

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

March 8, 2022, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, March 8, 2022.

The agenda packet is on the website at:

<http://www.taylortx.gov/Calendar.aspx?EID=4528&month=3&year=2022&day=8&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on February 8, 2022.
2. **PZ-2021-1352** – Consider disapproving Castlewood Subdivision Phases 2 & 3 Final Plat, consisting of approximately 26.18 acres including right-of-way dedication, located across from Taylor High School, addressed as 530 FM 973, part of and out of the G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
3. **PZ-2021-1353** – Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
4. **PZ-2021-1361** – Consider disapproving North Drive Subdivision Improvement Plans, North Drive right-of-way improvements, north of NW Carlos G. Parker Boulevard, Taylor, Williamson County, Texas.
5. **PZ-2022-1432** – Consider disapproving Replat of Lot 5A, Block B, Mustang Creek Industrial Park, consisting of approximately 14.362 acres to create two lots, addressed as 200 South Edmond Street and legally described as Mustang Creek Industrial Park, Block B, Lot 5A, Taylor, Williamson County, Texas.

6. **PZ-2022-1440** – Consider disapproving Mucha/Hubnik Developments Minor Plat, consisting of approximately 12.814 acres to create two lots, addressed as 1101 NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcel R019345, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

REGULAR AGENDA

ZONING

7. **PZ-2022-1433** – Hold a public hearing regarding a request to change the zoning of approximately 0.30 acres of land, located at 3712 North Main Street and more particularly described by Williamson Central Appraisal District Parcel R320083, from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1), Taylor, Williamson County, Texas.
8. **PZ-2022-1433** – Consider making a recommendation regarding a request to change the zoning of approximately 0.30 acres of land, located at 3712 North Main Street and more particularly described by Williamson Central Appraisal District Parcel R320083, from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1), Taylor, Williamson County, Texas.

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: April 12, 2022

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 8, 2022**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: March 4, 2022
Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
February 8, 2022, 6:00 p.m.**

PRESENT

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

ABSENT

Rick Selin

OTHERS PRESENT

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

CALL TO ORDER AND DECLARE A QUORUM

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

RECOGNITION OF NEW COMMISSIONERS

Mr. Yantis introduced Steve Darden and Jim Newman as the newest members of the Planning and Zoning Commission. Mr. Yantis also introduced the new Planner, Courtney Peres to the Commission.

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 11, 2022.

PZ-2021-1359 – Consider approving Mule Loop Townhomes, Lot 1, Block 1, Preliminary Plat, consisting of approximately 2.94 acres to create one lot and one block, located about 1,400 feet north of the intersection of Debus Drive and West 2nd Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

PZ-2022-1364 – Consider disapproving Spring Creek Phase 1 (formerly Taylor 70), Subdivision Improvement Plans, consisting of approximately 27.93 acres, located at the northwest corner of North Drive and N.W. Carlos G. Parker Boulevard, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

PZ-2022-1405 – Consider disapproving The Retreat at Mallard Preliminary Plat, consisting of approximately 19.62 acres, located approximately 1,030 ft. east of the intersection of Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

PZ-2022-1410 – Consider disapproving Sierra Taylor Apartments Subdivision Preliminary Plat, consisting of 2.55 acres, addressed as 900 Mallard Lane, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Ms. Billings-Ray made motion to approve consent agenda as written. Second by Mr. Eaton. All voted in favor. Motion carries.

REGULAR AGENDA

ZONING

PZ-2021-1357 – Hold a public hearing regarding a request to change the zoning of approximately 40.18 acres of land at the northeast corner of Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Public hearing opened. Mr. Yantis made presentation including staff recommendation for approval of the proposed re-zoning and planned development as it meets the intent of the Comprehensive Plan. Mike Watkins, urban design consultant for the City of Taylor, made a presentation on the design and the design process for the new neighborhood and answered commissioners' questions. The applicants, Geraldo Reyes and Elisabeth Krueger were present to answer questions and Ms. Krueger addressed the commission. The applicants' engineer, John Noell, with Dunaway Associates, was present to answer questions and addressed the commission. There was discussion between Applicants, Commission, and Staff. Public hearing closed.

PZ-2021-1357 – Consider making a recommendation regarding a request to change the zoning of approximately 40.18 acres of land at the northeast corner of Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Ms. Everhart made motion to approve. Second by Ms. Billings Ray. All voted in favor. Motion carries.

PZ-2022-1407 – Hold a public hearing regarding a request to change the zoning of approximately 0.287 acres of land, located at 205 E. Martin Luther King Jr. Boulevard and legally described as Lots 9 and 10, Block 92, City of Taylor, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2), Taylor, Williamson County, Texas.

Public hearing opened. Ms. Hicks made presentation including staff recommendation for approval of the proposed re-zoning and planned development as it meets the intent of the Comprehensive Plan. Darion Pugh was present to answer questions. There was discussion between Applicant, Commission, and Staff. Public hearing closed.

PZ-2022-1407 – Consider making a recommendation regarding a request to change the zoning of approximately 0.287 acres of land, located at 205 E. Martin Luther King Jr. Boulevard and legally described as Lots 9 and 10, Block 92, City of Taylor, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2), Taylor, Williamson County, Texas.

Mr. Eaton made motion to approve. Second by Mrs. Maruska. All voted in favor. Motion carries.

DISCUSSION ITEMS

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

Mr. Yantis stated that the Samsung rezoning was completed and that there would be an Envision Taylor Comprehensive Plan Update Public Meeting on Tuesday, February 15, 2022 at 5:30 PM via Zoom.

Adjourn

Meeting adjourned at 6:53 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

**City of Taylor
Castlewood Subdivision
Phases 2 & 3 Final Plat
PZ-2021-1352
Staff Report**

Requested Action:

Consider disapproving Castlewood Subdivision Phases 2 & 3 Final Plat.

Applicant:

Will Buzzelli, P.E./Kimley-Horn

Subject Property:

Approximately 26.18 acres, including right-of-way dedication, located across from Taylor High School, addressed as 530 FM 973, part of and out of the G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD and B-1

Current Use: Vacant

Purpose:

The purpose of the plat is to layout a residential subdivision with commercial lots along FM 973 for future development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance, so Staff recommends disapproval of the proposed plat.

Attachments:

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



City of Taylor

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

Will Buzzelli
Kimley-Horn
5301 Southwest Parkway, Building 3, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: Monday, February 28, 2022

Address: 530 FM 973, Taylor 76574

Permit Number PZ-2021-1352

Dear Will Buzzelli,

Staff has completed its review of the Castlewood Phases 2 & 3 Final Plat that is to be located at 530 FM 973, Taylor 76574. There are some corrections that need to be made prior to approval of the plat. Comments from this review follow.

Planning Department Comments

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

Comments updated.

Refer to the Planned Development Ordinance in the Plan Review Uploads, Development Standards so you can get the Twin Home Detail correct. Also, it's labeled Townhome in Detail "D" which is not correct. Remove 2.5' PUE. Refer to the Development Standards Table in the Planned Development Ordinance for the setbacks when the dwelling units are not attached.

The interior setback is 0 if the dwelling unit shares a wall. It is 5-feet if the dwelling unit does not share a wall.

Use the Lot Line symbology in the Legend, which is a straight line _____

In the Line Type Legend remove the ROW line as the ROW line and the Property line are the same line and the property line is the correct line to use.

Remove the interior side yard setback from the Townhomes Detail. There's only a 5-foot setback when the townhomes are not attached. Might only be the end of 16, might 4 or 5...

Correct the Line Type Legend on Sheet 2.

See mark ups in the review files uploaded by me 2.25.2022

Show all the Blocks in the Tables, Sheet 2.

Remove the note at the top of Sheet 1. It's about 18 lots. There are already 18 lots.

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.

***Please see the "Associated Files" section of the permit page to download a PDF copy of the engineering review comments provided on the plat document.

Sheet 1:

- Items noted on the plat review drawing (engineering review) do not match metes and bounds. Verify and revise items, total of 3 items noted.

Sheet 2:

- Provide center line information (distance, bearings) on the plat as provided in Castlewood Phase 1.
- Revise the area for the match line Sheet 1 to show all text in grayscale. Portions of text and some linework are shown as bold.

Sheet 3:

- Metes and bounds description Items noted on the plat review drawing (engineering review) do not match the plat drawing. Verify and revise items, total of 5 items noted.

Sheet 5:

- Per Subdivision Ordinance 3.3. Final Plat, The final plat shall also contain certification by a licensed professional engineer that certifies that the information contained on the plat complies with all ordinances adopted by the City.

Fire Department Comments (PZ)

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

Reviewed plat with no comments.

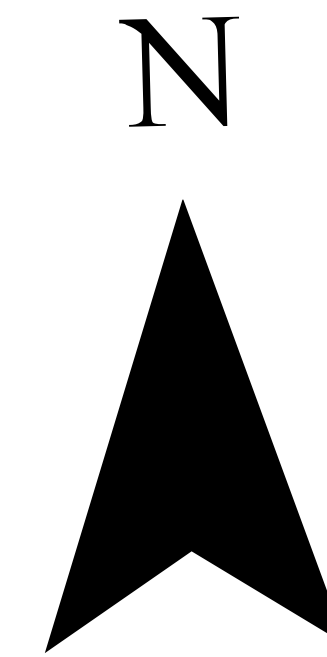
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

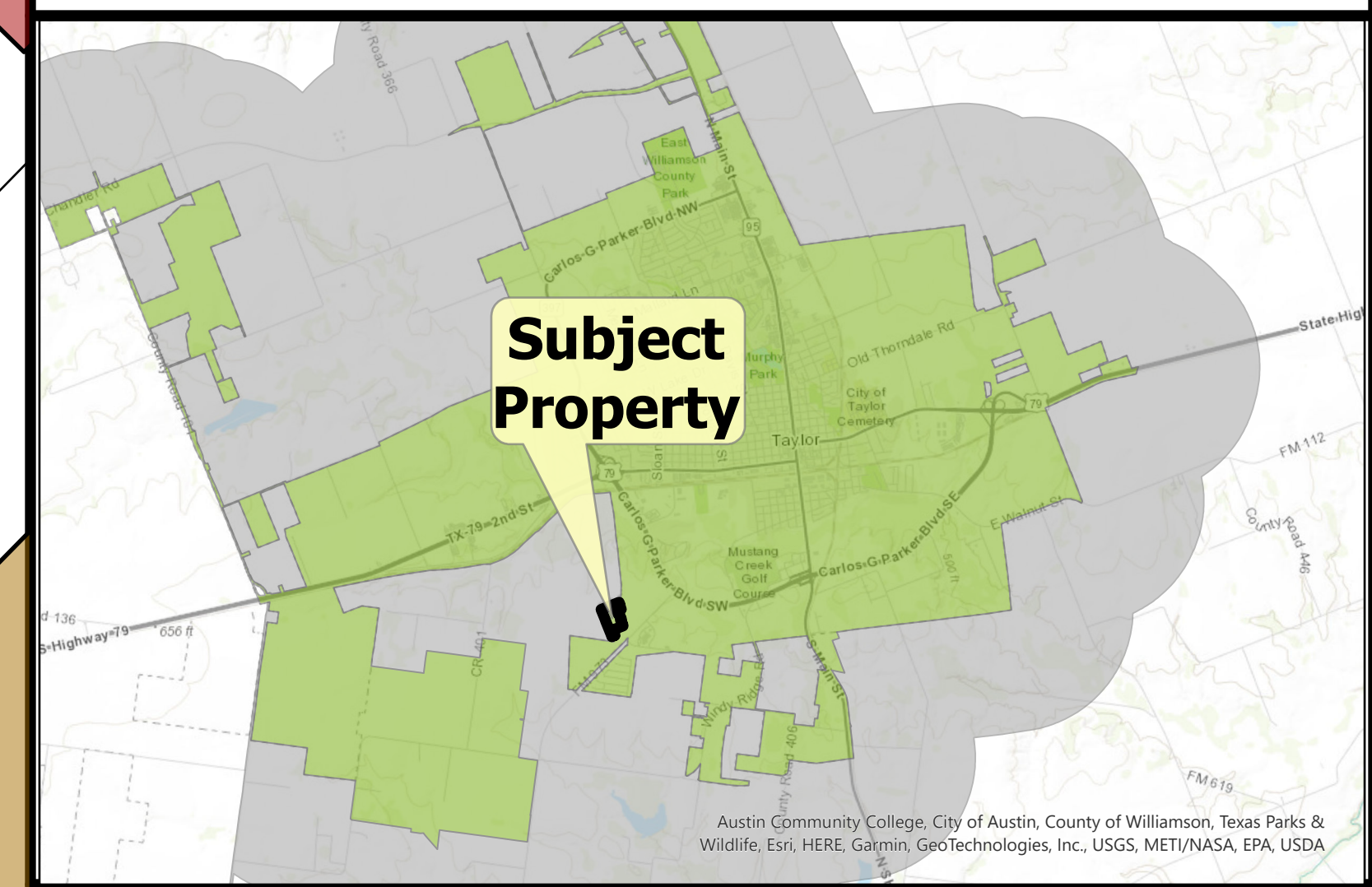


PZ-2021-1352

**Castlewood Subdivision
Phases 2 & 3 Final Plat
530 FM 973
Approximately 26.18 Acres**

Legend

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

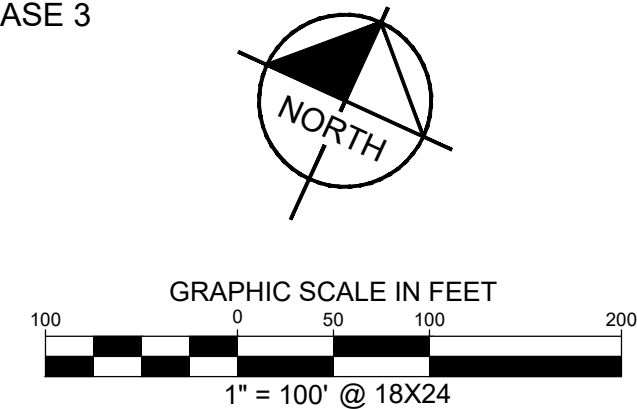


0 120 240 480 US Feet

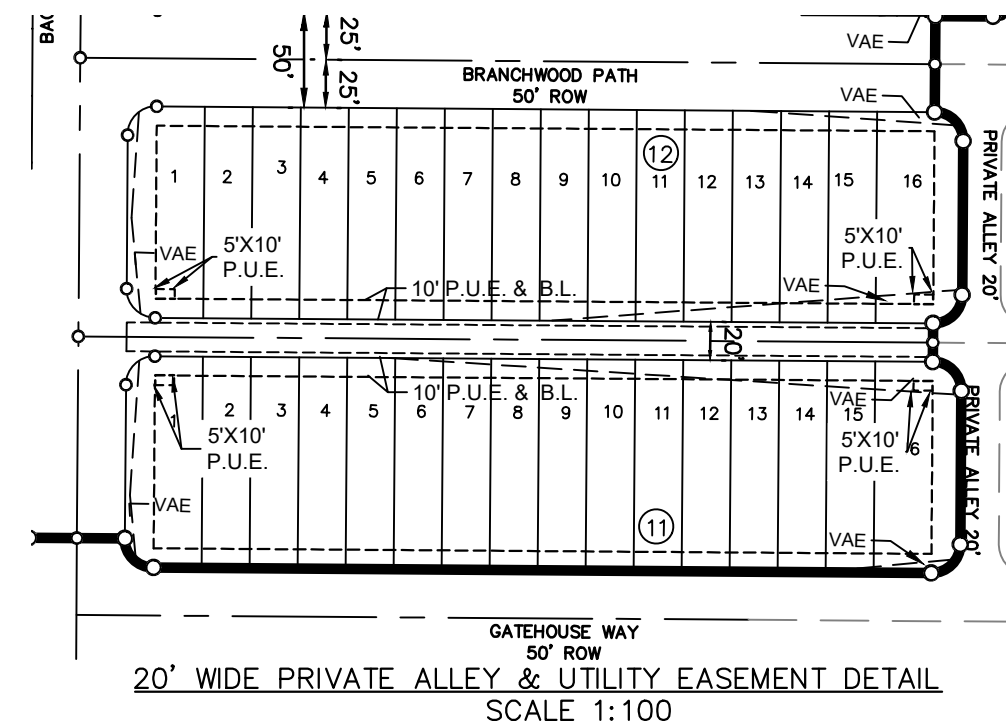
**Subject
Property**

FM 973

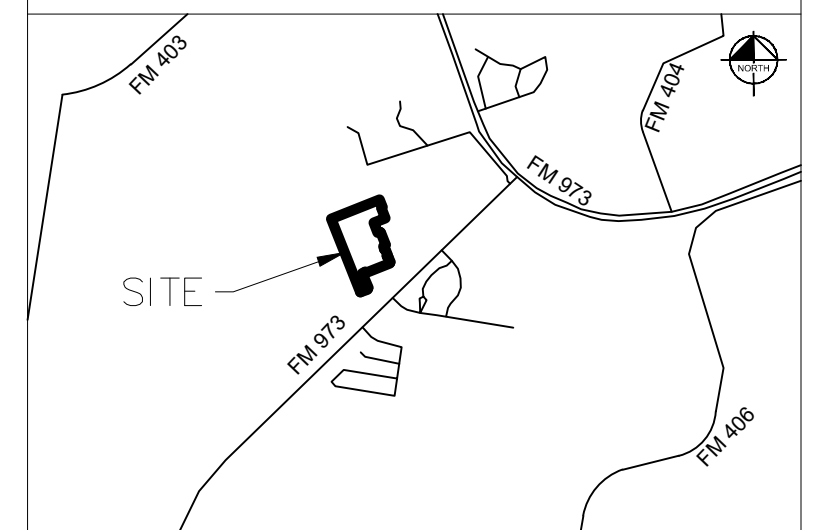
BEING A FINAL PLAT TO CREATE 114 LOTS, 3 RESERVES AND 10 BLOCKS,
CONSISTING OF 17.0018 ACRES IN PHASE 2 & 9.1767 ACRES IN PHASE 3
26.1785 ACRES TOTAL



NOTES:
1. Twin-Home lots may be further divided in half should condo regime be desired. Thus, the 9 Twin-Home lots can become 18 condo lots



NOT TO SCALE



	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ALIGNMENT LINE

IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
MF	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
D.R.W.C.T.	DEED RECORDS, WILLIAMSON
	COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
VAE	VISIBILITY ACCESS EASEMENT
Ⓢ	BLOCK DESIGNATION

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12
AND 27-34,

G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

Kimley»»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

<u>Scale</u> 1" = 100'	<u>Drawn by</u> SPA	<u>Checked by</u> KHA	<u>Date</u> JAN 2022	<u>Project No.</u> 063226900	<u>Sheet No.</u> 1 OF 5
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OWNER/DEVELOPER:

OWNER/DEVELOPER:
Castlewood Developers, LLC
5511 Reynolds Road
Austin, Texas 78749
Phone: 512-800-4534
Contact : Aaron Levy

APPLICANT:

Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace, Suite 300
Austin, Texas 78746
Phone: 737-241-8107
Contact : William Buzzelli, P.E.

SURVEYOR:

Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Sean Patton, R.P.L.S.

ALLEY DETAIL
TOWNHOME BUILDING SETBACKS (B.L.) &
PUBLIC UTILITY EASEMENTS (P.U.E.)
-TOWNHOME BLOCKS 11 & 12

SINGLE-FAMILY LOT BUILDING DETAIL
SETBACKS (B.L.) & PUBLIC UTILITY
EASEMENTS (P.U.E.)

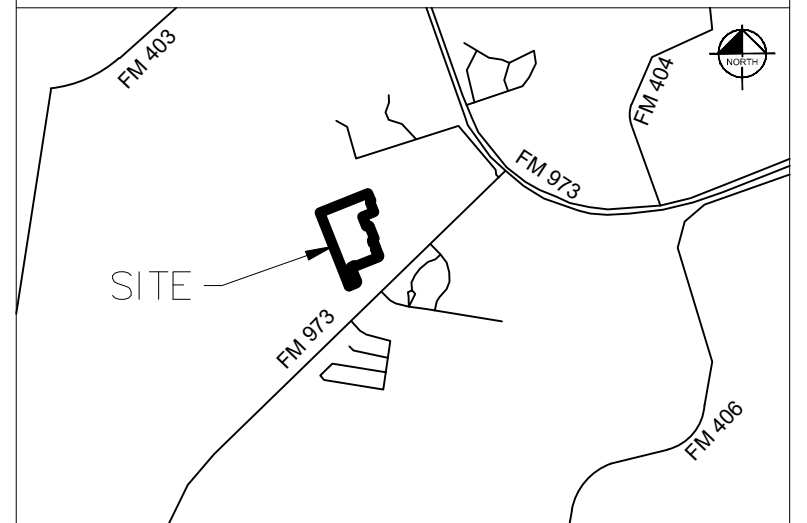
CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT

BEING A FINAL PLAT TO CREATE 114 LOTS, 3 RESERVES AND 10 BLOCKS,
CONSISTING OF 17.0018 ACRES IN PHASE 2 & 9.1767 ACRES IN PHASE 3

26.1785 ACRES TOTAL

VICINITY MAP

NOT TO SCALE



LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	LOT LINE
---	ALIGNMENT LINE
---	RIGHT OF WAY LINE

LEGEND

IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
MNF	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
VOL	VOLUME
PG.	PAGE
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
VAE	BLOCK DESIGNATION
①	BLOCK DESIGNATION

FINAL PLAT CASTLEWOOD PHASES 2 & 3 26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12
AND 27-34,

G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
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400 N. Oklahoma Drive, Suite 105
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FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	JAN 2022	063226900	2 OF 5

OWNER/DEVELOPER:

Castlewood Developers, LLC
5511 Reynolds Road
Austin, Texas 78749
Phone: 512-800-4534
Contact : Aaron Levy

APPLICANT:

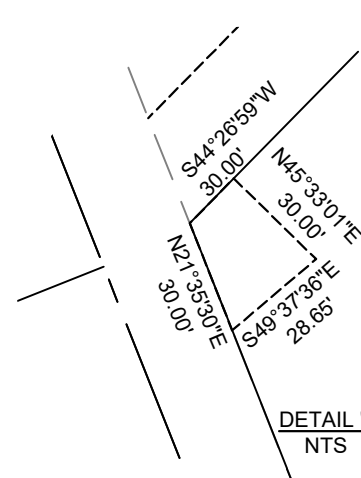
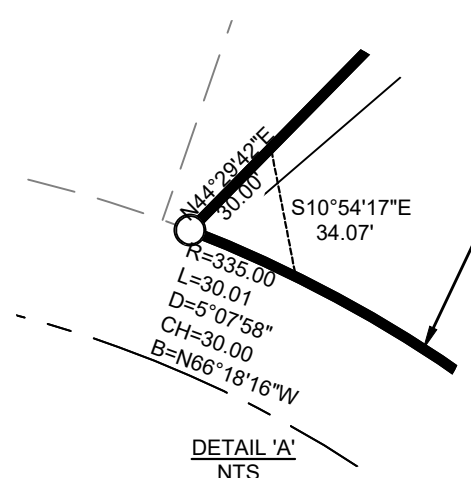
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace, Suite 300
Austin, Texas 78746
Phone: 737-241-8107
Contact : William Buzzelli, P.E.

SURVEYOR:

Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Sean Patton, R.P.L.S.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C2	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C3	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C4	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C5	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C6	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C7	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C8	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C9	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C10	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C11	75°04'50"	15.00'	19.66'	S59°07'55"E	18.28'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S21°35'30"E	55.85'	L14	S27°22'23"E	58.27'
L2	S45°33'01"E	88.65'	L15	S17°56'38"E	89.51'
L3	N45°33'01"W	88.64'	L16	S27°22'23"E	58.20'
L4	N21°35'30"W	98.15'	L17	S62°37'39"W	58.86'
L6	S17°56'38"E	90.02'	L18	N72°03'22"E	108.62'
L7	S27°22'23"E	58.89'	L19	N62°37'37"E	72.44'
L8	S27°22'23"E	34.68'	L20	N72°03'22"E	108.57'
L9	S17°56'38"E	70.14'	L21	N63°41'32"E	214.24'
L10	N27°22'23"W	50.08'	L22	S71°41'57"W	298.41'
L11	S17°56'38"E	54.88'	L23	N62°37'37"E	72.48'
L12	N27°22'23"W	58.34'	L24	N68°06'14"W	241.05'
L13	S17°56'38"E	89.44'			



CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT

BEING A FINAL PLAT TO CREATE 114 LOTS, 3 RESERVES AND 10 BLOCKS,
CONSISTING OF 17.0018 ACRES IN PHASE 2 & 9.1767 ACRES IN PHASE 3
26.1785 ACRES TOTAL

PHASE 3, BLOCK 1, LOT 1

PROPERTY DESCRIPTION

3.3494 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at an iron rod found in an interior "ell" corner of that tract of land conveyed to Ronald T. Randing, according to the document filed of record in Document No. 2018026037 Deed Records, Williamson County, Texas (D.R.W.C.T.), same being the southwest corner of the remainder of said Castlewood Developers tract;

THENCE North 21°35'30" West, with the west line of said Castlewood Developers tract, passing a southeast corner of that tract of land conveyed to Groba Davis Farms, LLC., according to the document filed of record in Instrument No. 2019117942 (D.R.W.C.T.), at a distance of 127.37 feet and continuing for a total distance of 290.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in said west line, for a northwest corner of said Castlewood Developers tract, same being common with a southwest corner of said Phase 1 for corner of this tract;

THENCE with a northerly line of said Castlewood tract, same being common with a southerly line of said Phase 1 the following three (3) courses and distances:

North 68°24'30" East, a distance of 175.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 265.00 feet, a central angle of 66°02'29", and a chord bearing and distance of South 78°34'15" East, 288.82 feet;

With said curve to the right, an arc distance of 305.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 45°33'01" East, a distance of 157.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the north line of FM 973 for corner of this tract;

THENCE South 44°26'59" West, with said north line, a distance of 280.76 feet to a 5/8-inch iron rod found in said north line, for the northeast corner of the above-mentioned Randing tract, for corner of this tract;

THENCE North 82°33'41" West, with the above-mentioned common line, a distance of 257.09 feet to the **POINT OF BEGINNING** and containing 145,898 square feet or 3.3494 acres of land, more or less.

PHASE 3, LOT 9, BLOCK 1

PROPERTY DESCRIPTION

4.5156 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the northeast intersection of FM 973 and Wesley Miller Lane, for a southwest corner of said Castlewood Developers tract, same being common with an exterior "ell" corner of Castlewood Phase 1, an addition to Williamson County, according to the document filed of record in Document No. 20211152781 Official Public Records, Williamson County, Texas;

THENCE North 45°33'01" West, with the northern line of said Wesley Miller Road, same being common with the southwest line of said Castlewood Developers tract, a distance of 157.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a tangent curve to the left with a radius of 335.00 feet, a central angle of 23°19'19", and a chord bearing and distance of North 57°12'40" West, 135.42 feet;

THENCE continuing with said common line and tangent curve to the left, an arc distance of 136.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for an exterior "ell" corner of said Castlewood Developers tract, same being common with an interior "ell" corner of the above-mentioned Castlewood Phase 1 and this tract;

THENCE North 44°29'42" East, with a northerly line of said Castlewood Developers tract, same being common with a southerly line of said Phase 1, a distance of 734.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the southwest line of Streamwood Trail, for a north corner of said Castlewood Developers Tract, same being common with an interior "ell" corner of said Phase 1 and corner of this tract at the beginning of a non-tangent curve to the right with a radius of 15.00 feet, a central angle of 75°04'50", and a chord bearing and distance of South 59°07'55" East, 18.28 feet of this tract;

THENCE With said southwest line of Streamwood Trail, same being common with the northeast line of said Castlewood Developers tract the following four courses and distances:

With said curve to the right, an arc distance of 19.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 55.85 feet to a point for corner of this tract at the beginning of a tangent curve to the left with a radius of 325.00 feet, a central angle of 23°57'27", and a chord bearing and distance of South 33°34'13" East, 134.91 feet of this tract;

With said curve to the left, an arc distance of 135.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 45°33'01" East, a distance of 88.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest intersection of FM 973 and Streamwood Trail, for corner of this tract;

THENCE South 44°26'59" West, with the north line of FM 973, a distance of 660.58 feet to the **POINT OF BEGINNING** and containing 196,699 square feet or 4.5156 acres of land, more or less.

PHASE 3, BLOCK 8, LOT 1

PROPERTY DESCRIPTION
1.3117 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the north line of FM 973, for a west corner of said Castlewood Developers tract, same being common with a south corner of Castlewood Phase 1, an addition to Williamson County, according to the document filed of record in Document No. 20211152781 Official Public Records, Williamson County, Texas;

THENCE South 44°26'59" West, with said north line, a distance of 213.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for a northwest intersection of said FM 973 and Streamwood Trail, for corner of this tract;

THENCE with the west line of said Castlewood Developers tract, same being the east line of Streamwood Trail the following three (3) courses and distances:

North 45°33'01" West, a distance of 88.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 23°57'26", and a chord bearing and distance of North 33°34'18" West, 114.15 feet;

With said curve to the right, an arc distance of 114.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 21°35'30" West, a distance of 98.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

THENCE North 44°26'59" East, with the northwest line of the above-mentioned Castlewood tract, same being common with a southeast line of the above-mentioned Phase 1, a distance of 149.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for an interior "ell" corner of said Phase 1, same being an exterior "ell" corner of said Castlewood Developers tract and corner of this tract;

THENCE South 45°33'01" East, with the east line of said Castlewood Developers tract, a distance of 290.00 feet to the **POINT OF BEGINNING** and containing 57,137.08 square feet or 1.312 acres of land, more or less.

FINAL PLAT
CASTLEWOOD PHASES 2 & 3
26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12
AND 27-34,

G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn 400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200 FIRM # 10194503					
Scale 1" = 100'	Drawn by SPA	Checked by KHA	Date JAN 2022	Project No. 063226900	Sheet No. 3 OF 5
OWNER/DEVELOPER: Castlewood Developers, LLC 5511 Reynolds Road Austin, Texas 78749 Phone: 512-800-4534 Contact : Aaron Levy APPLICANT: Kimley-Horn and Associates, Inc. 2600 Via Fortuna Terrace, Suite 300 Austin, Texas 78746 Phone: 737-241-8107 Contact : William Buzzelli, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Sean Patton, R.P.L.S.					

PHASE 2
LEGAL DESCRIPTION
17.0018 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said Castlewood tract, same being common with an interior "ell" corner of that tract of land conveyed to Groba Davis Farms, LLC., according to the document filed of record in Instrument No. 2019117942 (D.R.W.C.T.), for the northwest corner of this tract;

THENCE North 68°24'30" East, with the north line of said Castlewood tract, same being common with a south line of said Groba tract, a distance of 835.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said south line, for the northeast corner of said Castlewood tract, same being common with the northwest corner of Castlewood Phase 1, an addition to Williamson County, according to the document filed of record in Document No. 20211152781 Official Public Records, Williamson County, Texas and for corner of this tract;

THENCE leaving said common corner with the common line of said Castlewood tract and said Phase 1 the following twenty-five (25) courses and distances:

South 21°35'30" East, a distance of 129.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 23°24'30" West, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 5.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 170.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 170.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 68°24'35" East, a distance of 30.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 66°35'21" East, 21.22 feet;

With said curve to the right, an arc distance of 23.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'32" East, a distance of 209.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 23°24'54" West, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 30.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 66°35'30" East, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 21°35'30" East, a distance of 80.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 23°25'14" West, 21.21 feet;

With said curve to the right, an arc distance of 23.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 20.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 66°35'28" East, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 80.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 23°24'30" West, 21.21 feet;

With said curve to the right, an arc distance of 23.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 405.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 66°35'30" West, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 254.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 23°24'30" West, 28.29 feet;

With said curve to the right, an arc distance of 31.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 124.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the west line of the above-mentioned Castlewood tract, same being common with the east line of the above-mentioned Groba tract, for the southwest corner of this tract;

THENCE North 21°35'30" West, with said common line, a distance of 1,274.30 feet to the **POINT OF BEGINNING** and containing 17.0018 acres or 740,597 square feet of land, more or less.

CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT

BEING A FINAL PLAT TO CREATE 114 LOTS, 3 RESERVES AND 10 BLOCKS,
CONSISTING OF 17.0018 ACRES IN PHASE 2 & 9.1767 ACRES IN PHASE 3
26.1785 ACRES TOTAL

ROADS TABLE			
ROAD	LENGTH	ROW WIDTH	CLASSIFICATION
BACKWOOD PASS	1000.00'	50'	LOCAL
BRANCHWOOD PATH	445.00'	50'	LOCAL
CHERRY BLOSSOM LANE	445.00'	50'	LOCAL
ELM BRANCH TRAIL	645.00'	50'	LOCAL
BLAZED TRAIL	170.00'	50'	LOCAL
ALLEY	445.00'	20'	LOCAL

FINAL PLAT
CASTLEWOOD PHASES 2 & 3
26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12
AND 27-34,

G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

Kimley»»Horn 400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200 FIRM # 10194503					
<u>Scale</u> 1" = 100'	<u>Drawn by</u> SPA	<u>Checked by</u> KHA	<u>Date</u> JAN 2022	<u>Project No.</u> 063226900	<u>Sheet No.</u> 4 OF 5
OWNER/DEVELOPER: Castlewood Developers, LLC 5511 Reynolds Road Austin, Texas 78749 Phone: 512-800-4534 Contact : Aaron Levy APPLICANT: Kimley-Horn and Associates, Inc. 2600 Via Fortuna Terrace, Suite 300 Austin, Texas 78746 Phone: 737-241-8107 Contact : William Buzzelli, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Sean Patton, R.P.L.S.					

BLOCK "2"		BLOCK "3"		BLOCK "4"		BLOCK "14"	
ACRES	1.93	ACRES	1.66	ACRES	1.91	ACRES	4.86
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
1A	4550	1	7752	1	7752	1	7152
2A	4550	2	5850	2	6500	2	6000
3A	4550	3	5850	3	6500	3	6000
4A	4550	4	5850	4	6500	4	6000
5A	4550	5	6500	5	6500	5	6000
6A	4550	6	6500	6	7800	6	6000
7A	4550	7	6500	7	7800	7	6000
8A	4550	8	6500	8	6500	8	7200
9A	5802	9	6500	9	6500	9	6000
1B	6323	10	6500	10	6500	10	6000
2B	4550	11	7800	11	6500	11	6000
3B	4550	BLOCK "12"		12	7752	12	6000
4B	4550	ACRES	1.09	BLOCK "13"		27	7200
5B	4550	LOT NO.	AREA (SQ. FT.)			28	6000
6B	4550	1	4304	ACRES	2.56	29	6000
7B	4550	2	2750	LOT NO.	AREA (SQ. FT.)	30	6000
8B	4550	3	2750	1	7152	31	6000
9B	4550	4	2750	2	6000	32	6000
BLOCK "11"		5	2750	3	5400	33	6000
		6	2750	4	6000	34	7152
ACRES	1.09	7	2750	5	5400		
LOT NO.	AREA (SQ. FT.)	8	2750	6	6000		
1	4304	9	2750	7	6000		
2	2750	10	2750	8	6000		
3	2750	11	2750	9	7752		
4	2750	12	2750	10	7752		
5	2750	13	2750	11	6000		
6	2750	14	2750	12	6000		
7	2750	15	2750	13	6000		
8	2750	16	4853	14	5400		
9	2750			15	6000		
10	2750			16	5400		
11	2750			17	6000		
12	2750			18	7152		
13	2750						
14	2750						
15	2750						
16	4853						

RESERVE DRAINAGE PARCELS	
RESERVE/BLOCK	AREA SQ. FT.)
4 / BLOCK 2	9813
5 / BLOCK 3	10499
6 / BLOCK 4	9599
BLOCK LENGTH	
BLOCK "2"	619.29
BLOCK "3"	555.00
BLOCK "4"	610.00
BLOCK "11"	405.00
BLOCK "12"	405.00
BLOCK "13"	435.00
BLOCK "14"	605.00
ROW DEDICATION	
3.3055 AC	143,986 SQ. FT.

NOTES:

1. UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0541F, EFFECTIVE DATE OF DECEMBER 20, 2019.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
5. PARKLAND DEDICATION REQUIREMENTS ARE MET BY CASTLEWOOD SUBDIVISION, PHASE 1, FINAL PLAT.
6. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
7. ALL RESERVES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
8. TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
9. THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27
10. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
11. SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.

CASTLEWOOD SUBDIVISION PHASES 2 & 3
FINAL PLAT

BEING A FINAL PLAT TO CREATE 114 LOTS, 3 RESERVES AND 10 BLOCKS,
CONSISTING OF 17.0018 ACRES IN PHASE 2 & 9.1767 ACRES IN PHASE 3
26.1785 ACRES TOTAL

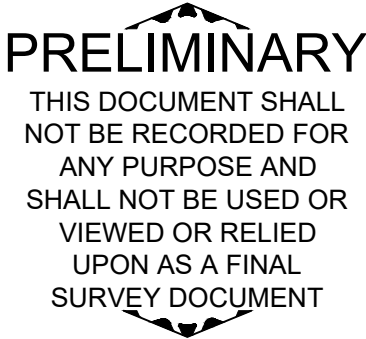
SURVEYORS CERTIFICATION:

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
Firm License # 10194503
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Ph. 469-501-2200
sean.patton@kimley-horn.com



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

That AARON LEVY, PRESIDENT OF CASTLEWOOD DEVELOPERS, LLC SOLE OWNER OF THAT CERTAIN
58.29 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO.
2019071348 AND DOCUMENT NO. 2019071361, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON
COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT CERTAIN TRACT OF
LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL
PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE
STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH
PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE
KNOWN AS "CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT".

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

AARON LEVY, PRESIDENT
CASTLEWOOD DEVELOPERS, LLC
5511 REYNOLDS RD.
AUSTON, TEXAS 78749

STATE OF TEXAS §
COUNTY OF _____ §
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 AARON LEVY, 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: _____

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SUBDIVISION PHASE 2 & 3 FINAL PLAT" HAS BEEN
ACCEPTED AN APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON
COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND
ZONING COMMISSION OF THE _____ DAY OF _____, 20____

_____, CHAIRMAN

DATE

_____, SECRETARY

DATE

LIEN HOLDER

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

I, _____ OF FROST BANK, LIENHOLDER OF THAT CERTAIN 41.3651
ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN
DOCUMENT NO. 2019071349 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO
HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER
HEREBY JOIN, APPROVE, AND 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 "CASTLEWOOD SUBDIVISION PHASE 2 & 3 FINAL
PLAT".

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

(LIEN HOLDER SIGNATURE)
FROST BANK
P.O. BOX 1600
SAN ANTONIO, TEXAS 78296

STATE OF TEXAS §
COUNTY OF _____ §
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 _____, 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: _____

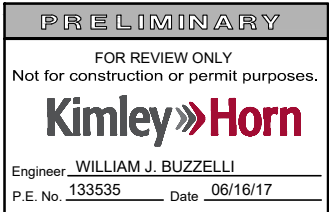
ENGINEERS CERTIFICATION:

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

I, WILLIAM BUZZELLI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY
CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED
HEREIN. AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD
HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER
20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY
DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100)
YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR
PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

WILLIAM BUZZELLI
Registered Professional Engineer
No. 133535 State of Texas
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace
Austin, Texas 78746
Ph. 737-241-8107
Texas Registered Engineering Firm F-928



WILLIAMSON COUNTY CLERK

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

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

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

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

BY: _____, DEPUTY

FINAL PLAT
CASTLEWOOD PHASES 2 & 3
26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12
AND 27-34,

G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	JAN 2022	063226900	5 OF 5
OWNER/DEVELOPER: Castlewood Developers, LLC 5511 Reynolds Road Austin, Texas 78749 Phone: 512-800-4534 Contact : Aaron Levy			APPLICANT: Kimley-Horn and Associates, Inc. 2600 Via Fortuna Terrace, Suite 300 Austin, Texas 78746 Phone: 737-241-8107 Contact : William Buzzelli, P.E.		
SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Sean Patton, R.P.L.S.					

**City of Taylor
Castlewood South
Subdivision Improvement Plans
PZ-2021-1353
Staff Report**

Requested Action:

Consider disapproving Castlewood South Subdivision Improvement Plans.

Applicant:

Will Buzzelli, P.E./Kimley-Horn

Subject Property:

Approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

The plans are the subdivision improvement plans for Castlewood South.

Staff Recommendation:

Staff comments are attached for your review. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual, so Staff recommends disapproval of the proposed subdivision improvement plans.

Attachments:

1. Staff Comments
2. Location Map



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

Will Buzzelli
Kimley-Horn
5301 Southwest Parkway, Building 3, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: Thursday, March 3, 2022

Address: FM 973, Taylor 76574

Permit Number PZ-2021-1353

Dear Will Buzzelli,

Staff has completed its review of the Castlewood South Subdivision Improvement Plans that is to be located at FM 973, Taylor 76574. There are some corrections that need to be made. Comments from this review follow.

Planning Department Comments

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

Updated 03.03.2022 Need to discuss the way the sidewalks are shown on the plan sheet.

Updated 12.29.2022 This comment is still current; however, the Sheet is number 99 now.

The sidewalk symbology in the Legend is not shown on the plan sheet (SH 103). Refer to H.1 Sidewalk requirement Table in the Planned Development Ordinance. The sidewalks are different widths for different classifications of streets. The sidewalks for parks are different sizes (see L. Common Amenities Pedestrian Access and the Exhibits). Some of the Pedestrian Access will be submitted with the Site Development Plan (granite paths and trails).

Rempe Ridge must be the extension of Buttercup Road and Blazilmar is misspelled.

Include resubmission dates.

Fire Department Comments (PZ)

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

Reviewed plans with upload date of 12/17/2021 with no comments.

Engineering Department Review

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

2021-1353 Reference: PZ-2021-1353-20220211-castlewood south planset - Engineering Review 03.pdf			
Page #	Reference	Comment	Reviewer response
1	Coversheet	Street name to be updated to "Buttercup Road" based on the 2021 Transportation Plan (TYP)	
1	Coversheet	Update street name spelling to "Blazilmar" (TYP)	

1	Coversheet	Update cover sheet date with final submittal date (m/y)	
8	Erosion Control Plan	Update street name spelling to "Blazilmar" (TYP)	
8	Erosion Control Plan	Street name to be updated to "Buttercup Road" based on the 2021 Transportation Plan (TYP)	
9	Overall Phase Plan	Update street name spelling to "Blazilmar" (TYP)	
9	Overall Phase Plan	Adjust sidewalk shown in Park Reserve ROW to be inside Street ROW	
9	Overall Phase Plan	Street name to be updated to "Buttercup Road" based on the 2021 Transportation Plan (TYP)	
10	Grading Plan 1 of 6	For the Pedestrian & Utility Reserve noted on the sheet, verify and update to match platting and all proposed use	
10	Grading Plan 1 of 6	Verify elevations shown and update wall designations shown accordingly (BW and TW). (TYP)	
10	Grading Plan 1 of 6	Street name to be updated to "Buttercup Road" based on the 2021 Transportation Plan (TYP)	
11	Grading Plan 2 of 6	Update street name spelling to "Blazilmar" (TYP)	
11	Grading Plan 2 of 6	Verify lot grading types for lots 25-26 of Block 11. Appear to meet criteria for Lot A grading.	
11	Grading Plan 2 of 6	Verify and update to match platting and all proposed use.	
11	Grading Plan 2 of 6	Verify lot grading types for lots 2-7 and 12-17 of Block 16. Appear to meet criteria for Lot A grading.	
11	Grading Plan 2 of 6	Verify lot grading types. Appear to meet criteria for Lot A grading.	
12	Grading Plan 3 of 6	Verify lot grading types and high point for Lots 6-7 and 11-13 for area noted on plan review sheet.	
12	Grading Plan 3 of 6	Verify and update grading designation shown. Detention pond plan shows grading for this area.	
12	Grading Plan 3 of 6	Verify and update to match platting and all proposed use.	
12	Grading Plan 3 of 6	Show proposed elevation at corner for Lot 1.	
12	Grading Plan 3 of 6	Verify and update Pedestrian and utility reserve to match platting and all proposed use.	
12	Grading Plan 3 of 6	Verify lot grading types for Lots 18-26 Block 16. Appear to meet criteria for Lot A grading.	
13	Grading Plan 4 of 6	Verify and update to match platting and all proposed use for Reserve 6&7.	
14	Grading Plan 5 of 6	Verify lot grading types for Lots 12-	

		13, Block 8. Appear to meet criteria for Lot B grading.	
16	Wesley Miller Lane (1 of 2) Plan & Profile	Verify profile through intersection. Will profile match cross street cross section? Or will cross street warp to match this profile? Verify all curb return grades.	
17	Wesley Miller Lane (2 of 2) Plan & Profile	Verify profile through intersection. Will profile match cross street cross section? Or will cross street warp to match this profile? Verify all curb return grades.	
17	Wesley Miller Lane (2 of 2) Plan & Profile	Pipe missing in profile near STA. 26+50	
18	Rempe Ride Plan & Profile	Street name to be updated to "Buttercup Road" based on the 2021 Transportation Plan (TYP)	
18	Rempe Ridge Plan & Profile	Verify and provide end treatment of curb and gutter to prevent erosion of water from gutter.	
18	Rempe Ridge Plan & Profile	Street name to be updated to "Buttercup Road" based on the 2021 Transportation Plan (TYP)	
18	Rempe Ridge Plan & Profile	Pipe missing	
18	Rempe Ridge Plan & Profile	Continue coordination with TxDOT to reduce grade break.	
19	Blazimar Lane Plan & Profile	Update street name spelling to "Blazilmar" (TYP)	
19	Blazimar Lane Plan & Profile	Update street name spelling to "Blazilmar" (TYP)	
19	Blazimar Lane Plan & Profile	Verify and update location show on plan and profile for Wedemeyer Street	
19	Blazimar Lane Plan & Profile	Update street name spelling to "Blazilmar" (TYP)	
19	Blazimar Lane Plan & Profile	Verify profile through intersection. Will profile match cross street cross section? Or will cross street warp to match this profile? Introduce vertical curve if this is the through street. Verify all curb return grades.	
19	Blazimar Lane Plan & Profile	Continue coordination with TxDOT to reduce grade break.	
20	Rodgers Road Plan & Profile	Continue coordination with TxDOT to reduce grade break.	
21	Wedemeyer Street (Sheet 1 of 2) Plan & Profile	Verify profile through intersection. Will profile match cross street cross section? Verify all curb return grades.	
21	Wedemeyer Street (Sheet 1 of 2) Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
22	Wedemeyer Street (Sheet 2 of 2) Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
23	Rother Place Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
23	Rother Place Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
24	Elijah Street (Sheet 1 of 2) Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	

25	Elijah Street (Sheet 2 of 2) Plan & Profile	Verify profile through intersection. Will profile match cross street cross section? Or will cross street warp to match this profile? Introduce vertical curve if this is the through street. Verify all curb return grades.	
26	Wilson Springs Lane (Sheet 1 of 2) Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
27	Wilson Springs Lane (Sheet 2 of 2) Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
27	Wilson Springs Lane (Sheet 2 of 2) Plan & Profile	Verify profile through intersection. Will profile match cross street cross section? Or will cross street warp to match this profile? Verify all curb return grades.	
28	Sieders Street (Sheet 1 of 2) Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
29	Sieders Street (Sheet 2 of 2) Plan & Profile	Show plan and profile for end of street.	
29	Sieders Street (Sheet 2 of 2) Plan & Profile	Verify profile through intersection. Will profile match cross street cross section? Or will cross street warp to match this profile? Introduce vertical curve if this is the through street. Verify all curb return grades.	
29	Sieders Street (Sheet 2 of 2) Plan & Profile	Verify profile through intersection. Will profile match cross street cross section? Or will cross street warp to match this profile? Verify all curb return grades.	
30	McFadin Way (Sheet 1 of 2) Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
30	McFadin Way (Sheet 1 of 2) Plan & Profile	Verify profile through intersection. Will profile match cross street cross section? Or will cross street warp to match this profile? Verify all curb return grades.	
31	McFadin Way (Sheet 2 of 2) Plan & Profile	Verify profile through intersection. Will profile match cross street cross section? Or will cross street warp to match this profile? Introduce vertical curve if this is the through street. Verify all curb return grades.	
32	Solomon Way & Mullen Trail Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
32	Solomon Way & Mullen Trail Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
32	Solomon Way & Mullen Trail Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
33	Liam Road Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
33	Liam Road Plan & Profile	Profile should match road cross slope. Verify all curb return grades.	
34	Left Turn Lane	Continue coordination with TxDOT and submit layout for review.	
42	Storm Plan & Profile Line SD A (Sheet 1	Structure size and type does not match throughout drainage plans.	

	of 3)	Revise on all sheets.	
43	Storm Plan & Profile Line SD A (Sheet 2 of 3)	On all storm sewer sheets: Engineering Manual 8.10.2.b.1: Min V25 is 2.5 fps	
44	Storm Plan & Profile Line SD A (Sheet 3 of 3)	Verify 4' tall box where noted. Box is above proposed ground.	
45	Storm Plan & Profile Line SD B (Sheet 1 of 3)	On all storm sewer sheets: Engineering Manual 8.10.1.c.1: when pipe size increases, match soffits.	
46	Storm Plan & Profile Line SD B (Sheet 2 of 3)	Engineering Manual 8.10.1.c.1: when pipe size increases, match soffits.	
48	Storm Plan & Profile Line SD C (Sheet 1 of 2)	Engineering Manual 8.10.1.c.1: when pipe size increases, match soffits.	
49	Storm Plan & Profile Line SD C (Sheet 2 of 2)	Engineering Manual 8.10.1.c.1: when pipe size increases, match soffits.	
50	Storm Plan & Profile Line SD D	Verify conflict with storm pipe, verify if different alignment is available (example shown)	
50	Storm Plan & Profile Line SD D	Engineering Manual 8.10.1.c.1: when pipe size increases, match soffits.	
54	Storm Plan & Profile Line SD J&K	Engineering Manual 8.10.1.c.1: when pipe size increases, match soffits.	
55	Storm Plan & Profile Line SD L&M	2 red boxes but no comments	
68	TxDOT Culverts 1-3	Text overlapping. Update profile information.	
69	Storm Channel A Plan & Profile	Show how proposed grade line connects noted in profile STA 2+90	
69	Storm Channel A Plan & Profile	Update blue line in profile to black & white	
70	Storm Channel B Plan & Profile (Sheet 1 of 2)	Inlet in pavement	
70	Storm Channel B Plan & Profile (Sheet 1 of 2)	Provide HGL	
70	Storm Channel B Plan & Profile (Sheet 1 of 2)	Verify depth(5' deep) of the rectangular channel and potential drowning hazards this might create	
71	Storm Channel B Plan & Profile (Sheet 2 of 2)	Inlet in pavement.	
72	Overall Water Plan	Update street name shown in Castlewood, (Castlebridge Way to Wesley Miller)	
72	Overall Water Plan	Move callout noted in review drawing near the end of Rempe Ridge. Text is not visible on plan.	
74	Phase 2 Water Plan	Verify and show existing water line near STA 28+99 of Water Line "A" (Wesley Miller Ln)	
75	Water Plan & Profile Line WL-A (Sheet 1 of 2)	Verify and update bend size/degree of bend on profile (TYPICAL)	
76	Water Plan & Profile Line WL-A (Sheet 2 of 2)	Verify and update sizes and fittings shown. No 8-inch shown in this location.	
76	Water Plan & Profile	Provide a flushing valve per City	

	Line WL-A (Sheet 2 of 2)	Public Works requirements at STA. 28+99	
78	Water Plan & Profile Line WL-C (Sheet 2 of 2)	Provide a flushing valve per City Public Works requirements at STA. 19+78	
79	Phase 1 Overall Wastewater Plan	Show location of service connections on Plan (TYP)	
80	Phase 2 Overall Wastewater Plan	Show location of service connections on Plan (TYP)	
82	Wastewater Plan and Profile Line WW-B (Sheet 2 of 2)	Verify and provide minimum 3-ft separation distance between utilities (EM 7.2.3d)	
86	Wastewater Plan and Profile Line WW-E (Sheet 1 of 2)	Notate drop connection on the plan, this sheet. STA 4+89	
86	Wastewater Plan and Profile Line WW-E (Sheet 1 of 2)	Notate drop connection on the plan, this sheet. STA 8+36	
90	Wastewater Plan and Profile Line WW-H	Crossing shall meet TCEQ separation requirements (217.C(d)(5))	
95	Street Light, Sidewalk, Sign and Striping Plan	Verify and include street lights at street intersections with FM 973	
95	Street Light, Sidewalk, Sign and Striping Plan	Include note that all signs and mounts shall conform to the standards as set forth in the Texas Manual on Uniform Traffic Control Devices. Engineering Manual 5.7.2	
95	Street Light, Sidewalk, Sign and Striping Plan	Include note that the developer shall submit a list of signs to be placed and a graphical representation of the signs for review by City Engineer prior to installation. Engineering Manual 5.7.4	
96	Pond Details	For the detention pond outlet structure details, notate the outfall pipe material on details	

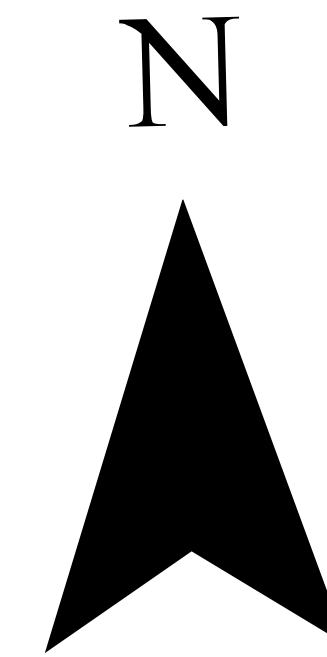
Please revise the plans to address the comments noted above. Following revision, submit the plans electronically with a resolution letter in PDF format.

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

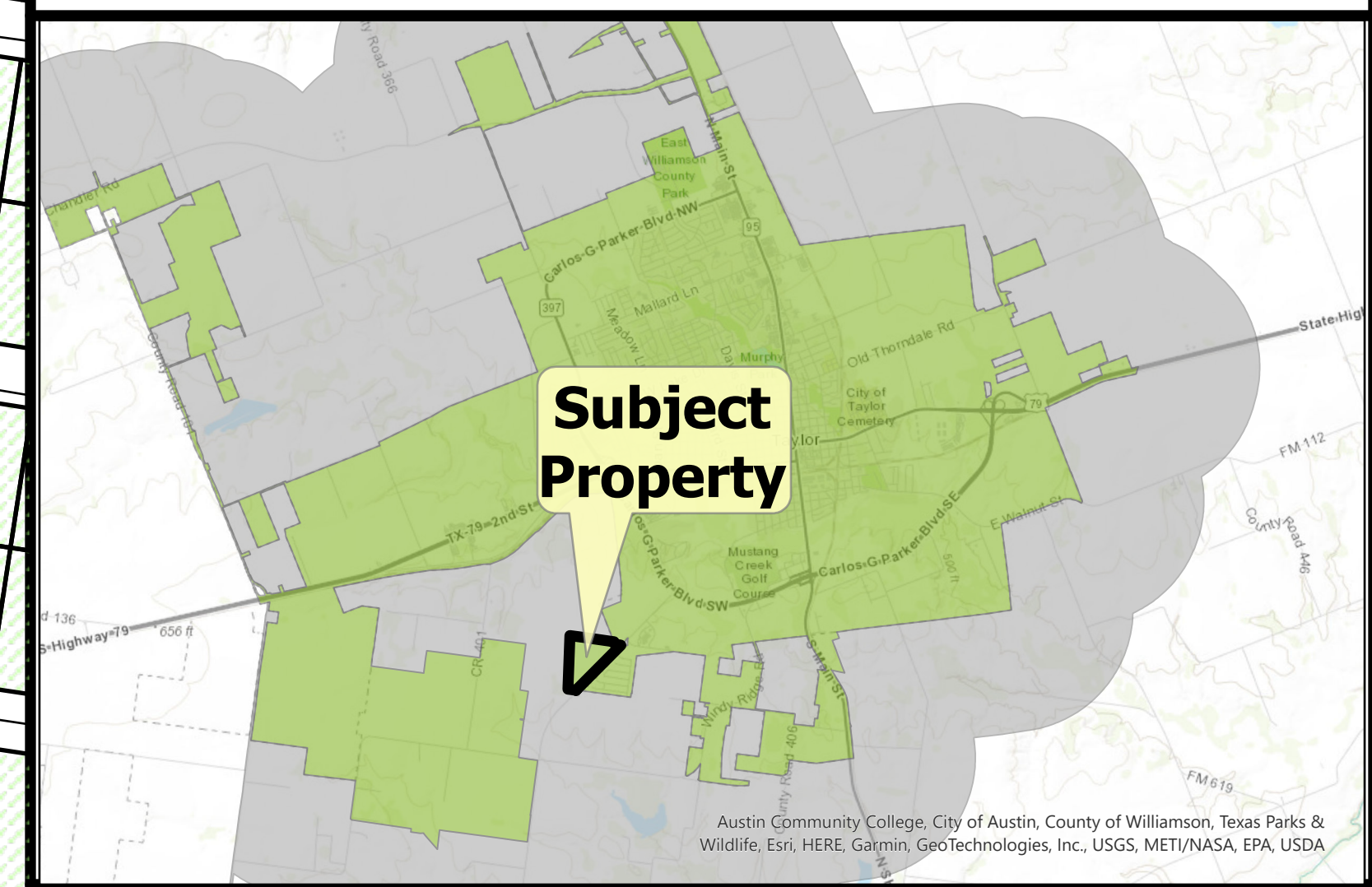


PZ-2021-1353

**Castlewood South
Subdivision Improvement Plans
Across from Avery Glen Subdivision
Approximately 69.99 Acres**

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- R-1/RPD: Residential Planned Development



**Subject
Property**

F-M-973

**City of Taylor
North Drive
Subdivision Improvement Plans
PZ-2021-1361
Staff Report**

Requested Action:

Consider disapproving North Drive Subdivision Improvement Plans.

Applicant:

Aimee Chavez, P.E./Pape-Dawson Engineers

Subject Property:

North Drive right-of-way, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: N/A (ROW)

Current Use: ROW

Purpose:

The plans are for North Drive right-of-way improvements, north of NW Carlos G. Parker Boulevard, in conjunction with the planned development, Spring Creek Phase 1 (formerly Taylor 70).

Staff Recommendation:

Staff comments are attached. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual, so Staff recommends disapproval of the proposed plans.

Attachments:

1. Staff Comments
2. Location Map



City of Taylor

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

Aimee Chavez
Pape-Dawson Engineers, Inc.
10801 N. Mopac Expy., Bldg. 3, Suite 200
Austin TX 78759
achavez@pape-dawson.com

Date: Monday, February 28, 2022

Address: CR 367, Taylor 76574

Permit Number PZ-2021-1361

Dear Aimee Chavez,

Staff has completed its review of plans for the North Drive SIP that is to be located at CR 367, Taylor 76574. There are some corrections that need to be made. 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.

No comments.

Engineering Department Review

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

North Drive Improvements - Plan Review Comments

Page #	Reference	Comment
1	Cover	Update revision table to show plan revision submittals
2	Construction Notes	Street Notes, Note 12, to be updated with final City approved geotech report
4	Existing Conditions and Demolition	For the fire hydrants shown on North Drive, verify they are to be removed, replaced and relocated outside the proposed roadway improvements
4	Existing Conditions and Demolition	For the proposed water line remove and replace section shown, bold section of water line where proposed remove and relocate is proposed
6	North Drive 1 of 2	Per email on 1/10/22 restripe arrows at North Drive intersection so through movements line up <i>(noted on PDF review)</i>
8	Pavement Markings, Street Light & Signage Plan	Per email on 1/10/22 restripe arrows at North Drive intersection so through movements line up <i>(noted on PDF review)</i>

8	Pavement Markings, Street Light & Signage Plan	Provide gap in pavement markings at intersection <i>(noted on PDF review)</i>
8	Pavement Markings, Street Light & Signage Plan	Provide dash on turn lane entrance <i>(noted on PDF review)</i>
8	Pavement Markings, Street Light & Signage Plan	Move sharrow and center in lane <i>(noted on PDF review)</i>
8	Pavement Markings, Street Light & Signage Plan	Center sharrow in lane <i>(noted on PDF review)</i>
8	Pavement Markings, Street Light & Signage Plan	Adjust stripping so lanes line up across intersection. (Note: blue dashes are just showing alignment and are not to be striped) <i>(noted on PDF review)</i>
8	Pavement Markings, Street Light & Signage Plan	Move bike and arrow symbol markings back where noted on PDF review
15	Storm Drain Layout	Inlets noted near Tribute Blvd will need to be relocated when the eastern developer widens on their side
15	Storm Drain Layout	Relocate inlet outside future intersection limits of Tribute Blvd

(See Next Page – Continuation of Comments)

Comment Resolution Letter - Response Items

Page #	Comment	
Comment Response Letter - North Drive Phasing	Spring Creek Phase 1 flood study needs to be approved prior to approval of North Drive. See comments on Spring Creek Phase 1	
Comment Response Letter - Unresolved Comment	SD-3 outfall. The plan view shows rock riprap but not seeing any detail on its size, depth, extent.	
Comment Response Letter - Unresolved Comment	All outfalls... EM 8.10 appropriate size of riprap? not seeing where D50 size specified. appropriate length of rock riprap. EM 8.10.5.b.3) requires 10x dia of outfall pipe...	
Comment Response Letter - Unresolved Comment	For proposed grate inlets... Prior comment... EM8.9.4b - grate inlets are discouraged due to clogging concerns. If used apply an appropriate clogging factor.	

(See Next Page – Continuation of Comments)

North Drive Sidewalk Exhibit

Page #	Comment	
North Drive Sidewalk Exhibit	Provide stub outs for inlets eastern developer will need to install on the NB side of the road.	
North Drive Sidewalk Exhibit	Note: City will require street intersections to be aligned at Tribute Blvd.	
North Drive Sidewalk Exhibit	May use ribbon curb if preferred as noted in Section A-A	
North Drive Sidewalk Exhibit	As noted in Section A-A If curb is to be in place for more than 6 months, provide a temporary moisture barrier to protect pavement structure from horizontal moisture migration until NB side is widened and the shallow ditch is removed. Moisture barrier should be 4' wide strip of 10 mil HDPE, 1.1 mm EPDM, or 10 mil PVC. Must have UV inhibitors. Use Firestone Bonding Adhesive BA-2004 (T) or equivalent to bond moisture barrier to curb. Average bid City has seen is \$5/LF.	

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.

Upon review of the resubmittal are fire hydrants planned for the improvement of North Drive?

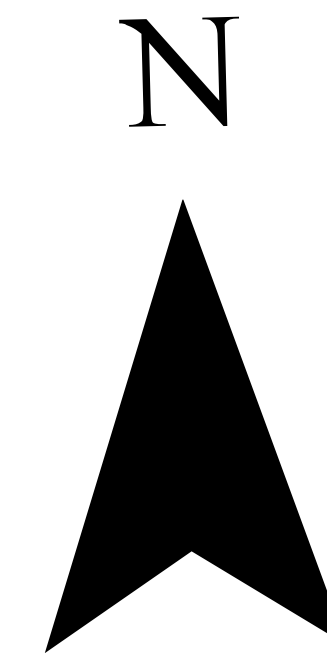
Please revise the plans to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,



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



North Drive Subdivision Improvement Plans North Drive Right-of-Way

■ ETJ
 ■ Street Section to Be Improved
 □ Parcels
 — Streets
ZONING
 ■ B-1
 ■ B-1/CPD
 ■ R-1 Single Family
 ■ R-1/RPD: Residential
 ■ Planned Development
 ■ MF-1/RPD



A horizontal scale bar with a black background. It has white tick marks at 0, 150, 300, and 600. The text "US Feet" is at the right end.

City of Taylor
Replat of Lot 5A, Block B,
Mustang Creek Industrial Park
PZ-2022-1432
Staff Report

Requested Action:

Consider disapproving Replat of Lot 5A, Block B, Mustang Creek Industrial Park.

Applicant:

David McLachlan/Taylor Industrial, LLC

Subject Property:

Approximately 14.362 acres to create two lots, addressed as 200 South Edmond Street and legally described as Mustang Creek Industrial Park, Block B, Lot 5A, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: M-2

Current Use: Existing site of DriveSimple

Purpose:

The purpose of the subdivision is for future industrial development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance, so Staff recommends disapproval of the proposed plat.

Attachments:

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



City of Taylor

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

David McLachlan
Taylor Industrial, LLC
200 S. Edmond Street
Taylor TX 76574
d.mclachlan1@gmail.com

Date: Thursday, February 17,
2022

Address: 200 S. Edmond St., Taylor 76574

Permit Number PZ-2022-1432

Dear David McLachlan,

Staff has completed its review of the Mustang Creek Industrial Park Replat of Lot 5, Block B No. 2 that is to be located at 200 S. Edmond St., Taylor 76574. There are some corrections that need to be made prior to recordation of the plat so your plat application will be put on the March 8, 2022, Planning and Zoning Commission meeting agenda. Comments from this review follow.

Planning Department Comments

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

Confirm if the TP&L easement is active or abandoned.

Remove the words "Replat of" from the beginning of the title and add the word "replat at the end of the title i.e., Mustang Creek Industrial Park Replat # 5. Under the title place the description. The description should read:

Being a replat of Lot 5A, to create Lots 6 and 7, Block B, consisting of 14.36 acres, more particularly described in document number 2013030849 in the Official Public Records of Williamson County, Texas, part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Fill in the submittal date if you're keeping that table. You need a table for the resubmittals and provide the dates as required by the application.

Provide ROW info for the railroad. The City of Taylor Plat may have info.

Remove L3 and L4 from the table and show and label the measurement of the right-of-way.

Update the electrical provider. Oncor is the provider.

Provide the Sloan Street right-of-way.

Engineering Department Review

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

***Refer to the Associated Files portion of the permit page to download a PDF copy of engineering comments on the review document.

Sheet 1

1. Provide a tie to the original abstract survey per Subdivision Ordinance 3.2 - Subdivision Preliminary Plat; 9. Boundaries: c. Provide a tie to an original corner of the original survey of which said land is a part.
2. Notate drainage ditch shown as "Mustang Creek Tributary 1" per FEMA Mapping.
3. For Lot 3, Block B shown; Verify slide numbers in metes and bounds description.
4. Per 2021 Transportation Plan, South Edmond is classified as an Enhanced Community Blvd and requires a 100-ft ROW; therefore, 20-ft ROW Dedication will need to be verified as part of the plat requirement.
5. Per 2021 Transportation Plan - Trails, a proposed trail is identified along the Mustang Creek Tributary.

Dedication of a minimum of 10-feet and a maximum of 12-feet within the D.E./U.E. is required. Show and label the dedication.

Sheet 2

1. Metes & Bounds Description, paragraph 9; Verify slide numbers referenced for Lot 3 Block B.
2. Plat Notes, Note 6; Include the text "for each of the following lots _____"
3. Show minimum finished floor requirements per Subdivision Ordinance 3.3 - Final Plat; 10. Drainage and Floodplains: b. The final plat shall establish specific minimum floor slab elevations for construction of any structures on a lot within the one hundred (100) year floodplain to be a minimum of two (2) feet above the one hundred (100) year floodplain.
4. Update the Lien Holder Certificate as noted on the review PDF to include the Lien Holder's name and verify Document No. referenced.
5. Update the Engineer's Certificate to remove comma as noted and to state the subdivision "is encroached".
6. Verify plat approval blocks required for the replat and update accordingly.
7. Provide the City Floodplain Administrator block on the plat.
8. Provide a note for location of sidewalks on the plat per Subdivision Ordinance, Sec. 2.14 Sidewalks; The subdivider is responsible to note the location of sidewalks on the plat.

Fire Department Comments (PZ)

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

Plat note #7 notes 1000 gallons per minute for 2 hours.

Per the City of Taylor's, Article II: Subdivision design and improvement standards, 2.11 water and sewer, the minimum fire flow is 500 gallons per minute for 2 hours,

No response needed as the noted 1000 gallons per minute is greater than the required 500 gallons per minute.

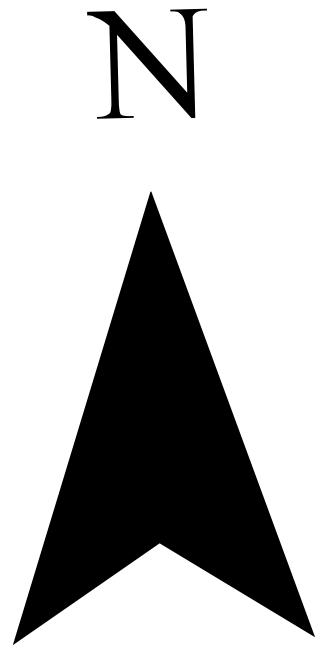
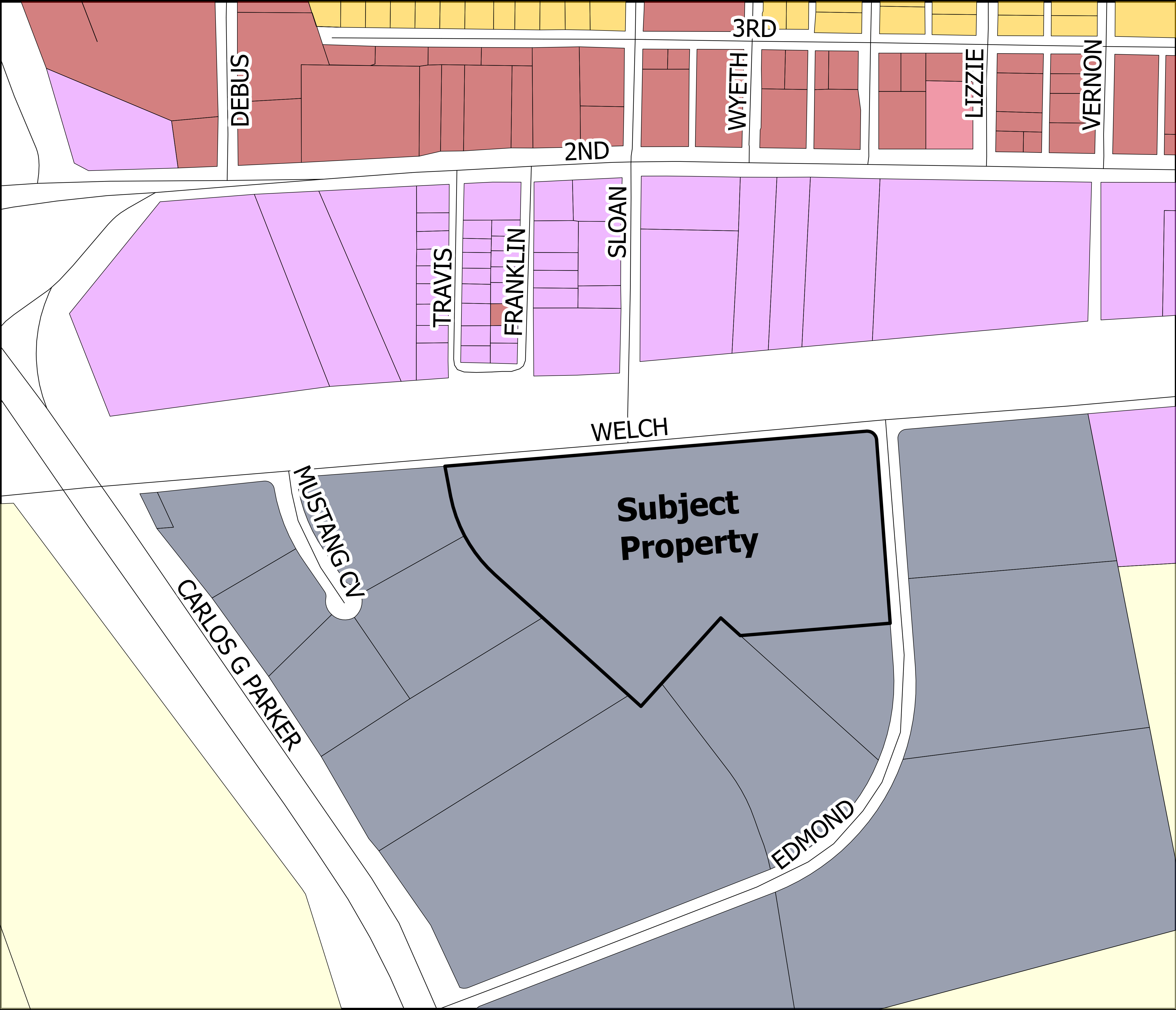
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Make sure to resubmit on a resubmittal date.

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

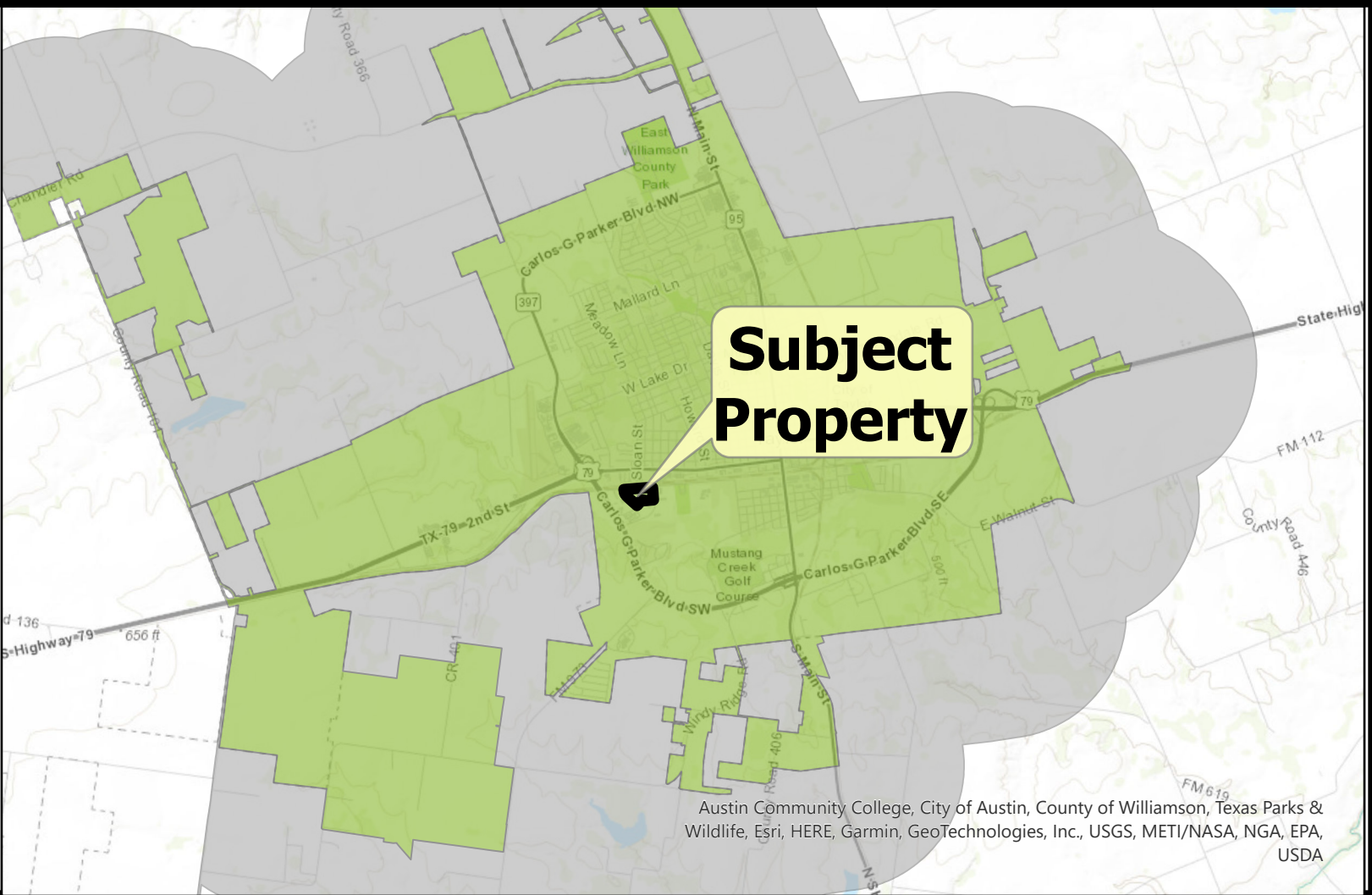


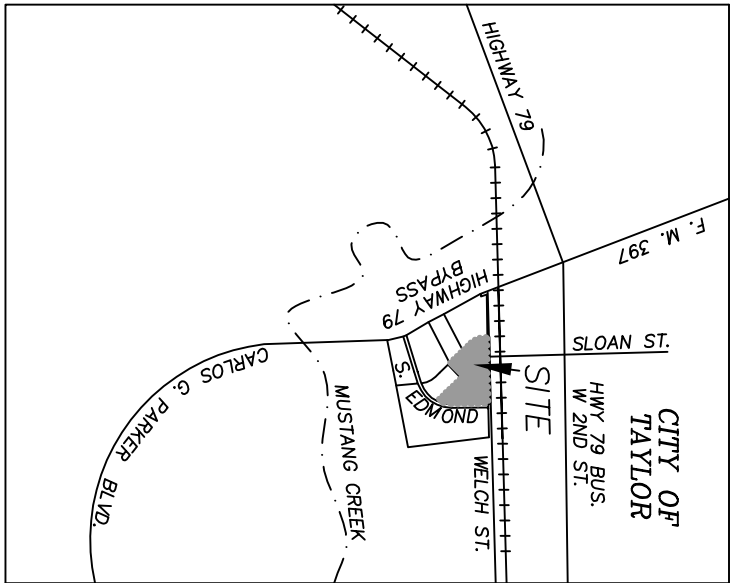
PZ-2022-1432

**Replat of Lot 5A, Block B,
Mustang Creek Industrial Park
200 S. Edmond St.
Approximately 14.362 Acres**

Legend

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





LOCATION MAP
NOT TO SCALE

OWNER: TAYLOR INDUSTRIAL, LLC
DANIEL L. MCLOCHLAN, MANAGER
200 S. EDMOND STREET,
TAYLOR, TX 76574

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

ENGINEER: PROSSNER & ASSOCIATES, INC.
13377 POND SPRINGS ROAD, SUITE 108-B
AUSTIN, TX 78729
TELEPHONE: (512) 918-3343
prossner.associates@gmail.com

ACREAGE: 14.362 ACRES

SURVEY: WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665

NUMBER OF BLOCKS: ONE

NUMBER OF LOTS: TWO

LINEAR FEET OF NEW STREETS: NONE

SUBMITTAL DATE: _____

LOT TABLE	
LOT 5A-1	9.000 ACRES INDUSTRIAL
LOT 5A-2	5.362 ACRES INDUSTRIAL

SURVEYOR'S NOTES:

1. BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL ZONE (4203). DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.
2. THE VERTICAL DATUM FOR THIS PROJECT IS NAVD-88 (GEOD 2012A) PER LEICA (SMARTNET) VRS GPS NETWORK ESTABLISHED ON SITE 12-08-2021. THE VERTICAL DATUM AS SHOWN ON PLAT REPEAT OF LOT 5, BLOCK B, MUSTANG CREEK INDUSTRIAL PARK, RECORDED IN DOCUMENT NO. 2013030849 IS NGVD-29. THE BENCHMARK SHOWN ON SAID PLAT HAS BEEN DESTROYED, HOWEVER THE SURVEYOR TIED TO OTHER HARD POINTS FROM PREVIOUS SURVEYS IN AREA AND FOUND -0.15 TD -0.20' DIFFERENCE IN ELEVATION GOING FROM NAVD-88 (GEOD 2012A) TO NGVD-29. THEREFORE, NAVD-88 (GEOD 2012A) IS APPROXIMATELY 0.2' HIGHER THAN NAVD-29.
- BENCHMARK NO. 1: PK NAIL SET ON TOP OF THE WEST END OF CONCRETE BRIDGE WALL ON SOUTH SIDE OF WELCH STREET, APPROXIMATELY 319 FEET EAST OF MUSTANG CREEK, AND APPROXIMATELY 600 FEET WEST OF SLOAN STREET.
ELEVATION=591.19'
- BENCHMARK NO. 2: PK NAIL SET IN CENTER OF CONCRETE HEADWALL OF OVERHEAD POWER LINE ON SOUTH SIDE OF WELCH STREET, APPROXIMATELY 5 FEET EAST OF PROJECTED CENTERLINE OF SLOAN STREET, AND APPROXIMATELY 653 FEET WEST OF SOUTH EDMOND STREET.
ELEVATION=546.66'
- BENCHMARK NO. 3: PK NAIL SET ON TOP OF CURB ON EAST SIDE OF SOUTH EDMOND STREET, APPROXIMATELY 284 FEET SOUTH OF WELCH STREET.
ELEVATION=546.24'
3. ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
4. THE SUBJECT TRACT HEREIN IS SUBJECT TO GENERAL NOTES AS SHOWN ON SHEET 2 OF 2 OF DOCUMENT NO. 2013030849.
5. PER DOCUMENT NO. 2013030849 SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE.

REPLAT OF LOT 5A, BLOCK B
MUSTANG CREEK INDUSTRIAL PARK

BEING A RESUBDIVISION OF THE REPLAT OF LOT 5, BLOCK B, MUSTANG INDUSTRIAL PARK, A SUBDIVISION RECORDED IN DOCUMENT NO. 2013030849 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND

- "DS" IRON ROD FOUND
- MARKED "DIAMOND SURVEYING"
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- BENCHMARK
- APPROXIMATE FEMA LINE
- FEMA ZONE "X" SHADED
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- R.O.W. RIGHT-OF-WAY
- W.W.E. WASTEWATER EASEMENT
- W.L.E. WATER LINE EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.49'	90°30'31"	S49°36'44"E	35.51'
C2	400.00'	257.53'	36°53'20"	N29°37'44"W	253.11'

LINE	BEARING	DISTANCE
L1	N48°09'13"W	74.28'
L2	N10°47'06"W	86.01'
L3	N84°43'07"E	86.06'
L4	N85°38'31"E	60.06'

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

REPLAT OF LOT 5A, BLOCK B
MUSTANG CREEK INDUSTRIAL PARK

BEGINNING at an iron rod

THEENCE, N 85°08'00" E, with the north boundary line of said Lot 5A, Block B and said south right-of-way line of Welch Street for a distance of 1191.05 feet to an iron rod found with cap marked "Diamond Surveying" on the most northerly northeast corner of said Lot 5A, Block B, same being on the beginning of a curve to the right;

THENCE, S 04°21'29"E, with the east boundary line of said Lot 5A, Block B and said west right-of-way line of South Edmond Street for a distance of 518.28 feet to an iron rod found with cap marked Diamond Surveying on the southeast corner of said Lot 5A, Block B and the northeast corner of Lot 5B, Block B of said Replat of Lot 5, Block B, Mustang Creek Industrial Park, for the southeast corner hereof;

THENCE, N 48°03'11" W with said south boundary line of Lot 5A, Block B and said northeasterly boundary line of Lot 1, Block B, for a distance of 74.28 feet to an iron rod found with cap marked "TR1AD 5952" on the north corner of said Lot 1, Block B, same being an interior ell corner of said Lot 5A, Block B.

THENCE, with west boundary line of said Lot 5A, Block B, in part with said east boundary line of Lot 2, Block B, in part with the east boundary line of Lot 3, Block B, Mustang Creek Industrial Park, Lot 3, Block B, a subdivision recorded in Cadastre R, Slide 316 of the Plat Records of Williamson County, Texas, in part with the east boundary line of Lot 4D, Block B of said Replat of Lot 4, Block B, Mustang Industrial Park, and in part with the east boundary line of said Lot 4E, Block B, the following three courses and distances:

2. With said curve to the right an arc length of 257.53 feet, said curve having a radius of 400.00 feet, a delta angle of $36^{\circ}53'20''$ and a chord which bears N $29^{\circ}37'41''$ W for a distance of 253.11 feet to a $1/2''$ iron rod set with cap marked "Diamond Surveying" on the end of this curve;

3. N $10^{\circ}47'06''$ W for a distance of 86.01 feet to the POINT OF BEGINNING hereof and containing 14.362 acres of land more or less.

1. Utility Providers
Water: City of Taylor
Wastewater/septic: City of Taylor
Electricity: Just Energy

3. There are areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C0533F, effective date of December 20, 2019.

5. All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.

7. Minimum Fire Flow of 1,000 gallons per minutes for not less than two (2) hours shall be provided.

BEING A RESUBDIVISION OF THE REPLAT OF LOT 5, BLOCK B, MUSTANG INDUSTRIAL PARK, A SUBDIVISION RECORDED IN DOCUMENT NO. 2013030849 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.

PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

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SHEET 2 OF 2

 DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, 1
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

City of Taylor
Mucha/Hubnik Developments
Minor Plat
PZ-2022-1440
Staff Report

Requested Action:

Consider disapproving Mucha/Hubnik Developments Minor Plat.

Applicant:

Tommy Richter/Bryan Technical Services, Inc.

Subject Property:

Approximately 12.814 acres to create two lots, addressed as 1101 NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcel R019345, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: M-1

Current Use: Existing site of Babeco Fabrication & Machining

Purpose:

The purpose of the subdivision is for future commercial and/or industrial development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance, so Staff recommends disapproval of the proposed plat.

Attachments:

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



City of Taylor

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

TOMMY RICHTER
BTS
911 N MAIN STREET
TAYLOR TX 76574
trichter@bryanttechnicalservices.com

Date: Friday, February 25, 2022

Address: 1101 NW CARLOS PARKER BLVD, TAYLOR 76574

Permit Number PZ-2022-1440

Dear TOMMY RICHTER,

Staff has completed its review of the Mucha-Hubnik Developments Minor Plat that is to be located at 1101 NW CARLOS PARKER BLVD, TAYLOR 76574. There are some corrections that need to be made prior to recordation of the plat. Consequently, the plat will be on the next Planning and Zoning Commission Meeting Agenda, March 8, 2022, with a recommendation of disapproval. Comments from this review follow.

Planning Department Comments

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

Remove all Building Lines from the plat and do not show current setbacks. Add the note from the application. See below:

1. All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.

Number the Blocks per the Subdivision Ordinance excerpt below:

Blocks 2.7

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.

A utility easement for the wastewater and the overhead electrical line needs an easement unless you have the document(s) establishing the easements.

The proposed use is not permitted in M-1. Sheet 1 states the proposed use is multi-family. Correct the proposed use. Make sure the acreage is correct everywhere on the plat. It's not correct in the Owners' and Lien Holder's Certificates.

Correct the title and description of the plat.

Mucha Hubnik Developments Minor Plat

Being a minor plat of or to create Lots 1 and 2, Block 1, consisting of 12.814 acres, out of...Taylor, Williamson County, Texas

The planning mark ups are uploaded in the review files for you to look at.

For commercial and industrial developments, sidewalks are required in the ROW at the time of platting. If the owners do not intend to construct sidewalks then that will need to be discussed with the Director of Development Services to determine if a variance to the platting requirement may be sought.

Engineering Department Review

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

*Refer to the Associated Files section of the permit page to download a PDF containing markups from Engineering Review below.

General

1. For the proposed detention on lot 2, the detention area shall be noted on the plat as a drainage reserve or easement and maintenance of the detention pond area will be the responsibility of the property owner. Additionally, the proposed detention pond shall be outside of any existing or proposed utility easement.

Sheet 1 of 2

1. Update City of Taylor Permit No. (2022-1440)
2. Verify and update plat note "Proposed Use". The tract is located in zoning M-1 Light Industrial.
3. Verify and update setback requirements for lots based on M-1 Light industrial zoning per City Zoning Ordinance.
4. Notate and show complete ROW for Airport Road and include filing information. The tract on west side of Airport Road shall be included as information on the plat
5. Include TxDOT designation (State Loop 427) and show complete ROW information and filing information. The tract on east side of Carlos G Parker shall be included as information on the plat.
6. Verify water line location along State Highway (Carlos G. Parker) and provide a utility easement in accordance to Engineering Manual Sec.6.2 - Line Sizes & Locations, items 3. and 5.
7. Verify existing City wastewater utilities along the bottom property line noted in the review drawing and incorporate a 20-ft minimum utility easement.
8. Verify shared access easement requirements for driveway access from Carlos G. Parker between lots 1 & 2.
9. Verify any encroachments of existing driveway to adjacent property (3.38 acre property "Efrain C. Lopez"). An access easement shall be coordinated or driveway shall be relocated

Sheet 2 of 2

1. The proposed plat is to be name Mucha/Hubnik Developments Subdivision unless noted otherwise.
2. For the Owner Certification Block, update the block to include all language from the plat certificate taken from the plat application packet and as noted in the plat review drawing.
3. For the Lien Holder Certification Block, update the portion of text that references the Subdivision.
4. For the Engineer's Certification Block, update the block to include all language from the plat certificate taken from the plat application packet and as noted in the plat review drawing.
5. For the County Clerk Certification Block, update the block to include all language from the plat certificate taken from the plat application packet and as noted in the plat review drawing.

Fire Department Comments (PZ)

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

Reviewed the minor plat with no comments. Site and building plans will be reviewed at stage of the project.

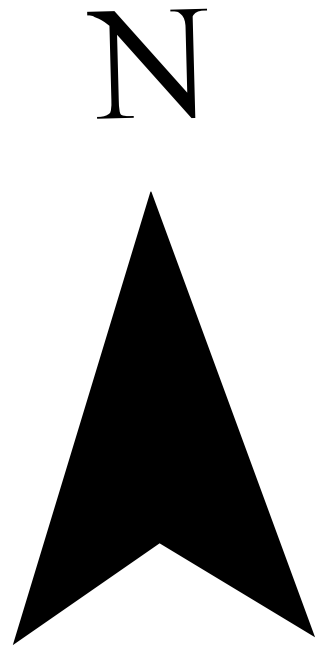
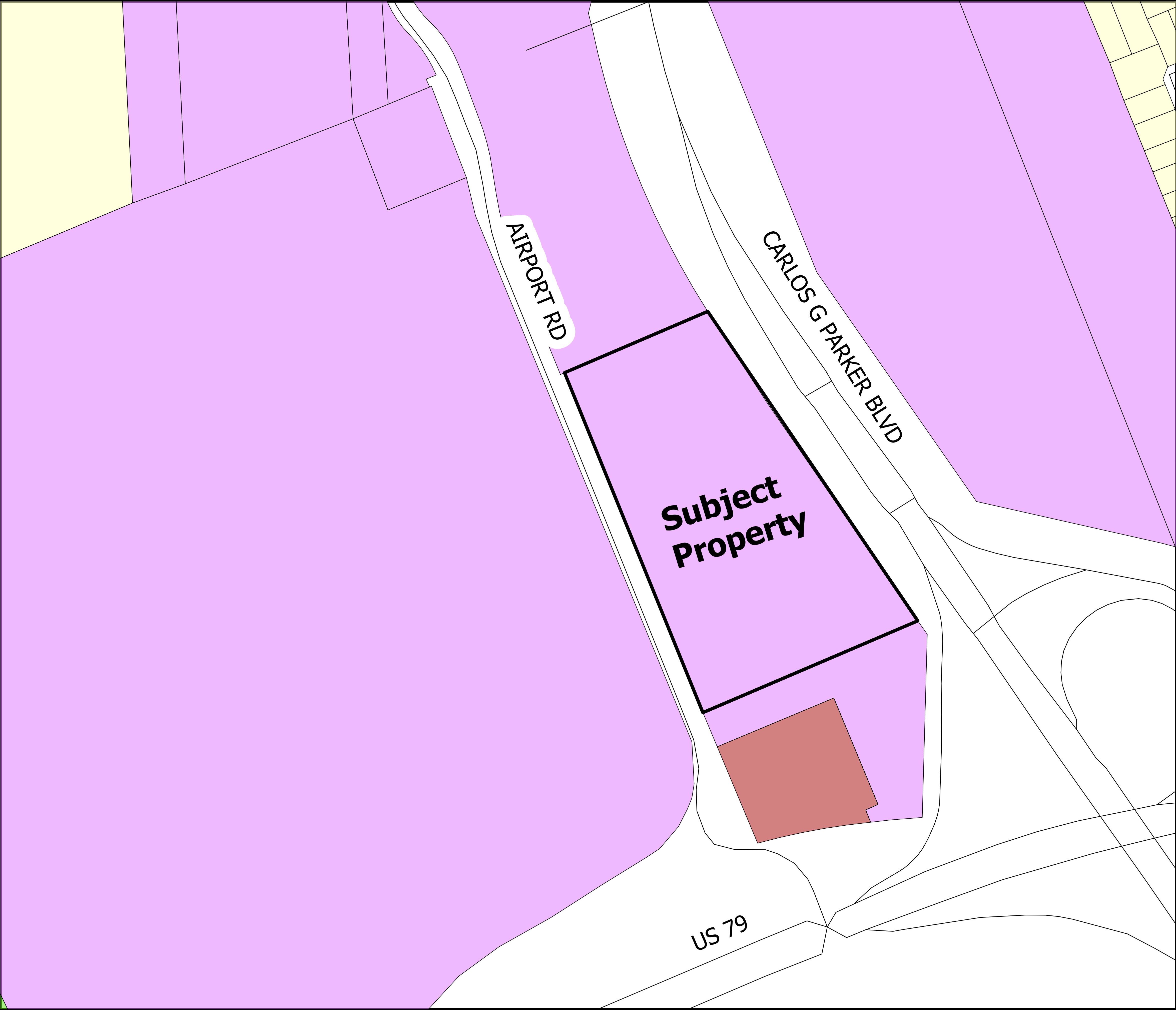
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,



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



PZ-2022-1440

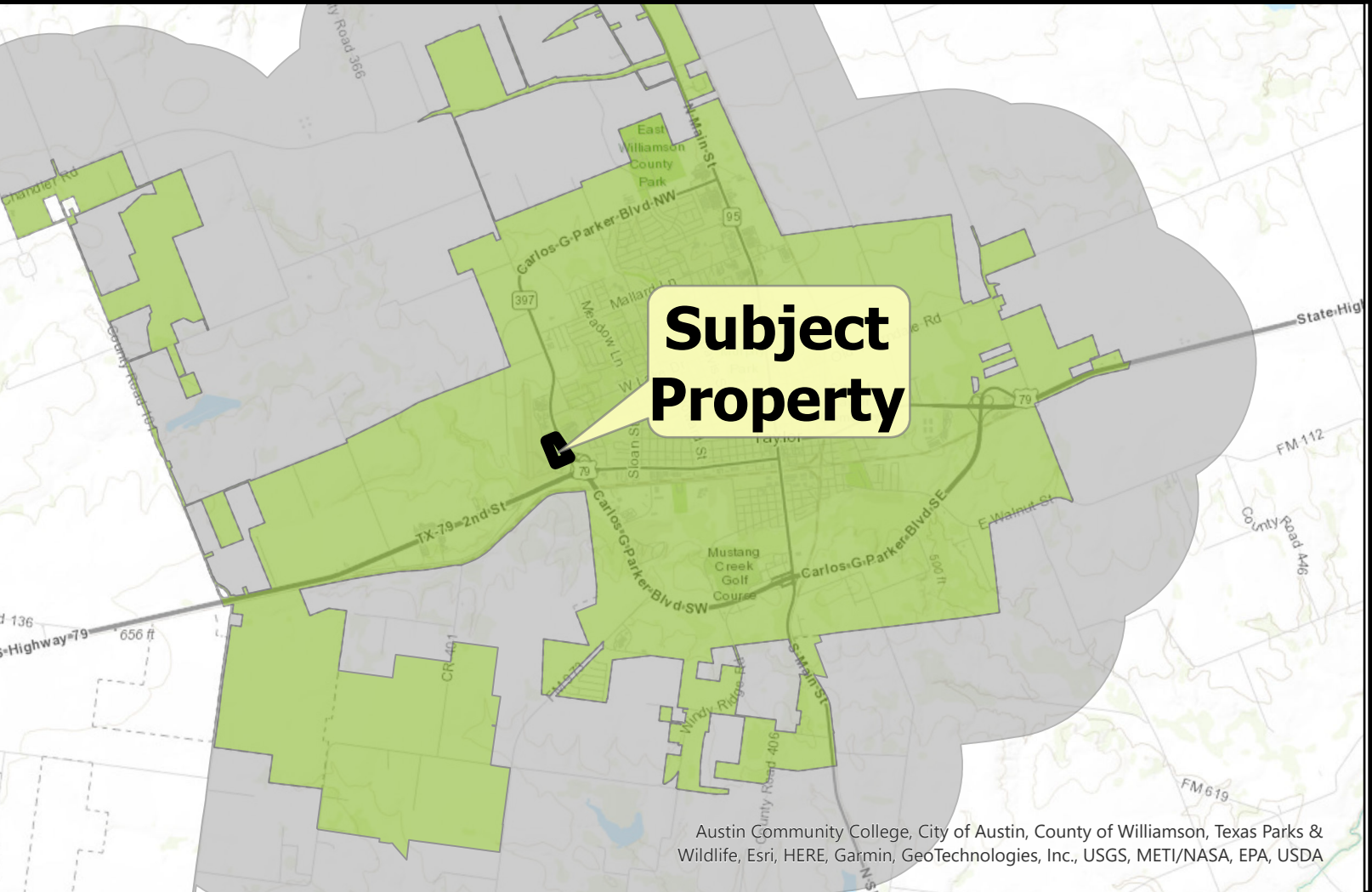
**Mucha/Hubnik Developments
Minor Plat
1101 NW Carlos G. Parker Blvd.
Approximately 12.814 Acres**

Legend

- | | |
|--|--|
|  Subject Property |  M-1 Light Industrial |
|  Parcels |  M-H Manufactured Housing |
|  Streets |  R-1 Single Family |

ZONING

-  B-1



0 135 270 540 US Feet

Minor Plat of
MUCHA / HUBNIK DEVELOPMENTS

Being a Minor Plat of Two Lots, consisting of Lot 1, Block A, and Lot 2, Block A out of "12.814 Acres"
being recorded in Document No. 2006073450, of the Official Public Records of Williamson County, Texas
"Consisting of a total of 558,179 sq feet"

LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- TYPE I CONCRETE MARKER

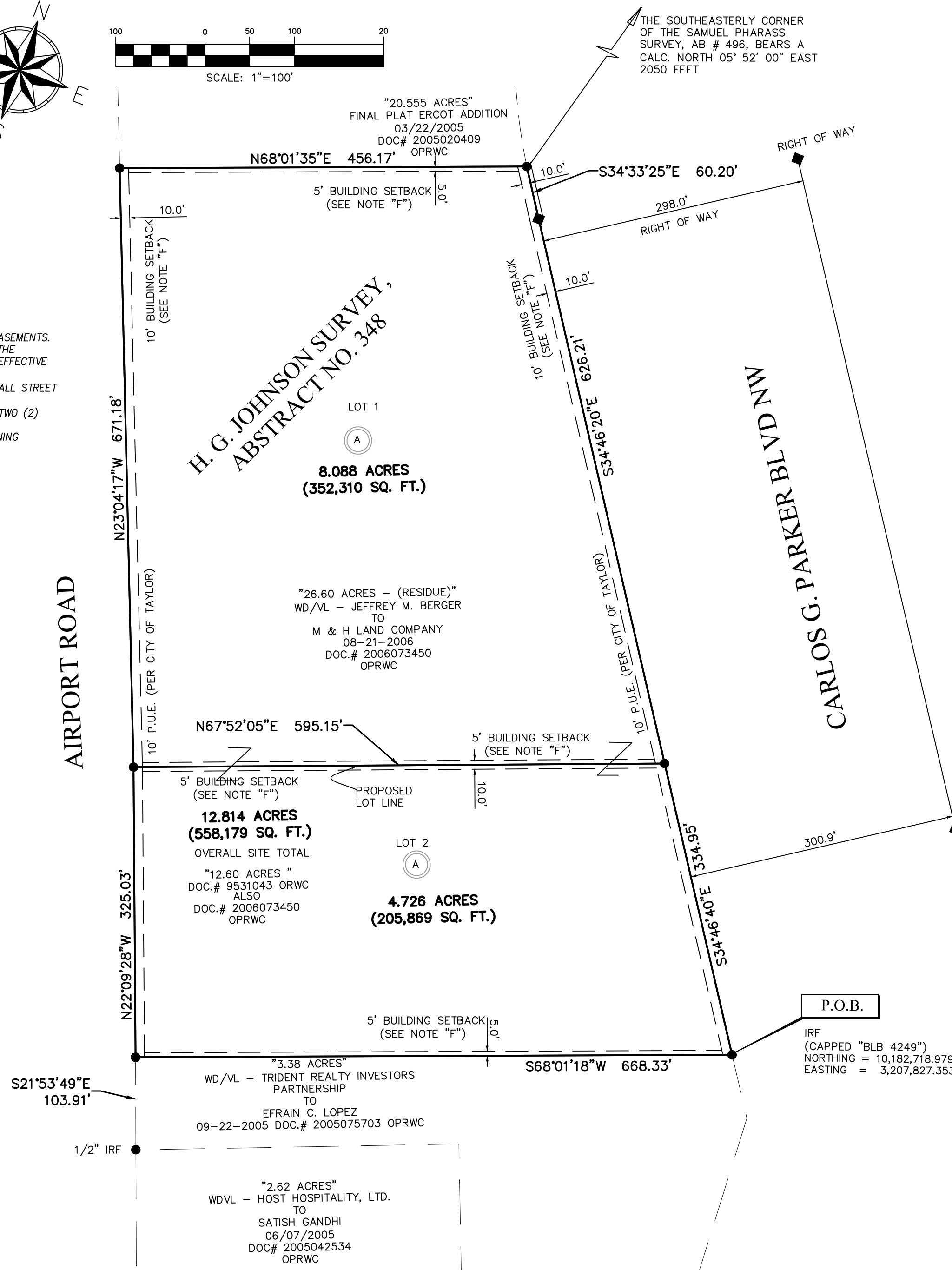
GENERAL NOTES:

- UTILITY PROVIDERS:
WATER - CITY OF TAYLOR
WASTEWATER - CITY OF TAYLOR
ELECTRICITY - ONCOR
NATURAL GAS PROVIDER - ATMOS
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0530F, EFFECTIVE DATE OF 12/20/2019
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THE SETBACK REQUIREMENTS SHOWN ON THE PLAT PER THE CURRENT ZONING ORDINANCE. SUBJECT TO CHANGE AS REQUIRED.

CURRENT OWNER: M & H LAND COMPANY LLC
SURVEYOR: BRUCE L. BRYAN, BRYAN TECHNICAL SERVICES, INC.
ENGINEER: SPECTRUM ENGINEERING
SURVEY: H. G. JOHNSON, A-348
TOTAL AREA OF SITE: 12.814 ACRES
LINEAR FEET OF NEW STREETS: NONE
NUMBER OF LOTS: 2
NUMBER OF BLOCKS: 1
PROPOSED USE: MULTI-FAMILY; ZONED M-1

ABBREVIATIONS

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



BOUNDARY SURVEY NOTES
12.814 ACRES:

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE H. G. JOHNSON SURVEY, A-348 SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A "12.60 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JEFFREY M. BERGER TO M & H LAND COMPANY DATED 08-21-2006 AND RECORDED IN DOCUMENT NO.2006073450 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF FEBRUARY, 2021 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD (CAPPED "4249") (NORTHING = 10,182,718.979; EASTING = 3,207,827.353) BEING IN THE WEST RIGHT-OF-WAY OF CARLOS G. PARKER BOULEVARD NORTHWEST, SAME BEING THE NORTHEAST CORNER OF A CALLED "3.38 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM TRIDENT REALTY INVESTORS PARTNERSHIP TO EFRAIN C. LOPEZ DATED 09-22-2005 AND RECORDED IN DOCUMENT NO. 2005075703, OPRWC, SAME BEING THE SOUTHEAST CORNER OF AFORESAID "12.60 ACRES" ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 68° 01' 18" WEST WITH THE NORTH LINE OF AFORESAID "3.38 ACRES" SAME BEING THE SOUTH LINE OF AFORESAID "12.60 ACRES" A DISTANCE OF 668.33 FEET TO A FOUND 1/2" IRON ROD BEING THE NORTHWEST CORNER OF SAID "3.38 ACRES", SAME BEING THE SOUTHWEST CORNER OF AFORESAID "12.60 ACRES", ALSO BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2" IRON ROD BEING THE UPPER NORTHWEST CORNER OF SAID "3.38 ACRES" BEARS SOUTH 21° 53' 49" EAST, A DISTANCE OF 103.91 FEET;

THENCE NORTH 22° 09' 28" WEST WITH THE EAST MARGIN OF AIRPORT ROAD, SAME BEING THE WEST LINE OF AFORESAID "12.60 ACRES" ALSO BEING THE WEST LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 325.03 FEET TO A FOUND 1/2" IRON ROD BEING AN EXTERIOR CORNER OF SAID "12.60 ACRES" ALSO BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 23° 04' 17" WEST WITH THE AFORESAID EAST MARGIN OF AIRPORT ROAD A DISTANCE OF 671.18 FEET TO A FOUND 1/2" IRON ROD BEING THE NORTHWEST CORNER OF AFORESAID "12.60 ACRES" ALSO BEING THE SOUTHWEST CORNER OF A CALLED "20.555 ACRES" FINAL PLAT ERCOT ADDITION DATED 03/22/2005 AND RECORDED IN DOCUMENT NO. 2005020409, OPRWC, SAME BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

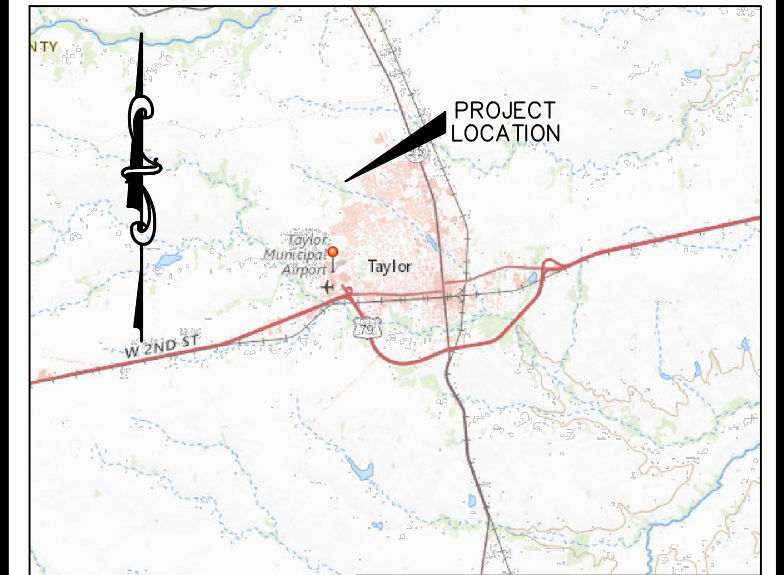
THENCE NORTH 68° 01' 35" EAST WITH THE COMMON LINE OF AFORESAID "12.60 ACRES" AND "20.555 ACRES" A DISTANCE OF 456.17 FEET TO A FOUND 1/2" IRON ROD BEING IN THE WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST AND BEING THE NORTHEAST CORNER OF AFORESAID "12.60 ACRES" ALSO BEING THE SOUTHEAST CORNER OF AFORESAID "20.555 ACRES" SAME BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 34° 33' 25" EAST WITH THE AFORESAID WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST, A DISTANCE OF 60.20 FEET TO A FOUND TYPE "I" CONCRETE MONUMENT BEING IN SAID RIGHT-OF-WAY AND BEING AN EXTERIOR CORNER OF AFORESAID "12.60 ACRES" SAME BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 34° 46' 20" EAST WITH THE WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST A DISTANCE OF 626.21 FEET TO A FOUND 1/2" IRON ROD BEING AN EXTERIOR CORNER OF AFORESAID "12.60 ACRES" ALSO BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 34° 46' 40" EAST WITH THE AFORESAID WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST, A DISTANCE OF 334.95 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 12.814 ACRES (558,179 SQUARE FEET).

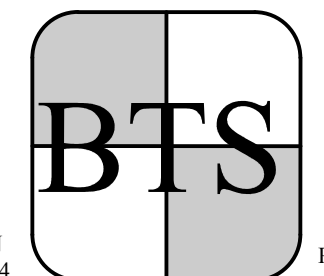
VICINITY MAP



SCALE: N.T.S.

CITY OF TAYLOR PERMIT PZ-2021-XXXX

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: TLR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 21-1036	DATE: DECEMBER 3, 2021

SHEET 1 OF 2

Minor Plat of
MUCHA / HUBNIK DEVELOPMENTS
Being a Minor Plat of Two Lots, consisting of Lot 1, Block A, and Lot 2, Block A out of "12.814 Acres"
being recorded in Document No. 2006073450, of the Official Public Records of Williamson County, Texas
"Consisting of a total of 558,179 sq feet"

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

M & H LAND COMPANY LLC, CO-OWNER OF THE CERTAIN 12.60 ACRES RECORDED IN DOCUMENT NO. 2006073450, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC) AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF TAYLOR, THE ROADS, ALLEYS, PARKS, PLAYGROUNDS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS MUCHA / HUBNIK DEVELOPMENTS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2022.

DAVID MUCHA JR (SIGNATURE) / (PRINT) STEVEN HUBNIK (SIGNATURE) / (PRINT)
1101 CARLOS G PARKER BLVD NW 1101 CARLOS G PARKER BLVD NW
TAYLOR, TX 76574 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 DAVID MUCHA JR AND STEVEN HUBNIK, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

PRINTED NAME SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

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

THIS _____ DAY OF _____, 2022.

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

ENGINEER'S CERTIFICATE

I, SALVADOR NUNEZ, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCEL IS NOT ENCROACHED BY A 100 YEAR STORM EVENT, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0530F, EFFECTIVE DATE 12/20/2019 AND THAT THIS PRIVATE SUBDIVISION CONFORMS TO THE CITY OF TAYLOR REGULATIONS. TO CERTIFY WHICH, WITNESS MY HAND

AND SEAL AT, _____, _____ COUNTY, TEXAS.
(CITY) (COUNTY)

THIS ____ DAY OF _____2022

SALVADOR NUNEZ
REGISTERED PROFESSIONAL ENGINEER
SPECTRUM ENGINEERING
TBPE FIRM NO. F-5386
STATE OF TEXAS

DEVELOPMENT SERVICES DIRECTOR

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

TOM YANTIS, DIRECTOR DATE

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

I, NANCY RISTER, 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 _____, 2022. A.D.,

AT ____O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____,

2022., A.D., AT ____O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY IN INSTRUMENT 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.

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

BY: _____ DEPUTY

SHEET 2 OF 2

CITY OF TAYLOR PERMIT PZ-2021-XXXX

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500
www.bryantechnicalservices.com

DRAWN BY: TLR	CHECKED BY: BLB
SCALE: N/A	APPROVED BY: BLB
PROJECT NO. 21-1036	DATE: OCTOBER 29, 2021

City of Taylor
PZ-2022-1433
Zoning Map Amendment
Staff Report

Requested Action:

Zoning Map Amendment to change the zoning of approximately 0.30 acres of land, from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1).

Applicant:

Chad Bradshaw/The Retail Connection

Subject Property:

Approximately 0.30 acres of land with an existing home of about 1,000 square feet built in 1940, located at 3712 North Main Street and more particularly described by Williamson Central Appraisal District Parcel R320083, Taylor, Williamson County, Texas.

Parcel Information:

Zoning: Single-Family Residential (R-1)

Current Use: Residential

Proposed Zoning: Local Business Zoning District (B-1)

Future Land Use Plan: Market Center: Regional

Growth Sector: Intended Growth Sector

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	Agricultural	R-1
South	Commercial	B-2
East	Agricultural & Commercial	R-1 & B-2
West	Main Street ROW & Wal-Mart Complex	N/A (ROW) & B-1

Purpose:

The purpose of the re-zoning is for the applicant to develop a national chain oil change business, which most closely corresponds with the “Auto Repair: Minor” use in the Land Use Table 3.10 – Automobile and Related Uses within the Zoning Ordinance.

Background:

The subject property is approximately 0.30 acres, located at 3712 North Main Street, and currently zoned Single-Family Residential Zoning District (R-1). The property is part of two lots in the North Acres plat as amended. The applicant’s proposed land use, “Auto Repair: Minor,” is not permitted in the R-1 Zoning District. The applicant’s request of Local Business Zoning District (B-1) would permit their proposed use. The B-1 zoning district, as described in the Zoning Ordinance, encourages dense, commercial development while maintaining consistency and continuity within the community.

Recently, the City of Taylor adopted a new Comprehensive Plan, Envision Taylor, which designates this property as within the Intended Growth Sector on the Growth Sectors Map and within the Market Center: Regional land use designation on the Future Land Use Map. Market Centers are defined as “mixed-use areas anchored by a retail destination where surrounding residents go to get their daily goods and services.” Market Centers can be developed on vacant property or as the redevelopment of an existing retail or commercial center.

One of the implementation recommendations in the comprehensive plan is to update the City’s development ordinances, including the zoning ordinance, to ensure the comprehensive plan’s goals are achieved. The update to the development ordinances is underway but has not yet been completed. For now, staff must review whether a request to rezone using one of the existing zoning districts is in keeping with the goals and objectives of the comprehensive plan.

Staff Analysis:

Upon analyzing the re-zoning request, the proposed land use, a drive-through oil change business, is inconsistent with the Comprehensive Plan in this location. The proposal will not advance the goal of creating a mixed-use regional destination in this area as envisioned for the Market Center: Regional land use designation. The proposed land use would continue the existing auto-oriented development pattern along North Main Street, which is not consistent with the following policies in the comprehensive plan:

- LU1 – New development should resemble the form and scale of traditional development patterns in Taylor
- LU3 – New mixed-use centers should accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces
- LU5 – New buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change
- T5 – Improve access management policies along major corridors to encourage fiscally sustainable land use patterns.

Another consideration in determining whether a re-zoning is consistent with the intent of the land use plan is how the re-zoning will impact the percentage of different land uses within a mixed-use center. The land use plan identifies a target mix of land uses in each center type. The target mix in the Market Center is 52.5% retail, 25% residential, 12.5% industrial, 5% office, 2.5% mixed-use, and 2.5% public. The first chart below shows the percentages of the different land uses by parcel within the Market Center: Regional designation along North Main Street. The second chart shows the percentage of land uses by acreage.

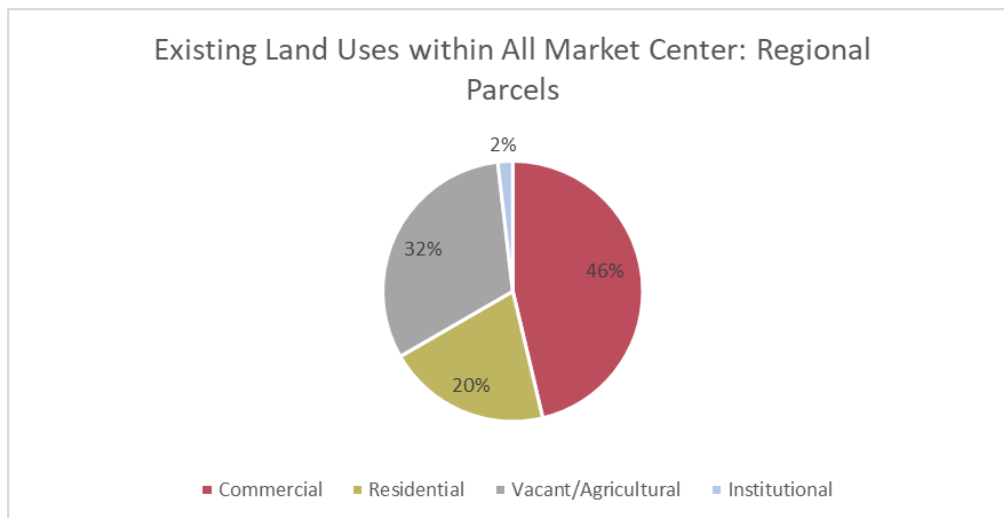


Exhibit A: Existing Land Uses within All Market Center: Regional Parcels

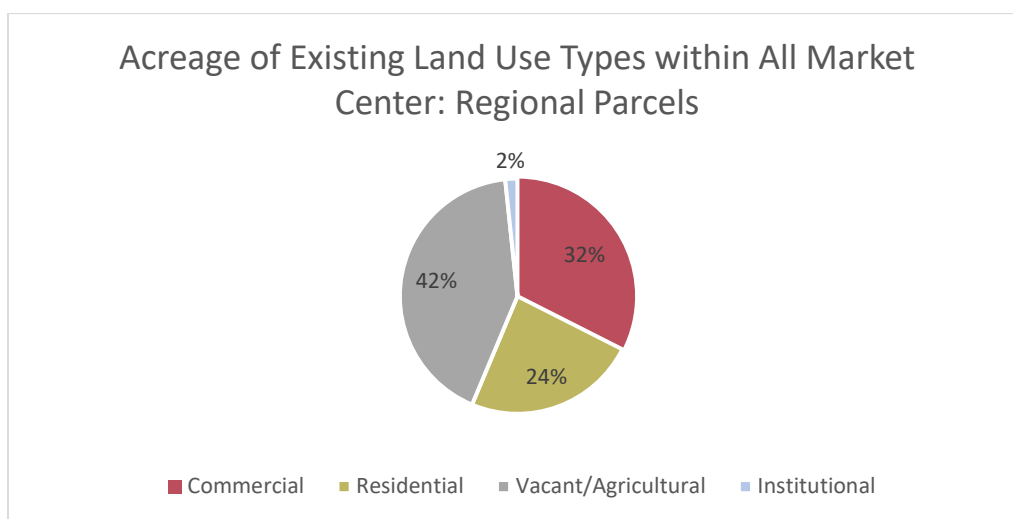


Exhibit B: Acreage of Existing Land Use Types within All Market Center: Regional Parcels

While there is still room to add more retail/commercial land uses in this market center, the current request is not in keeping with the goals of creating a walkable, mixed-use center.

A final consideration for this re-zoning request is whether the property is configured in such a way as to be conducive to the proposed use. This property was platted as a residential subdivision in 1946. The lots were configured and sized for residential use, not commercial use. Converting this property on its own to a commercial use is not appropriate due to the limitations on access and the size of the property. A larger-scale redevelopment proposal for this subdivision would be necessary to ensure that new land uses can be properly accommodated and that the appropriate street network is provided to create safe access.

In summary, the applicant's request to change the zoning district designation of R-1 to B-1 to permit the proposed land use of "Auto Repair: Minor" is not consistent with the Comprehensive Plan in this location.

Staff Recommendation:

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

Planning and Zoning Commission Recommendation:

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

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

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

The re-zoning request is not consistent with the Comprehensive Plan. As mentioned previously in the report, the proposed re-zoning is not appropriate for the Market Center: Regional Land Use designation.

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

The re-zoning is compatible with the surrounding area as most of the property running along North Main Street is commercial; however, the comprehensive plan identifies this area for a transition from an auto-oriented development pattern to a walkable mixed-use, regional destination.

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

Staff analysis indicates the re-zoning of the subject property may adversely affect public health, safety, and the general welfare because the property was platted for residential use and is not appropriately configured to safely accommodate commercial use due to concerns over vehicular access to the site.

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

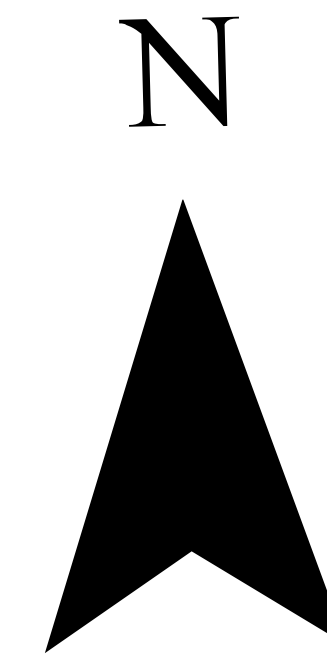
Adequate transportation infrastructure is not available to accommodate the proposed increase in vehicular trips that would result from the proposed land use. The property was originally platted for residential use and is not configured to facilitate the proposed high volume of vehicular trips.

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

Although Taylor has been growing recently, there are currently enough properties with the commercial zoning designations that could serve the proposed development, by-right, in better-suited locations.

Attachments:

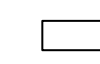
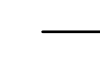
1. Growth Sectors Map
2. Future Land Use Map
3. Current Zoning Map
4. Proposed Zoning Map
5. Draft Ordinance
 - a. Exhibit "A," Survey
 - b. Exhibit "B," Proposed Zoning Map



PZ-2022-1433

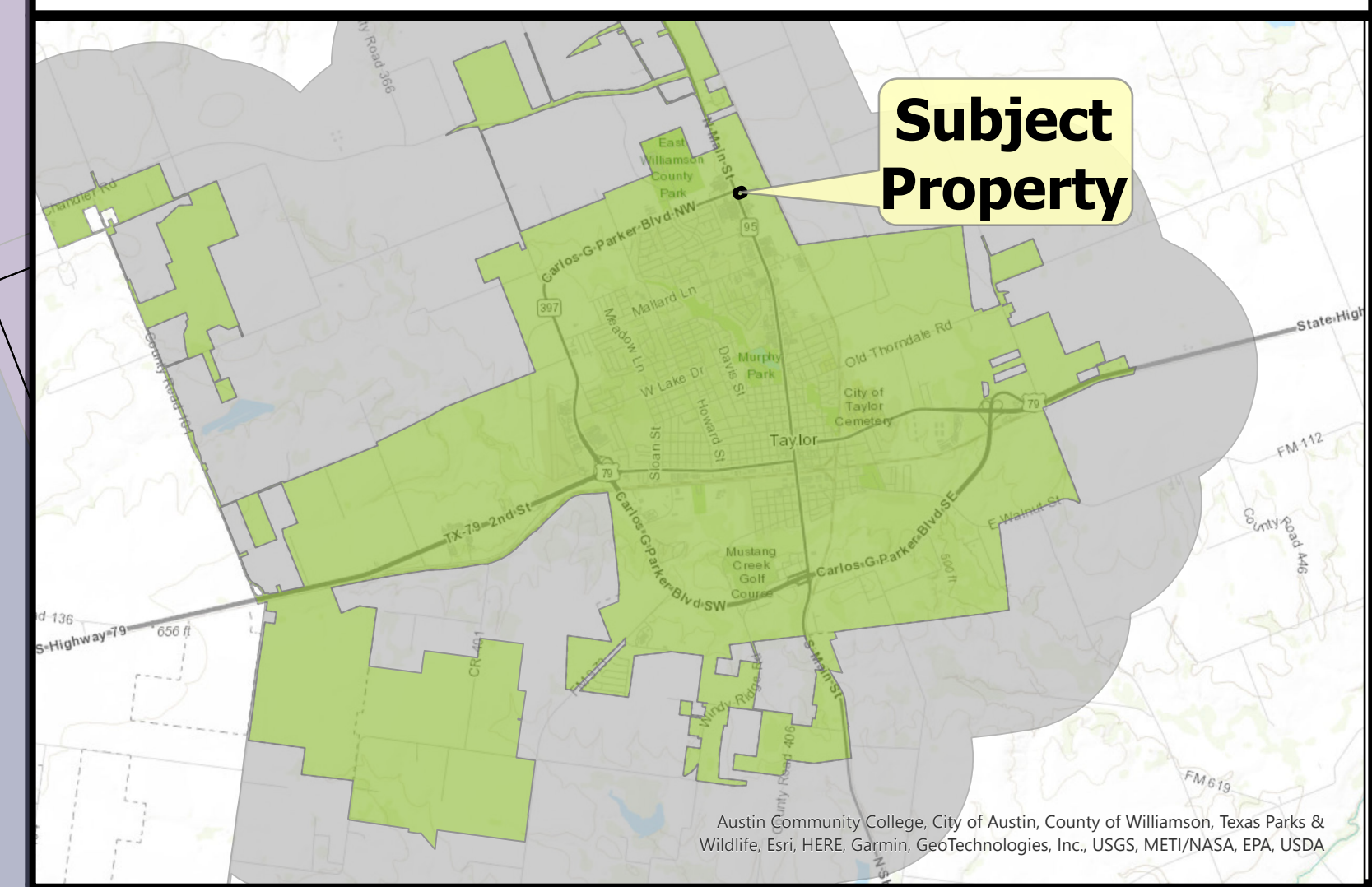
**3712 N. Main St.
Growth Sectors Map
Approximately 0.30 acres of Intended
Growth Sector**

Legend

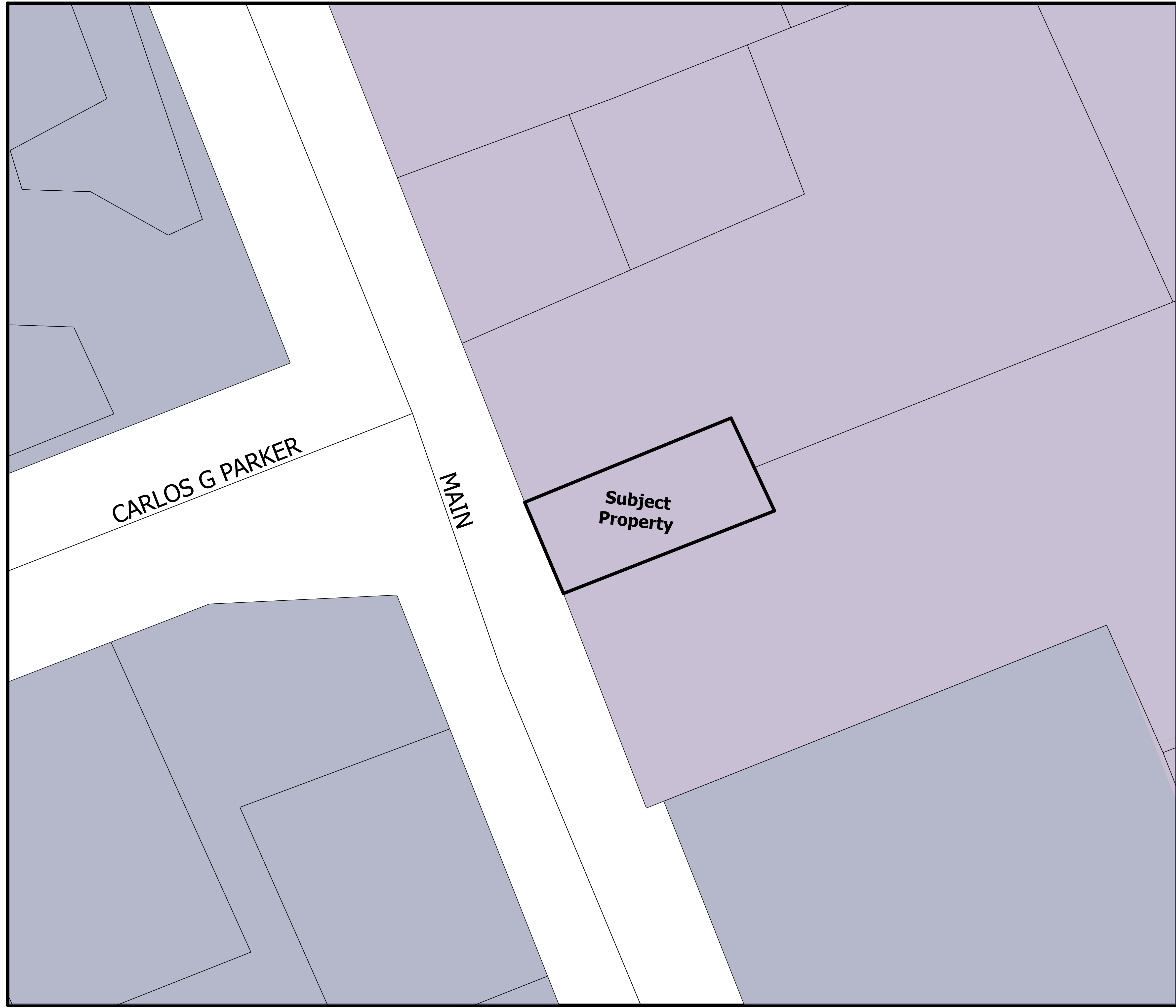
-  Subject Property
-  Parcels
-  Streets

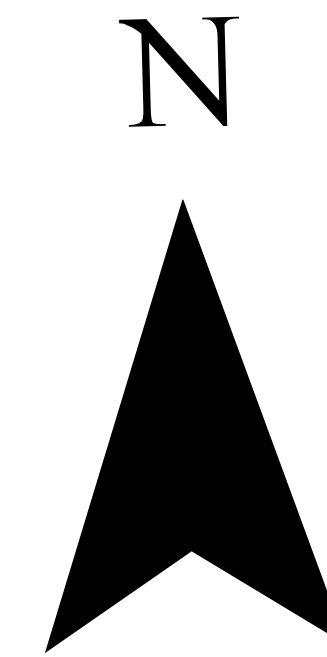
2021 Growth Sectors Map

-  Intended Growth Sector
-  Infill Growth Sector



0 37.5 75 150 US Feet

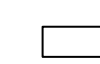
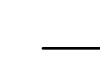




PZ-2022-1433

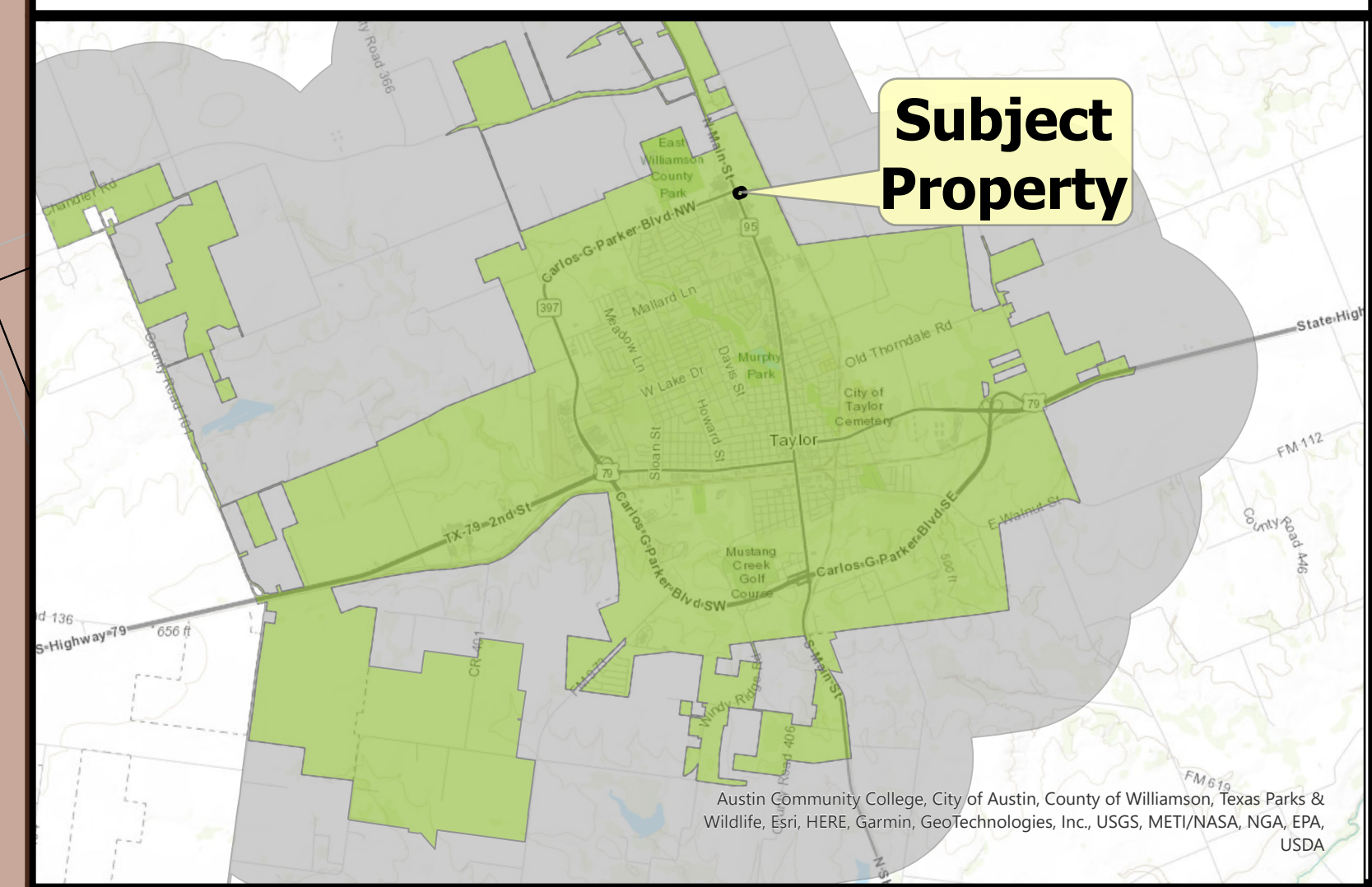
**3712 N. Main St.
Future Land Use Map
Approximately 0.30 acres of Market
Center: Regional**

Legend

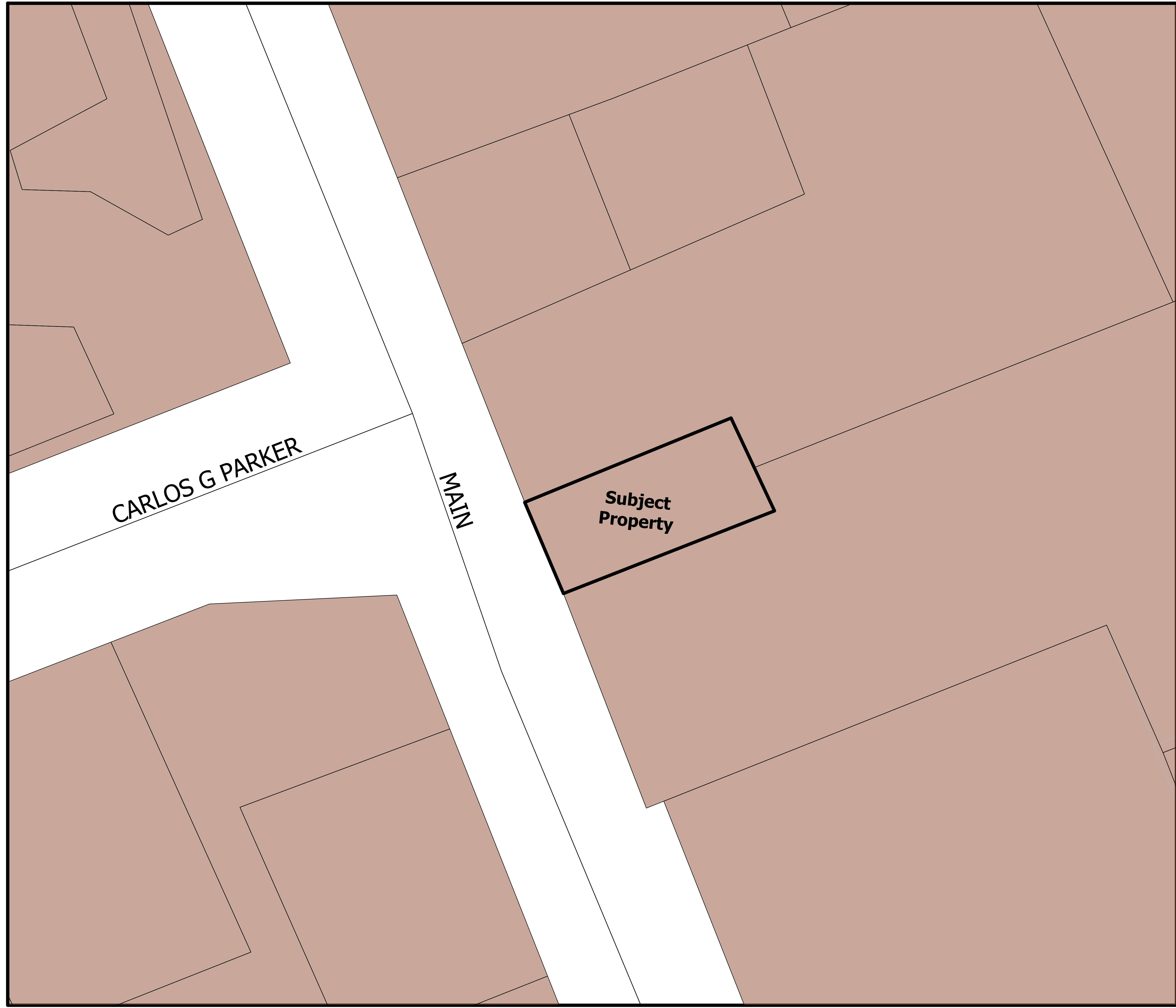
-  Subject Property
-  Parcels
-  Streets

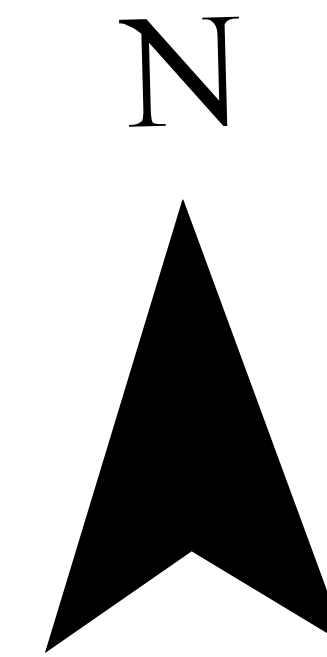
2021 Future Land Use Map

-  Market Center: Regional



0 37.5 75 150 US Feet

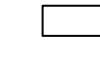
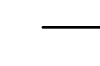




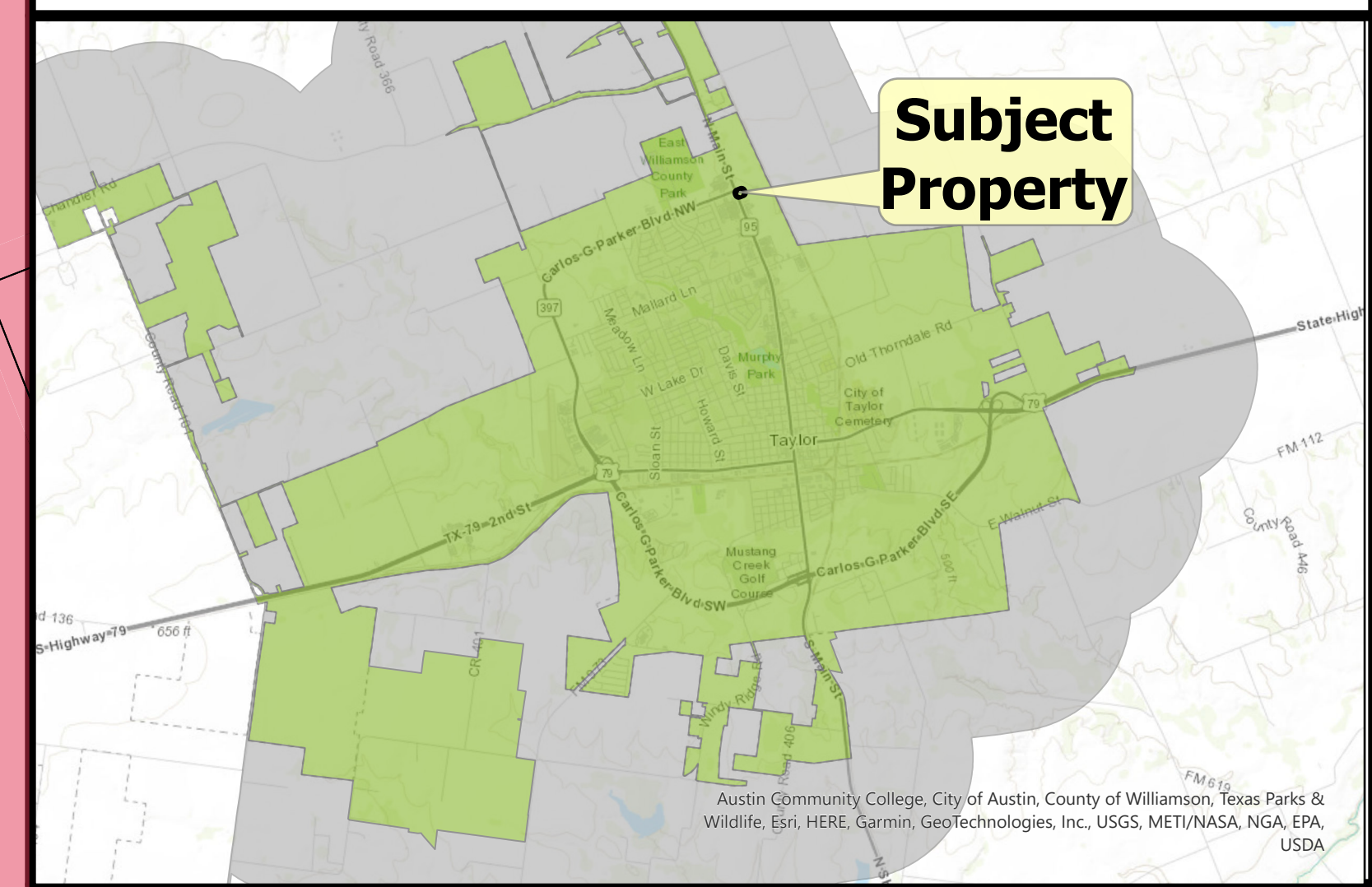
PZ-2022-1433

3712 N. Main St.
Current Zoning Map
Approximately 0.30 acres of Single-Family Residential Zoning District (R-1)

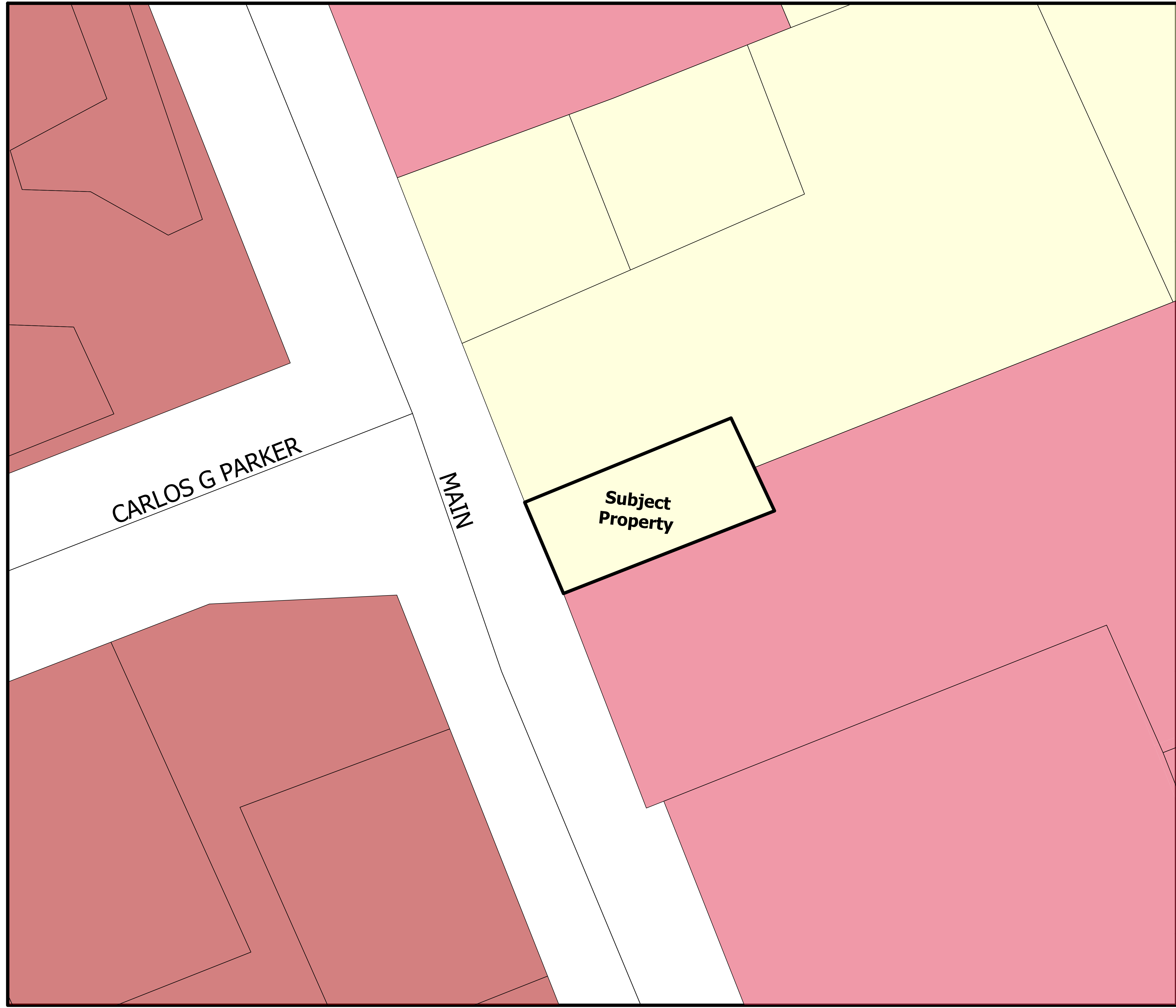
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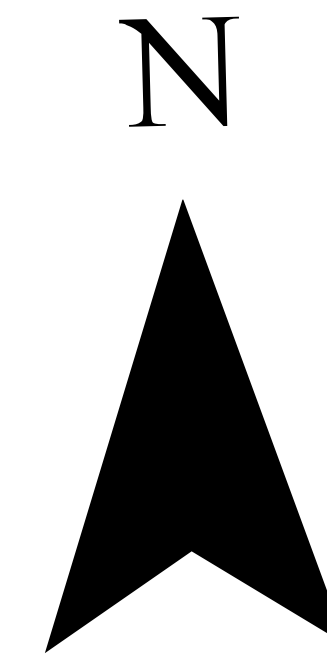
-  Subject Property
-  Parcels
-  Streets
-  B-1
-  B-2
-  R-1 Single Family

ZONING



0 37.5 75 150 US Feet



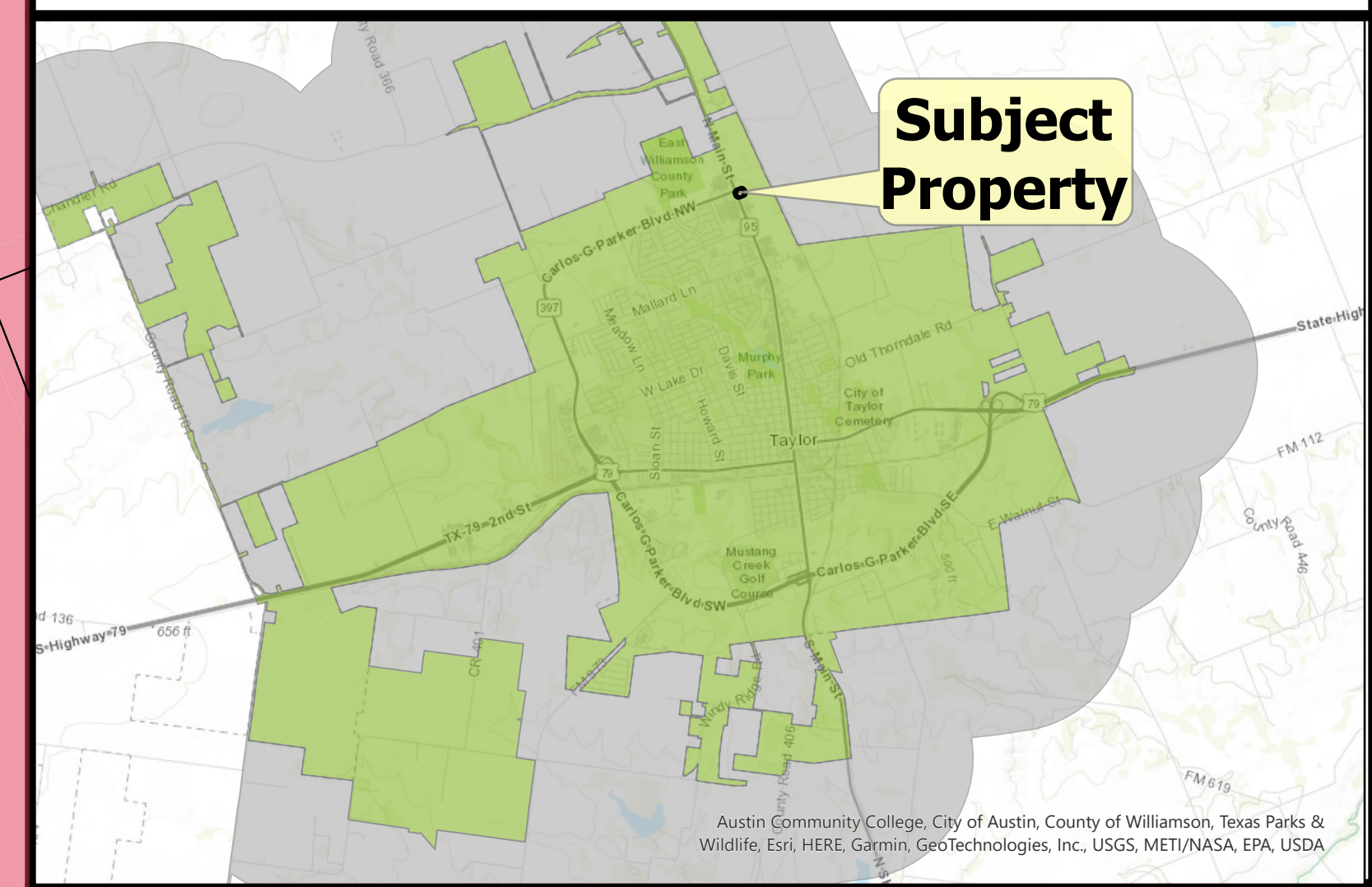


PZ-2022-1433

3712 N. Main St.
Proposed Zoning Map
Approximately 0.30 acres of Local
Business Zoning District (B-1)

Legend

- Subject Property
- Parcels
- Streets
- B-1
- B-2
- R-1 Single Family



0 37.5 75 150 US Feet

ORDINANCE NO. 2022-07

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 0.30 ACRES OF LAND LOCATED AT 3712 NORTH MAIN STREET AND MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R320083, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO LOCAL BUSINESS ZONING DISTRICT (B-1), TAYLOR, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on March 24, 2022, to consider the request made by The Retail Connection through Chad Bradshaw, for property which is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on March 8, 2022, to consider the zoning request, and recommended the change to the City Council; and

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

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

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

SECTION 2. The Property described in Exhibit “A” is changed from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1).

SECTION 3. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1) as shown in Exhibit “B” attached hereto and incorporated herein for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2022-07 was introduced before the Taylor City Council on the 24th day of March 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

0.30 ACRES OUT OF THE JOHN PHARRASS SURVEY, ABSTRACT No. 495, AND BEING THAT SAME TRACT DESCRIBED AS ALL OF LOT 3 AND THE WEST 30' OF LOT 31, BLOCK 1 OF THE AMENDED MAP OR PLAT OF NORTH ACRES IN VOLUME 760, PAGE 115 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

JOB NO: 180474

DRAWN: JRB

F.C.: EW

PAGE 2 OF 2

RESTRICTIVE COVENANTS:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT OF #18056457, EFFECTIVE DATE OF APRIL 17, 2018 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY.

- 1) RESTRICTIVE COVENANTS - V.341/P.321 (SUBJECT TO), #2018009664 (DOC. RELEASES RESTRICTIONS FROM V.339/P.53, THIS DEED DESCRIBES PROPERTY ADJACENT TO THIS SUBJECT TRACT ON THE NORTH, AND THIS DOES NOT AFFECT THIS SUBJECT PROPERTY)
- 10c) EASEMENT TO TEXAS POWER AND LIGHT Co. - V.282/P.262 (BLANKET TYPE)
- 10d) EASEMENT TO TEXAS POWER AND LIGHT Co. - V.282/P.264 (BLANKET TYPE)
- 10f) RIGHT OF WAY EASEMENT TO JONAH WATER SUPPLY CORP. - V.654/P.80 (BLANKET TYPE)
- 10g) SANITARY SEWER AND WATERLINE EASEMENT TO CITY OF TAYLOR - #2006110323 (SUBJECT TO)

Scale: 1" = 20'
BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83 (93).

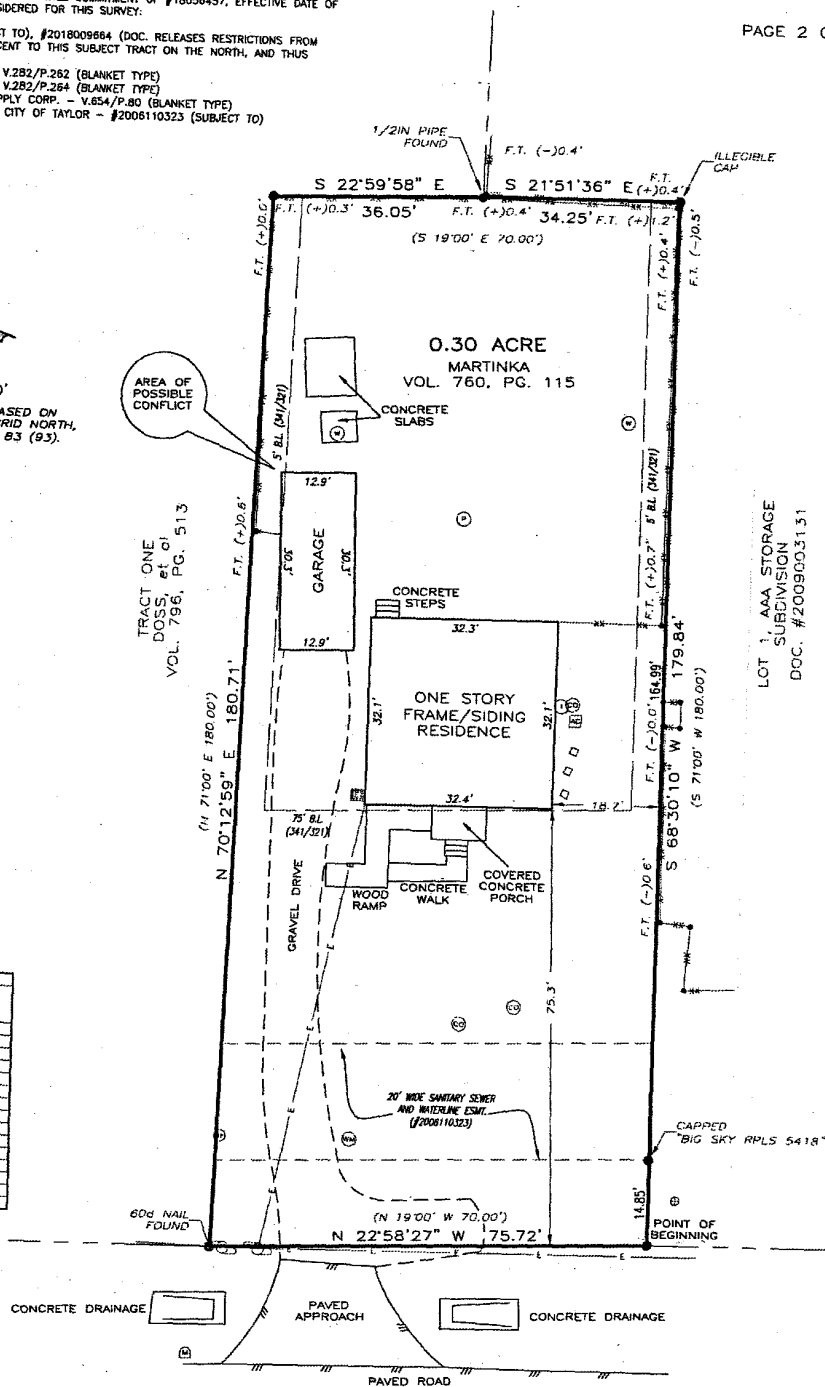
AREA OF POSSIBLE CONFLICT

TRACT ONE DOSS, et al VOL. 796, PG. 513

LOT 1, AAA STORAGE SUBDIVISION DOC. #2009003131

FENCE TIES (FT) WITH A PLUS (+) SIGN INDICATE FENCE INSIDE THE PROPERTY LINE.
FENCE TIES (FT) WITH A MINUS (-) SIGN INDICATE FENCE OUTSIDE THE PROPERTY LINE.

LEGEND	
●	1/2" IRON ROD FOUND WITH NO CAP (UNLESS OTHERWISE NOTED)
—	FENCE POST
—	CHAIN LINK FENCE
—	UTILITY POLE
—	ELECTRIC LINES
—	AIR CONDITIONER
—	CLEANOUT
—	ELECTRIC
—	MAIL BOX
—	MANHOLE
—	PROPANE TANK
—	SEPTIC LID
—	WELL
—	WATER METER
—	WATER VALVE
—	RECORD INFORMATION



3712 NORTH MAIN STREET
(A.K.A. ST HWY 95)

CERTIFY TO: LONGHORN TITLE / KEVIN PHELPS / OF #18056457

STATE OF TEXAS

COUNTY OF WILLIAMSON

I KNOW ALL MEN BY THESE PRESENTS

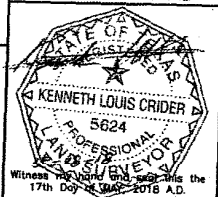
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

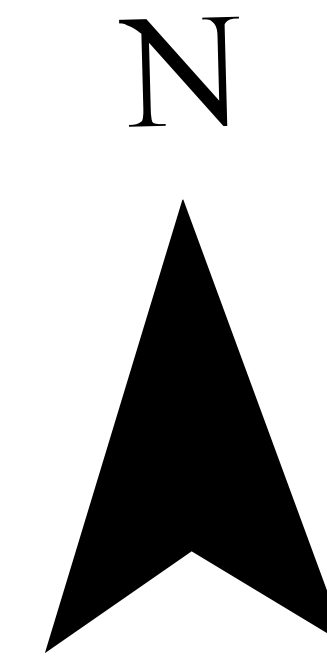
—A Land Surveying and Geoscience Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 for www.texas-land.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE WORD STAMPED OR AL OF THE UNPUBLISHED SURVEYOR, IT IS AN UNPUBLISHED SURVEYOR'S COPY. TEXAS LAND SURVEYING, INC., ASSUMES NO LIABILITY FROM THE USE OF ANY UNPUBLISHED SURVEYOR'S COPY.

THIS AREA DOES NOT APPEAR TO BE IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP #48491C03302, DATED SEPT. 26, 2008. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



Witness my hand and seal this the 17th day of May, 2018 A.D.

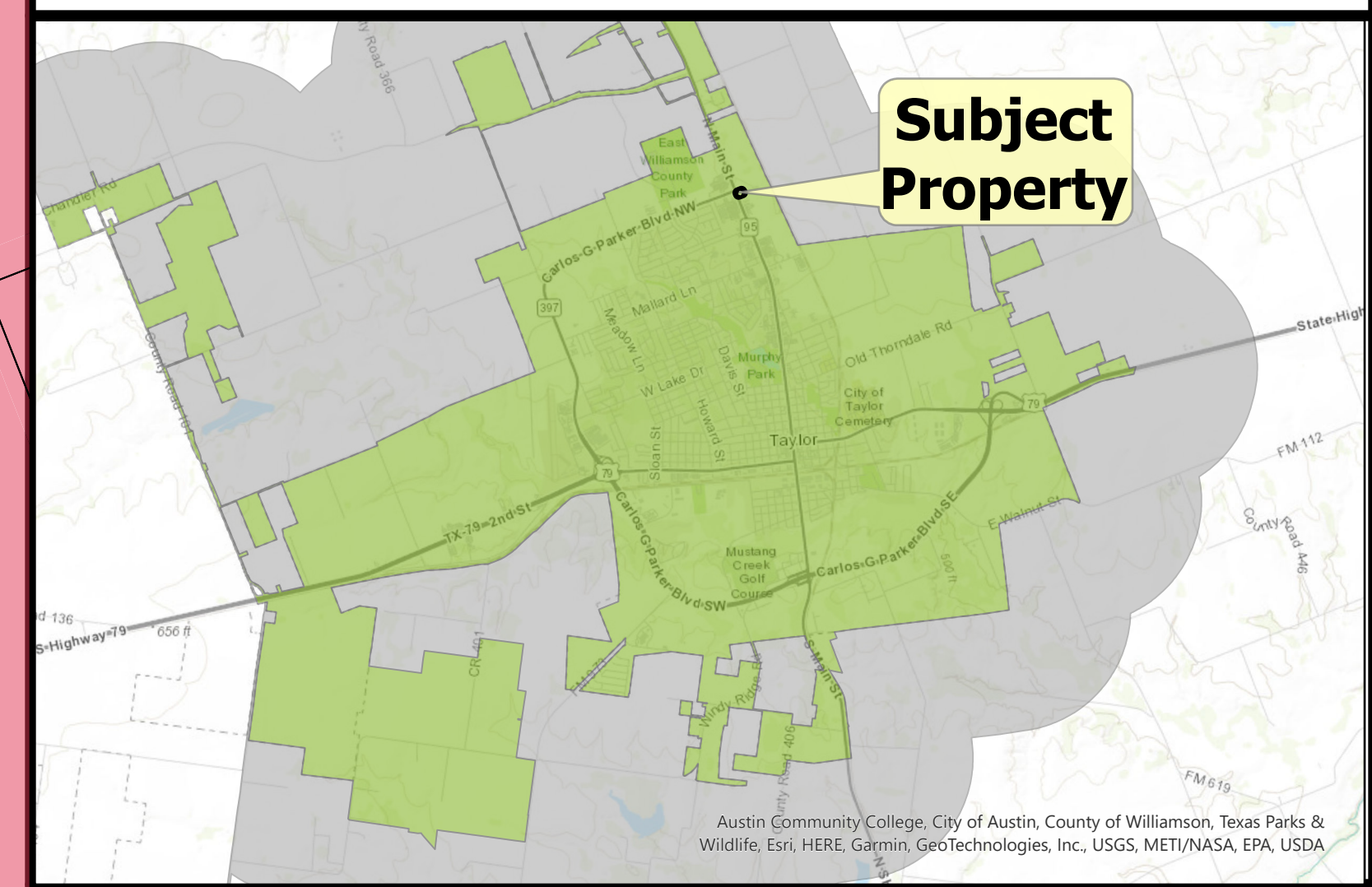


PZ-2022-1433

3712 N. Main St.
Proposed Zoning Map
Approximately 0.30 acres of Local
Business Zoning District (B-1)

Legend

- Subject Property
- Parcels
- Streets
- B-1
- B-2
- R-1 Single Family



0 37.5 75 150 US Feet