the right-of-way for the extension of 404 needs to be hashed out prior to the approval of a preliminary plat. See the Subdivision Ordinance excerpt below:

2.20 - Streets

The subdivider shall be responsible for the construction of the adjacent half of all perimeter streets surrounding the subdivision that are not improved to city standards. Perimeter street subdivision requirements include all commercial subdivisions. In lieu of constructing perimeter streets, the City Manager may approve an escrow of one-half ($\frac{1}{2}$) of the cost. The cost must be approved by the City Engineer.

2.20.1 Street Arrangements

Unless otherwise approved by the Planning and Zoning Commission, provision shall be made for the extension of arterial streets. Collector streets shall be provided for the circulation of traffic through the subdivision and the connection thereof to the arterial streets. All arterial and collector streets shall be continuous or in alignment with existing streets unless variations are deemed advisable by the City Engineer due to topography and requirements of traffic circulation.

2.20.2 Arterial Street Requirements

Arterial Street Curves. Curves in arterial streets are to have a centerline radius of two thousand (2,000) feet or more with exceptions to this standard granted only by the City Engineer. Reverse curves are to be separated by a minimum tangent of one hundred (100) feet.

Arterial street locations, alignments, widths, and cross-sections are designated on the Thoroughfare Plan.

2.20.3 Collector Street Curves

Secondary or collector streets are to have a centerline radius of eight hundred (800) feet or more with exceptions to this standard granted only by the City Engineer.

Make corrections this plat so that is consistent with the application for the RCR-Taylor Logistics Park, Phase 1, Amending Plat. The number of lots is incorrect due to the inconsistency and the lot to the south is not included and must be if that is to be part of Phase 2.

The Flood Plain must be in an easement.

Show the dedication for the future widening of FM 3349 with hatching. Provide the acreage for the dedication in the description of the land being platted.

Lots must front on public right-of-way. See the Subdivision Ordinance excerpt below:

ARTICLE III: - COMMERCIAL DESIGN AND IMPROVEMENT STANDARDS

2.18 - Lots

The lot design should provide for adequate width and depth to provide sufficient area for design components including but not limited to landscaping, parking and open area and to eliminate overcrowding, if applicable. Lots should be rectangular so far as practical and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines.

1. All lots must front on a public street right-of-way.
2. All lots shown must conform to the minimum requirements of the zoning district in which it is located.
3. An individual sewer tap and water tap shall be installed for each lot.

Along all public rights-of-way, sidewalks are required. See Subdivision Ordinance excerpt below:

2.24 - Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. Sidewalks shall be constructed and

extended across their property along the perimeter of all property boundaries adjacent to public rights of-ways. Sidewalks shall be a minimum of four (4) feet in width and be in compliance with the Americans with Disabilities Act (ADA). All sidewalks must be in compliance with specifications provided by the City Engineer.

The lot numbering does not meet the ordinance. See the Subdivision Ordinance excerpt below:

2.19 - Blocks

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

Dedicate the land for the expansion of the right-of-way for FM 3349 now.

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.

Plat note # 11 shall note the correct International Fire Code (IFC) reference pertaining to fire suppression systems.

Recommended wording:

Typical fire suppression systems that meet chapter 9 Fire Suppressions Systems of the International Fire Code and National Fire Protection Association (NFPA) 13 requirements as required by the City of Taylor, Texas will be designed accordingly in all phases that include planned building construction.

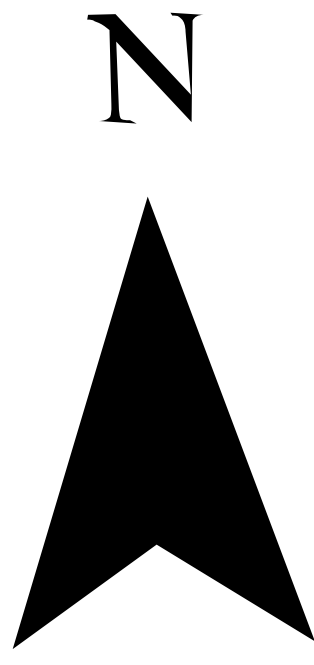
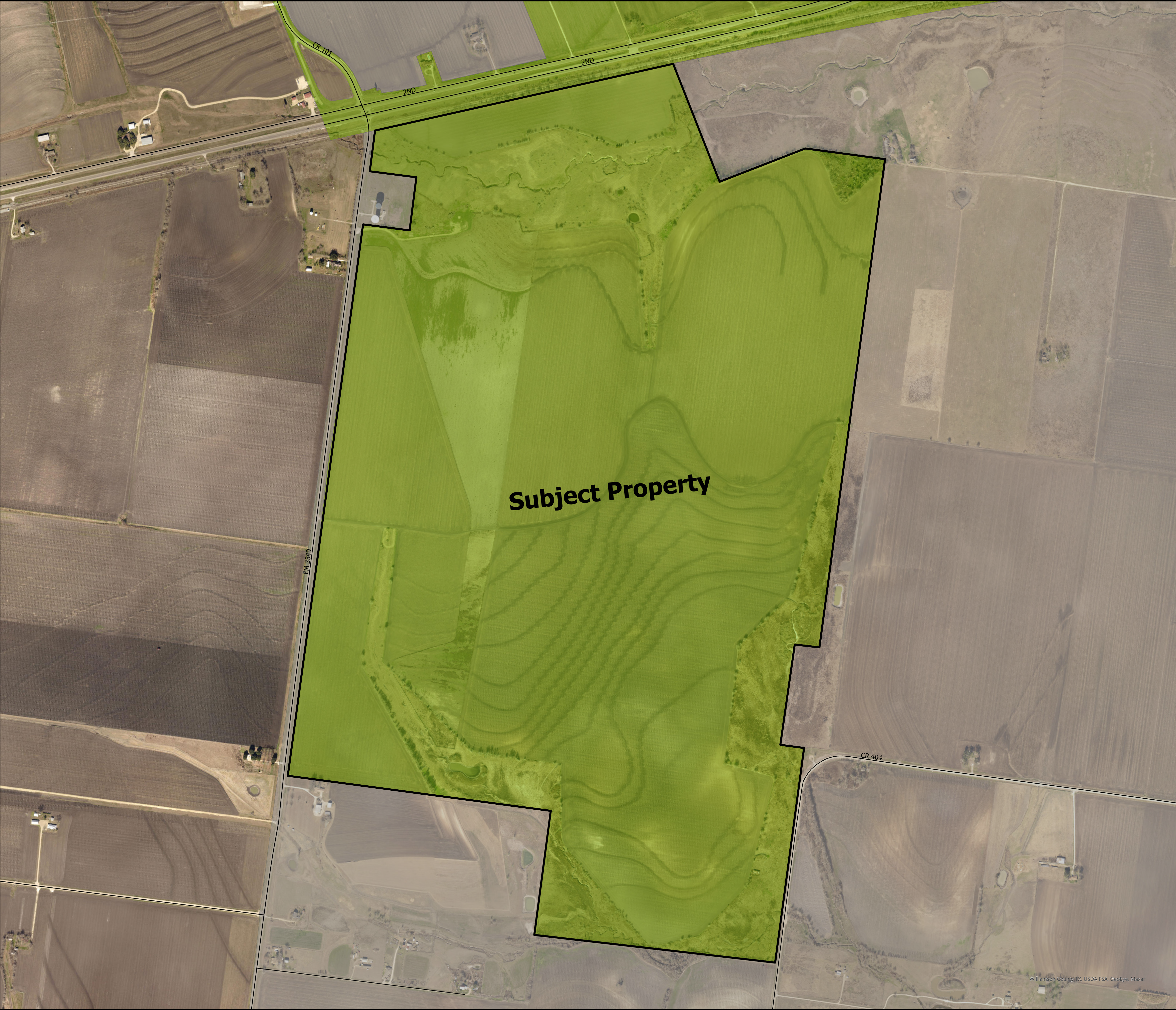
Please revise the project plans to address the comments noted above. Following revision, drawings in PDF format and a resolution letter.

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

Thank you,



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

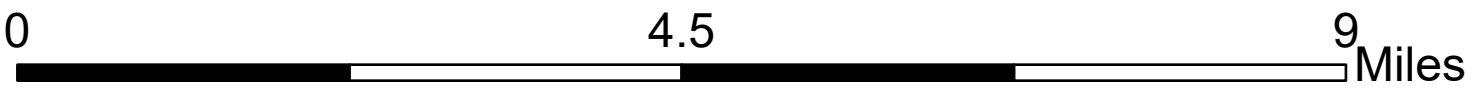
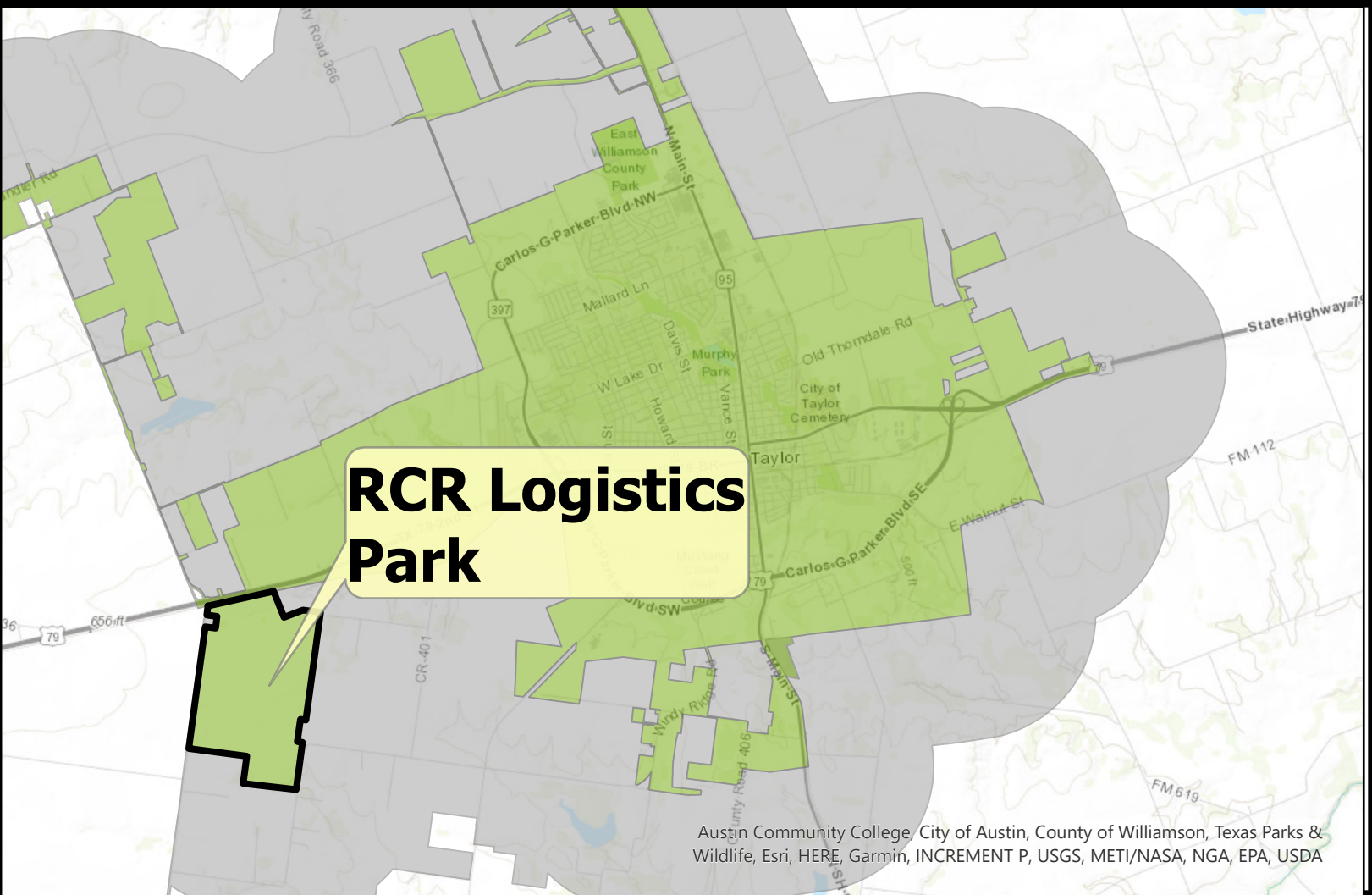


PZ-2021-1281

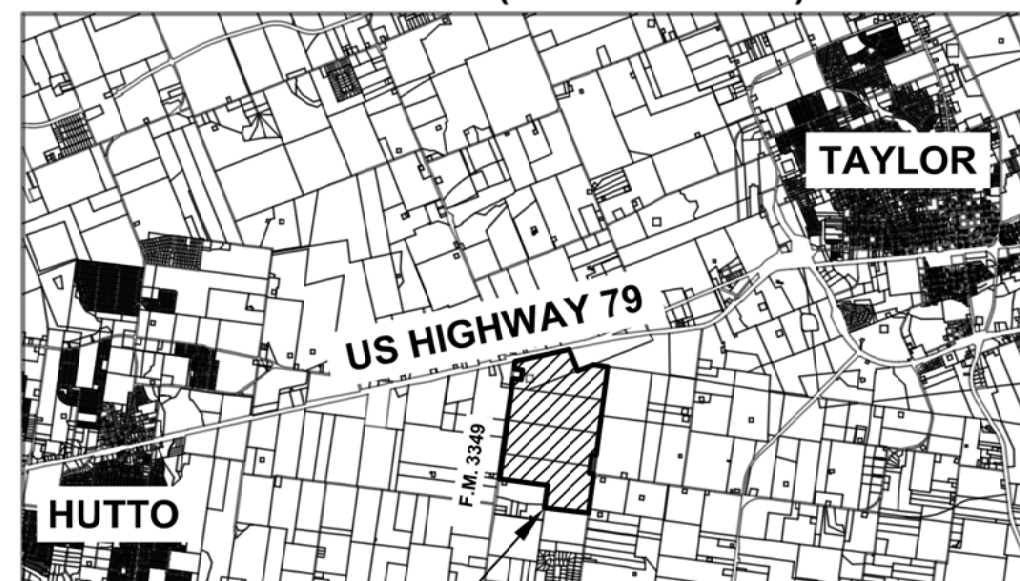
**RCR Location Map
Phase 2 - Approximately 693
Acres**

Legend

-  City Limits
-  ETJ
-  Subject Property
-  Streets



VICINITY MAP (NOT TO SCALE)



RCR-TAYLOR LOGISTICS PARK PRELIMINARY PLAT WILLIAMSON COUNTY, TEXAS



RCR-TAYLOR LOGISTICS PARK

US HIGHWAY 79 (VARIABLE WIDTH RIGHT-OF-WAY)
CENTERLINE OF RAILROAD

JAMES C EAVES SURVEY
ABSTRACT NO. 214

THOMAS B LEE SURVEY
ABSTRACT NO. 800

JAMES C EAVES SURVEY
ABSTRACT NO. 213

WATKINS NOBLES SURVEY
ABSTRACT NO. 484

C. ERNEST LAWRENCE
TRACT ONE, TRACT TWO, & TRACT THREE
CALLED 305.22 ACRES
DOC. NO. 2005011334
O.P.R.W.C.TX.

(PRELIMINARY)

RICHARD W. HEIGES, RPLS NO. 6452
DATE: January 29th, 2021

THE PURPOSE OF THIS DOCUMENT IS FOR
PRELIMINARY REVIEW ONLY.
PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE.

CARL BRENT SAMUELSON
CALLED 164.685 ACRES
DOC. NO. 2012107105
O.P.R.W.C.TX.

MATCHLINE SHEET 2

J.J. STUBBLEFIELD SURVEY
ABSTRACT NO. 662



RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423

(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

FOR REVIEW

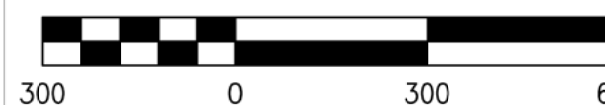
DATE 01/29/21 DRAWN MS
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OF RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC.

RCR - TAYLOR LOGISTICS PARK

PRELIMINARY PLAT

REV	DATE	DESCRIPTION	BY



SHEET NO.

1 OF 3

KOCH REFINING COMPANY
GATE VALVE EASEMENT
VOL 1850, PG 69
O.P.R.W.C.TX.

**J.J. STUBBLEFIELD SURVEY
ABSTRACT NO. 562**

MATCHLINE SHEET 1



PLIERS, L.P.
EASEMENT
06042592
X.

THOMAS B. LEE SURVEY
ABSTRACT NO. 800

**CARL BRENT SAMUELSON
CALLED 164.685 ACRES
DOC. NO. 2012107105
O.P.R.W.C.TX.**

HT&B RAILROAD CO.
ABSTRACT NO. 318

(PRELIMINARY)

RICHARD W. HEIGES, RPLS NO. 6452
DATE: January 29th, 2021

**THE PURPOSE OF THIS DOCUMENT IS FOR
PRELIMINARY REVIEW ONLY.
PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE.**

RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

FOR REVIEW

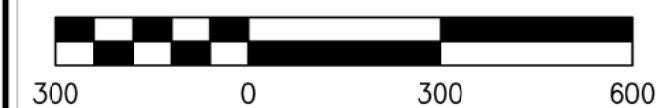
DATE	01/29/21	DRAWN	MS
CHECK	RH	APPRV'D	RH

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RCR - TAYLOR LOGISTICS PARK

PRELIMINARY PLAT

REV	DATE	DESCRIPTION	BY



SHEET NO.

2 OF 3

I:\01-Projects\474-2_RCR Taylor Rail, L.P\2 - DESIGN\5 - SURV\3-DWG\474-2_Phase-3-Plat.dwg * 1/27/2021 5:05 PM * Plotted by Morgan Summers

ENGINEER'S CERTIFICATION

AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540E, 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 RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____
COUNTY, TEXAS, THIS _____ DAY OF _____, 2021

(PRELIMINARY)

RICHARD W. HEIGES, P.E./RPLS
REGISTERED PROFESSIONAL
ENGINEER NO. 123135

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, RICHARD W. HEIGES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6452 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 755.749 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE ____ DAY OF _____, 2021, A.D.

(PRELIMINARY)

RICHARD W. HEIGES
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6452
TEXAS FIRM REGISTRATION NO. 10194405

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.
- (DRWCT) DENOTES DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
(OPRWCTX) DENOTES OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ⊙ - DENOTES A 5/8" IRON ROD FOUND WITH ID. CAP STAMPED "RITD, LLC - RPLS 6452" UNLESS OTHERWISE NOTED HEREON.
- 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 NUMBERS 48491C0540E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND 48491C0540E EFFECTIVE DATE SEPTEMBER 26, 2008, WILLIAMSON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- 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 CITY OF TAYLOR ZONING ORDINANCE AND/OR THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK, AS AMENDED.
- 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; HOWEVER, PER CITY OF TAYLOR ORDINANCE NO. 2019-28 9RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT), NO PERMANENTLY OCCUPIED BUILDINGS ARE PERMITTED WITHIN LOT OF THIS SUBDIVISION PLAT. TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET I.F.C. SECTION 907 AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN FUTURE PHASES THAT INCLUDED PLANNED BUILDING CONSTRUCTION.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2019-28 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND THE CITY OF TAYLOR SITE DEVELOPMENT PERMIT PZ-2019-1182.
- STRUCTURES BUILT IN THIS PLATTED PROPERTY SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF 755.44 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213, BEING PART OF THE SAME LAND DESCRIBED AS 193.41 ACRES IN THE IN THE DEED FROM STEVEN SLAUGHTER TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018, AS RECORDED IN INSTRUMENT NO. 2018058726, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF THE SAME LAND DESCRIBED AS 183.94 ACRES IN THE DEED FROM JEFFREY B. BENTLEY AND JAMES V. BENTLEY TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018, AS RECORDED IN INSTRUMENT NO. 2018058735, IN SAID OFFICIAL PUBLIC RECORDS, PART OF THE SAME LAND DESCRIBED AS 183.84 ACRES IN THE DEED FROM CONSTANCE SLOCOMB, TRUSTEE OF THE JOHN GUY SLOCOMB FAMILY TRUST AND LUCILE SLOCOMB THOMPSON TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018, AS RECORDED IN INSTRUMENT NO. 2018058736, IN SAID OFFICIAL PUBLIC RECORDS, AND PART OF THE SAME LAND DESCRIBED AS 194.559 ACRES IN THE DEED FROM DAVID C. BLANKENSHIP, ET AL TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018 AS RECORDED IN INSTRUMENT NO. 2018058746, IN SAID OFFICIAL PUBLIC RECORDS, SAID 194.559 ACRE TRACT INCLUDING 1.34 ACRES SITUATED WITHIN THE ROAD MARGINS OF WILLIAMSON COUNTY ROAD 404, SAID 1.34 ACRES INCLUDING THE 0.46 ACRES TRACT DESCRIBED IN THE DEED FROM NELLIE YAEKY MORRIS TO SAM V. STONE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 12, 1953, AS RECORDED IN VOLUME 392, PAGE 421, IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 755.749 BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) BEING ON THE EAST RIGHT OF WAY LINE OF F.M. 3349 FOR AN ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE 1 CONCRETE MONUMENT FOUND ON THE WEST RIGHT OF WAY LINE OF SAID F.M. 3349 BEARS N 82°24'18" W 100.00 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR A WEST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, N 07°13'58" E, AT 148.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTH-WEST CORNER OF THE WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES AS RECORDED IN INSTRUMENT NO. 2020113662 IN SAID OFFICIAL PUBLIC RECORDS, AT 270.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES, AND AT A TOTAL DISTANCE OF 342.06 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF THE CITY OF HUTTO TRACT CALLED 5.00 ACRES, AS RECORDED IN INSTRUMENT NO. 2003011596, IN SAID OFFICIAL PUBLIC RECORDS;

THENCE COMMON WITH THE SOUTH, EAST, AND NORTH LINES OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, S 82°38'41" E 436.92 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, N 07°13'58" E 498.91 FEET TO 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, AND N 82°38'41" W 436.93 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (VARA SURVEYING) ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR THE NORTHWEST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH A SOUTHWEST CORNER HEREOF AND OF SAID ORIGINAL TRACT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349, COMMON WITH THE WEST LINE OF SAID ORIGINAL 193.41 ACRES TRACT, FOR A WEST LINE HEREOF, N 07°13'58" E 383.12 FEET TO A POINT FOR CORNER FOR THE NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 AT ITS INTERSECTION WITH THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG THE OCCUPIED SOUTH LINE OF SAID UNION PACIFIC RAILROAD, COMMON WITH THE NORTH LINE HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, N 77°23'39"E, AT 446.66 FEET PASS THE NORTHWEST CORNER OF RCR TAYLOR LOGISTICS PARK, PHASE 1 LOT 1 (CALLED 67.16 ACRES), AS RECORDED IN INSTRUMENT NO. 2020121869, IN SAID OFFICIAL PUBLIC RECORDS, AT 1888.89 FEET PASS THE NORTHEAST CORNER OF SAID RCR TAYLOR, LOT 1 (CALLED 67.16 ACRES), AND CONTINUING FOR A TOTAL DISTANCE OF 2,846.85 FEET TO A 2-INCH CEDAR POST FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, BEING ALONG A WEST LINE OF THE C. ERNEST LAWRENCE TRACT CALLED 305.22 ACRES AS RECORDED IN DOCUMENT NO. 2005011334, OF SAID OFFICIAL PUBLIC RECORDS, S 21°32'51" E 1,181.09 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID LAWRENCE TRACT CALLED 305.22 ACRES, ALSO BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID ORIGINAL EAVES AND NOBLES SURVEYS;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID 193.41 ACRES TRACT, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE OF SAID SURVEYS, N 68°47'13" E 856.19 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOUND FOR AN EXTERIOR ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT, COMMON WITH AN INTERIOR ANGLE POINT OF SAID 305.22 ACRES TRACT, ALSO BEING AN EXTERIOR CORNER OF THE JAMES C. EAVES SURVEY, A-214;

THENCE ALONG THE NORTH LINE HEREOF AND OF SAID 193.41 ACRES TRACT, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID EAVES SURVEY, A-214, S 82°23'17" E 750.03 FEET TO A 3-INCH METAL POST FOUND FOR THE NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, COMMON WITH AN INTERIOR CORNER OF SAID 305.22 ACRES TRACT, BEING ON OR NEAR THE NORTHEAST CORNER OF SAID NOBLES SURVEY, A-484, COMMON WITH THE NORTHWEST CORNER OF THE THOMAS B. LEE SURVEY, A-800, AND THE SOUTH LINE OF SAID EAVES SURVEY, A-214;

THENCE ALONG AN EAST LINE HEREOF, BEING ALONG THE EAST LINE OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH THE WEST LINE OF SAID 305.22 ACRES TRACT, AND THE WEST LINE OF THE CARL BRENT SAMUELSON TRACT CALLED 164.685 ACRES, AS RECORDED IN INSTRUMENT NO. 2012107105, IN SAID OFFICIAL PUBLIC RECORDS, ALSO BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND THE CARL BRENT SAMUELSON SURVEY, A-800, S 07°32'28" W, AT 1747.60 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, AT 3437.28 FEET PASS A BENT 3/4-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, AND AT A TOTAL DISTANCE OF 4,577.16 FEET TO A FENCE CORNER POST FOUND FOR A SOUTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH AN INTERIOR CORNER OF SAID SAMUELSON TRACT CALLED 164.685 ACRES;

THENCE ALONG A SOUTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTH LINE OF SAID 164.685 ACRES, N 83°33'29" W 231.81 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHWEST CORNER OF SAID 164.685 ACRES;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A WEST LINE OF SAID 164.685 ACRES, S 07°23'02" W, AT 574.06 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND AT A TOTAL DISTANCE OF 960.27 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (BRYAN TECH SERVICES) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID 164.685 ACRES;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF A SOUTH LINE OF SAID 164.685 ACRES TRACT, S 82°29'31" E 233.54 FEET TO A NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING ON THE SOUTH LINE OF SAID 164.685 ACRES, BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND THE H.T. & B. RAILROAD CO. SURVEY, A-318, SAID CORNER BEING WITHIN THE MARGINS OF SAID WILLIAMSON COUNTY ROAD 404;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING WITHIN THE MARGINS OF SAID WILLIAMSON COUNTY ROAD 404, S 07°37'22" 2017.60 FEET TO THE SOUTHEAST CORNER OF THE SAID ORIGINAL TRACT CALLED 183.84 ACRES, AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG A SOUTH LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, A PORTION OF WHICH BEING ALONG THE NORTH LINE OF THE HENRY H. HOLUBEC JR., ET AL., TRACT CALLED 85.681 ACRES, AS RECORDED IN VOLUME 1051, PAGE 818, OF SAID OFFICIAL PUBLIC RECORDS, N 83°29'47" W, AT 29.00 FEET PASS A CONCRETE MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID HOLUBEC TRACT, AND AT A TOTAL DISTANCE OF 2269.71 FEET TO A BROKEN-OFF CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID HOLUBEC TRACT, COMMON WITH A SOUTHWEST CORNER HEREOF, AND OF SAID ORIGINAL TRACT, BEING ON EAST LINE OF THE JOEL B. CARPENTER TRACT CALLED 18.165 ACRES, AS RECORDED IN INSTRUMENT NO. 2012073128 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG A WEST LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING ALONG A PORTION OF SAID EAST LINE OF SAID CARPENTER TRACT, AND ALONG THE EAST LINE OF SAID NAIVAR TRACT, N 07°28'48" E 1165.53 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID NAIVAR TRACT, COMMON WITH AN INTERIOR CORNER HEREOF, AND OF SAID ORIGINAL 194.559 ACRES;

THENCE ALONG A SOUTH LINE HEREOF, AND A PORTION OF A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF THE NORTH LINE OF SAID NAIVAR TRACT, N 82°24'57" W, AT 1009.97 FEET PASS A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 8452) SET FOR A REFERENCE POINT ON THE SOUTH LINE HEREOF, FOR A TOTAL DISTANCE OF 2471.67 FEET TO CORNER IN A FOUND FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID NAIVAR TRACT, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE WEST LINE HEREOF, AND THE WEST LINE OF THE SAID ORIGINAL TRACT CALLED 194.56 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°30'27" W 1241.34 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH THE SOUTHWEST CORNER HEREOF AND OF THE SAID ORIGINAL TRACT CALLED 183.84 ACRES;

THENCE ALONG THE WEST LINE HEREOF, AND THE WEST LINE OF THE SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°31'56" E 1716.26 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES;

THENCE ALONG THE WEST LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°35'42" W, AT 1689.67 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, AND A SOUTHWEST CORNER HEREOF, FOR A TOTAL DISTANCE OF 1893.85 FEET TO THE PLACE OF BEGINNING CONTAINING 755.44 ACRES OF LAND.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°50'59"	350.00'	328.95'	N37°09'02"W	317.01'
C2	56°55'28"	400.00'	397.41'	S19°28'36"W	381.31'
C3	105°12'28"	80.00'	146.90'	N20°01'09"E	127.13'
C4	65°01'19"	55.00'	62.42'	N40°06'44"E	59.13'
C5	24°38'04"	200.00'	85.99'	N04°42'58"W	85.34'
C6	68°23'44"	50.00'	59.69'	N51°13'52"W	56.21'
C7	45°03'11"	578.02'	735.09'	S33°12'03"E	563.24'
C8	16°19'36"	560.59'	1967.30'	N89°31'23"E	558.69'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N07°35'42"E	204.18'
L2	S85°20'29"E	476.24'
L3	N1°3'53'41"E	79.86'
L4	N82°43'52"E	82.80'
L5	N04°39'31"E	343.85'
L6	N10°03'05"W	381.71'
L7	N64°04'32"W	331.79'
L8	S84°27'28"W	307.11'
L9	N07°13'58"E	383.12'
L10	N82°38'41"W	436.93'
L11	N07°13'58"E	498.81'
L12	S82°38'41"E	436.93'



RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

FOR REVIEW

DATE 01/29/21 DRAWN MS
CHECK RH APPR'VD RH

THIS DRAWING SET WAS CREATED FROM INFORMATION PROVIDED BY OTHERS AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS OR TOPOGRAPHICAL SURVEYS. RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THE DRAWING SET. USE OF ANY PORTION OF THIS DRAWING CONSTITUTES ACCEPTANCE OF THE TERMS & CONDITIONS OF RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC.

RCR - TAYLOR LOGISTICS PARK

PRELIMINARY PLAT

REV	DATE	DESCRIPTION	BY



SHEET NO.

3 OF 3

City of Taylor
PZ-2021-1285
Taylor Estates Subdivision Variance
Staff Report

Requested Action: The applicant is requesting a variance to the Subdivision Ordinance regarding the definition of a “block,” as stated in Article II, Section 5.1.

Applicant: Hugo Elizondo, Jr., P.E., Cuatro Consultants

Subject Property: Is approximately 52.13 acres, addressed as 22201 US 79, part of and out of Hardy Pace Survey, Abstract No. 493, Extraterritorial Jurisdiction of Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: Outside of the city limits (no zoning)

Current Use: Agricultural land

Adjacent Parcel Information

<u>Direction</u>	<u>Land Use</u>
<u>North</u>	Agricultural land
<u>South</u>	Residential and commercial land uses
<u>East</u>	Agricultural land
<u>West</u>	Agricultural land

Purpose:

The applicant is proposing variance to the “Block” definition in the Subdivision Ordinance. The purpose of the variance is to permit the applicant to layout the preliminary plat with several half blocks. The applicant wants to design the subdivision with half blocks rather than blocks bounded by streets on all four sides so that he can render three more lots on the land. However, creating half blocks would leave the responsibility of completing the blocks on the neighboring property owners/developers.

Background:

The original submittal consisted of 44 one-acre lots on a little over 50 acres of farmland. As there is no wastewater available each lot will have septic systems. There is water available, and Thrall will be the provider. The preliminary plat for Taylor Estates was submitted by the developer’s previous design professional and applicant on his behalf, Mr. Dringenberg. Upon receiving the submittal, the plat was reviewed by Staff. As the plat did not meet the minimum requirements of the Subdivision Ordinance, Staff recommended that the Planning and Zoning Commission disapprove the plat as submitted. Additionally, Mr. Dringenberg made Staff aware of his client’s desire to make application for several variances to the Subdivision Ordinance and did so by applying for prior variances, which were done so under planning case PZ-2019-1205.

In this case, Mr. Dringenberg made a request for three variances from the Subdivision Ordinance. Mr. Dringenberg requested a variance from the following requirements:

1. The requirement to provide connectivity to adjacent parcels that are not yet developed
(City of Taylor 2004 Comprehensive Plan, Sec. 6-13/City of Taylor Subdivision Ordinance Article II, Sec. 2.8)
2. The maximum block length of 1,200 feet
(City of Taylor Subdivision Ordinance, Article II, Sec. 2.7)
3. The minimum right-of-way width for roads/streets
(City of Taylor Subdivision Ordinance, Article II, Sec. 6.1)

The Planning and Zoning Commission met to discuss and take action on planning case PZ-2019-1205 on March 10, 2020. In response to Mr. Dringenberg's request, the Commission voted to deny all variance requests, as presented, with a 7-1 vote.

Analysis:

The Subdivision Ordinance as adopted by the City Council of Taylor is used to regulate and manage growth in the City Limits and the Extraterritorial Jurisdiction. Below are the purposes of the Subdivision Ordinance:

"To ensure and promote a place in which all citizens may live, work, play, learn, and grow in a safe and productive living environment in a community built for family living; to conserve the value of property and encourage the most appropriate use of land throughout the City and to do so in accordance with the Comprehensive Plan. These purposes are met by:

- 1. Providing the means of implementing the policies and provisions of the Comprehensive Plan;*
- 2. Guiding the growth of the City, concentrating more intense development in areas with high development capability and limiting development in areas of low capability; and*
- 3. Guiding through the establishment of performance standards, the type, distribution, and intensity of development."*

(City of Taylor Subdivision Ordinance, Sec. 1.3)

In the Subdivision Ordinance, Chapter 2 addresses Subdivision Improvements. The intent the Ordinance is to control the subdivision of land in order to provide for orderly development and to secure adequate provisions for traffic, light, air, recreation, transportation, water, drainage, sewage, and other facilities. Article II specifically dictates the requirements for residential design and improvements such as lots, streets, easements, blocks, etc. Additionally, blocks are defined, see below:

Chapter 5. - Definitions

5.1 - Terms Defined

Block - A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines.

As stated previously in the Purpose, the applicant wants to layout the preliminary plat with some half blocks on the boundary of his tract. By laying out incomplete blocks, this would create a burden on future developers as finishing the blocks would be their responsibility. This is a preference rather than a necessity as the applicant has provided an additional layout of the preliminary plat that meets the Subdivision Ordinance (included in the submission and available in the packet).

As the applicant is requesting a variance for farmland, the tract is a clean slate without challenges. The applicant must be able to demonstrate that there is a hardship associated with the land that is out of his/her control. A hardship means that the land has extenuating circumstances such as wetlands or floodways on a large portion of the tract leaving a smaller portion of the tract developable. Additionally, a hardship could be topographical in nature or the tract could be in an odd shape; however, the tract is pretty flat and for the most part a rectangle, the most common configuration. Further, the hardship may not be financial.

Staff Recommendation:

As Staff we use the regulations to make recommendations to the Planning and Zoning Commission and guide growth in the community. Staff recommends disapproval of the request for a variance to the Subdivision Ordinance. One of the purposes of the Subdivision Ordinance is to guide the growth of the City – concentrate growth in appropriate areas and limit growth in inappropriate areas. For Staff, guiding growth means enforcing the Subdivision Ordinance rather than circumventing or varying the Ordinance.

As stated above, the Planning and Zoning Commission may grant subdivision variances. To grant a variance the Planning and Zoning Commission must find that meeting the ordinance would create an undue hardship. The applicant has not demonstrated an undue hardship. Ultimately, the applicant does not want to meet the Subdivision Ordinance definition of a block because he would lose three (3) lots and be required to build more linear feet of streets. Staff has interpreted this to be a financial hardship. The Planning and Zoning Commission cannot grant a variance based upon a financial hardship. Additionally, the applicant has demonstrated that the tract can be subdivided with complete blocks and meet the Subdivision Ordinance.

The applicant feels that future developers of the adjacent tracts would be able to take advantage of the infrastructure he will construct. However, this is one of the purposes of the Subdivision Ordinance as the extension of infrastructure is required. As cities grow developers extend utilities and streets so the adjacent properties are primed for future development. Extension of services is very much like a game of connect the dots.

The real issue with this tract of land is that all the dots are not there to make all the connections and complete the picture. The missing dots are those representing wastewater so the tract is not truly ripe for development. When some of the dots are missing trying to complete the picture is more difficult and more expensive. In this case, each lot must consist of one acre to accommodate individual septic systems so the number of lots is nowhere near the capacity of a tract with the adequate infrastructure needed for development. If this same tract were in an area with wastewater each lot could be 7,000 square feet. In the appropriate area around 52.00 acres multiplied by 43,560 (number of square feet in an acre) equals 323 homes. If about one-third of that land was used for streets then it would still be possible to create 217 single-family residential lots. That is the difference between developing out on the fringe and developing where all utilities are available and the land is ripe for development. If the land were developed as a Residential Planned Development it could be possible to increase the number of lots even more.

In addition to a hardship, there are four other questions in the ordinance which must be addressed in the below section.

Planning and Zoning Commission Recommendation:

No variance shall be granted or imposed unless the Planning and Zoning Commission finds:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of his land or the City of orderly development; and

As the subject property tract is over 50 acres of undeveloped, vacant land, there are no special circumstances. As stated previously, the tract is not in a flood plain. The topography and shape are the same as most pieces of property in this area. The entire tract is developable.

2. That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and

The subject property can be developed for single-family residential lots without any type of variances so the variance is not necessary.

3. That the granting or imposition of the variance will not be detrimental to the public health, safety and welfare; and

Granting of the requested variance could be detrimental to the public health, safety and welfare if the adjacent properties are not developed in a way the completes the incomplete blocks being proposed by the developer.

4. That the granting or imposition of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance. Such findings of the Planning and Zoning Commission together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances.

The granting of the variance would have the effect of predetermining the lay out of the adjacent properties due to the incomplete blocks proposed by the applicant. The subject tract can be subdivided with complete blocks making the variance unnecessary. As stated previously, the applicant does not have an undue hardship. The subject property is vacant and undeveloped without any unique characteristic such as wetlands, so no variance is necessary.

The requested variance appears to be solely related to a financial consideration of the applicant due to the fact that the proposed layout would yield more lots and result in the requirement to construct less linear feet of streets. Therefore, the variance request does not meet the test in this section of the ordinance which states that a variance cannot be granted based on a pecuniary hardship.

The general purpose and intent of the ordinance is furthered when the ordinance is met. Meeting the Subdivision Ordinance ensures that the current and future growth are managed and have the least impact on neighbors.

Attachments:

1. Location Map
2. Letter from Mr. Elizondo (Applicant)
 - a. Proposed Plat
 - b. Example Plat



January 15, 2021

Tom Yantis, AICP
Assistant City Manager/
Director of Development Services
City of Taylor
400 Porter Street
Taylor, Texas 76574

RE: TAYLOR ESTATES SUBDIVISION (PZ-2019-1129)
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS
CCL 20-276

Subject: Request for Variance for Maximum Block Length

Dear Mr. Yantis:

On behalf of our Client, Steven Hyde, and per previous discussion and coordination on this matter with City Staff, we respectfully submit this request for variance for definition of the term *block*, Appendix C – Subdivision Regulations, Section 5.1 - Terms Defined - Block. This request seeks this variance per the listed requirements in the Development Code and as justified herein.

Description and Narrative:

This proposed 52.13-acre subdivision lies partially within the ETJ of the City of Taylor and lies on the north side of State Highway 79 approximately 4 miles east of downtown. The subdivision consists of 43 single family residential lots with a minimum lot size of 1.00 acre.

The large rural lot subdivision is served water by the City of Thrall and will be served by onsite septic systems. This outlying subdivision does not fit into a typical zoning class within the City of Taylor Development Code. Typical lot frontages range from 175 feet to 195 feet, which is significantly higher than the minimum lot frontage of 100 feet for the large lot under current City zoning. This disparity of lot size planned in this subdivision and the largest City zoning class lot presents challenges for this rural subdivision layout. The proposed layout currently reflects seven (7) “blocks”.

As mentioned above, we have coordinated with City Staff to understand Code requirements and present Exhibits that depict the ability of the layout to comply with all other subdivision requirements. The attached Block Length Exhibit indicates how street networks can be extended in the surrounding properties and thus be developed to comply with the definition of block.

We also prepared the Exterior Street Exhibit which depicts a layout conforming with the all Code requirements by placing streets along the boundary of the subdivision to comply with the block definition. This layout results in the loss of 3 residential lots and adds approximately 1,770 linear feet of street.

The definition of Block in the Development Code does not allow the boundary of a tract to be developed to qualify as a block boundary. We have designed subdivisions in many jurisdictions in Central Texas for almost 30 years. All of these Codes allow the property boundary to serve as one of the block separators or limits.

From which regulation(s) do you seek a variance(s)?

Section 5.1- Terms Defined

Block – A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines.

Are there special conditions or circumstances to this proposed development which are peculiar to the location, structure, or service which are not applicable to others?

The rural nature of this outlying single family residential community with the 1.00-acre minimum lot size due to the lack of available central or organized sewer changes the nature of complying with the Code generally written for higher density development served by a wastewater collection system.

The west section of the Site lies within the ETJ of the City while the east section is in Williamson County.

Thus, the Project is subject to the more stringent of the block definition as it lies in the ETJ and subject to the 1445 Interlocal Agreement for review.

That granting the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and

The granting of this variance is necessary for the preservation and enjoyment of a substantial property right of the Applicant. The adjoining tract to the east would not be subject to this block definition since it lies outside the ETJ.

The attached Exterior Street Exhibit indicates the unfair advantage provided to adjacent properties by providing street access and water main access to the adjacent properties. Thus, by not granting this variance this Applicant loses a substantial property right and marketing

advantage. The additional 1,770 linear feet of street will saddle the HOA or County with increased maintenance for the life of the community.

We ask for this variance for the various reasons given herein, including that the property lies only partially within the ETJ of the City.

Will the proposed variance adversely affect adjacent or nearby properties?

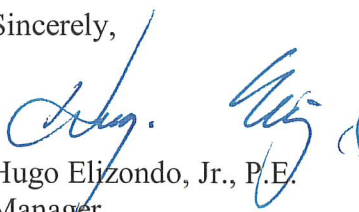
The granting of the variance will not adversely affect nearby properties. Granting the variance eliminates adding a street along the rear of existing tracts and the noise and lights of vehicular traffic without the buffering of the new homes and landscaping.

If the requested modifications(s) to the current regulations(s) were allowed, would the subdivision variance provide a means of implementing the Comprehensive Plan and fulfill the spirit and intent of the Code?

The granting of this variance will not prevent or limit implementing the Comprehensive Plan. This variance is very minor considering compliance with block length and all other applicable ETJ requirements.

We appreciate your consideration of this request on behalf of our Client.

Sincerely,


Hugo Elizondo, Jr., P.E.
Manager

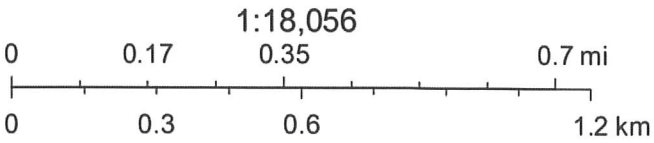
Attachments

ArcGIS Web Map



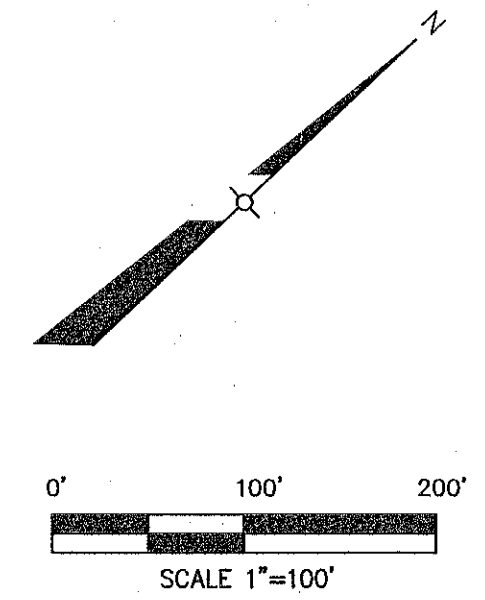
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- | | | | |
|-----------------------|----------------------|-----------------------|-----------------|
| City_Limits | B-2 | R-1 Single Family | County Boundary |
| ETJ_Boundary (1 Mile) | I Institutional | R-3 Single Family | Streets |
| Zoning | M-1 Light Industrial | R/A Rural Agriculture | |
| B-1 | M-2 Heavy Industry | Parcels | |



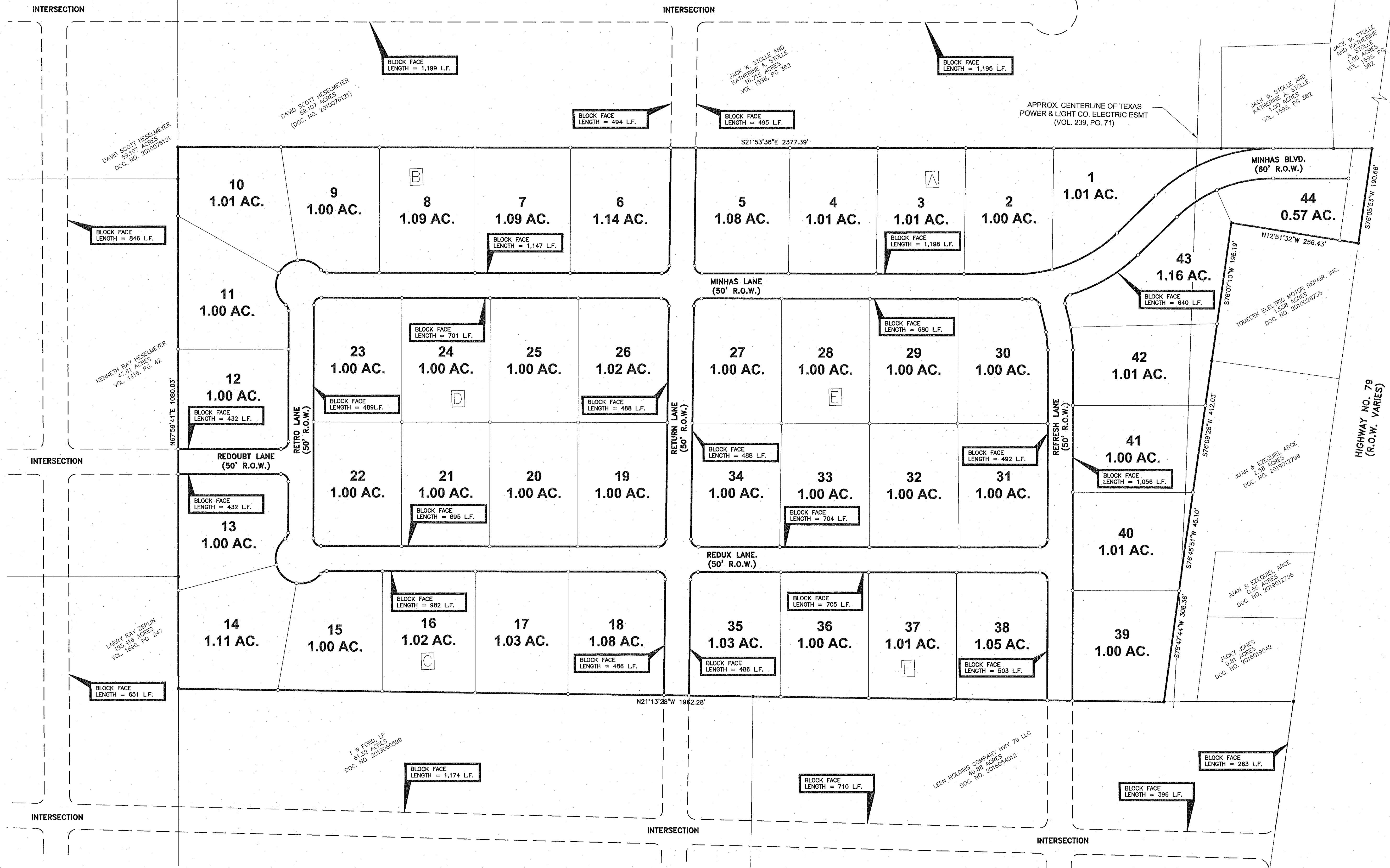
City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

BLOCK LENGTH EXHIBIT



LEGEND

	IRON ROD FOUND
	IRON ROD SET
	CALCULATED POINT
	BOUNDARY LINE
	EXISTING R.O.W. LINE
	EXISTING LOT LINE
	EXISTING OVERHEAD ELECTRIC
	EASEMENT
	FIRE HYDRANT
	POWER POLE
	GUYWIRE
	WATER METER
	CHAIN LINK FENCE
	WOOD PRIVACY FENCE
	IRON ROD FENCE
	BARBED WIRE FENCE
	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS

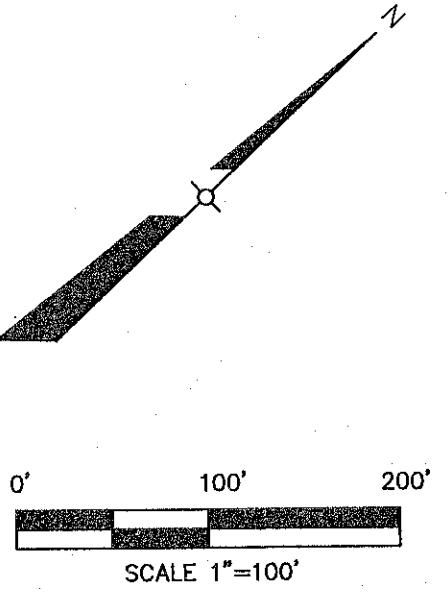


- EXHIBIT NOTES:
1. ORIGINAL LAYOUT
 - 1.1. 43 RESIDENTIAL LOTS
 - 1.2. 1 PARKLAND/DRAINAGE LOT
 - 1.3. APPROXIMATELY 6,390 LF OF STREET

4 CUATRO
Consultants, LTD.

Registration No. F-35224
3601 Kyle Crossing, Suite A Phone: (512) 512-5050 Fax: (512) 512-5559
Kyle, Texas 78640 e-mail: cuatro@cuatroconsultants.com

EXTERIOR STREET EXHIBIT



LEGEND

	IRON ROD FOUND
	IRON ROD SET
	CALCULATED POINT
	BOUNDARY LINE
	EXISTING R.O.W. LINE
	EXISTING LOT LINE
	EXISTING OVERHEAD ELECTRIC
	EASEMENT
	FIRE HYDRANT
	POWER POLE
	GUYWIRE
	WATER METER
	CHAIN LINK FENCE
	WOOD PRIVACY FENCE
	IRON ROD FENCE
	BARBED WIRE FENCE
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS	

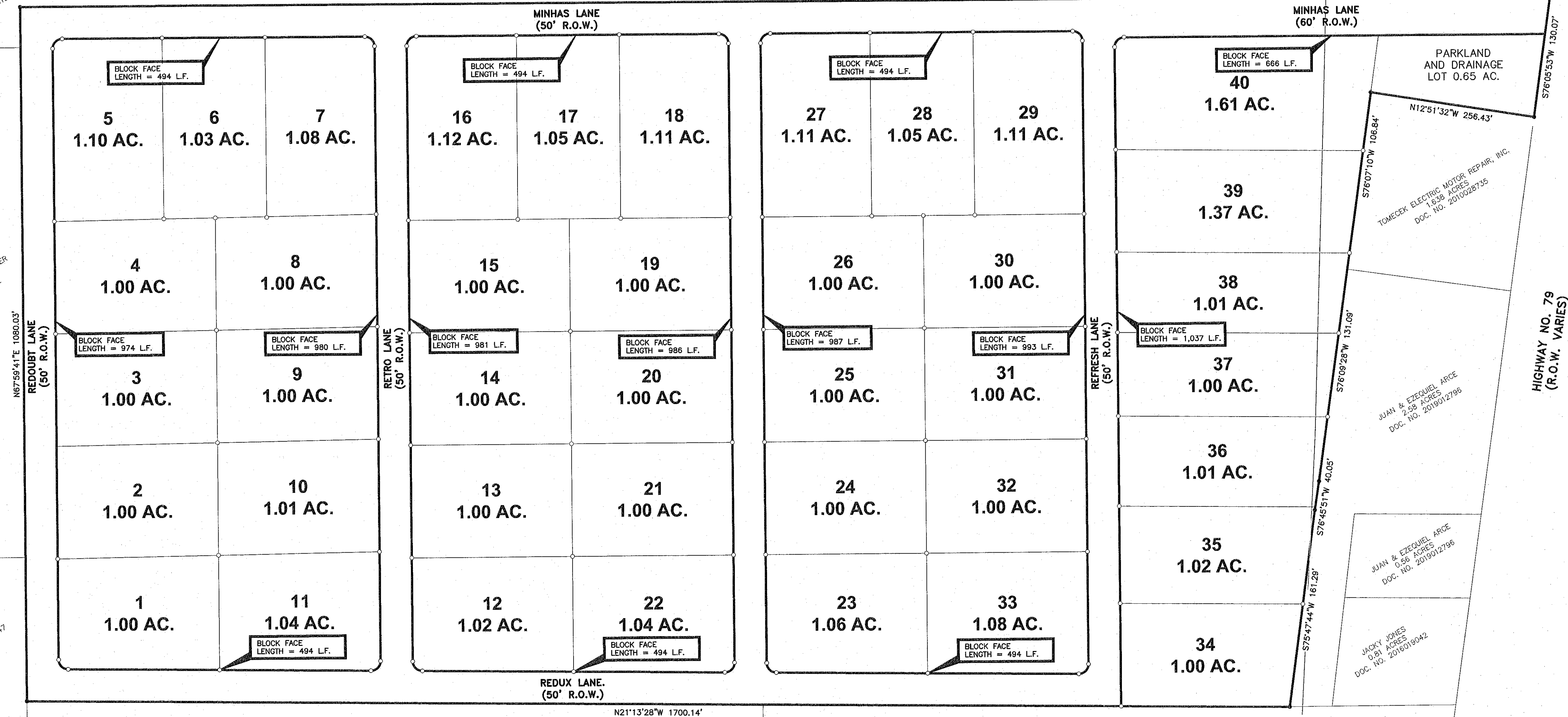
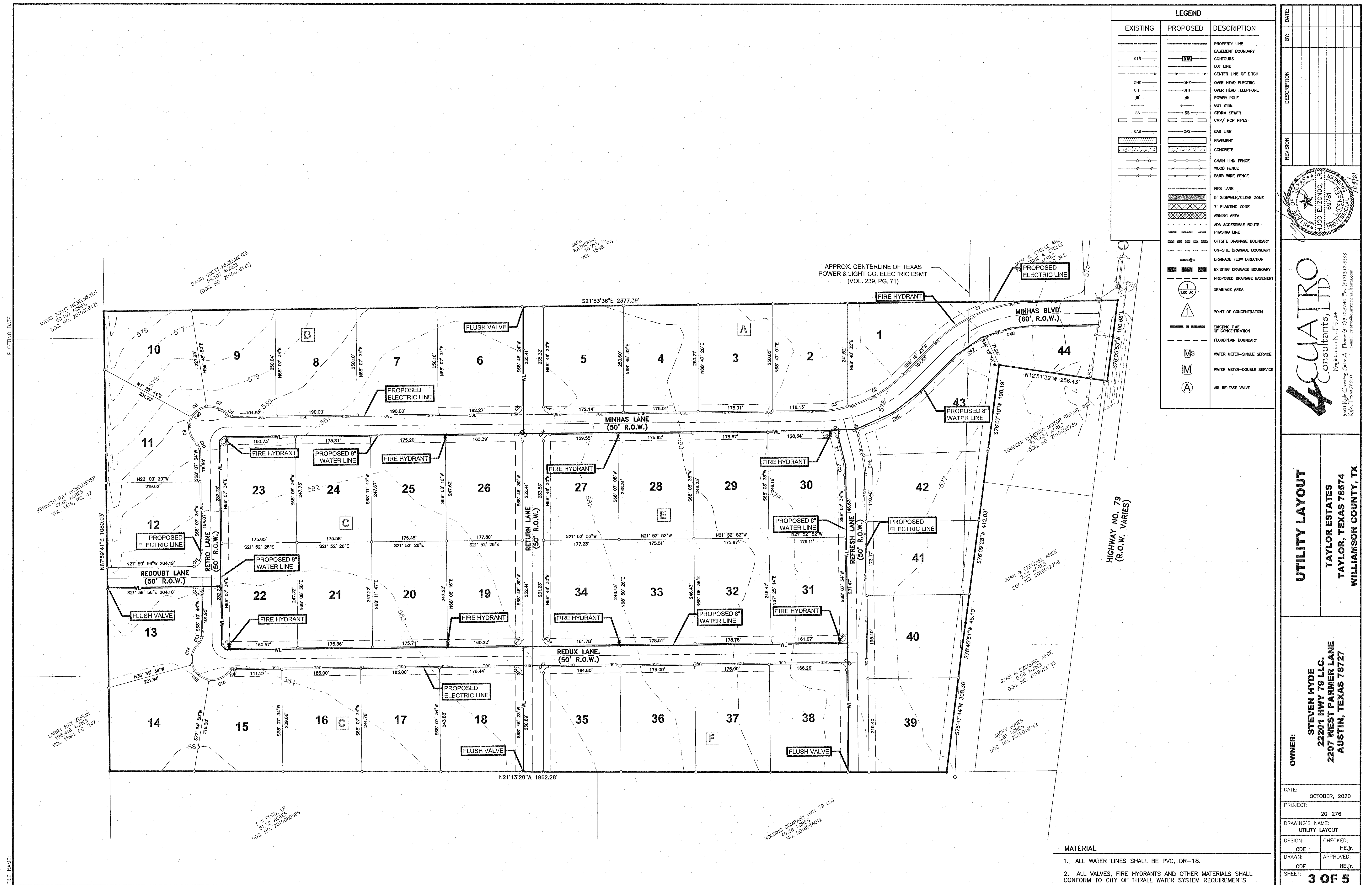


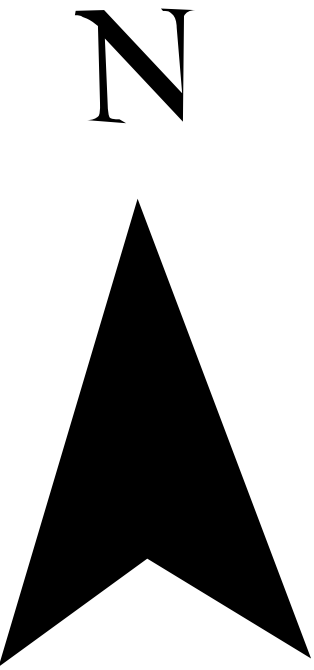
EXHIBIT NOTES:

- EXTERIOR STREET EXHIBIT
- 40 RESIDENTIAL LOTS
- 1 PARKLAND/DRAINAGE LOT
- APPROXIMATELY 8,160 LF OF STREET

CUATRO
Consultants, LTD.

3601 Kyle Crossing, Suite A Phone: (512) 312-5040 Fax: (512) 312-5399
Kyle, Texas 78610 e-mail: cuatro@cuatroconsultants.com





PZ-2021-1285

Taylor Estates Location Map

Legend

- Streets
- ▭ Subject Property
- ETJ
- City Limits



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community