

AGENDA

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574
February 28, 2017 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on February 14, 2016.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. **PZ-20161021 - Conduct Public Hearing** on a replat of a portion of Lots 7, 8, and 9 and a portion of an alley, Block 7, Washington Heights Addition, located at 507 West Rio Grande Street.
2. **PZ-20161021 – Consider Approval** on a replat of a portion of Lots 7, 8, and 9 and a portion of an alley, Block 7, Washington Heights Addition, located at 507 West Rio Grande Street.
3. **PZ-20171030 – Consider Approval** on a Preliminary Plat of 4.052 acres in the William J. Baker Survey, Abstract No. 65, located at 200 Carlos G. Parker Boulevard.
4. **PZ-20171031 – Consider Approval** on a Final Plat of 4.052 acres in the William J. Baker Survey, Abstract No. 65, located at 200 Carlos G. Parker Boulevard.

ADJOURN

Next Meeting Date: March 14, 2017

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on February 24, 2017 and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts, Administrative Assistant Development Services

Date: 2.24.2017

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
February 14, 2017 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Annette Maruska
Mike Eaton
Donna Frazier
Leland Stevens
Rick Selin
Faith Gardner
Dwayne Ariola
Mike Aplin

ABSENT

OTHERS PRESENT

Ashley Lumpkin, Director Development Services
Carrie Orts, Admin to Development Services
Michael Elabarger, Senior Planner

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the January 10, 2017.

Motion made by Mr. Stevens to approve minutes as written from the January 10, 2017 meeting.
Second by Mrs. Frazier. All voted Aye. Motion passed.

Introduce new member and elect new officers

Mrs. Lumpkin introduced Mr. Michael Aplin as a new Board member.

Mr. Stevens nominated Mr. McAlister as Chair. Second by Mrs. Maruska.
All voted aye. Motion passed.

Mr. Selin nominated Mr. Stevens as Vice Chair. Second by Mrs. Maruska.
All voted aye. Motion passed.

Mr. McAlister nominated Mrs. Frazier as Secretary. Second by Mr. Eaton.
All voted aye. Motion passed.

PZ-20161024 - Conduct Public Hearing on a request to rezone 38.979 acres in the George M. Reese Survey, Abstract No. 533, generally located in the southwest corner of Carlos G. Parker Blvd. and FM 973, from the Residential Agriculture District (R/A) to the General Business District (B-2) (Ordinance 2017-02)

Hearing opened. Mr. Elabarger made presentation on the request, including the recommendation of approval. Mr. David Kautz, the owner and Dean Truong, the buyer were present to answer questions. There was discussion between Staff, Board members and Clients. Hearing closed.

PZ-20161024 - Make Recommendation on a request to rezone 38.979 acres in the George M. Reese Survey, Abstract No. 533, generally located in the southwest corner of Carlos G. Parker Blvd. and FM 973, from the Residential Agriculture District (R/A) to the General Business District (B-2) (Ordinance 2017-02)

Mr. Stevens made motion to recommend approval to City Council. Second by Mrs. Frazier. All voted aye.

PZ-20171028 - Conduct Public Hearing on a request to rezone 1.104 acres in the William J. Baker Survey, Abstract No. 65, generally located at 200 Northeast Carlos G. Parker Boulevard, from the Residential Agriculture District (R/A) to the Local Business District (B-1) (Ordinance 2017-05)

Hearing opened. Mr. Elabarger made presentation on the request, including the recommendation of approval. Mr. Cory Hall, representative for client was present to answer questions. There was discussion between staff and Board members. Hearing closed.

PZ-20171028 - Make Recommendation on a request to rezone 1.104 acres in the William J. Baker Survey, Abstract No. 65, generally located at 200 Northeast Carlos G. Parker Boulevard, from the Residential Agriculture District (R/A) to the Local Business District (B-1) (Ordinance 2017-05)

Mr. Stevens made motion to recommend approval to City Council. Second by Mrs. Maruska. All voted aye.

Discuss Planning and Zoning Commission policy regarding applicants/representatives attendance at public hearings/considerations.

Mrs. Lumpkin and the Board discussed the item, including history of the policy and input from the Commissioners. The City Manager was present and participated in the conversation. No decisions or actions were taken.

Adjourn

The meeting was adjourned at 6:56 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-20161021
507 Rio Grande Replat
FEBRUARY 28, 2017
Item 1. and 2.



Applicant Information:

Applicant: Fred Dodd, Jr.; Dodd Surveying
Property Owner: William Morell Chalmers
Applicant Request: Request approval of the proposed Replat

Subject Property:

Location: 507 W. Rio Grande Street

Legal Description: Eastern portion of Lots 7, 8, 9, and a portion of the alley, Block 7, Washington Heights Addition to the City of Taylor, approximately 0.124 acre

Existing Zoning: R-1 – Single-Family Residential District

Utilities: Existing City Utilities

Existing Use of Property: Vacant

Adjacent Zoning and Land Use Pattern:	<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
	North	R-1 – Single-Family Residential District	Single-family residential
	South	R-1 – Single-Family Residential District	Vacant land (floodplain)
	East	R-1 – Single-Family Residential District	Vacant lot
	West	R-1 – Single-Family Residential District	Vacant lot

Case Summary

The property is vacant with no known history of development. The original Washington Addition created lots that ran east and west; in this vicinity, lots fronted on Maple Street, with rear alley access. At some point, through deed creation, three properties oriented toward and fronting on Rio Grande Street were created out of portions of the original Lots 7, 8, and 9 of Block 7. The subject property also included a portion of the alley that now lies on the eastern boundary of the property.



The property is an askew rectangle measuring 46.5 feet wide and 120 feet long (5,580 square feet, or 0.124 acre). The property is zoned R-1, Single-family Residential District, which has lot size minimums of 70' of frontage and 100' of lot depth, and a minimum area of 7,000 square feet. Because this replat is seeking to plat the property that was created through a deed – and the applicant has no opportunity to enlarge the property from any adjoining, separate-ownership properties – the lot is deficient on two of these zoning district lot size minimums. Due to Section 2.3 of the City's Subdivision Regulations, in order for a property owner to receive building (development) permits, the property must be a legally platted lot. Therefore, the applicant must plat the property that they own (per the deed) in order to develop it with an allowed use (a single-family residence).

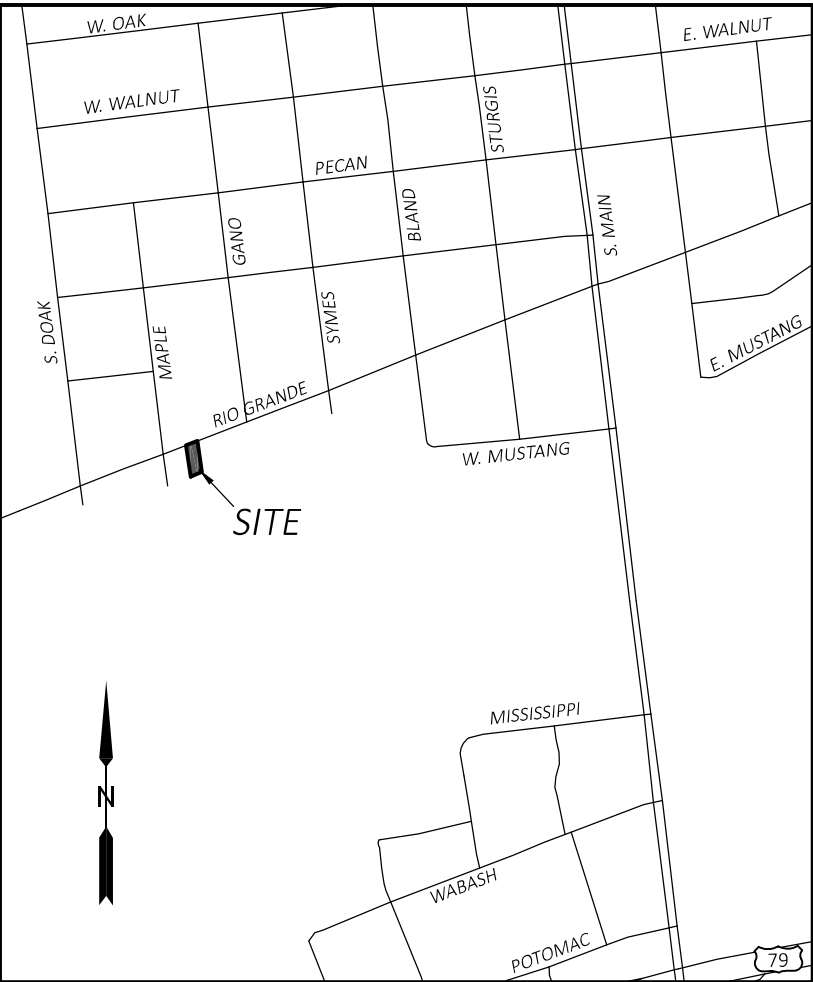
All of the R-1 zoning district development standards for a single-family residence will be applied to this property, including:

- Minimum yard setback dimensions of 25' front, 10' rear, and 5' on both sides.
- Minimum structure size of 1,400 square feet.
- Minimum of three (3) sides masonry veneer on the first story/floor.
- Minimum of two (2) parking spaces, one of which must be covered and attached to the dwelling and located behind the front yard setback.
- Front door facing the fronting street.
- Covered front porch.

Staff Recommendation

Staff recommends approval of the Final Plat (Replat)

Attachments: Final Plat (Replat)



VICINITY MAP
(NOT TO SCALE)

OWNER:
WILLIAM MORELL CHALMERS
13 MAVERICK DRIVE
DALE, TX 78616

SURVEYOR:
FRED L. DODD, JR.
203 W. MAIN ST, STE D
PFLUGERVILLE, TX 78660
(512) 953-5705

TOTAL AREA OF SITE:
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1

- NOTES:**
1. A 10'-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
 2. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
 3. NO DEVELOPMENT SHALL OCCUR WITHIN THE SHOWN 100-YEAR FLOODPLAIN.
 4. BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 0.999885941 AND HAVING A CONVERGENCE ANGLE OF 01°30'20".

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, WILLIAM MORELL CHALMERS, SOLE OWNER OF THE CERTAIN 0.124 OF AN ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2009084647 AND CORRECTED IN DEED DOCUMENT NO. 2014088616 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND AND DO HEREBY AMEND SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

REPLAT OF A PORTION OF LOTS 7, 8, 9, AND A PORTION OF THE ALLEY, BLOCK 7, WASHINGTON HEIGHTS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2017.

WILLIAM MORELL CHALMERS
13 MAVERICK DRIVE
DALE, TEXAS 78616

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 WILLIAM MORELL CHALMERS, 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 ____ OF _____, 2017.

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

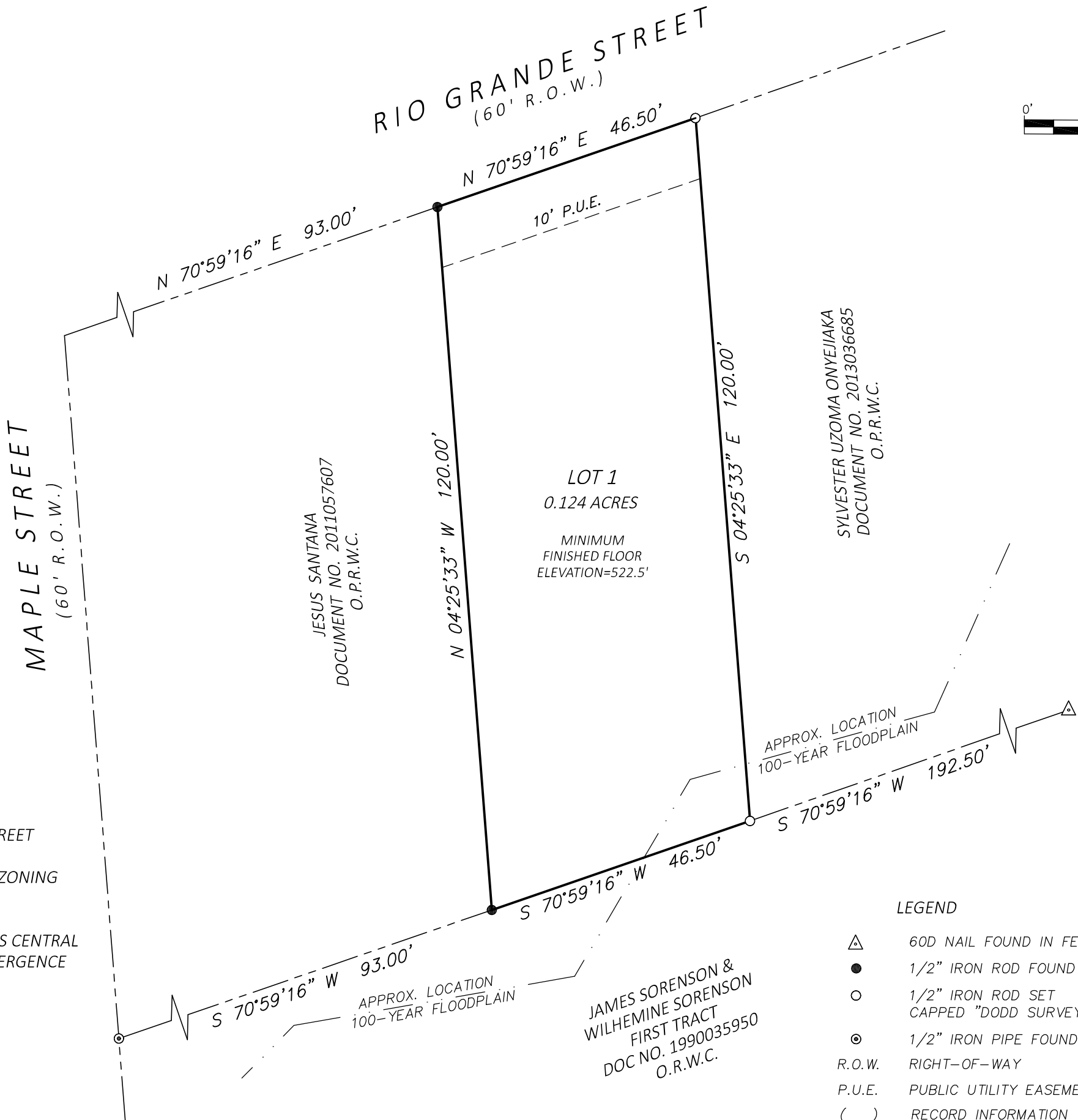
KNOW ALL MEN BY THESE PRESENTS:

I, FRED L. DODD, JR., 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 PFLUGERVILLE, TRAVIS COUNTY, TEXAS, THIS ____ DAY OF _____, 2017.

FRED L. DODD, JR.
REGISTERED PROFESSIONAL SURVEYOR
NO. 6392, STATE OF TEXAS
203 W. MAIN STREET, SUITE D
PFLUGERVILLE, TX 78660

REPLAT OF A PORTION OF LOTS 7, 8, 9, AND A PORTION OF THE ALLEY, BLOCK 7, WASHINGTON HEIGHTS, AN ADDITION TO THE CITY OF TAYLOR, AS SHOWN UPON THE MAP OR PLAT RECORDED IN CABINET A, SLIDE 193 AND DOCUMENT NO. 1951000193 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



SYLVESTER UZOMA ONYEJIKA
DOCUMENT NO. 2013036685
O.P.R.W.C.

JAMES SORENSON &
WILHEMINE SORENSON
FIRST TRACT
DOC NO. 1990035950
O.R.W.C.

- LEGEND**
- △ 60D NAIL FOUND IN FENCE POST
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET CAPPED "DODD SURVEYING"
 - ⊙ 1/2" IRON PIPE FOUND
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () RECORD INFORMATION
 - O.R.W.C. OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

THIS SUBDIVISION TO BE KNOWN AS REPLAT OF A PORTION OF LOTS 7, 8, 9, AND A PORTION OF THE ALLEY, BLOCK 7, WASHINGTON HEIGHTS HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2017, A.D.

DON MCALISTER, CHAIRMAN

DATE

DONNA FRAZIER, SECRETARY

DATE

CITY APPROVAL:

I, ASHLEY LUMPKIN, 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.

ASHLEY LUMPKIN, DIRECTOR

DATE

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 IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, A.D., AT ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

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

BY: _____, DEPUTY

DODD

SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745
203 W. MAIN ST., STE D, PFLUGERVILLE, TX 78660
(512) 953-5705 www.DoddSurveying.com

PZ-20171030
Parkway Plaza Subdivision
Preliminary Plat
FEBRUARY 28, 2017
Item 3.



Applicant Information:

Property Owner: Charles Schroeder
Applicant/Agent: Corey Hall, Civilcorp, LLC
Developer: Sadya Capital, LLC
Applicant Request: Approval of the proposed Preliminary Plat

Subject Property:

Location: 200 Carlos G. Parker Boulevard
Legal Description: 4.052 acres in the William J. Baker Survey, Abstract No. 65.
Existing Zoning: Local Business District (B-1); a portion of the property is undergoing a rezoning to the B-1 District, to be finalized on March 9, 2017.
Utilities: The property will be served by applicant extensions of City Water and Wastewater Utilities
Existing Use of Property: A single-story residence (to be demolished) sits in the southwest corner of the tract; the remainder is vacant and used as farmland.

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	P – Parkland District	City park facilities
South	(across Carlos G. Parker) R-1 – Single-Family Residential District	Single-family residential
East	B-1 – Local Business District	Vacant / farmland
West	B-1 – Local Business District	Vacant / farmland

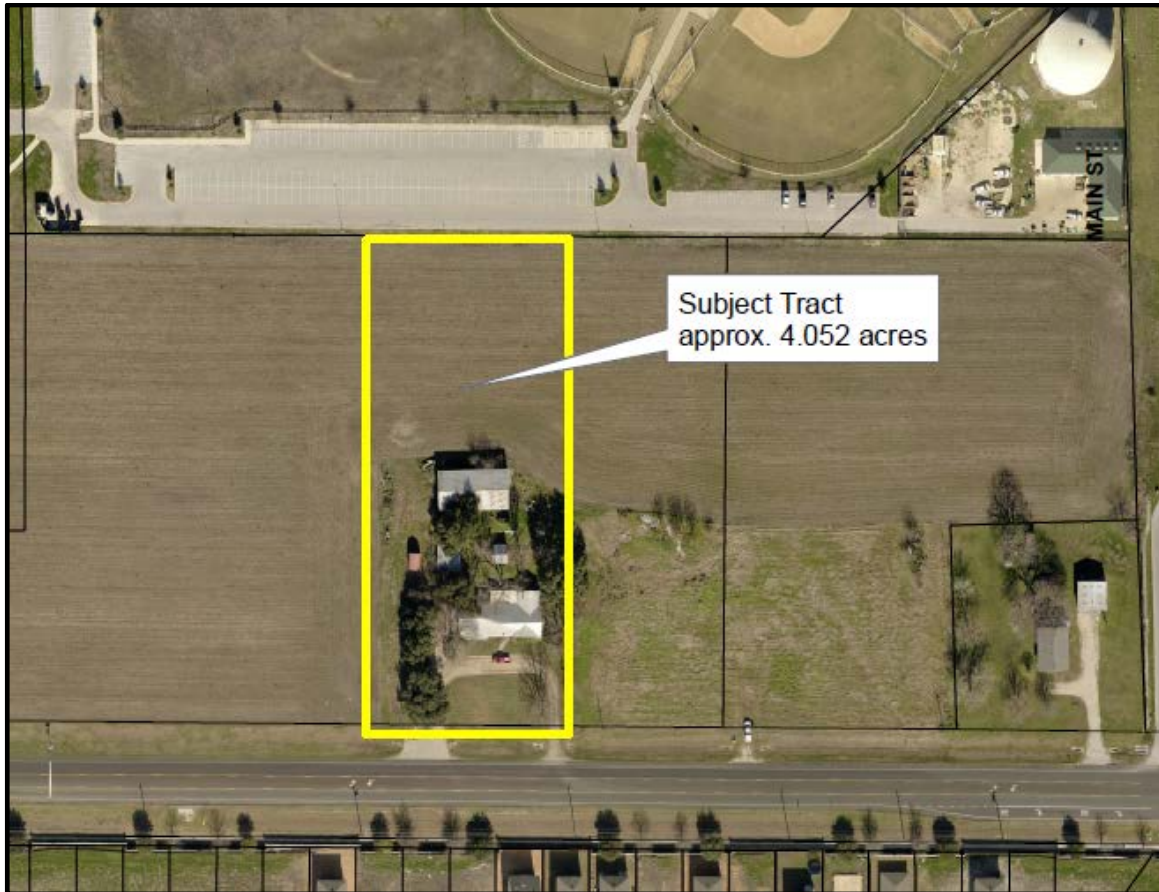
Case Summary

The proposed Preliminary Plat is located on the north side of Carlos G. Parker Boulevard in the northeast portion of the City. The Northpark Subdivision (Summerfield) is directly south across the road, while two retail centers lie to the east (anchored by an HEB) and southeast (anchored by Walmart). The property is part of an approximately 18 acre tract of

land that lies between the City ball field complex and Carlos G Parker Boulevard, the majority of which is currently zoned B-1. An approximately one-acre portion of the property is currently undergoing rezoning to the B-1 – Local Business District, with final approval by City Council anticipated on March 9, 2017.

This property is planned for a Holiday Inn Express hotel as part of a Texas Local Government Code Chapter 380 economic development agreement with the City that includes financing tools to spur the development. A press release of details was recently made by the developers of the hotel.

The property is currently developed with a single-family residence that is planned for demolition and removal to make way for this new development.



Staff Recommendation

Staff recommends approval of the Preliminary Plat.

Attachments: Preliminary Plat

PARKWAY PLAZA SUBDIVISION
A PRELIMINARY PLAT OF 4.052 ACRES OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65
BEING A PORTION OF THE REMAINDER OF A 93.5 ACRE TRACT
(DOCUMENT Nos. 2006107442, 2007019914, 2008092934, 2008092935 OPRWC)
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

LEGEND

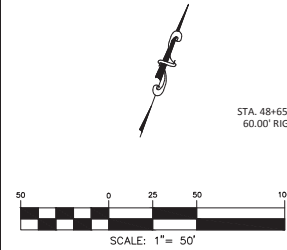
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD WITH YELLOW CAP STAMPED (CIVILCORP) SET
- 4" BY 4" CONCRETE MONUMENT
- LIGHT STANDARD
- PEDESTAL (TELEPHONE)
- POWER POLE
- SIGN
- WATER METER
- WATER VALVE
- OVERHEAD ELECTRIC
- SUBDIVISION BOUNDARY LINE

ABBREVIATIONS

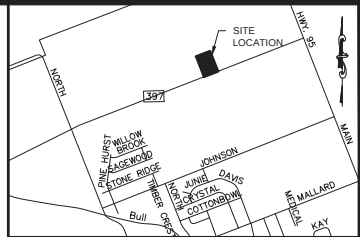
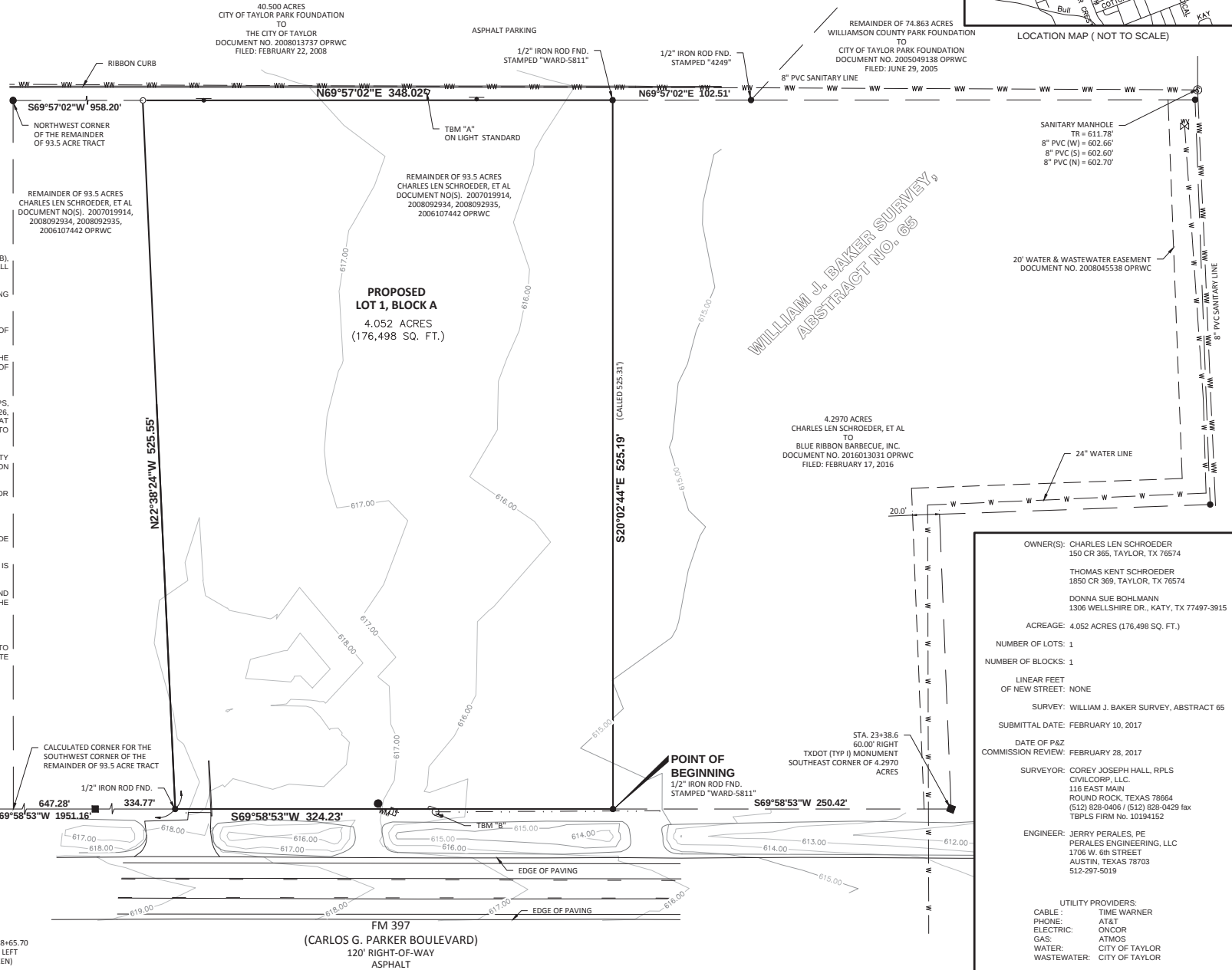
FND. = FOUND
OPRWC = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUE.
2. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83(2012B), REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.
- BENCHMARKS:**
TBM "A" = BOX CUT ON TOP OF LIGHT STANDARD LOCATED ±138 FEET WEST OF THE NORTH-EAST CORNER OF SUBJECT TRACT. ELEVATION = 617.16'
TBM "B" = RAILROAD SPIKE SET IN THE SOUTH SIDE OF A POWER POLE IN THE NORTH LINE OF FM 397 ±130 FEET WEST OF THE SOUTHEAST CORNER OF SUBJECT TRACT. ELEVATION = 617.58'
3. THIS LOCATION ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 48491C0535E, EFFECTIVE DATE, SEPTEMBER 26, 2006, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. A SIDEWALK WILL BE PROVIDED ACROSS THE FRONT OF THE PROPERTY PARALLEL TO FM 397 IN ACCORDANCE WITH THE TAYLOR SUBDIVISION ORDINANCE(S).
5. ALL BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ORDINANCE, AS AMENDED.
6. THERE ARE NO KNOWN EXISTING EASEMENTS OF RECORD FOR THIS TRACT.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE MUNICIPAL WASTE WATER SEWER SYSTEM.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL POTABLE WATER IS AVAILABLE FROM THE MUNICIPAL WATER SUPPLY.
9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL SIDEWALKS AND UTILITIES HAVE BEEN INSTALLED ACCORDING TO THE SPECIFICATIONS OF THE CITY OF TAYLOR.
10. THIS SUBDIVISION IS LOCATED IN THE CITY OF TAYLOR.
11. CITY OF TAYLOR WATER AND WASTEWATER LINES TO BE EXTENDED TO PROPERTY AND ACROSS ENTIRE FRONTAGE OF SUBDIVISION PER SEPARATE CONSTRUCTION PLAN.



CivilCorp
ENGINEERS & SURVEYORS
116 E. MAIN STREET, ROUND ROCK, TEXAS 78664
TEL: (512) 828-0406 FAX: (512) 828-0429
TBPE REGISTRATION #F-10283 TBPLS REGISTRATION #10194152



LOCATION MAP (NOT TO SCALE)

OWNER(S): CHARLES LEN SCHROEDER
150 CR 365, TAYLOR, TX 76574
THOMAS KENT SCHROEDER
1850 CR 369, TAYLOR, TX 76574
DONNA SUE BOHLMANN
1306 WELLSHIRE DR., KATY, TX 77497-3915
ACREAGE: 4.052 ACRES (176,498 SQ. FT.)
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREET: NONE
SURVEY: WILLIAM J. BAKER SURVEY, ABSTRACT 65
SUBMITTAL DATE: FEBRUARY 10, 2017
DATE OF P&Z COMMISSION REVIEW: FEBRUARY 28, 2017
SURVEYOR: COREY JOSEPH HALL, RPLS
CIVILCORP, LLC
116 EAST MAIN
ROUND ROCK, TEXAS 78664
(512) 828-0406 / (512) 828-0429 fax
TBPLS FIRM No. 10194152
ENGINEER: JERRY PERALES, PE
PERALES ENGINEERING, LLC
1706 W. 6th STREET
AUSTIN, TEXAS 78703
512-297-5019
UTILITY PROVIDERS:
CABLE: TIME WARNER
PHONE: AT&T
ELECTRIC: ONCOR
GAS: ATMOS
WATER: CITY OF TAYLOR
WASTEWATER: CITY OF TAYLOR

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

I, Charles Len Schroeder, co-owner of the certain 4.052 acre tract of land shown hereon and described in a deed recorded in Document Nos. 2006107442, 2007019914, 2008092934, 2008092935 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor to 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 PARKWAY PLAZA SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2017.

Charles Len Schroeder
150 CR 365
Taylor, Texas 76574

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas

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

I, Thomas Kent Schroeder, co-owner of the certain 4.052 acre tract of land shown hereon and described in a deed recorded in Document Nos. 2006107442, 2007019914, 2008092934, 2008092935 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor to 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 PARKWAY PLAZA SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2017.

Thomas Kent Schroeder
1850 CR 369
Taylor, Texas 76574

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas

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

I, Donna Sue Bohlmann, co-owner of the certain 4.052 acre tract of land shown hereon and described in a deed recorded in Document Nos. 2006107442, 2007019914, 2008092934, 2008092935 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor to 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 PARKWAY PLAZA SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2017.

Donna Sue Bohlmann
1306 Welshire Drive
Katy, Texas 77497-3915

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas

PARKWAY PLAZA SUBDIVISION
A PRELIMINARY PLAT OF 4.052 ACRES OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65
BEING A PORTION OF THE REMAINDER OF A 93.5 ACRE TRACT
(DOCUMENT Nos. 2006107442, 2007019914, 2008092934, 2008092935 OPRWC)
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

FIELD NOTES:

BEING A 4.052 ACRE (176,498 SQUARE FEET) TRACT OF LAND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, AND LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 4.051 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THE REMAINDER OF A 93.5 ACRE TRACT (47% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER TO FLORA MAE SCHROEDER AND CHARLES LEN SCHROEDER, CO-TRUSTEES OF THE ROY SCHROEDER BY-PASS TRUST, FILED MARCH 12, 2007 AS RECORDED IN DOCUMENT NO. 200709914 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); (16.96% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER TO DONNA SUE BOHLMANN, FILED DECEMBER 29, 2008 AS RECORDED IN DOCUMENT NO. 2008092934 OPRWC; (9.54% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER TO CHARLES LEN SCHROEDER, FILED DECEMBER 29, 2008 AS RECORDED IN DOCUMENT NO. 2008092935 OPRWC; (1/2% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER, INDEPENDENT EXECUTOR OF THE ESTATE OF ROY SCHROEDER, DECEASED TO FLORA MAE SCHROEDER AND CHARLES LEN SCHROEDER, CO-TRUSTEES OF THE ROY SCHROEDER BY-PASS TRUST, FILED DECEMBER 11, 2006 AS RECORDED IN DOCUMENT NO. 2006107442 OPRWC; SAID 93.5 ACRE TRACT BEING THE SAME LAND DESCRIBED IN VOLUME 448, PAGE 127 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC), SAID 4.052 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD WITH CAP STAMPED "WARD-5811" FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN THE SOUTH LINE OF THE SAID 93.5 ACRE TRACT AND THE SOUTHWEST CORNER OF A 4.2970 ACRE TRACT OF LAND CONVEYED FROM CHARLES LEN SCHROEDER, ET AL TO BLUE RIBBON BARBECUE, INC., FILED FEBRUARY 17, 2016 AS RECORDED IN DOCUMENT NO. 2016013031 OPRWC, AND BEING IN THE NORTH RIGHT-OF WAY OF FM 397 (CARLOS G. PARKER BOULEVARD, 120 FEET WIDE);

THENCE, SOUTH 69°58'53" WEST, WITH THE SOUTH LINE OF THE SAID 93.5 ACRE TRACT AND THE NORTH RIGHT-OF-WAY OF SAID FM 397, A DISTANCE OF 324.23 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH A CAP STAMPED "4249" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A BROKEN TXDOT TYPE 1 MONUMENT FOUND BEARS SOUTH 69°58'53" WEST, A DISTANCE OF 334.77 FEET;

THENCE, NORTH 22°38'24" WEST, OVER AND ACROSS THE REMAINDER OF SAID 93.5 ACRE TRACT, A DISTANCE OF 525.55 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CIVILCORP" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN THE SOUTH LINE OF A 40.500 ACRE TRACT OF LAND CONVEYED FROM THE CITY OF TAYLOR PARK FOUNDATION TO THE CITY OF TAYLOR, FILED FEBRUARY 22, 2008 AS RECORDED IN DOCUMENT NO. 2008013737 OPRWC AND THE NORTH LINE OF THE REMAINDER OF SAID 93.5 ACRE TRACT;

THENCE, NORTH 69°57'02" EAST, WITH THE SOUTH LINE OF SAID 40.500 ACRE TRACT AND THE NORTH LINE OF THE REMAINDER OF SAID 93.5 ACRE TRACT, A DISTANCE OF 348.02 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH CAP STAMPED "WARD-8511" FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE AFORESAID 4.2970 ACRE TRACT, FROM WHICH A 1/2 INCH DIAMETER IRON ROD FOUND WITH CAP STAMPED "4249" BEARS NORTH 69°57'02" EAST, A DISTANCE OF 102.51 FEET;

THENCE, SOUTH 20°02'44" EAST, WITH THE WEST LINE OF SAID 4.2970 ACRE TRACT, A DISTANCE OF 525.19 FEET CALLED 525.31 FEET IN DOCUMENT NO. 2016013031 OPRWC, TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 4.052 ACRES (176,498 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

That I, Corey Joseph Hall, 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 of roads i place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Taylor.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2017.

Corey Joseph Hall
Registered Professional Land Surveyor
No. 6362 State of Texas

ENGINEER'S CERTIFICATION:

I, Jerry Perales, 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 48491C0535E, effective date September 26, 2008, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public right-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Austin, Travis County, Texas, this ____ day of _____, 2017.

Jerry Perales
Registered Professional Engineer
No. _____ State of Texas

PLANNING AND ZONING COMMISSION:

This subdivision to be known as Parkway Plaza Subdivision has been accepted and approved for filing with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the ____ day of _____, 2017, A.D.

Don McAlister, Chairman Date

Donna Frazier, Secretary Date

PZ-20171031
Parkway Plaza Subdivision
Final Plat
FEBRUARY 28, 2017
Item 4.



Applicant Information:

Property Owner: Charles Schroeder
Applicant/Agent: Corey Hall, Civilcorp, LLC
Developer: Sadya Capital, LLC
Applicant Request: Approval of the proposed Final Plat

Subject Property:

Location: 200 Carlos G. Parker Boulevard
Legal Description: 4.052 acres in the William J. Baker Survey, Abstract No. 65.
Existing Zoning: Local Business District (B-1); a portion of the property is undergoing a rezoning to the B-1 District, to be finalized on March 9, 2017.
Utilities: The property will be served by applicant extensions of City Water and Wastewater Utilities
Existing Use of Property: A single-story residence (to be demolished) sits in the southwest corner of the tract; the remainder is vacant and used as farmland.

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	P – Parkland District	City park facilities
South	(across Carlos G. Parker) R-1 – Single-Family Residential District	Single-family residential
East	B-1 – Local Business District	Vacant / farmland
West	B-1 – Local Business District	Vacant / farmland

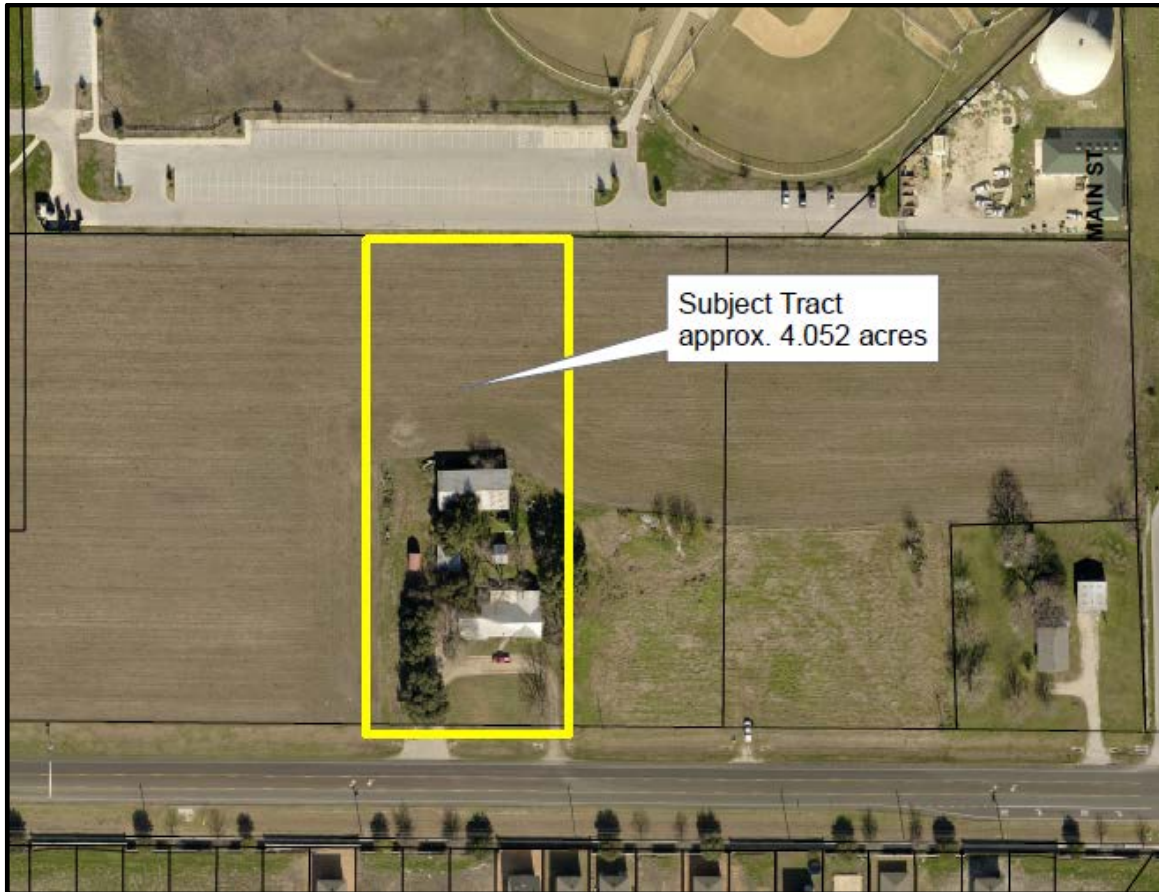
Case Summary

The proposed Final Plat is located on the north side of Carlos G. Parker Boulevard in the northeast portion of the City. The Northpark Subdivision (Summerfield) is directly south across the road, while two retail centers lie to the east (anchored by an HEB) and southeast (anchored by Walmart). The property is part of an approximately 18 acre tract of land that

lies between the City ball field complex and Carlos G. Parker Boulevard, the majority of which is currently zoned B-1. An approximately one-acre portion of the property is currently undergoing rezoning to the B-1 – Local Business District, with final approval by City Council anticipated on March 9, 2017.

This property is planned for a Holiday Inn Express hotel as part of a Texas Local Government Code Chapter 380 economic development agreement with the City that includes financing tools to spur the development. A press release of details was recently made by the developers of the hotel.

The property is currently developed with a single-family residence that is planned for demolition and removal to make way for this new development.



Staff Recommendation

Staff recommends approval of the Final Plat.

Attachments: Final Plat

LEGEND

- 1/2 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED (CIVILCORP) SET
- 4 INCH BY 4 INCH CONCRETE MONUMENT
- ◆ BENCHMARK
- SUBDIVISION BOUNDARY

ABBREVIATIONS

FND. = FOUND
OPRWC = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

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CALCULATED CORNER FOR THE SOUTHWEST CORNER OF THE REMAINDER OF 93.5 ACRE TRACT

STA. 48+65.70
60.00' RIGHT
647.28'
S69°58'53"W 1951.16'
1/2" IRON ROD FND.
334.77'
N: 10193775.630
E: 3212233.866

(CALLED 120.00')
N20°15'58"W 119.76'
STA. 48+65.70
60.00' LEFT
(BROKEN)

CivilCorp
ENGINEERS & SURVEYORS
116 E. MAIN STREET, ROUND ROCK, TEXAS 78664
TEL: (512) 828-0406 FAX: (512) 828-0429
TBPE REGISTRATION #F-10283 TBPLS REGISTRATION #10194152

PARKWAY PLAZA SUBDIVISION

A FINAL PLAT OF 4.052 ACRES OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65 BEING A PORTION OF THE REMAINDER OF A 93.5 ACRE TRACT (DOCUMENT Nos. 2006107442, 2007019914, 2008092934, 2008092935 OPRWC) CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

40.500 ACRES
CITY OF TAYLOR PARK FOUNDATION
TO
THE CITY OF TAYLOR
DOCUMENT NO. 2008013737 OPRWC
FILED: FEBRUARY 22, 2008

LOT 1, BLOCK A

4.052 ACRES
(176,498 SQ. FT.)

REMAINDER OF 93.5 ACRES
CHARLES LEN SCHROEDER, ET AL
DOCUMENT NO(S). 2007019914,
2008092934, 2008092935,
2006107442 OPRWC

FM 397
(CARLOS G. PARKER BOULEVARD)
120' RIGHT-OF-WAY

1/2" IRON ROD FND.
STAMPED "WARD-5811"

1/2" IRON ROD FND.
STAMPED "4249"

N: 10194379.990
E: 3212358.489

REMAINDER OF 74.863 ACRES
WILLIAMSON COUNTY PARK FOUNDATION
TO
CITY OF TAYLOR PARK FOUNDATION
DOCUMENT NO. 2005049138 OPRWC
FILED: JUNE 29, 2005

S20°02'44"E 525.19' (CALLED 525.31')

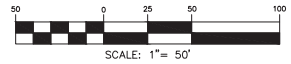
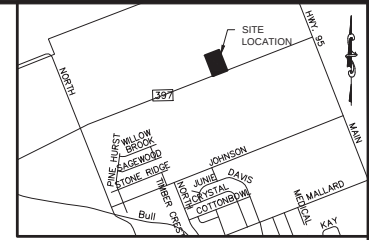
25' WIDE JOINT ACCESS EASEMENT
(HEREBY DEDICATED)

POINT OF BEGINNING
1/2" IRON ROD FND.
STAMPED "WARD-5811"

N: 10193886.620
E: 3212538.504

STA. 23+38.6
60.00' RIGHT
TxDOT (TYP 1) MONUMENT
SOUTHEAST CORNER OF 4.2970 ACRES

N: 10193972.480
E: 3212773.746



UTILITY PROVIDERS:
CABLE : TIME WARNER
PHONE : AT&T
ELECTRIC : ONCOR
GAS : AT&MOS
WATER : CITY OF TAYLOR
WASTEWATER : CITY OF TAYLOR

OWNER(S): CHARLES LEN SCHROEDER
150 CR 365
TAYLOR, TX 78654

THOMAS KENT SCHROEDER
1850 CR 369
TAYLOR, TX 78654

DONNA SUE BOHLMANN
1306 WELLSHIRE DR.
KATY, TX 77497-3915

ACREAGE: 4.052 ACRES (176,498 SQ. FT.)

NUMBER OF LOTS: 1

NUMBER OF BLOCKS: 1

LINEAR FEET
OF NEW STREET: NONE

SURVEY: WILLIAM J. BAKER SURVEY, ABSTRACT 65

SUBMITTAL DATE: FEBRUARY 13, 2017

DATE OF P&Z

COMMISSION REVIEW: FEBRUARY 28, 2017

SURVEYOR: COREY JOSEPH HALL, RPLS
CIVILCORP, LLC
116 EAST MAIN
ROUND ROCK, TEXAS 78664
(512) 828-0406 / (512) 828-0429 fax
TBPLS FIRM No. 10194152

ENGINEER: JERRY PERALES, PE
PERALES ENGINEERING, LLC
1706 W. 6th STREET
AUSTIN, TEXAS 78703
512-297-5019

CITY OF TAYLOR PERMIT PZ-20171031 SHEET 1 OF 2

