

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

February 13, 2024, 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, February 13th, 2024.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=5324&month=2&year=2024&day=13&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

I. CITIZENS COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

II. 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 to discuss and act upon it individually as part of the Regular Agenda.)

1. Review and approve minutes from the meeting held on January 9, 2024.
2. **PZ-2023-1935** – Consider Disapproval of Taylor Tract Preliminary Plat consisting of approximately 68.920 acres generally located at 14501 Hwy 79, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, part of and out of the HG Johnson Survey, Section No. 6, Abstract No. 348, Taylor, Williamson County, Texas. (Shai Roos-HDR)
3. **PZ-2023-1904** – Consider Disapproval of Northcutt-Buzan Estates Preliminary Plat consisting of approximately 27.887 acres generally located at 1910 CR 452, more particularly described by Williamson Central Appraisal District Parcel R408565 part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas. (Brenda Joyas-COT)
4. **PZ-2023-1936** – Consider Conditional Approval of Murphy Street Preliminary Plat consisting of approximately 1.333 acres generally located on Murphy Street north of E. 4th Street and south of E. 6th Street, more particularly described by the Williamson Central Appraisal District Parcels R015241, R652345, R015264, R015258, R015233, R015232, R015231, R015230, and R015266 being a replat of Lots 1-5 Block 52, Lot 5 Block 53, Lot 6 and part of Lot 1 Block 56 and part of Lot 1 Block 57, Taylor, Williamson County, Texas. (Brenda Joyas-COT)

5. **PZ-2023-1969** – Consider Conditional Approval of 3811 N. Main St. Final Plat, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas. (Shai Roos-HDR)

III. REGULAR AGENDA

6. **PZ-2023-1998** – Hold a public hearing to approve a Special Use Permit to allow for the expansion and improvement of an existing Recreational Vehicle Park at 408 Carlos G. Parker Blvd SE, on approximately 5.62 acres of land, more particularly described by Williamson Central Appraisal District Parcels R578031 and R381280, legally described as approximately 5.62 acres in the Hilltop Subdivision, Lot 1, Taylor, Williamson County, Texas. (Brenda Joyas-COT)
7. **PZ-2023-1998** – Consider making a recommendation to approve a Special Use Permit to allow for the expansion and improvement of an existing Recreational Vehicle Park at 408 Carlos G. Parker Blvd. SE, on approximately 5.62 acres of land, more particularly described by Williamson Central Appraisal District Parcels R578031 and R381280, legally described as approximately 5.62 acres in the Hilltop Subdivision, Lot 1, Taylor, Williamson County, Texas. (Brenda Joyas-COT)
8. **PZ-2023-1985** – Place Type Zoning Change – Hold a public hearing to approve a Place Type Zoning Change for the property located at 2105 Donna Dr. more particularly described by the Williamson Central Appraisal District Parcel R016004, legally described as Dahlberg Estates Section 3, Block D, Lot 10, on approximately 0.22 acres, Taylor, Williamson County, Texas. (Colin Harrison-COT)
9. **PZ-2023-1985** – Place Type Zoning Change – Consider making a recommendation to approve a Place Type Zoning Change for the property located at 2105 Donna Dr. more particularly described by the Williamson Central Appraisal District Parcel R016004, legally described as Dahlberg Estates Section 3, Block D, Lot 10, on approximately 0.22 acres, Taylor, Williamson County, Texas. (Colin Harrison-COT)
10. **PZ-2023-1907** – Hold a public hearing to approve a new Neighborhood Plan with variances for the property generally located at 715 Carlos G. Parker Blvd. SW, on approximately 38.979 acres, more particularly described by the Williamson Central Appraisal District Parcel R331170, legally described as land part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas. (Brenda Joyas-COT)
11. **PZ-2023-1907** – Consider making a recommendation to approve a new Neighborhood Plan with variances for the property generally located at 715 Carlos G. Parker Blvd. SW, on approximately 38.979 acres, more particularly described by the Williamson Central Appraisal District Parcel R331170, legally described as land part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas. (Brenda Joyas-COT)

IV. DISCUSSION ITEMS

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

V. ADJOURN

Next Meeting Date: March 12, 2024

The Commission may vote and/or act upon each of the items listed in this Agenda. The Commission 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 February 13, 2024. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Victoria Winchester Date: 02.09.24
Victoria Winchester, Administrative Assistant

**PLANNING AND ZONING COMMISSION MEETING
MEETING MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
January 9th, 2024, 6:00 P.M**

<u>PRESENT</u>	<u>ABSENT</u>	<u>STAFF PRESENT</u>
Amy Everhart	Mike Eaton	Brenda Joyas, Senior Planner
Nora Roy		Victoria Winchester, Administrative Assistant
Donna Frazier		Justinh Sauer, Permit Tech
Annette Maruska		Colin Harrison, Director of Development Services
Alex Allrich		Tom Yantis, Assistant City Manager
Jim Newman		
Steve Darden		
Kellie Billings Ray		

CALL TO ORDER AND DECLARE A QUORUM: 6:00PM

I. CITIZENS COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

Pam Harper Spoke regarding her concerns about Murphy Street development proposal.

II. 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 to discuss and act upon it individually as part of the Regular Agenda.)

1. Review and approve minutes from the meeting held on December 12, 2023.
2. **PZ-2023-1935** – Consider Disapproval of Taylor Tract Preliminary Plat consisting of approximately 69.169 acres generally located at 14501 Hwy 79, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, part of and out of the HG Johnson Survey, Section No. 6, Abstract No. 348, Taylor, Williamson County, Texas. (Shai Roos-HDR)
3. **PZ-2023-1904** – Consider Disapproval of Northcutt-Buzan Estates Preliminary Plat consisting of approximately 27.887 acres generally located at 1910 CR 452, more particularly described by Williamson Central Appraisal District Parcel R408565 part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas. (Brenda Joyas-COT)

City of Taylor
400 Porter St
Taylor, Tx 76574

4. PZ-2023-1980 – Consider Conditional Approval of Taylor Plaza Subdivision Replat No.3 consisting of approximately 13.460 acres generally located at 3100 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R363579, part of and out of the John Pharress Survey, Abstract No. 495, Taylor, Williamson County, Texas.

Motion was made by Commissioner Donna Frazier, to approve Minutes and approve Consent agenda as presented. Motion was Seconded by Commissioner, Nora Roy. No Discussion was made. Vote was unanimous.

III. REGULAR AGENDA

5. PZ-2023-1972 - Hold a public hearing regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 2300 Grace St, on 0.45 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018004 in the Smith W C, Block 9, Lot 12-13, Taylor, Williamson County, Texas. (Brenda Joyas-COT)

Chair, Amy Everhart Opened Public Hearing at 6:03PM.

Senior Planner, Brenda Joyas and Tom Yantis, Assistant City Manager presented and answered questions regarding the request to approve of the Special Use Permit to allow owner to use the property as a short-term rental without a full time, on site operator.

The Applicant, Scott White spoke. Neighbor, Lane Holman spoke regarding concerns on short term rentals and recourse for the neighbors of the negative impacts of short term rentals. Neighbor, Claire Randing spoke on concerns she has with the current owner of the Airbnb and requested a list of the properties that had been notified of this application. There was discussion between Commissioners, Staff, Applicant and Neighbors.

Chair, Amy Everhart closed Public Hearing at 6:43 pm.

6. PZ-2023-1972 - Consider making a recommendation regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 2300 Grace St, on 0.45 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018004 in the Smith W C, Block 9, Lot 12-13, Taylor, Williamson County, Texas.

Motion was made by Commissioner, Kellie Billings-Ray to recommend approval for the Special Use Permit for a temporary period of 3-years. Seconded by

Commissioner, Alexander Allrich. No Discussion was made by Commissioners. Vote was unanimous.

- 7. PZ-2023-1973** - Hold a public hearing regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 1816 Eckhardt St, on 0.2 acres of land, more particularly described by Williamson Central Appraisal District Parcel R017041 in the S3586 - Eckhardt R J Tract, Block 1, Lot 2 (W/PT), Taylor, Williamson County, Texas. (Brenda Joyas-COT)

Chair, Amy Everhart has opened the public 6:45pm

Senior Planner, Brenda Joyas made a presentation regarding 1816 Eckhardt, that staff recommends approval for the Special Use Permit to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

Applicant Scott White spoke. The owner, Kevin Oman spoke. Neighbor, Yvonne Castillo spoke about her concerns about the potential occupants of the property.

Chair, Amy Everhart has closed the public hearing at 6:56pm

- 8. PZ-2023-1973** - Consider making a recommendation regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 1816 Eckhardt St, on 0.2 acres of land, more particularly described by Williamson Central Appraisal District Parcel R017041 in the S3586 – Eckhardt R J Tract, Block 1, Lot 2 (W/PT), Taylor, Williamson County, Texas.

Motion was made by Commissioner, Jim Newman, to recommend approval for the Special Use Permit for a temporary period of 3-years. Seconded by Commissioner Donna Frazier. No Discussion was made by Commissioners. Vote was unanimous.

- 9. PZ-2023-1957** -Place Type Zoning Change – Hold a public hearing regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties. (Tom Yantis-COT)

Tom Yantis, Assistant City Manager made a presentation regarding, place type zoning change requests at 2010 N Main St and 1111 W 3rd St.

Neighbor Michael Gutrox of 2010 N Main St spoke.

10. **PZ-2023-1957** -Place Type Zoning Change – Consider making a recommendation regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties.

Motion was made by Commissioner, Donna Frazier to approve the place type zoning to change both addresses, 2010 N Main st and 1111 W 3rd st from P5 to P4. Motion was Seconded by Commissioner Alexander Allrich. . No Discussion was made by Commissioners. Vote was unanimous.

DISCUSSION ITEMS

1. Update regarding City Council actions on items referred to by the Planning and Zoning Commission.
2. **ADJOURN 7:10pm**

Next Meeting Date: February 13th, 2024

Posted By: Victoria Winchester Date: 01-12-24

Victoria Winchester, Administrative Assistant

City of Taylor
PZ-2023-1935
Park 79 Commerce Center Taylor Tract Preliminary Plat
Staff Report

Item Details

Agenda No.	2
Requested Action:	Consider Disapproval of Park 79 Commerce Center Taylor Tract Preliminary Plat
Address/Location:	Generally located at 14501 Hwy 79
Legal Description:	Approximately 68.920 acres of land generally located at 14501 Hwy 79, more particularly described by the Williamson County Appraisal District Parcels R019338 and R019992 part of and out of the HG Johnson Survey, Section No. 6, Abstract No. 348, Taylor, Williamson County, Texas
Current Zoning:	EC, Employment Center Place Type Zoning
Current Use:	Greenfield
Applicant:	Trevor Riek, Pape-Dawson Engineers
Case History:	This is the third submission of the preliminary plat.
Staff Recommendation:	The submitted preliminary plat does not meet the minimum requirements of the Land Development Code. Therefore, staff recommends Disapproval of the proposed Preliminary plat.

Attachments

1. Staff Comment Review Letter
2. Location Map
3. Proposed Preliminary Plat



City of Taylor

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

Trevor Riek
Pape-Dawson Engineers
10801 N Mopac Expy, Bldg 3, Suite 200
Austin TX 78759
trieb@pape-dawson.com

Date: Friday, February 2, 2024

Address: 14501 hwy 79, Taylor 76574

Permit Number PZ-2023-1935

Dear Trevor Riek,

Staff has completed its review of the plat documents for the Park 79 Commerce Center Taylor Tract Preliminary plat that is to be located at 14501 hwy 79, Taylor 76574. There are some corrections that need to be made to this plat document. In addition to the comments below we would like to ask for a meeting to clarify future roadway and drainage locations. the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shai Roos. Should you have any questions or require additional information regarding any of these comments, please contact Shai Roos at (972) 415-0914 or by email at shai.roos@hdrinc.com.

1. Change the title on all sheets to:

Preliminary Plat

Taylor Tract - 14501 Hwy 79,

City of Taylor, Williamson County, Texas - Project Number: PZ-2023-1935

BEING A PRELIMINARY PLAT CONSISTING OF 68.920 ACRES, INCLUDING 3.69 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 5 LOTS, 2 RESERVES, PART OF AND OUT OF THE H. G. JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, TAYLOR, WILLIAMSON COUNTY, TEXAS

2. Update the date on the cover page and title blocks from October 2023 to February 2024
3. Revise sheet number on last sheet to 04 of 04 instead of 03 of 04.
4. Add the following signature blocks to sheet 4: Owners signature (one for each owner), Lien holder signature (if there is a lien holder), Surveyor certification, engineer's certification, development services director signature, Taylor Floodplain manager, and Williamson County Clerk Signature.
5. Lot and Block table on sheet 4 needs to show the blocks

Engineering Department Review

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

[*See Associated Documents section of the permit page to download a PDF containing the following engineering comments:](#)

Preliminary Plat

1. Topographic Contours – Contours were removed from the plat. Please replace contours back on the preliminary plat.
2. Right of way to be continuous along the portion of proposed CR 401 and proposed Wing Street near the 50-ft PUE & Drainage easement

3. Drainage Easements – Proposed drainage easements shall be confirmed in the subdivision improvements for public and private easements. Determination of private and public easements are to be verified.
4. Dedication of Lot 5 – Coordination to be made for dedication of Lot 5 area to the City. The location will likely need to be a reserve with uses for green/open space, floodplain and trail.
5. Driveway locations – A note shall be provided on the plat to limit the number of driveway access for the subdivision. Per previous coordination, the locations are to align with the adjacent tract that will have streets adjoining the future CR 401, which will also be the location of access from the proposed Taylor Tract Subdivision.
6. It is noted that additional plat items are required for the final plat including signature blocks, plat notes and applicable tables for streets. It is recommended that these are included on the preliminary plat.

Utility Schematic

1. Reviewed for cursory information only.
2. Utility Locations – Locations of utilities to be finalized on the subdivision improvements. Coordination to be provided for utility locations noted along proposed Wing Street for water and sewer including utility assignments, looping requirements, and additional easements that may need to be provided.

Drainage Schematic

1. Reviewed for cursory information only.
2. It is noted that a completed drainage study will be required along modeling information for review as part of the subdivision improvements portion of the subdivision. Delineation of the Taylor Floodplain will be required as part of the study.

Traffic Impact Analysis

1. Per TIA Reviewer Kathy Smith, no comments are to be addressed from the City; however, coordination shall be made with TxDOT (local) to verify requirements for entrances along US 79 such as turn lane improvements and spacing requirements.

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.

Previously reviewed the preliminary 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 (972) 415-0914, or by e-mail at shai.roos@hdrinc.com.

Thank you,

Shailaja Roos

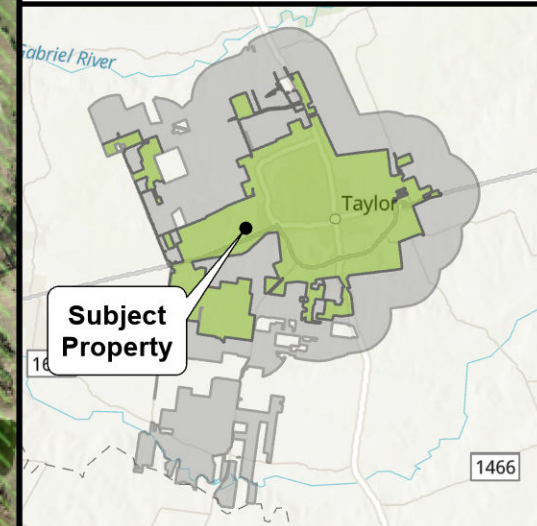
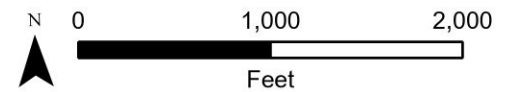
Shai Roos



PZ-2023-1935

**14501 Highway 79
Preliminary Plat
Location Map
Approximately 70 acres**

- City Limits
- ETJ Boundary
- Subject Property
- Parcels



REVISIONS					
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF TAYLOR APPROVAL	APPROVAL DATE

TAYLOR TRACT

14501 HWY 79

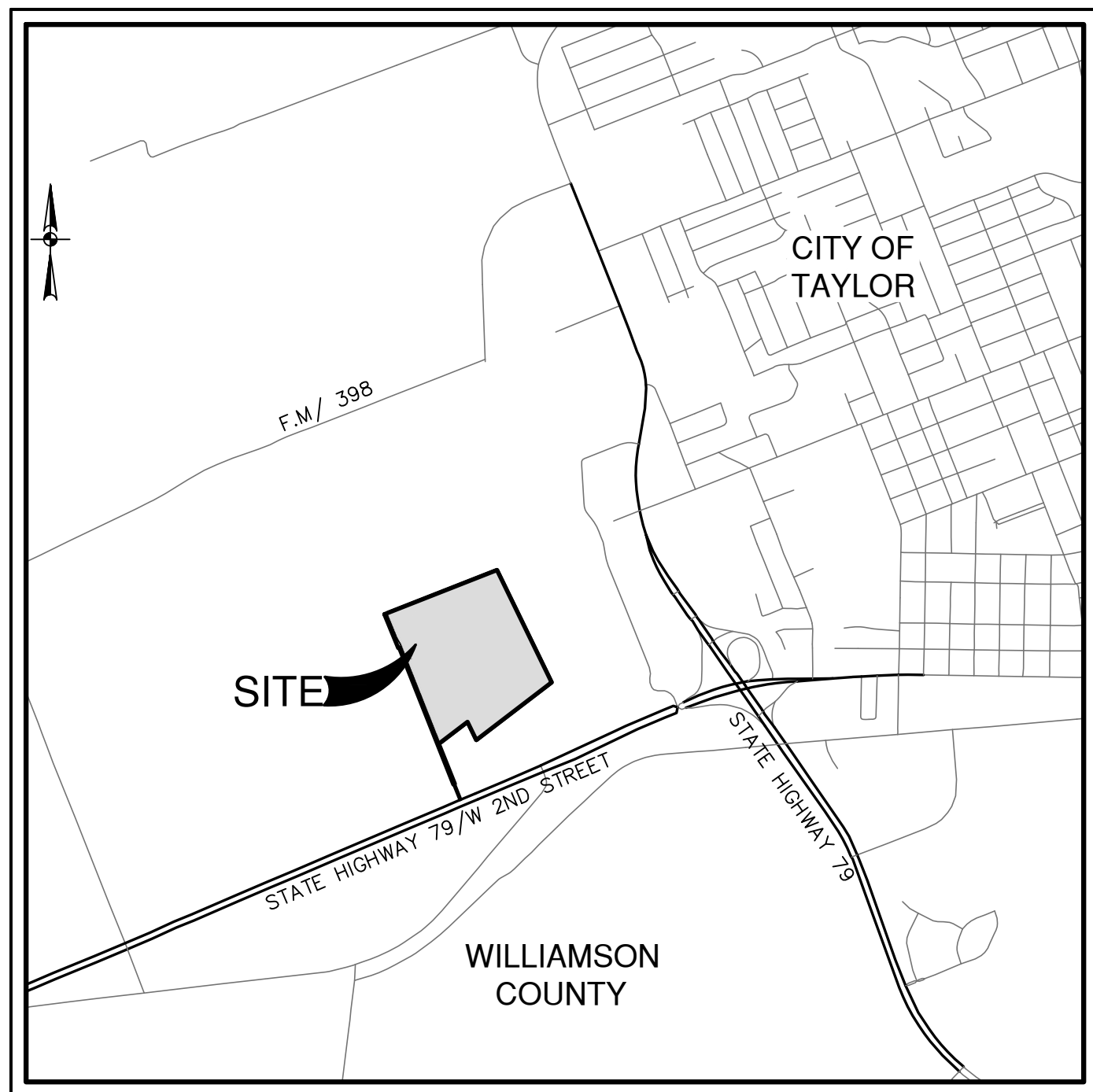
TAYLOR, TEXAS 76574

PRELIMINARY PLAT ONLY

NOT FOR RECORDATION

NOTES:

- UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- A 10–FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PORTION OF CR401 AND ALONG BOTH SIDES OF THE PROPOSED STREET.



LOCATION MAP

NOT–TO–SCALE

QUANNAH PARTNERS

1720 S. BELLAIRE STREET
PENTHOUSE
DENVER, COLORADO 80222

OCTOBER 2023



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET INDEX

Sheet Title	Sheet Number
COVER SHEET	01
EXISTING CONDITIONS AND TREES PLAN	02
PRELIMINARY PLAT	03
UTILITY PLAN	04
DETAILED DRAINAGE MAP	05
EXISTING WATERSHED MAP	06

OWNER
TAYLOR TEXAS HOLDINGS, INC.
4512 AQUA VERDE DRIVE
AUSTIN, TEXAS 78746
PH: (512)413-2994

DEVELOPER
QUANNAH PARTNERS
1720 S. BELLAIRE STREET
PENTHOUSE
DENVER, COLORADO 80222
PH: (832)316-2870

ENGINEER
PAPE–DAWSON ENGINEERS.
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH: (512)454-8711

SURVEYOR
PAPE–DAWSON ENGINEERS.
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH: (512)454-8711

CITY OF TAYLOR - PUBLIC WORKS DEPARTMENT
CONTACT: JIM GRAY
15500 SUN LIGHT NEAR WAY #B
TAYLOR, TEXAS 76660
(512)352-5818

I, SHELLY MITCHELL, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

SUBMITTED BY: *Shelly Mitchell*

10/30/2023

DATE

PAPE–DAWSON ENGINEERS
SHELLY MITCHELL
VICE PRESIDENT



BENCHMARKS:
BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED
SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

NOTES:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF TAYLOR MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



REFNO	DIA	TYPE
3000	9	HACKBERRY
3001	18	HACKBERRY
3002	13	HACKBERRY
3003	12	HACKBERRY
3004	12	HACKBERRY
3005	12	MULBERRY (M)
3006	13	HACKBERRY
3007	8	HACKBERRY
3008	13.5	HACKBERRY (M)
3009	10.5	HACKBERRY
3010	8	HACKBERRY
3011	9	HACKBERRY
3012	8	HACKBERRY
3013	13	HACKBERRY (M)
3014	8	HACKBERRY
3015	15	MULBERRY (M)
3016	16	HACKBERRY (M)
3017	9	HACKBERRY
3018	10	HACKBERRY
3019	10	HACKBERRY
3020	11	SUN
3021	12	PECAN
3022	11	PECAN
3023	8	BOX ELDER
3024	11	HACKBERRY
3025	25	HACKBERRY
3026	9	HACKBERRY
3027	14.5	HACKBERRY (M)
3028	22	PECAN
3029	13	PECAN
3030	13	HACKBERRY
3031	14	HACKBERRY
3032	11	HACKBERRY
3033	8	HACKBERRY
3034	12	HACKBERRY (M)
3035	15	HACKBERRY (M)
3036	13	HACKBERRY (M)
3037	8	HACKBERRY
3038	14	HACKBERRY (M)
3039	15.5	HACKBERRY (M)
3040	8	HACKBERRY
3041	13.5	HACKBERRY (M)
3042	10	HACKBERRY
3043	22.5	CEDAR ELM (M)
3044	15	CEDAR ELM
3045	18	CEDAR ELM
3046	17	CEDAR ELM
3047	9	CEDAR ELM
3048	13	CEDAR ELM
3049	12	CEDAR ELM
3050	18	ASH
3051	13	CEDAR ELM
3052	13	CEDAR ELM
3053	22	CEDAR ELM
3054	9	CEDAR ELM
3055	9	CEDAR ELM
3056	10	CEDAR ELM
3057	14	CEDAR ELM (M)
3058	10	CEDAR ELM
3059	26	CEDAR ELM (M)
3060	17	PECAN
3061	9	CEDAR ELM
3062	15	CEDAR ELM
3063	18	CEDAR ELM
3064	20	CEDAR ELM
3065	8	MESQUITE
3066	25	CEDAR ELM (M)
3067	10	MESQUITE
3068	14	MESQUITE
3069	8	CEDAR ELM
3070	8	ASH
3071	8	ASH
3072	8	ASH
3073	8	ASH
3074	13	CEDAR ELM (M)
3075	8	MESQUITE
3076	8	ASH
3077	10	HACKBERRY
3078	23	CEDAR ELM
3079	15	CEDAR ELM
3080	21.5	CEDAR ELM (M)
3081	18	CEDAR ELM
3082	19	CEDAR ELM
3083	12	CEDAR ELM
3084	13	MESQUITE
3085	28	LOAK 28M
3086	17	CEDAR ELM
3087	17	CEDAR ELM
3088	9	HACKBERRY
3089	11	HACKBERRY
3090	16	HACKBERRY (M)
3091	13	HACKBERRY
3092	15	HACKBERRY
3093	20.5	HACKBERRY (M)
3094	12	CEDAR ELM
3095	10	ASH
3096	16	HACKBERRY
3097	10	CEDAR ELM
3098	15	HACKBERRY
3099	15	HACKBERRY
3100	18	HACKBERRY
3101	15	HACKBERRY
3102	12	HACKBERRY
3103	12	HACKBERRY
3104	17	HACKBERRY (M)
3105	22	HACKBERRY
3106	30	HACKBERRY
3107	33	HACKBERRY
3108	19.5	ASH 19.5M
3109	10	ASH
3110	8	ASH
3111	15	ASH
3112	12	CEDAR ELM
3113	13.5	GUM 13.5M
3114	14.5	MESQUITE (M)
3115	12.5	MESQUITE (M)
3116	10	BOX ELDER
3117	10.5	CEDAR ELM (M)
3118	16	CEDAR ELM
3119	17	HACKBERRY
3120	12	HACKBERRY
3121	9	HACKBERRY
3122	10	HACKBERRY
3123	20	HACKBERRY
3124	12	HACKBERRY
3125	22	HACKBERRY
3126	12	HACKBERRY
3127	15	HACKBERRY (M)
3128	33.5	HACKBERRY (M)
3129	22	HACKBERRY
3130	16	HACKBERRY
3131	20	HACKBERRY
3132	20	HACKBERRY
3133	14	HACKBERRY
3134	14	HACKBERRY
3135	23	HACKBERRY
3136	12.5	HACKBERRY (M)
3137	8	HACKBERRY
3138	10	HACKBERRY
3139	13	HACKBERRY
3140	24.5	HACKBERRY
3141	8	HACKBERRY
3142	8	HACKBERRY

LEGEND

- | | |
|--|-------------------------------|
| | PROPERTY BOUNDARY |
| | ADJACENT PROPERTY BOUNDARY |
| | EXISTING EASEMENT LINE |
| | EXISTING CONTOURS |
| | EXISTING GAS LINE |
| | EXISTING GAS LINE |
| | EXISTING OVERHEAD ELECTRIC |
| | EXISTING WASTEWATER LINE |
| | EXISTING WATER LINE |
| | EXISTING STORM DRAIN LINE |
| | 500-YEAR FEMA FLOODPLAIN |
| | 100-YEAR FEMA FLOODPLAIN |
| | EXISTING EDGE OF PAVEMENT |
| | EXISTING FENCE |
| | EXISTING WASTEWATER MANHOLE |
| | EXISTING TREE |
| | EXISTING STORM DRAIN HEADWALL |
| | EXISTING UTILITY POLE |
| | EXISTING FIRE HYDRANT |
| | EXISTING BUILDING |

TREE NOTES:

1. SURVEY INCLUDES ALL TREES THAT ARE 8" OR GREATER THAT ARE HARDWOOD.
2. TREES LOCATED IN THE FLOODPLAIN ARE NOT COLLECTED AS DEVELOPMENT WILL NOT IMPACT FLOODPLAIN.
3. MITIGATION PLAN TO BE PROVIDED AT SITE PLAN STAGE

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE 100 AND 500 YEAR FLOODPLAIN BOUNDARIES ARE BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0350F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

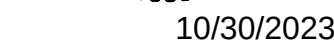
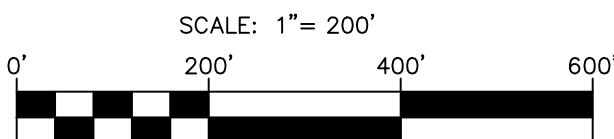
BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED
SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

(M) - MULTI-TRUNK TREE
(ROW) - RIGHT-OF-WAY
(ROW)* - RIGHT-OF-WAY AFTER PROPOSED RIGHT-OF-WAY DEDICATION



Shelly Mitchell



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
0801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPCE FIRM REGISTRATION #470 | TBPPLUS FIRM REGISTRATION #100288601

EXISTING CONDITIONS AND TREES PLAN

TAYLOR TRACT
TAYLOR, TEXAS 76574

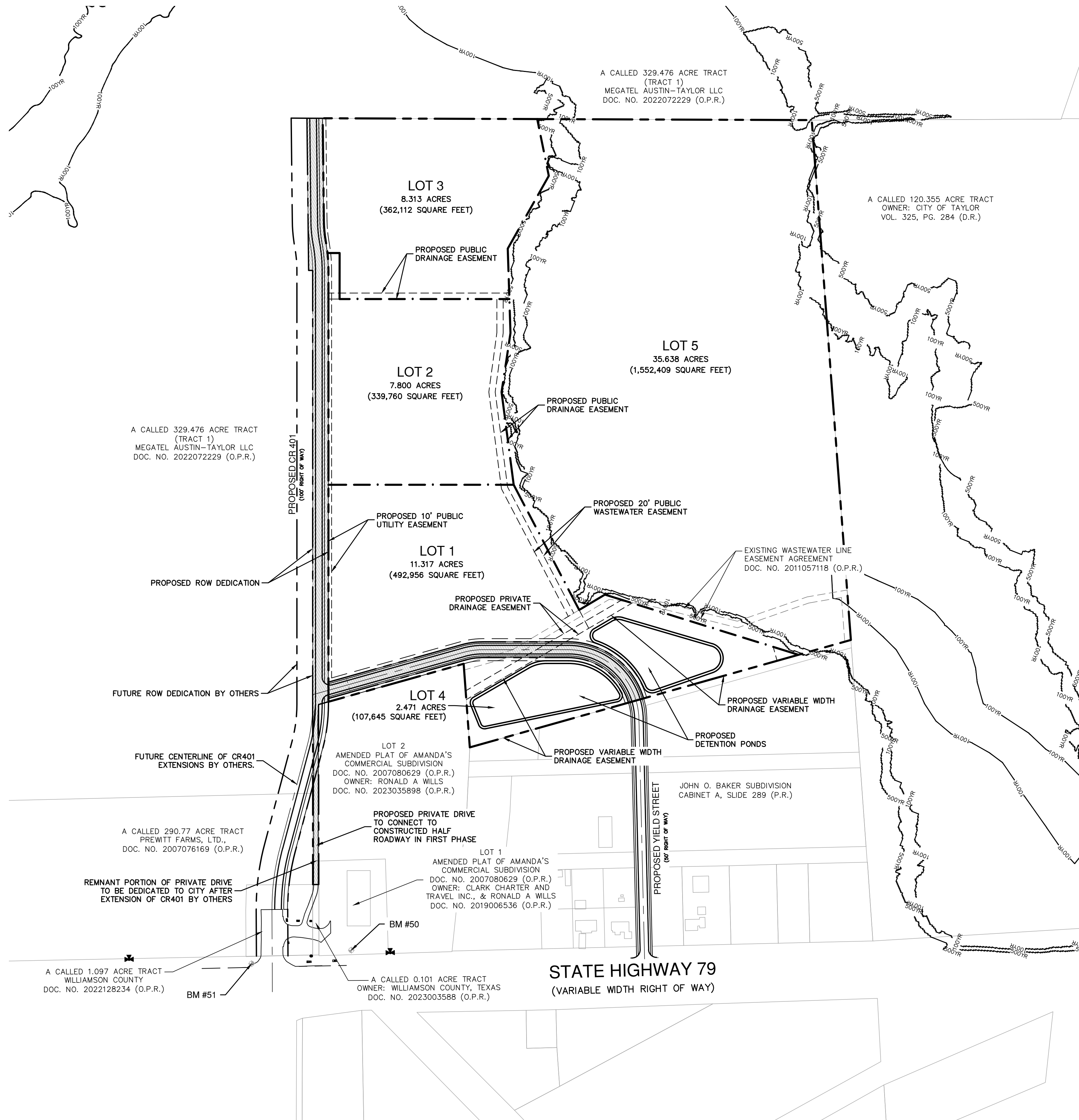
JOB NO. 51429-00

DATE OCTOBER 2023

DESIGNER JR

CHECKED TR DRAWN K

SHEET 02 of 06



North arrow pointing up.

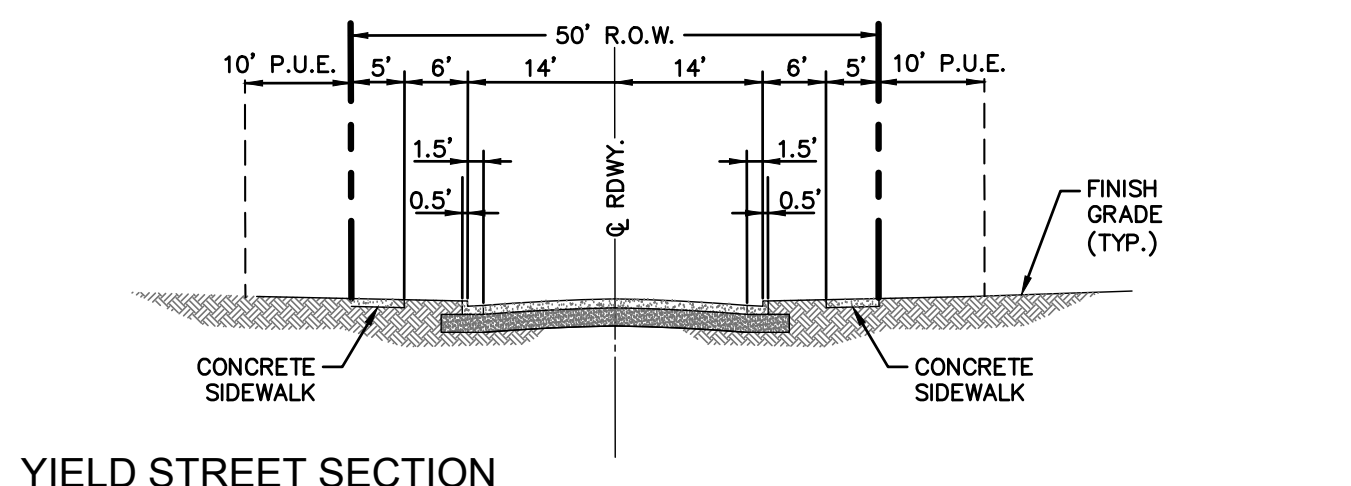
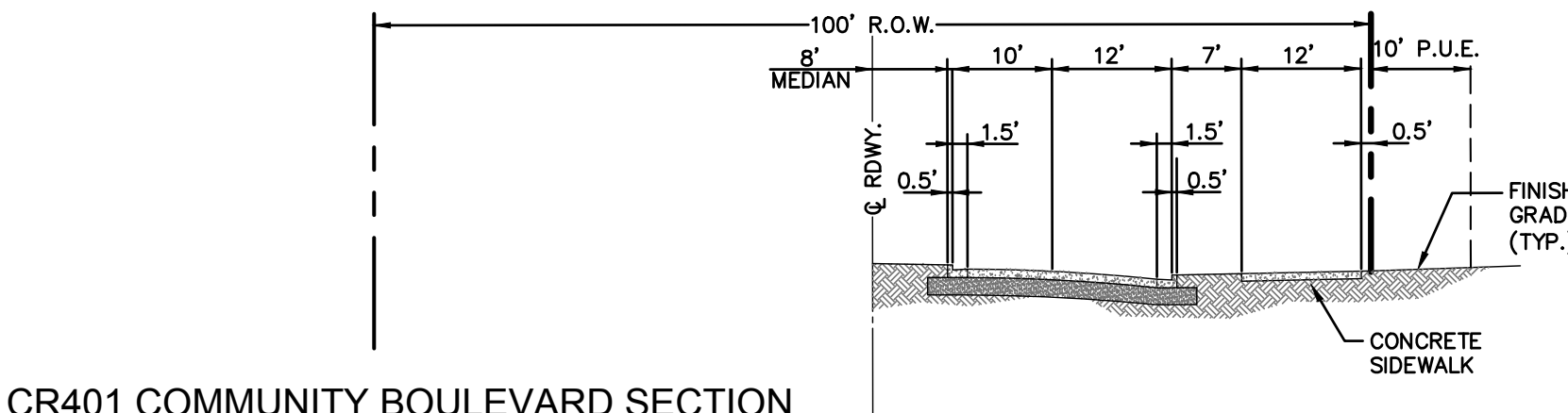
SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED ROW DEDICATION
---	ADJACENT PROPERTY BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	PROPOSED ROW DEDICATION
---	500-YR FEMA FLOODPLAIN
---	100-YR FEMA FLOODPLAIN
---	EXISTING EDGE OF PAVEMENT
+	EXISTING FIRE HYDRANT
⊙	EXISTING WASTEWATER MANHOLE
●	EXISTING UTILITY POLE

- PLAT NOTES:**
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C030F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
 - ALL EASEMENTS OF RECORD, AS FOUND IN THE TITLE COMMITMENT, ARE SHOWN ON THIS SHEET PREPARED BY VALERIE ZURCHER, RPLS OF PAPE-DAWSON ENGINEERS.
- LAND USE SUMMARY:**
- ZONING: M-1: LIGHT INDUSTRIAL - 36.66 AC.
- RA: RURAL AGRICULTURAL - 32.509 AC. (WITHIN 100-YR FLOODPLAIN)



BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

LOT & BLOCK TABLE		
LOT	LOT USE	LOT ACREAGE
R.O.W. DEDICATION	DEDICATED TO CITY	3.630
LOT 1	LIGHT INDUSTRIAL	11.317
LOT 2	LIGHT INDUSTRIAL	7.800
LOT 3	LIGHT INDUSTRIAL	8.313
LOT 4	DETENTION POND	2.471
LOT 5	DEDICATED TO CITY	35.638

NO.	REVISION	DATE

STATE OF TEXAS

SHELLY MITCHELL

103662

PROFESSIONAL ENGINEER

10/30/2023

Shelly Mitchell

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

1801 N. MOPAC EXPY., SUITE 200 | AUSTIN, TX 78759 | 512.464.8711

TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

TAYLOR TRACT

TAYLOR, TEXAS 76574

PRELIMINARY PLAT

JOB NO. 51429-00

DATE OCTOBER 2023

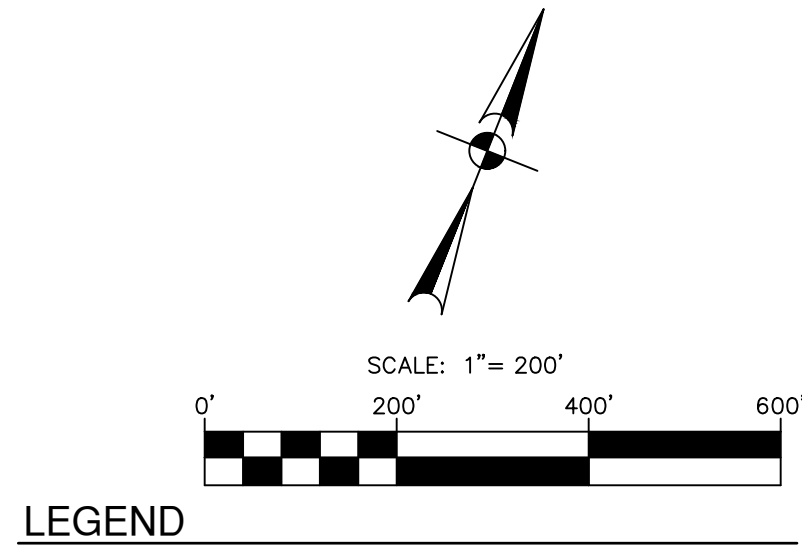
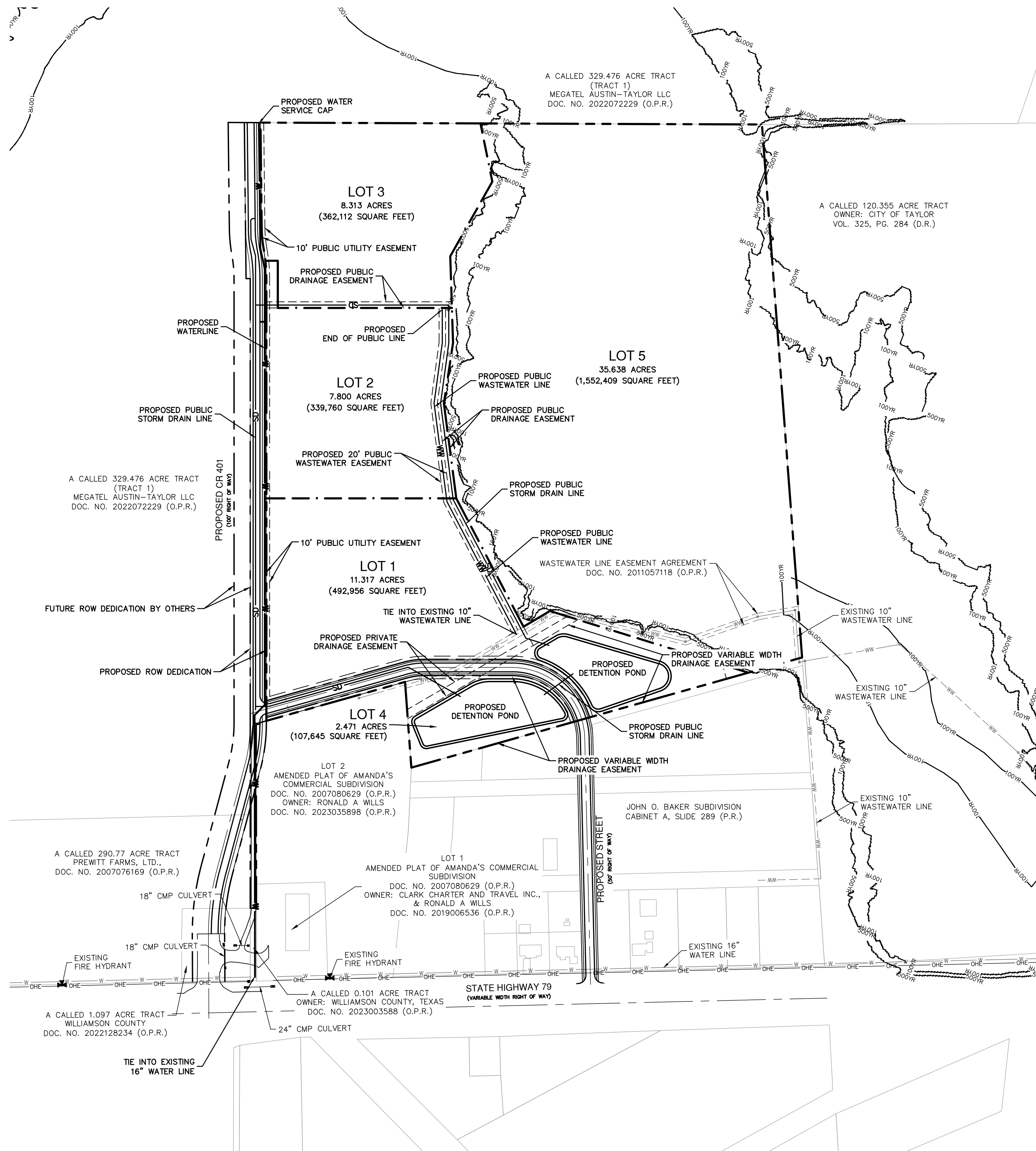
DESIGNER JR

CHECKED TR DRAWN KT

SHEET 03 of 06

Date: Oct 30, 2023, 11:57am - User ID: jwlf
File: H:\Projects\51429\03\0212 Preliminary\Civil\51429-00.dwg

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



---	PROPERTY BOUNDARY
---	PROPOSED ROW DEDICATION
---	ADJACENT PROPERTY BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	500-YEAR FEMA FLOODPLAIN
---	100-YEAR FEMA FLOODPLAIN
---	EXISTING EDGE OF PAVEMENT
X	EXISTING FENCE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED WASTEWATER LINE
---	PROPOSED STORM DRAIN LINE
---	EXISTING FIRE HYDRANT
---	EXISTING WASTEWATER MANHOLE
---	EXISTING UTILITY POLE

UTILITY NOTES:

1. WATERLINE TO BE PRIVATE DOMESTIC AND FIRE LINE TO BE MAINTAINED BY OWNER.
2. UTILITY SERVICE TO BE PROVIDED BY CITY OF TAYLOR.

NO.	REVISION	DATE



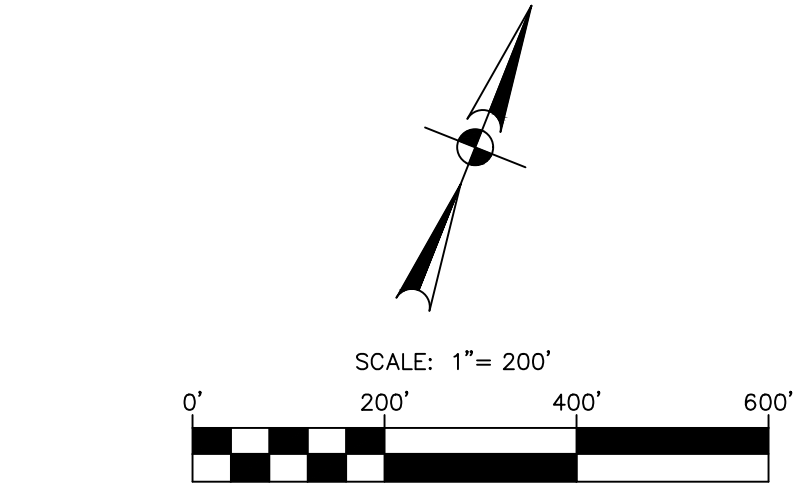
PAPE-DAWSON
ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MO-PAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512.664.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

TAYLOR TRACT
TAYLOR, TEXAS 76574

UTILITY PLAN

JOB NO.	51429-00
DATE	OCTOBER 2023
DESIGNER	JR
CHECKED	TR
DRAWN	KT
SHEET	04 of 06

Date: Oct 30, 2023, 11:57am User ID: jwof
File: H:\Projects\514\29\03\212 Preliminary\Civil\DRS\29-00.dwg



- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED OFFSITE RIGHT-OF-WAY
 - ADJACENT PROPERTY BOUNDARY
 - PROPOSED LOT LINE
 - 500-YR FEMA FLOODPLAIN
 - 100-YR FEMA FLOODPLAIN
 - PROPOSED DRAINAGE AREA BOUNDARY
 - OVERLAND FLOW
 - SHALLOW CONCENTRATED FLOW
 - CHANNELIZED FLOW
 - DRAINAGE AREA LABEL

- DRAINAGE NOTES:**
- PROPOSED Q2, Q25, AND Q100 FLOWS ARE LESS THAN EXISTING CONDITIONS.
 - REFERENCE ANALYSIS POINT WATERSHED MAP SHEET 06 FOR LOCATION OF PROPOSED ANALYSIS POINT AT SH-79.
 - POND SIZING AND LAYOUT IS PRELIMINARY AND MAY BE REDUCED.

ANALYSIS POINT 1		
Event	Existing (CFS)	Proposed (CFS)
2-YR	8480.10	8477.90
25-YR	20879.10	20861.20
100-YR	28938.50	28914.50



10/30/2023
Shelly Mitchell

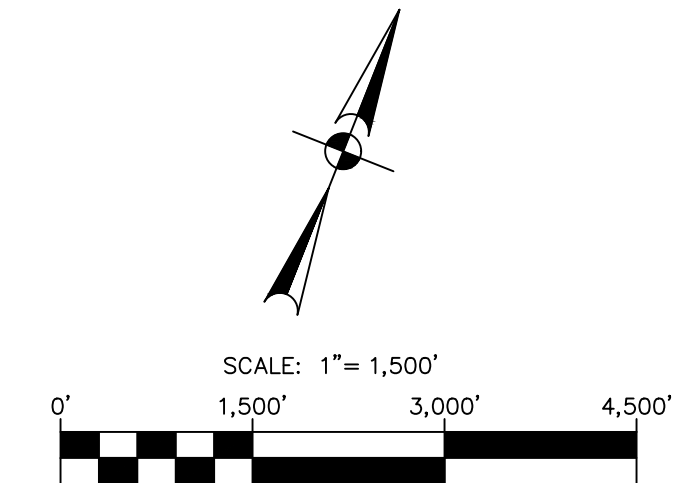
**PAPE-DAWSON
ENGINEERS**
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOHAWK EXPY., SUITE 300 | AUSTIN, TX 78758 | 512.664.8711
TXPE FIRM REGISTRATION #4470 | TXPE FIRM REGISTRATION #10028601

TAYLOR TRACT
TAYLOR, TEXAS 76574
DETAILED DRAINAGE MAP

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 05 of 06

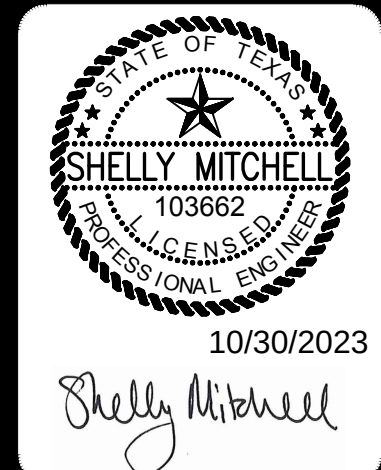
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2023-X-XX



LEGEND

	PROPERTY BOUNDARY
	CONTRIBUTING WATERSHED
	EXISTING EASEMENT LINE
100YR	100-YEAR FEMA FLOODPLAIN

[illegible]

PAPE-DAWSON
PE ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MIDCAP EXP, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBE FIRM REGISTRATION #10238601 | TBEPLS FIRM REGISTRATION #10238601

TAYLOR TRACT
TAYLOR, TEXAS 76574

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 06 of 06

City of Taylor
PZ-2023-1904
Northcutt-Buzan Preliminary Plat
Staff Report

Item Details

Agenda No.	3
Requested Action:	Consider Disapproval of Northcutt-Buzan Preliminary Plat
Address/Location:	Generally located at 1910 CR 452
Legal Description:	Approximately 27.887 acres of land generally located south of Old Coupland Rd., more particularly described by the Williamson Central Appraisal District Parcel R408565, part of and out of the Parthinia Coursey Survey, AW0131, Taylor, Williamson County, Texas.
Current Zoning:	P2-Rural
Current Use:	FLU: Neighborhood Greenfield
Applicant:	Christopher Huggins, Kontur Technical, LLC
Case History:	This is the third submission of the preliminary plat.
Staff Recommendation:	The submitted preliminary plat does not meet the minimum requirements of the Land Development Code with. Therefore, staff recommends Disapproval of the proposed preliminary plat.

Attachments

1. Staff Comment Review Letter
2. Location map
3. Proposed Preliminary Plat



City of Taylor

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

Address: 1910 CR 452, Taylor 76574

February 2, 2024

Permit Number PZ-2023-1904

Dear Applicant,

Staff has completed its review of plans for the Preliminary plat that is to be located at 1910 CR 452, Taylor 76574. There are some corrections that need to be made prior to the approval of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas by email at brenda.joyas@taylortx.gov.

PZ-2023-1904 _ 1910 CR 452

Planning Comments: Denied

1. Make sure street names correspond to actual use/size of streets such as an Avenue should be 80 feet of right of way. Plat shows Stella Avenue as 50 feet right of way which is the width of a yield street not an Avenue.
2. As per the planned development passed on 2022 with Ordinance No. 2022-26 Stella Avenue should be 80 feet right of way.
3. Explain how on planned development on Buzan Way cul-de-sac lots 8 & 9 show approximate width of 162.5 feet and now preliminary plat shows corresponding D17 & E6 are 242.80 & 224.93 respectively. All other lots on street remain the same width, how did the end lots increase width approximately 60-80 feet.
4. On Block D lots 1-11 on planned development only show 10 blocks, explain how an extra 58.50 feet were added when most lots stayed same width with changing width only leaving 16 feet to add a new lot. New lot adds 58.50 feet approximately.

Engineering Department Review

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

[*See Associated Documents section of the permit page to download a PDF containing the following engineering comments:](#)

Preliminary Plat

1. Right of way dedication shown to be updated graphically at Old Coupland Road intersection with Buzan Court and Stella Avenue.
2. Right of way for Stella Ave. to be provided all the way through. Street construction will be phased accordingly. This was part of the planned development ordinance associated with this subdivision.
3. Include plat note to reference PD Ordinance.
4. Fix clipped 10-ft PUE line at northwest intersection corner at Buzan Court and Northcutt Way.

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.

Previously reviewed the preliminary 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 e-mail at brenda.joyas@taylortx.gov.

Efforts have been made to contact you to set up a meeting to review past comments. Please reach out with dates and times available to be able to expedite approval.

Thank you,

A handwritten signature in black ink, appearing to read 'Brenda Joyas', followed by a period.

Brenda Joyas, CNU-A
Senior City Planner
Development Services
City of Taylor

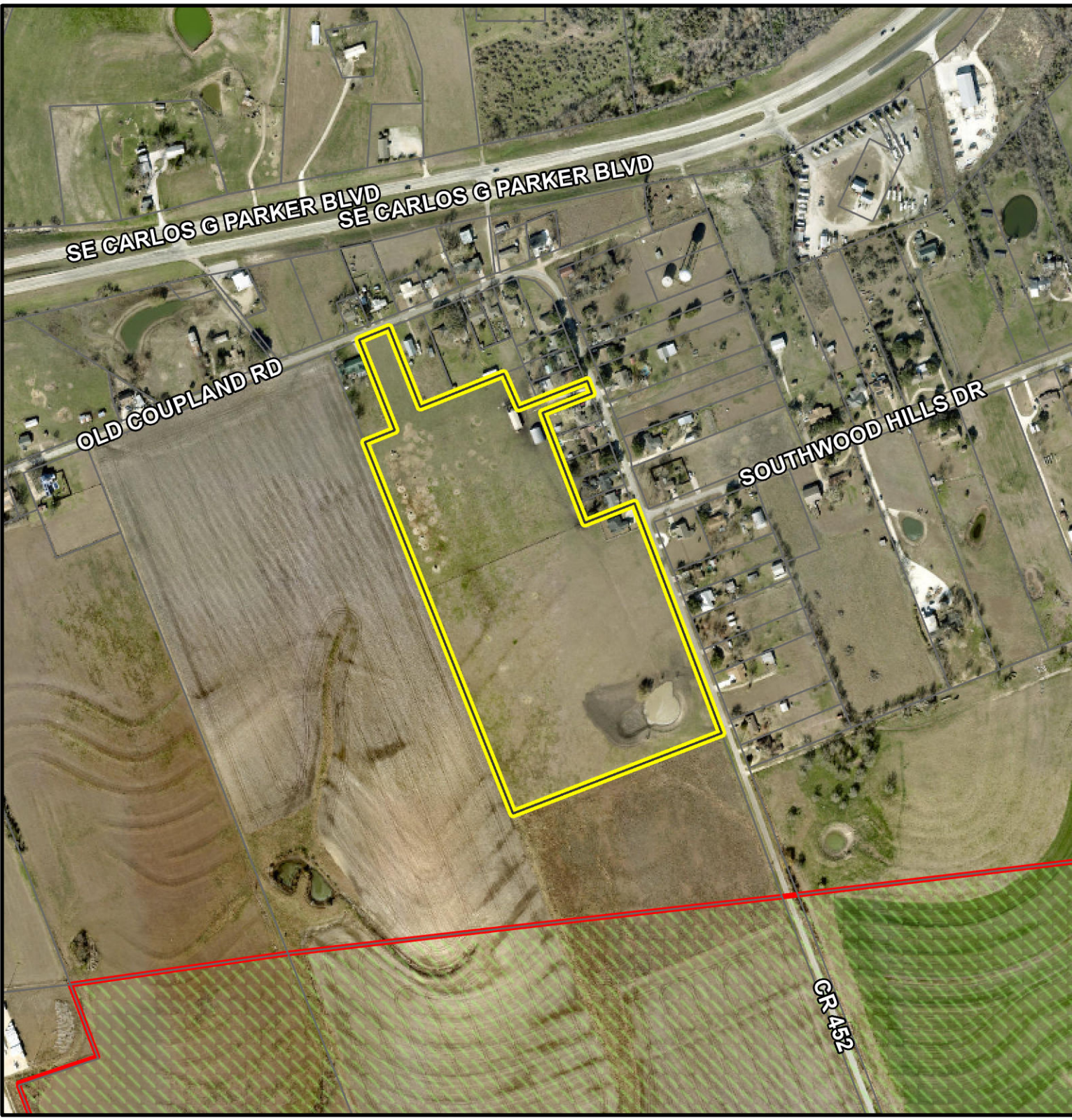
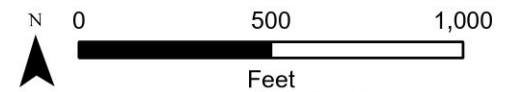
Attachment



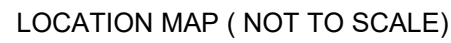
PZ-2023-1904

**1910 CR 452
Preliminary Plat
Location Map
Approximately 28 acres**

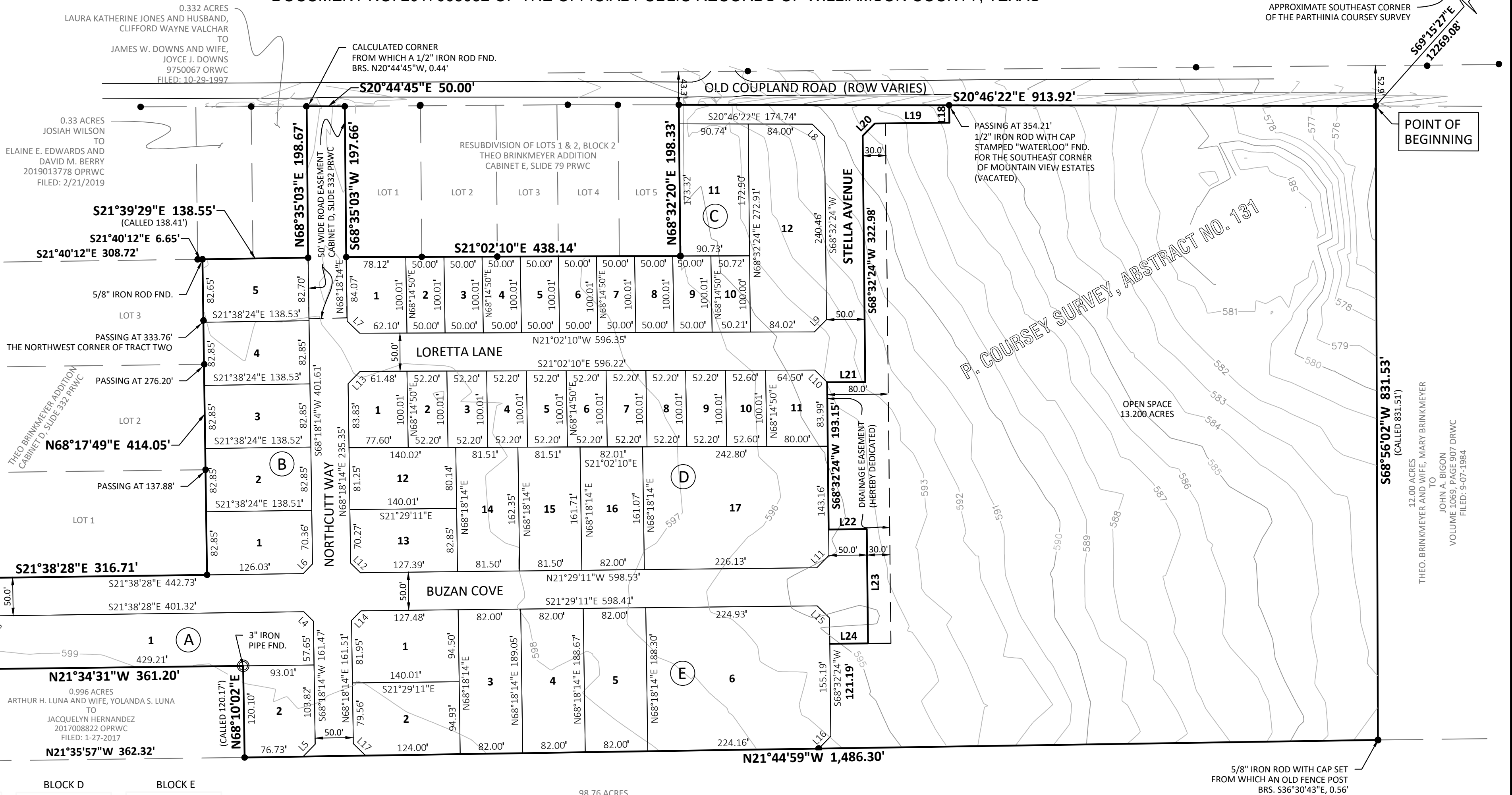
- Subject Property
- City Limits
- ETJ Boundary
- Parcels



BEING 27.887 ACRES INCLUDING 3.778 ACRES OF RIGHT-OF-WAY DEDICATION AND CONSISTING OF 42 LOTS AND 5 BLOCKS, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LOT AND BLOCK TABLE (RESIDENTIAL)	
BLOCK	LOTS
A	2
B	5
C	12
D	17
E	6



BLOCK A		BLOCK C		BLOCK D		BLOCK E	
Parcel Table		Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	29811.036	1	7688.554	1	7625.651	1	13152.527
2	11012.796	2	5000.391	2	5220.409	2	13207.636
BLOCK B	Parcel Table	3	5000.391	3	5220.409	3	15517.561
		4	5000.391	4	5220.409	4	15486.666
		5	5000.391	5	5220.409	5	15455.771
		6	5000.391	6	5220.409	6	44904.244
		7	5000.391	7	5220.409		
		8	5000.391	8	5220.409		
1	11397.114	9	5000.391	9	5220.409		
2	11475.822	10	5046.172	10	5260.412		
3	11476.534	12	27011.796	11	7897.689		
4	11477.239			12	11298.252		
5	11453.726			13	11520.635		
				14	13258.029		
				15	13205.819		
				16	13234.143		
				17	38694.074		

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	25.00	N21°34'31"W	L11	22.63	N66°28'23"W	L21	50.00	S21°02'10"E
L2	53.65	N67°49'08"E	L12	17.85	N23°19'00"E	L22	50.00	S21°29'11"E
L3	22.51	S66°54'38"E	L13	22.63	S66°38'25"E	L23	150.00	S68°32'24"W
L4	17.67	S23°19'55"W	L14	17.70	S66°38'25"E	L24	50.00	N21°29'11"W
L5	22.64	N66°43'12"W	L15	22.62	S23°31'37"W			
L6	17.64	N66°42'04"W	L16	22.68	N66°36'17"W			
L7	22.80	N23°18'59"E	L17	22.63	N23°16'22"E			
L8	22.77	S23°53'03"W	L18	23.02	S68°32'24"W			
L9	22.52	N66°14'51"W	L19	97.73	S21°24'05"E			
L10	22.73	S23°45'09"W	L20	22.61	S66°25'04"E			

98.76 ACRES
R.E. KOLLMAN
TO
JOHN A. BIGON AND WIFE, MARY BIGON
VOLUME 600, PAGE 626 DRWC
FILED: 12-10-1974

- 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
- 1/2 INCH IRON PIPE FOUND (UNLESS NOTED)
- 5/8 INCH IRON ROD WITH CAP STAMPED "KONTUR TECH" SET

— SUBDIVISION BOUNDARY

BRS. = BEARS
(CM) = CONTROL MONUMENT
FND. = FOUND
LT. = LEFT
RT. = RIGHT
DRWC = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
ORWC = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
OPRWVC = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
PRWC = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
P.U.E. = PUBLIC UTILITY EASEMENT
ROW = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET

OWNER: HILLTOP ESTATES, LLC
1810 OLD COUPLAND ROAD
PFLUGERVILLE, TEXAS 78660

ACREAGE: 27.887 ACRES (1,214,754 SQ. FT.)
INCLUDING 3.778 ACRES (164,589 SQ. FT.)
OF ROW DEDICATION

NUMBER OF LOTS: 42

NUMBER OF BLOCKS: 5

SURVEY: PARTHINIA COURSEY SURVEY, A-131

SUBMITTAL DATE: OCTOBER 6, 2023

DATE OF P&Z
COMMISSION REVIEW: NOVEMBER 14, 2023

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

ENGINEER: JAMES DOUGLAS KLOTZ, PE
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

PRELIMINARY PLAT
NORTHCUTT - BUZAN ESTATES
CITY OF TAYLOR, TEXAS

BEING 27.887 ACRES INCLUDING 3.778 ACRES OF RIGHT-OF-WAY DEDICATION AND CONSISTING OF 42 LOTS
AND 5 BLOCKS, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, RECORDED IN
DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

FIELDNOTES

BEING A 27.887 ACRE TRACT OF LAND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 27.887 ACRE TRACT OF CONVEYED FROM GLEN SIMPSON, ET AL TO HILLTOP ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED JULY 24, 2017 AND RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); SAID 27.887 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2 inch diameter iron rod found for the East corner of the herein described tract, said iron rod being the East corner of said 27.887 acre tract, the North corner of a 12.00 acre tract of land conveyed in a Warranty Deed from Theo. Brinkmeyer and wife, Mary Brinkmeyer to John A. Bigon, filed September 7, 1984 as recorded in Volume 1069, Page 907 of the Deed Records of Williamson County, Texas (DRWC), and being in the West line of Old Coupland Road (County Road 452);

THENCE, South 68°56'02" West, generally along a net wire fence with the South line of the said 27.887 acre tract and the North line of the said 12.00 acre tract, a distance of 831.53 feet (deed called 831.51 feet) to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for the South corner of the said 27.887 acre tract, the West corner of the said 12.00 acre tract, and lying in the East line of a 98.76 acre tract of land conveyed in a Warranty Deed with Vendor's Lien from R.E. Kollman to John A. Bigon and wife, Mary Bigon, filed December 10, 1974 as recorded in Volume 600, Page 626 DRWC;

THENCE, North 21°44'59" West, with the West line of the said 27.887 acre tract and the East line of the said 98.76 acre tract, a distance of 1,486.30 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod also being the South corner of a 0.996 acre tract conveyed in a Gift Deed from Arthur H. Luna and wife, Yolanda S. Luna to Jacquelyn Hernandez, filed January 27, 2017 as recorded in Document No. 2017008822 OPRWC;

THENCE, North 68°10'02" East, with the South line of the said 0.996 acre tract and a North line of the said 27.887 acre tract, a distance of 120.10 feet (deed call 120.17 feet) to a 3 inch iron pipe found for an interior corner of the herein described tract, said iron pipe being an interior corner of the said 27.887 acre tract, and the East corner of the said 0.996 acre tract;

THENCE, North 21°34'31" West, with the common line of the said 27.887 acre and the said 0.996 acre tract, a distance of 361.20 feet to a 1/2 inch iron rod found for Northwest corner of the herein described tract, said iron rod being the Northwest corner of the said 27.887 acre tract, the North corner of the said 0.996 acre tract, and being in the South line of the aforesaid Old Coupland Road;

THENCE, North 67°49'04" East, with the North line of the said 27.887 acre tract and the South line of Old Coupland Road, a distance of 119.62 feet (deed call 119.82 feet) to a 1/2 inch diameter iron found for the North corner of the herein described tract, said iron rod also being the West corner of Lot One of the Theo Brinkmeyer Addition as recorded in Cabinet D, Slide 332 of the Plat Records of Williamson County, Texas (PRWC);

THENCE, South 21°38'28" East, with the East line of the said 27.887 acre tract and the West line of Lot One, a distance of 316.71 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of Lot One;

THENCE, North 68°17'49" East, with the South line of the said Theo Brinkmeyer Addition, passing an iron rod found at the common corner of Lot One and Lot Two, at a distance of 137.88 feet, passing an iron rod found at the common corner of Lot Two and Lot Three, at a distance of 276.70 feet, passing an iron rod found at the West corner of the aforesaid 0.25 acre tract, at a distance of 333.76 feet, and continuing with the common line of said Theo Brinkmeyer Addition for a total distance of 414.05 feet, to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being the North corner of the said 27.887 acre tract, and lying in the West line of a 0.33 acre tract of land conveyed from Jenette I. Smith and Scott A. Smith to Jenette I. Smith, Scott A. Smith, and Gail D. Tully, filed March 31, 2006 as recorded in Document No. 2006025214 OPRWC, from which a 1/2 inch diameter iron rod found for the West corner of said 0.33 acre tract bears North 21°40'12" West, a distance of 6.65 feet;

THENCE, South 21°39'29" East, with an East line of the said 27.887 acre tract and the West line of the said 0.33 acre tract and a 0.332 acre tract conveyed from Laura Katherine Jones and husband, Clifford Wayne Valchar to James W. Downs and wife, Joyce J. Downs, filed October 29, 1997 as recorded in Document No. 9750067 of the Official Record of Williamson County, Texas (ORWC), a distance of 138.55 feet (deed call 138.41 feet), to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, the South corner of the said 0.332 acre tract, and in the North line of a 50 feet wide road easement as recorded in said Theo Brinkmeyer Addition;

THENCE, North 68°35'03" East, with the common line of the said 27.887 acre tract, the North line of said road easement, and the South line of the said 0.332 acre tract, a distance of 198.67 feet, to a calculated corner, from which a 1/2 inch diameter iron rod found bears North 20°44'45" West, a distance of 0.44 feet, said corner being the Northeast corner of the said 27.887 acre tract, the North corner of said road easement, and the East corner of the said 0.332 acre tract, said corner also being in the West line of aforesaid Old Coupland Road;

THENCE, South 20°44'45" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 50.00 feet to a 1/2 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of the said 50 feet wide road easement, and the North corner of the Resubdivision of Lots 1 & 2, Block 2 of the Theo Brinkmeyer addition as recorded in Cabinet E, Slide 79 PRWC;

THENCE, South 68°35'03" West, with the common line of the said 27.887 acre tract, the 50 feet wide road easement, and the North line of said subdivision, a distance of 197.66 feet, to a 1/2 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the West corner of the said subdivision;

THENCE, South 21°02'10" East, with the West line of the said subdivision and the East line of the said 27.887 acre tract, a distance of 438.14 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of said subdivision;

THENCE, North 68°32'20" East, continuing with the common line of said 27.887 acre tract and said subdivision, a distance of 198.33 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of said subdivision, and being in the West line of Old Coupland Road;

THENCE, South 20°46'22" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 913.92 feet, to the **POINT OF BEGINNING**, CONTAINING within these metes and bounds 27.887 acres of land, more or less.

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
- THIS LOCATION ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 48491C0542F, EFFECTIVE DATE, DECEMBER 20, 2019, 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).
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ORDINANCE, AS AMENDED.
- A SIDEWALK WILL BE PROVIDED ACROSS THE PROPERTY PARALLEL TO ALL STREETS IN ACCORDANCE WITH THE TAYLOR SUBDIVISION ORDINANCE(S) BY OWNER OF EACH LOT.
- THE CITY OF TAYLOR SHALL NOT BE RESPONSIBLE FOR MAINTAINING DRAINAGE DITCHES IN THIS SUBDIVISION.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENT.

OWNER'S SIGNATURE BLOCK:

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

I, HILLTOP ESTATES, LLC, a Texas limited liability company, sole owner of the certain 27.887 acre tract of land shown hereon and described in a deed recorded in Document No. 2017068052 of the Official Public Records of Williamson County, Texas, and do hereby plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as NORTHCUTT - BUZAN ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2023.

Rick Northcutt (owner)
19702 Spotted Owl
Pflugerville, Texas 78660

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 _____, 2023.

NOTARY PUBLIC in and for the State of Texas

OWNER'S SIGNATURE BLOCK:

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

I, HILLTOP ESTATES, LLC, a Texas limited liability company, sole owner of the certain 27.887 acre tract of land shown hereon and described in a deed recorded in Document No. 2017068052 of the Official Public Records of Williamson County, Texas, and do hereby plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as NORTHCUTT - BUZAN ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2023.

Candy Buzan (owner)
19702 Spotted Owl
Pflugerville, Texas 78660

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 _____, 2023.

NOTARY PUBLIC in and for the State of Texas

LIEN HOLDER:

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

I, Andrew D. Littlejohn, Trustee, Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017068052 of the Official Public Records of Williamson County, Texas, and do hereby consent to the plat of said tract as shown hereon, and do 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 NORTHCUTT - BUZAN ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2023.

Andrew D. Littlejohn, Trustee (lien holder)
City National Bank of Taylor, Texas
212 North Main Street
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 _____, 2023.

NOTARY PUBLIC in and for the State of Texas

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 in 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 _____, 2023.

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

ENGINEER'S CERTIFICATION:

I, James Douglas Klotz, 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 48491C0542F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated storm water runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public right-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2023.

James Douglas Klotz
Registered Professional Engineer
No. 59470 State of Texas

PLANNING AND ZONING COMMISSION:

This subdivision to be known as NORTHCUTT - BUZAN ESTATES 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 _____, 2023, A.D.

Don McAlister, Chairman Date

Donna Frazier, Secretary Date

WILLIAMSON COUNTY CLERK:

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of _____, 20__ A.D., at _____ o'clock, ____ M., and duly recorded this the day of _____, 20__ A.D., at _____ o'clock, ____ M., in the Official Public Records of said County in Instrument No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

City of Taylor
PZ-2023-1936
Murphy Street Preliminary Plat
Staff Report

Item Details

Agenda No.	4
Requested Action:	Consider Conditional Approval of Murphy Street Preliminary Plat
Address/Location:	Generally located on 419 Murphy Street north of E. 4 th Street and south of E. 6 th Street
Legal Description:	Approximately 1.333 acres generally located on Murphy Street north of E. 4 th Street and south of E. 6 th Street, more particularly described by the Williamson Central Appraisal District Parcels R015241, R652345, R015264, R015258, R015233, R015232, R015231, R015230, and R015266 being a replat of Lots 1-5 Block 52, Lot 5 Block 53, Lot 6 and part of Lot 1 Block 56 and part of Lot 1 Block 57, Taylor, Williamson County, Texas. .
Place Type Zoning:	P4-Mix
Current Use:	Vacant residential lots
Applicant:	Isabel Parcel, Dunaway Associates, LLC
Case History:	This is the second submission of the preliminary plat.
Staff Recommendation:	The submitted preliminary plat meets the minimum requirements of the Land Development Code with minor revisions required. Therefore, staff recommends conditional approval of this preliminary plat.

Attachments

1. Staff Comment Review letter
2. Location plan
3. Proposed Preliminary Plat



City of Taylor

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

Address: 419 Murphy St, Taylor 76574

February 2, 2024

Permit Number PZ-2023-1936

Dear Applicant,

Staff has completed its review of the preliminary plat for the Murphy Street Preliminary Plat that is to be located at 419 Murphy St, 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 Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas by email at brenda.joyas@taylortx.gov.

PZ-2023-1936 _ Murphy Street Preliminary Plat

Planning Comments: Denied

1. Please clarify how the missing agent authorization notarization was addressed in meeting on 12.8.2023.
2. Show and label easements for secondary frontages, parks, trails, plazas.
3. Add Build lines to plat.
4. Show Phasing Plan on Plat.
5. Elaborate on Civic Lot 9, add a public easement access easement from walk to front door that is maintained by HOA.

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.

Preliminary Plat

The preliminary plat document uploaded on 1/19/24 was reviewed and approved with no additional comments.

Exhibits

1. Please note that the exhibit provided is for cursory review only and all proposed improvements will be reviewed during the subdivision improvement submittal phase of the subdivision.
2. Proposed drainage shown in the exhibits will need to be updated in the subdivision improvements to follow current City of Taylor Engineering Manual requirements including review of modeling information and delineation of the City of Taylor Floodplain.

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 the plat with no comments. The note pertaining to the fire flow is found on page 1 of 2 of the plat. The development code requirements pertaining to this project will be reviewed at the appropriate phases that would include fire hydrant locations, fire suppression systems etc.

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 e-mail at brenda.joyas@taylortx.gov.

Thank you,

A handwritten signature in black ink, appearing to read "Brenda Joyas", followed by a period.

Brenda Joyas, CNU-A
Senior City Planner
Development Services
City of Taylor



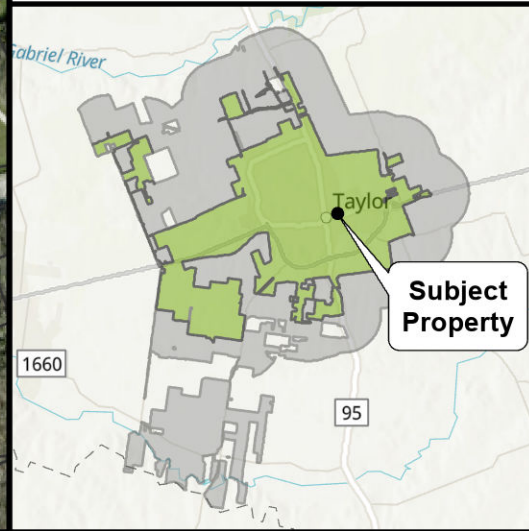
PZ-2023-1936

Approximately located at E 4th St. and south of E 6th St.

Preliminary Plat
Location Map

Approximately 1.3 acres

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels



**ENGINEERING REPORT
FOR
MURPHY STREET SUBDIVISION
TAYLOR TX
PRELIMINARY PLAT**



**Dunaway Associates, LLC
State of Texas Firm Reg. No. F-1114
5707 Southwest Parkway
Building 2. Suite 250
Austin, Texas 78735
(512) 306-8252**

November 2023



11/03/2023

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Attachments

1. Site Location Map
2. Soil Report
3. FEMA Map
4. Edwards Aquifer Map
5. Zoning Map
6. City of Taylor Traffic Impact Analysis Scope
7. Storm Drain and Utility Schematic Plans
8. Tree Survey
9. Existing Drainage Map
10. Proposed Drainage Map
11. Existing and Proposed Composite Curve Numbers
12. Hydrology Summary

1. INTRODUCTION

Murphy Street Revival II is at the northeast quadrant of the intersection between E 4th St. and Burkett St., within Williamson County, Texas. This subdivision is located within the city limit of the City of Taylor. It covers approximately 1.333 acres across 4 blocks. See **Attachment 1** for Site Location Map.

The proposed site development is designed for residential multi-family and civic uses. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows. It is within zone MF-1/RPD (Multi-Family 1- Residential Planned Development) and Mustang Creek watershed. This site is not in Edwards Aquifer.

2. EXISTING CONDITIONS

The area is presently in its natural state with grasses, trees, and shrubs, remaining undeveloped. There are single family houses adjacent to the western property line.

3. TOPOGRAPHY AND SOILS

The southern portion of the site generally slopes from southwest to northeast. Stormwater runoff of the parcel in Block 53 flows to the north cross 6th St. and eventually discharged to Bull Branch of Mustang Creek; The parcels in Block 56 flows to the east and discharged to Bull Branch of Mustang Creek; The parcels in Block 52 and Block 57 flows to the south east and discharged to Bull Branch of Mustang Creek.

Topography is generally mild across the property, and no steep slopes in excess of 15% have currently been identified.

According to the NRCS soil survey, the site consists of the following, as shown in **Attachment 2**. All soils on site are hydrologic soil group "D" per the NRCS soil survey.

- Branyon clay (BrB), 1 to 3 percent slopes 31.8%
- Heiden clay (HedC2), 2 to 5 percent slopes, moderately eroded 68.2%

4. FLOODPLAIN, EDWARDS AQUIFER AND WATERSHED

The Site is within the Mustang Creek Watershed. According to FEMA FIRM #48491C0534F, included as **Attachment 3**, the site is in Zone X-Area of Minimal Flood Hazard. The site is not located within the Edwards Aquifer, see **Attachment 4**.

5. PROJECT DESCRIPTION

The proposed site development is designed for residential multi-family and civic uses. There will be 33 lots and 30 residential units. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

6. ZONING

The site is within the city limit of the City of Taylor. It is zoned zone MF-1/RPD (Multi-Family 1-Residential Planned Development). See **Attachment 5** Zoning Map.

7. ACCESS AND TRANSPORTATION

There will be two accesses for the site. One access is from E. 5th St. along the western boundary of the site. The other access is from Murphy St. along the southern boundary of the site. The project is not taking access to any TxDOT roadway. It was determined that TIA is not necessary for the project. The ITE trip generation calculation is provided in lieu of TIA (see **Attachment 6 ITE Trip Generation Calculation**).

8. SITE DRAINAGE/DETENTION

The southern portion of the site generally slopes from southwest to northeast. Stormwater runoff of the parcel in Block 53 flows to the north cross 6th St. and eventually discharged to Bull Branch of Mustang Creek; The parcels in Block 56 flows to the east and discharged to Bull Branch of Mustang Creek; The parcels in Block 52 and Block 57 flows to the south east and discharged to Bull Branch of Mustang Creek.

The site is located within Mustang Creek Watershed. An analysis of the existing drainage conditions for the Public Streets is included in the Drainage Report. Proposed drainage patterns for the public area will generally mimic existing drainage patterns and match existing peak runoff rates. There will be two proposed detention ponds close to the site. An underground storm drain system is proposed for the site to collect the stormwater runoff and then discharge into the proposed detention ponds. All proposed detention ponds or drainage improvements will be specifically designed in a way to demonstrate no adverse impacts downstream of the development.

See **Attachment 7 Storm Drain Exhibit** (Sheet 2) for the proposed connections for utilities and offsite improvements required for extension of utilities.

9. WATER AND WASTEWATER

The site resides within the City of Taylor Water Utility Service Area.

The project plans to connect to the current 6" water line situated along Burkett St. The segment of the current 6" water line extending from the intersection of Burkett St. and E. 5th St. up to the point where it connects with the existing 8" water line along Burkett St. is proposed for an upgrade to an 8" water line. In addition, it is planned to install proposed 8" water lines along E. 6th St., E 5th St., and Murphy St.

Wastewater will tie into an existing wastewater manhole on 6th St. This existing manhole is approx. 160 ft east from intersection of E 6th St. and Murphy St. The existing wastewater manhole discharges into an existing 15" wastewater gravity line. 8" wastewater lines are proposed to be built along E. 6th St., Murphy St. and the 20' ally.

See **Attachment 7 Water and Wastewater Exhibit** (Sheet 3) for the proposed connections for

utilities and offsite improvements required for extension of utilities.

Utility Capacity Analysis

One living unit equivalent (LUE) shall be assumed to be 700 gallons per day for average day demand, 1,855 gallons per day for peak day demand, and 3,150 gallons per day for peak hour demand. Once single-family dwelling g shall be considered to require one (1) LUE. Other uses are assumed to have a demand as defined in the table below. However, where the demand is based on floor area, in no event will the demand be considered to be less than one (1) LUE.

Use	Demand
Multi-family (traditional apts, condo, townhomes) 10 units/acre or greater	0.5 LUE's per unit

The requested amount of LUE based on the projected number of lots and property use are in the table below:

WASTEWATER LINE	LUE	Peak Wet Weather Flow (PWWF)
LINE A		
30	15	25.59 GPM

10. TREE SURVEY WITH MITIGATION PLAN

There are trees scattered throughout the site. A tree survey has been done for the site. It is included as **Attached 8**. Tree mitigation plan would be provided in the site plan phase.

11. DRAINAGE IMPACT ANALYSIS

Methodology

Drainage analysis was conducted using techniques specified in the City of Taylor Code of Ordinance, the Soil Conservation Service method for calculating peak flow using the US Army Corps of Engineers HEC-HMS software.

Rainfall Distribution

NOAA Atlas 14 Volume 11, Version 2 precipitation data was used for this analysis.

Existing Drainage Analysis for Public Streets

The existing condition of Public Streets has been divided into two drainage areas. DA-1 drains to northeast along 6th St., and DA-2 flows to east along 5th St. Both DA1 and DA2 eventually discharged to Bull Branch of Mustang Creek. The points of analysis for DA1 and DA2 are POA1 and POA2.

Existing drainage areas DA1 and DA2 as well as the two points of analysis (POA1 and POA2) are shown in **Attachment 9 Existing Drainage Area Map**.

Proposed Drainage Analysis for Public Streets

The developed condition of public streets will be divided into two drainage areas. Proposed (Pro) DA1 will generally follow the existing (Ex) DA-1 drainage pattern. Pro DA-2 will generally follow the Ex DA-2 drainage pattern.

Pro DA-1 drains to northeast. This drainage area is served by proposed detention pond 1 (Pond 1), and a storm sewer collection system will be installed to direct drainage to Pond 1.

Pro DA-2 drains to east into proposed detention pond 2 (Pond 2), and a storm sewer collection system will be installed to direct drainage to Pond 2.

Pro DA-1 and DA-2, along with POA1 and POA2 are identified in **Attachment 10 Proposed Drainage Area Map**.

Curve Numbers for Public Streets Area

The curve numbers used for our analysis were based on the soil type described on the NRCS soil survey and the existing conditions observed on the site. The Site ground cover is in good condition (grass cover over 75%). The Site has 100% Type D soils. A Base Curve Number of 80 was determined from Table 2-7 of the City of Austin Drainage Criteria Manual.

The areas of impervious cover in Ex DA-1 and Ex DA-2 are 0.25 acre and 0.07 acre. The impervious cover was included in the Existing Conditions analysis. Calculation of existing composite curve numbers is provided in Attachment 10.

The areas of impervious cover in Pro DA-1 and Pro DA-2 are 0.7 acre and 0.3 acre. The impervious cover was included in the Proposed Conditions analysis. Calculation of proposed composite curve numbers is provided in **Attachment 11**.

Time of Concentration for Public Streets Area

Times of concentration for the existing conditions of public streets were calculated per TR-55 methodology. Assumed flow paths for the existing and proposed drainage areas for the public area are shown in Attachment 7 and 8. The computed results for existing condition time of concentration can be found in **Attachment 12 Hydrology Summary**. Minimum 5 min is used for proposed condition time of concentration.

Existing Flow Rates for Public Streets Area

The existing and proposed flow rates for the 2, 10, 25, and 100-year storm events are provided in **Attachment 12 Hydrology Summary**. The HEC-HMS model associated with the existing and proposed conditions is attached in electronic format.

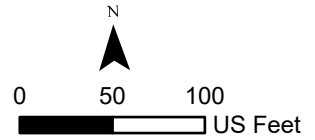
Detention Facilities for Public Streets Area

Detention will be required for any development proposed on the Site to reduce developed flow to a pre-developed flow rate for the 2, 10, 25, and 100-year storm events. **Attachment 12 Hydrology Summary** shows the proposed detention ponds reduced developed flow below pre-developed flow rate.

Attachment 1
Site Location Map

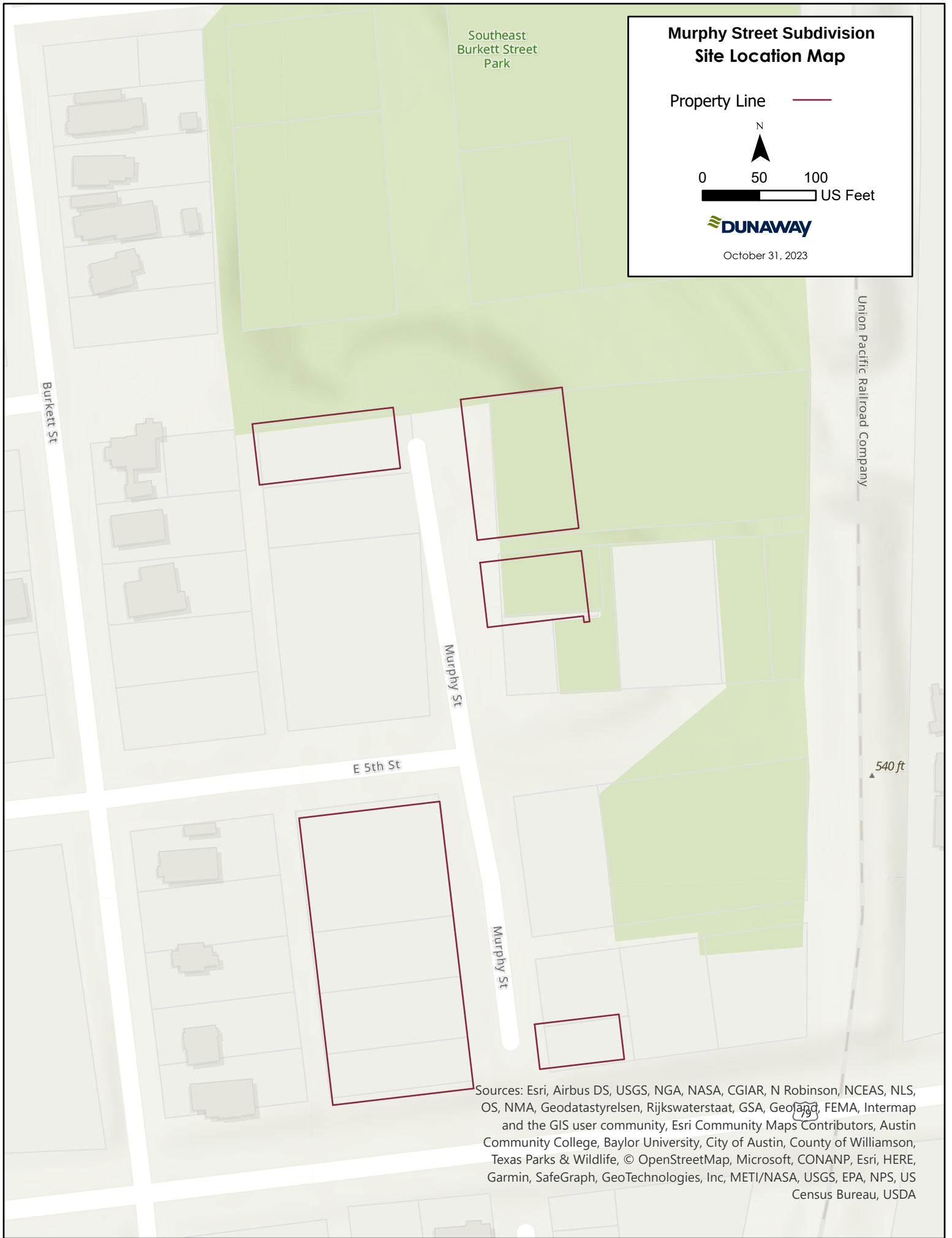
Murphy Street Subdivision Site Location Map

Property Line



DUNAWAY

October 31, 2023



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Attachment 2

Soil Report



United States
Department of
Agriculture

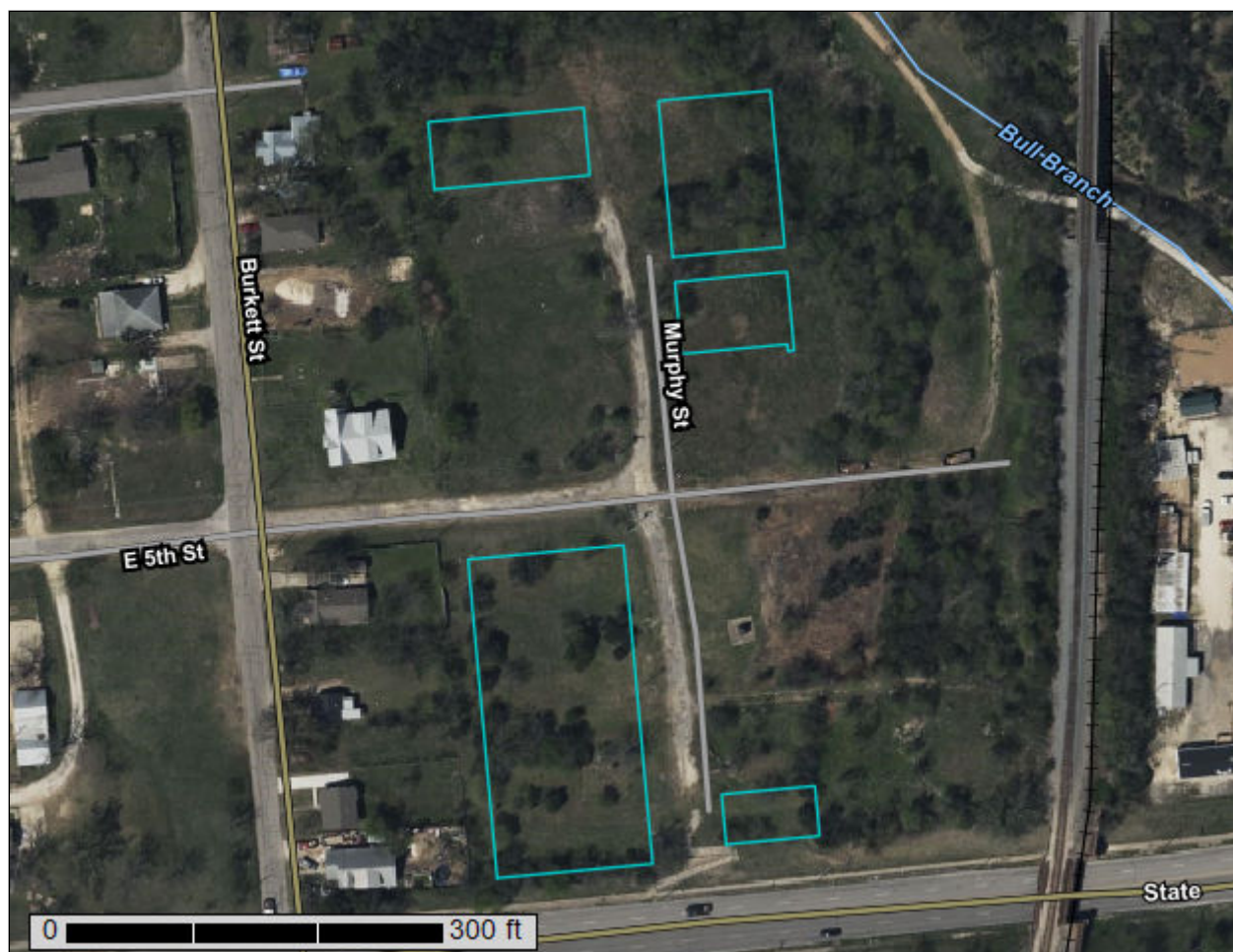
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Williamson County, Texas**

Murphy Street, Taylor TX



November 1, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas
Survey Area Data: Version 24, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 2, 2022—May 17, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrB	Branyon clay, 1 to 3 percent slopes	0.4	31.8%
HedC2	Heiden clay, 2 to 5 percent slopes, moderately eroded	0.9	68.2%
Totals for Area of Interest		1.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Williamson County, Texas

BrB—Branyon clay, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2shgw
Elevation: 290 to 1,040 feet
Mean annual precipitation: 33 to 39 inches
Mean annual air temperature: 66 to 70 degrees F
Frost-free period: 243 to 288 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Branyon and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Branyon

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Microfeatures of landform position: Circular gilgai
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Calcareous clayey alluvium derived from mudstone of pleistocene age

Typical profile

Ap - 0 to 12 inches: clay
Bkss - 12 to 72 inches: clay
BCKss - 72 to 80 inches: clay

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 7.0
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: D
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Minor Components

Houston black

Percent of map unit: 5 percent
Landform: Ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Microfeatures of landform position: Circular gilgai
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Lewisville

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY007TX - Southern Clay Loam
Hydric soil rating: No

Burleson

Percent of map unit: 5 percent
Landform: Stream terraces, stream terraces
Landform position (three-dimensional): Tread
Microfeatures of landform position: Circular gilgai, circular gilgai
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

HedC2—Heiden clay, 2 to 5 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 2sshp
Elevation: 320 to 750 feet
Mean annual precipitation: 37 to 40 inches
Mean annual air temperature: 67 to 68 degrees F
Frost-free period: 245 to 260 days
Farmland classification: Not prime farmland

Map Unit Composition

Heiden, moderately eroded, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Heiden, Moderately Eroded

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluvium, side slope
Microfeatures of landform position: Linear gilgai
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Clayey residuum weathered from mudstone

Typical profile

Ap - 0 to 6 inches: clay
Bkss1 - 6 to 18 inches: clay
Bkss2 - 18 to 58 inches: clay
CBdk - 58 to 80 inches: clay

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: 40 to 65 inches to densic material
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 12.0
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: R086AY009TX - Southern Eroded Blackland
Hydric soil rating: No

Minor Components

Ferris, moderately eroded

Percent of map unit: 8 percent
Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Microfeatures of landform position: Linear gilgai
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY009TX - Southern Eroded Blackland
Hydric soil rating: No

Heiden

Percent of map unit: 7 percent
Landform: Ridges

Custom Soil Resource Report

Landform position (two-dimensional): Shoulder, backslope

Landform position (three-dimensional): Interfluve, side slope

Microfeatures of landform position: Linear gilgai

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: R086AY011TX - Southern Blackland

Hydric soil rating: No

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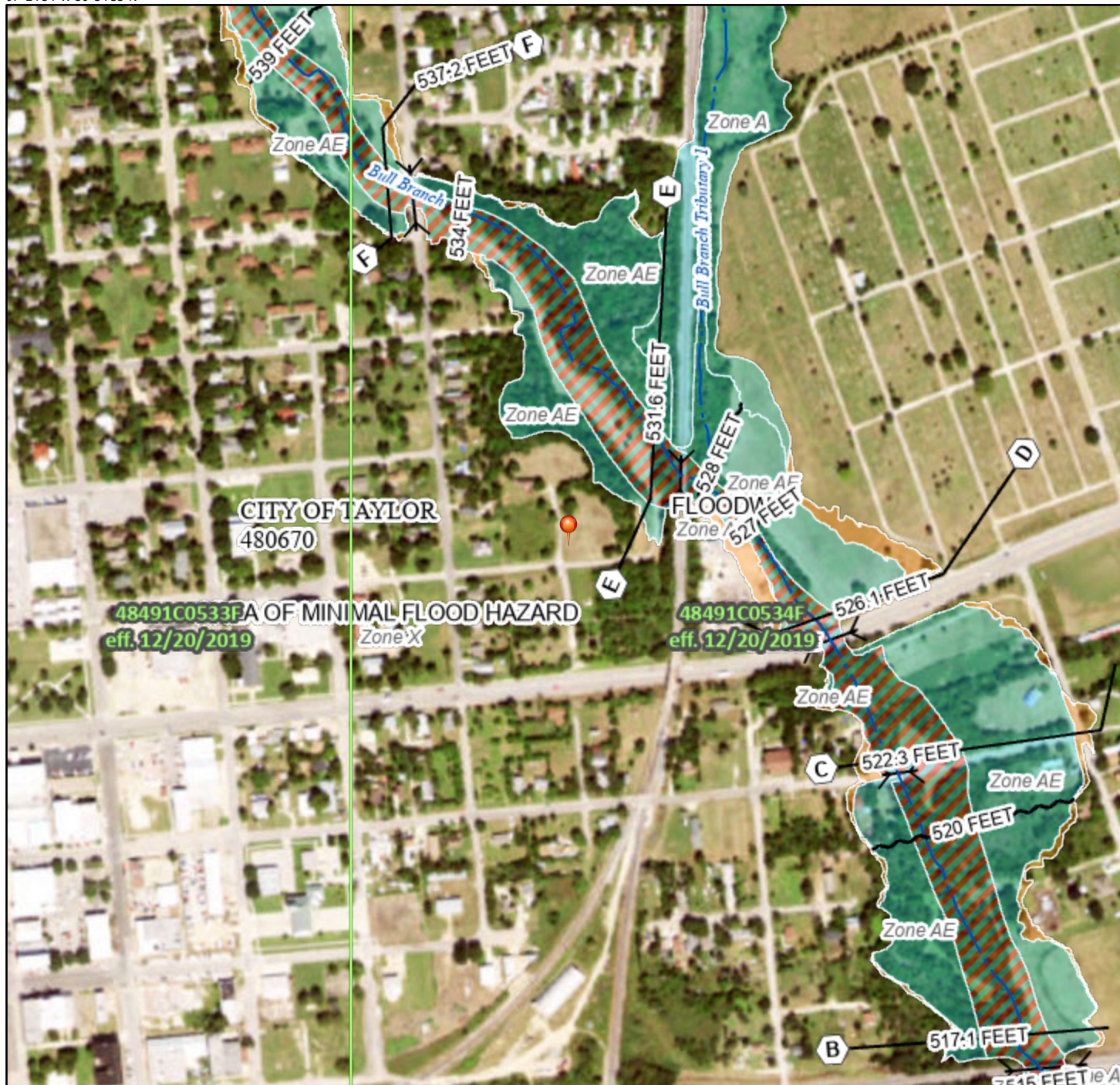
Attachment 3

FEMA Map

National Flood Hazard Layer FIRMette



97°24'34"W 30°34'35"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

97°23'57"W 30°34'4"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



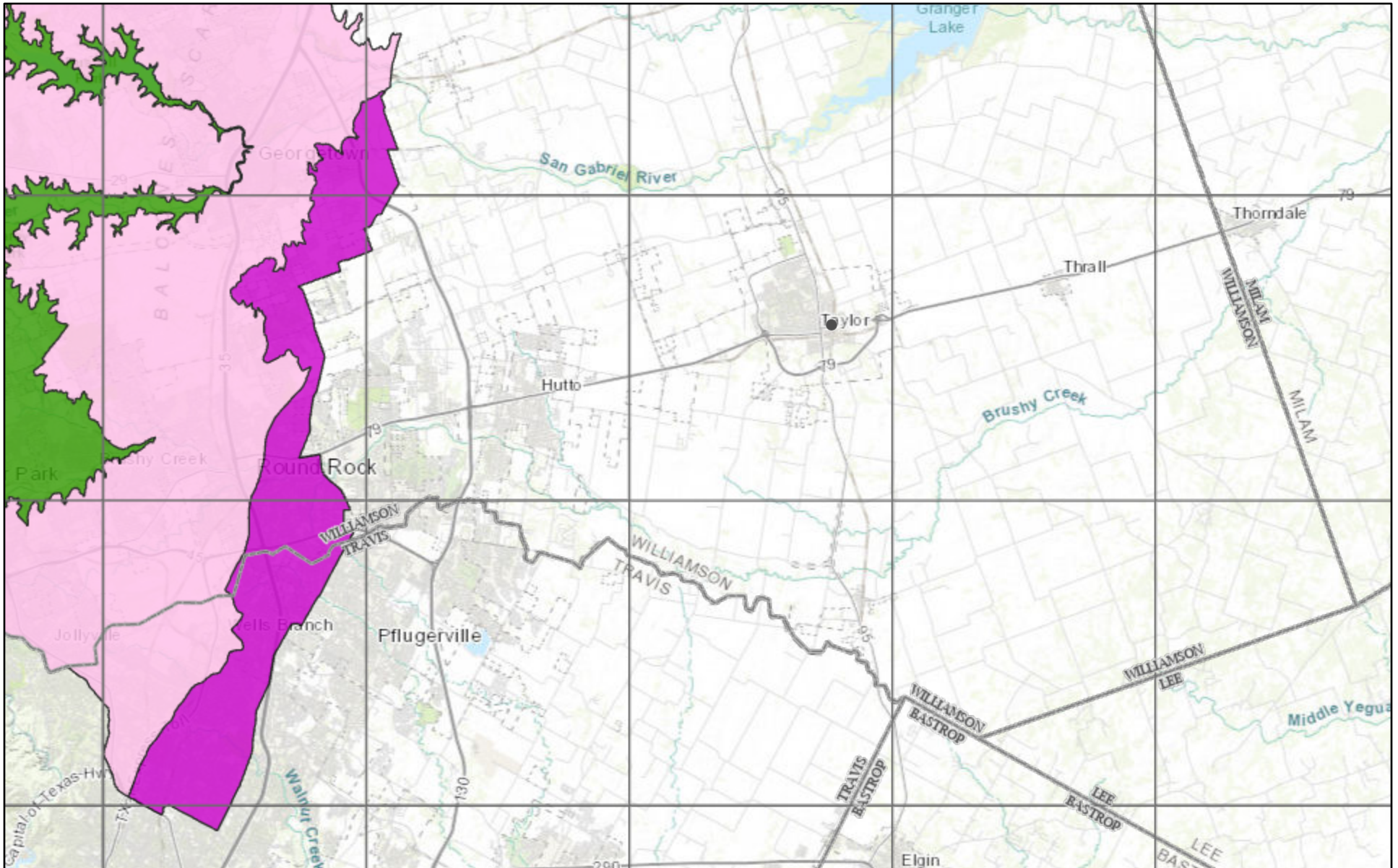
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/2/2023 at 12:20 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment 4
Edwards Aquifer Map

Edwards Aquifer Viewer Custom Print



11/1/2023, 11:24:41 PM

TX Counties

Transition Zone

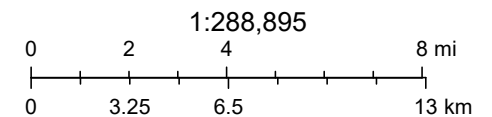
7.5 Minute Quad Grid

Edwards Aquifer

Contributing Zone

TCEQ_EDWARDS_OFFICIAL_MAPS

Recharge Zone



TCEQ, Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

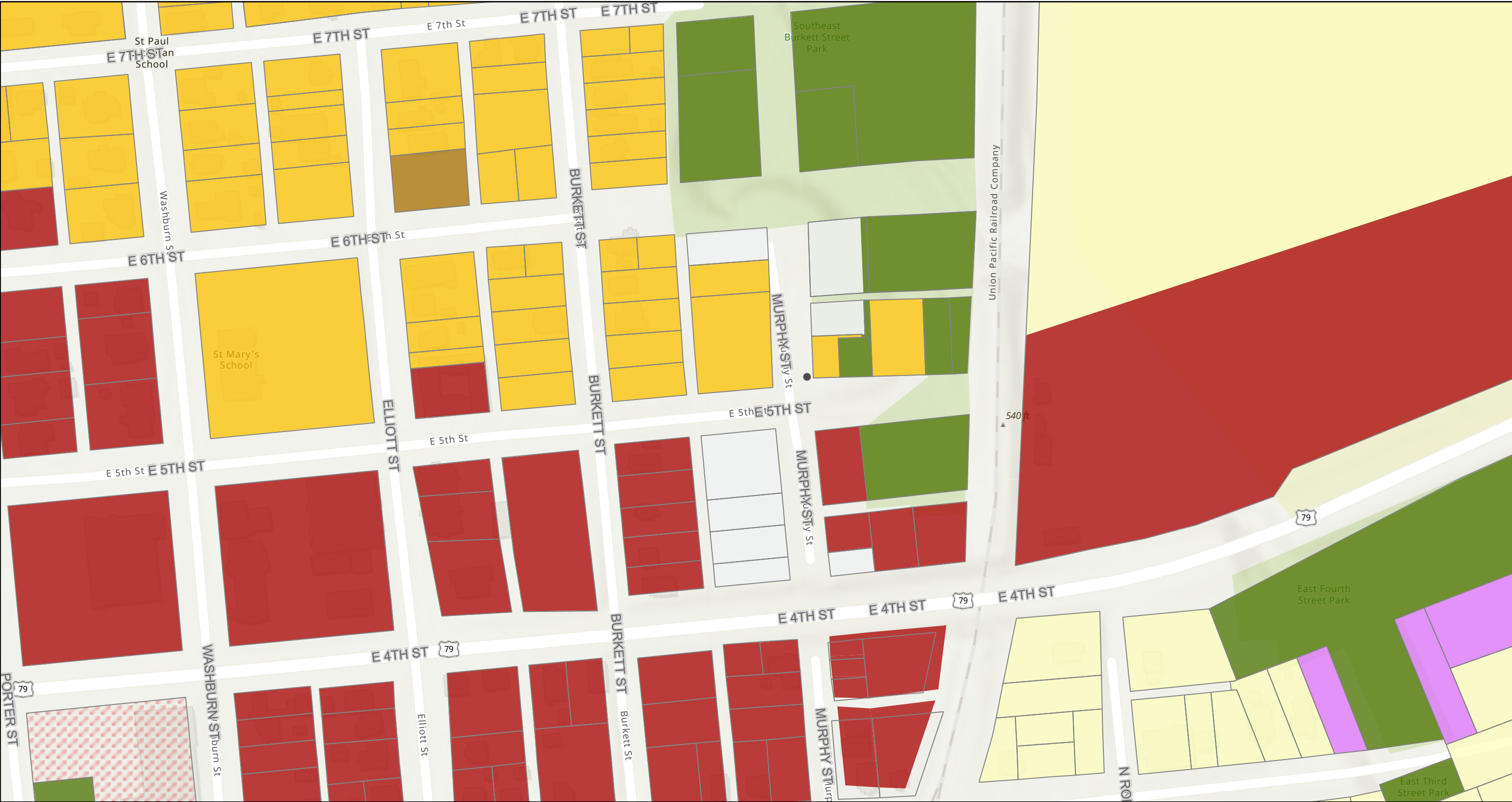
Web AppBuilder for ArcGIS

Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS | TCEQ |

Attachment 5

Zoning Map

ArcGIS Web Map



11/1/2023, 11:30:52 PM

City Limits

Parcels

Zoning

B-1

B-3 Central Business

I Institutional

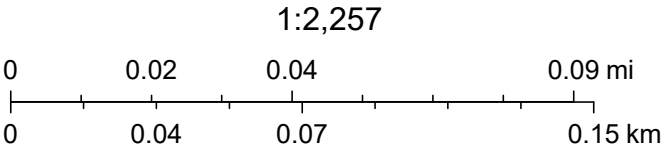
M-1 Light Industrial

MF-1/RPD

MF-2 Multi-Family

P Parks

R-1 Single Family



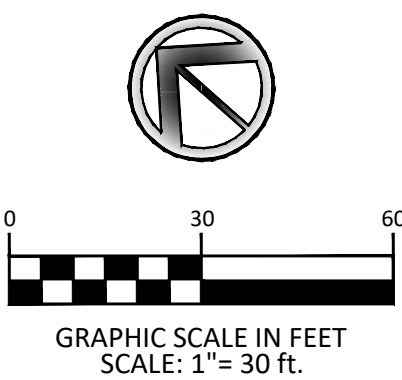
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Austin Community College, Baylor University, City of

Attachment 6
ITE Traffic Generation Calculation

2

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates									Units Independent Variable	Expected Units	Total Generated Trips			Unadjusted Volume		Unadjusted Volume	
		(Peak Hour of Adjacent Street)				(Peak Hour of Generator)							Daily	AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
		Weekday	AM	PM	AM Pass-By	PM Pass-By	AM In	AM Out	PM In	PM Out									
Single Family Detached Housing 210	DU	9.43	0.70	0.94			26%	74%	63%	37%	DU	18	170	13	17	3	9	11	6
Single Family Attached Housing 215	DU	7.20	0.48	0.57			31%	69%	57%	43%	DU	12	86	6	7	2	4	4	3
												Totals	256	18	24	5	13	15	9

Attachment 7
Storm Drain and Utility Schematic Plans



 DUNAWAY

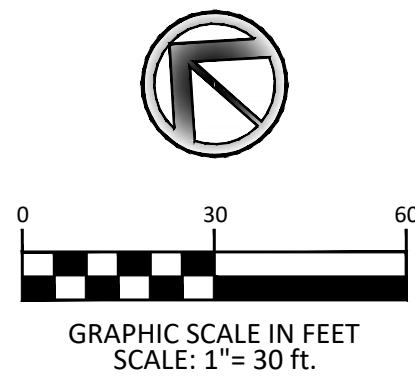
5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
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(TX REG. F-1114)



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(TX REG. F-1114)

MURPHY STREET
WATER AND WASTEWATER EXHIBIT
TAYLOR, TEXAS
November 3, 2023

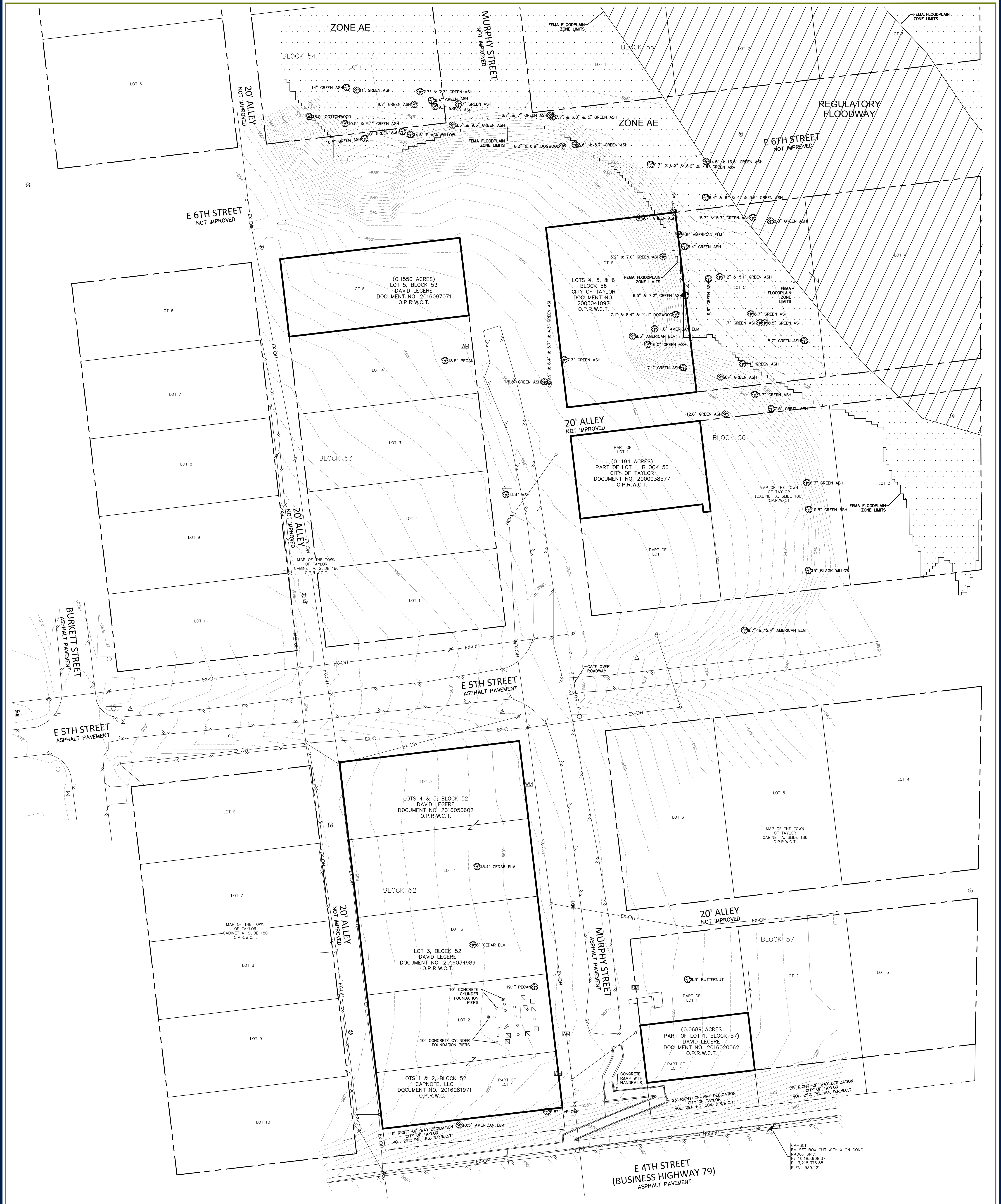
OVERALL WASTEWATER SERVICE
WASTEWATER SERVICES
0.5 LUE/UNIT = MULTI-FAMILY
10 UNITS/ACRE OR GREATER
LINE A = 30 UNITS = 15 LUE'S = PWWF = 25.59 GPM



PLOTTED BY: Mike Tins (m.tins@tins.com) November 03, 2023 AT: 11:17 AM FILEPATH: C:\projects\0001009456703\DWG\DWG\0001009456703.dwg Improvement Exhibit\UTL.dwg

Attachment 8

Tree Survey



NOTES:

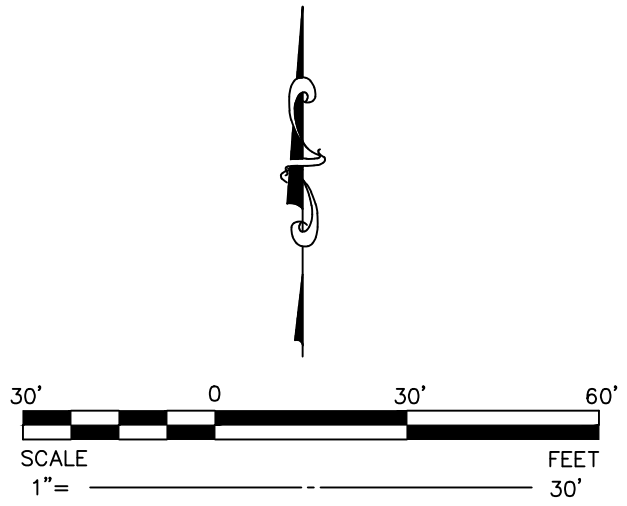
1. The basis of bearings for this survey is the Texas State Coordinate System (NAD83), Central Zone, based upon GPS measurements. Vertical data shown hereon was established by said GPS measurements, referencing NAVD88 vertical datum.
- Site Benchmark - Control Point number 301
CP-301 is a box cut with an "X" in concrete along the north edge of pavement of E 4th Street (Business 79), being on the southwest corner of a concrete drainage inlet structure, located approximately 136 feet easterly of the intersection of E 4th Street with the concrete ramp to Murphy Street. As shown hereon.
2. According to the graphical plotting of the Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, Panel 534 of 750, Map Number 48491C0534F, Map Revised Date: December 20, 2019, the subject property is situated in "Zone X (no screen)" defined as, "Area of Minimal Flood Hazard", and in "Zone AE", defined as "Special Flood Hazard Areas with Base Flood Elevations or Depth." This statement does not reflect any type of flood study by this firm.
3. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.

TREE DATA:

Tree data collected includes trees 6-inches and larger (trunk diameter observed at breast height, 4.3 feet above ground) situated within, or on the following subject tract boundary lines. Qualifying trees are listed below by size and species:

- Block 52, Lots 1 through 5**
- | | |
|-----------|-----------|
| 19.1 inch | Pecan |
| 6.0 inch | Cedar Elm |
| 13.4 inch | Cedar Elm |
- (Three total qualifying trees on this tract.)
- Block 53, Lot 5**
- No qualifying trees located on this tract.
- Block 56, Part of Lot 1**
- No qualifying trees located on this tract.
- Block 56, Lot 6**
- | | |
|-------------------------|-------------------------|
| 7.1 inch | Green Ash |
| 7.3 inch | Green Ash |
| 16.0 inch | Green Ash |
| 9.5 inch | American Elm |
| 11.8 inch | American Elm |
| 7.1, 8.4, and 11.1 inch | Dogwood (multi-trunk) |
| 6.5 and 7.2 inch | Green Ash |
| 3.2 and 7.0 inch | Green Ash (multi-trunk) |
| 6.6 inch | American Elm |
| 7.7 inch | Ash |
| 9.7 inch | Green Ash |
- (Eleven total qualifying trees on this tract.)
- Block 56, Part of Lot 1**
- No qualifying trees located on this tract.
- Block 57, Part of Lot 1**
- No qualifying trees located on this tract.

LEGEND	
SYMBOL	DESCRIPTION
	BENCHMARK
	FENCE POST (UNLESS NOTED)
	CLEAN OUT
	FIRE HYDRANT
	GAS METER
	GAS TEST SIGN
	GUY
	LIGHT POLE
	SANITARY SEWER MANHOLE
	SIGN
	TREE
	10"x12" CONCRETE FOUNDATION
	UTILITY MARKER
	UTILITY POLE
	WATER METER
	WATER VALVE
	EDGE OF ASPHALT
	OVERHEAD UTILITY
	CHAIN LINK FENCE
	WOOD FENCE



**TREE SURVEY
OF THE PROPOSED
MURPHY STREET
REPLAT OF LOTS 1-5, BLOCK 52,
LOT 5, BLOCK 53, LOT 6 AND PART OF LOT 1,
BLOCK 56, AND PART OF LOT 1, BLOCK 57
MAP OF THE TOWN OF TAYLOR
CABINET A, SLIDE 186, O.P.R.W.C.T.**

Situated in the John Winslett Survey, Abstract No. 661
City of Taylor, Williamson County, Texas

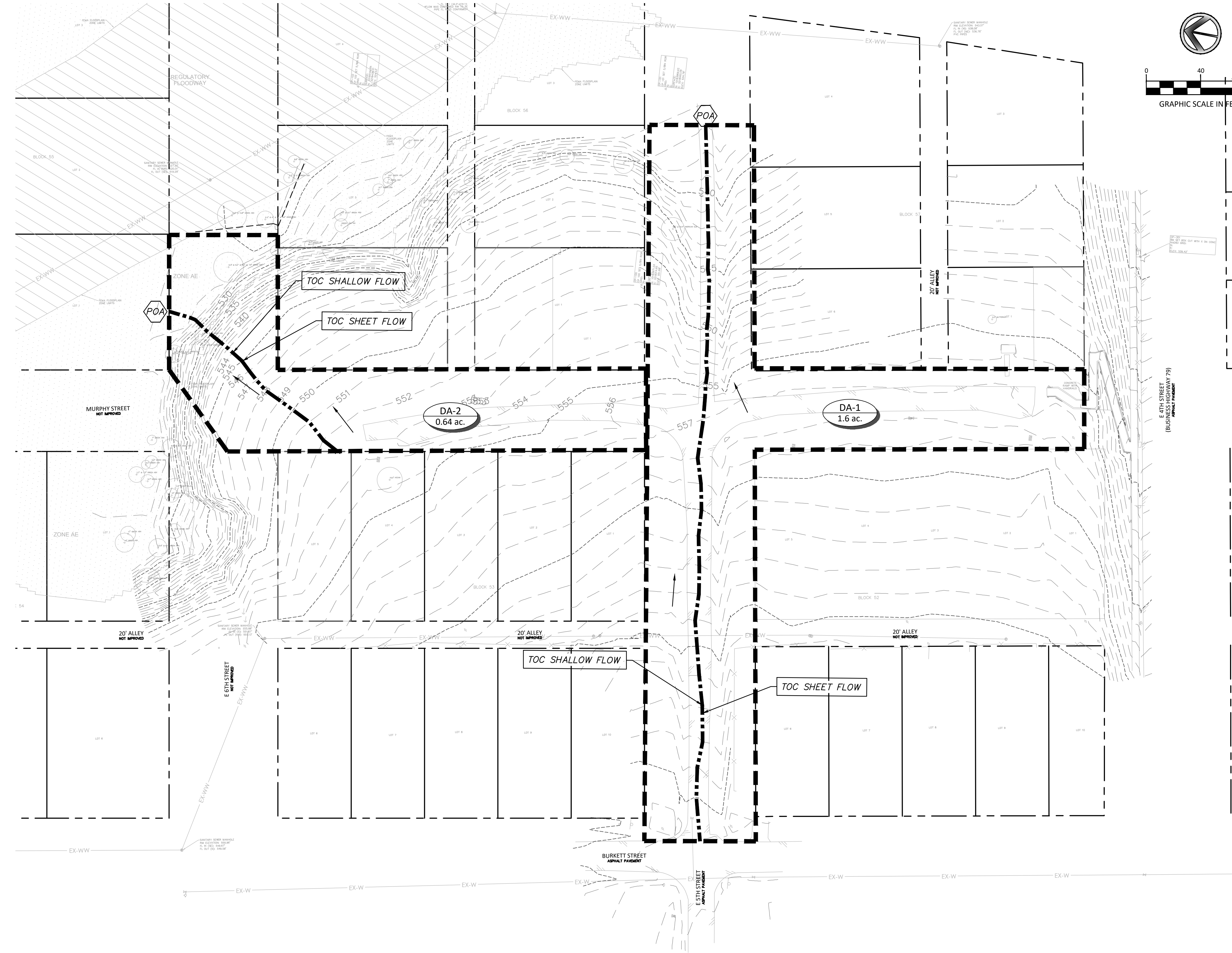
SEPTEMBER 2023

PAGE 1 OF 1



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

Attachment 9
Existing Drainage Map



DRAINAGE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING DRAINAGE AREA
	EXISTING TOC SHEET FLOW
	EXISTING TOC SHALLOW FLOW
	FLOW DIRECTION ARROW
	EXISTING STORM DRAIN
	EXISTING CURB INLET
	POINT OF ANALYSIS
	INLET NUMBER
	DRAINAGE AREA
	ACRES

Time of Concentration Calculations								
Basin ID	Area	Z ₄	Z ₃	Z ₂	Z ₁	L _{sheet}	L _{shallow}	L _{channel}
-	ac	ft	ft	ft	ft	ft	ft	ft
DA-1	1.6	571	567	555	537	100	240	186
DA-2	0.6	553	545	527	526	100	50	0

Sheet Flow Calculations						
P ₂	4.06	t _{sheet}	(0.007*((n*L) ⁸)/(((P ₂) ⁵)*(s ⁴))*60			
Basin ID	Z ₄	Z ₃	L _{sheet}	s _{sheet}	n _{sheet}	t _{sheet}
-	ft	ft	ft	-	-	min
DA-1	571	567	100	0.040	0.15	7
DA-2	553	545	100	0.075	0.15	5

Shallow Flow Calculations				
t _{shallow}	t _{unpaved} = L/(60(16.1345)(s/0.5))		t _{paved} = L/(60(20.3282)(s/0.5))	
Basin ID	Z ₃	Z ₂	L _{shallow}	s _{shallow}
-	ft	ft	ft	-
DA-1	567	555	240	0.050
DA-2	545	527	50	0.360

Channel Flow Calculations								
t _{channel}	L/(60*v)		v _{channel}	(1.49*(r ^{0.667} *(s ^{0.5}))/n)				
Basin ID	Z ₂	Z ₁	L _{channel}	s _{channel}	r	n _{channel}	v _{channel}	t _{channel}
-	ft	ft	ft	-	ft	-	ft/s	min
DA-1	555	537	186	0.097	0.500	0.012	24.33	0
DA-2	527	526	0	0.000	0.000	0.000	0.00	0

Time of Concentration Summary			
Basin ID	Area	t _{total}	t _{lag}
-	ac	min	min
DA-1	1.6	8	5
DA-2	0.6	5	3

Curve Number Calculations							
Basin ID	Area	Impervious	Area Composed of:				CN _{weighted}
			Soil B CN = 61	Soil C CN = 79	Soil D CN = 80	Impervious CN = 98	
-	ac.	%	ac.	ac.	ac.	ac.	-
DA-1	1.6	16	0.0	0.0	1.4	0.3	82.8
DA-2	0.6	11	0.0	0.0	0.6	0.1	82.0

CN Parameters Used :

Soil B : Open Space (Good) CN = 61

Soil C : Open Space (Good) CN = 74

Soil D : Open Space (Good) CN = 80

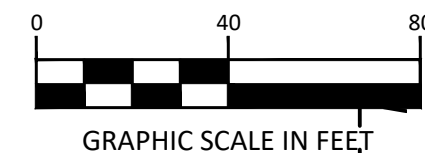
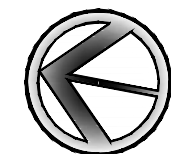
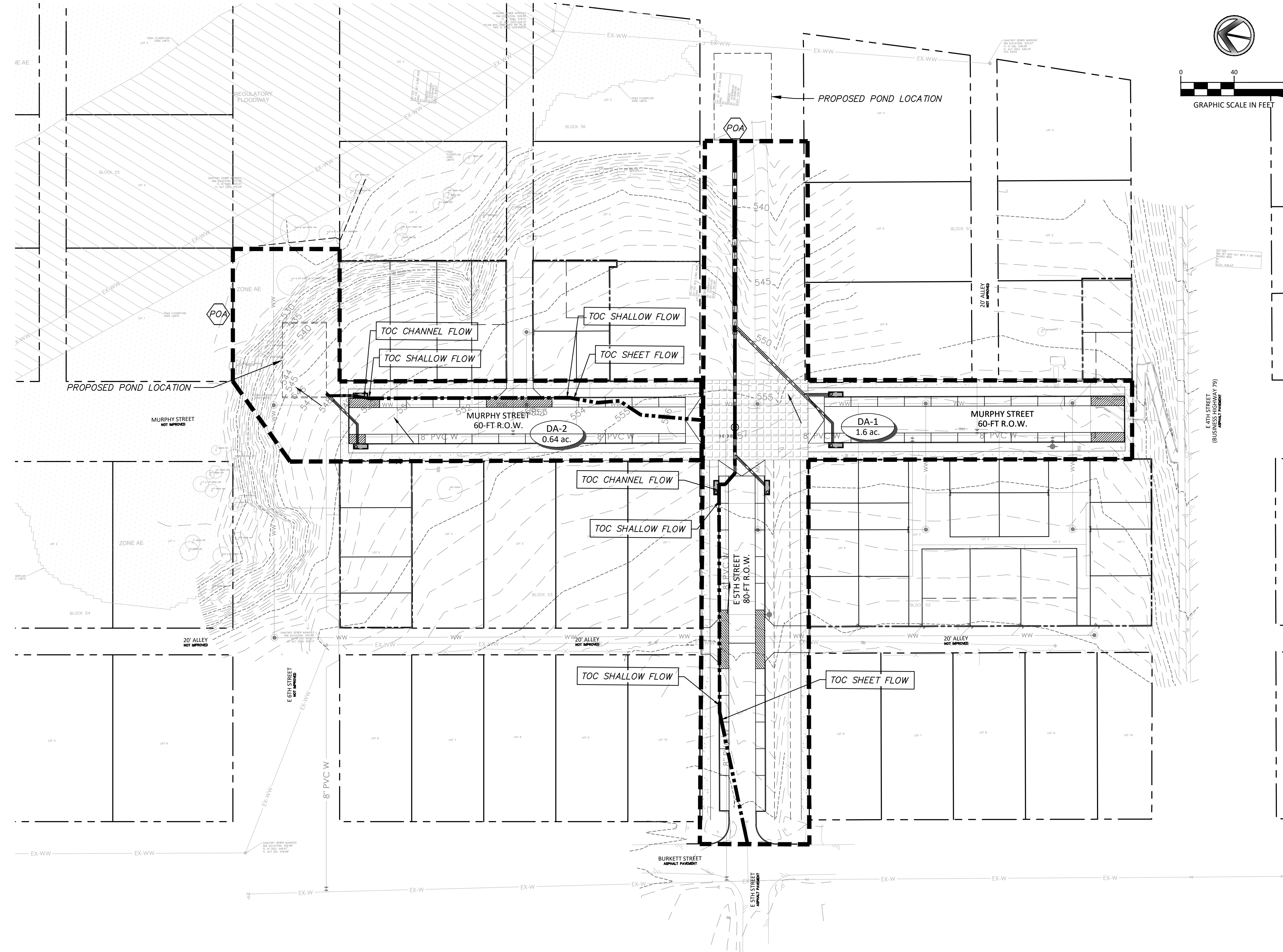
Impervious CN = 98

Basin ID	Area	Open (B)	Open (C)	Open (D)	Impervious
-	ac.	61	74	80	98
DA-1	1.6	0	0	108	25
DA-2	0.6	0	0	46	7

*Soil B : Open Space - Good CN = 61; Soil C : Open Space - Good CN = 74; Soil D : Open Space - Good CN = 80; Impervious CN = 98

Existing Hydrologic Summary								
Basin ID	Area	CN	Impervious	CN _{weighted}	ToC	Q ²	Q ¹⁰	Q ²⁵
-	ac.	%	%	-	min.	cfs	cfs	cfs
DA-1	1.60	80	16	82.8	8	3.8	7.1	9.3
DA-2	0.64	80	11	82.0	5	6	10	13

Attachment 10
Proposed Drainage Map



DRAINAGE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED DRAINAGE AREA
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING CURB INLET
	PROPOSED CURB INLET
	PROPOSED AREA DRAIN
	PROPOSED FLOW ARROW
	DESIGN POINT
	INLET NUMBER
	DRAINAGE AREA
	ACRES

MINIMUM TIME OF CONCENTRATION 5 MINUTES IS USED FOR PROPOSED DA-1 AND DA-2

Curve Number Calculations							
Basin ID	Area	Impervious	Area Composed of:				CN weighted
			Soil B CN = 69	Soil C CN = 79	Soil D CN = 4	Impervious CN = 98	
-	ac.	%	ac.	ac.	ac.	ac.	-
DA-1	1.60	44	0.0	0.0	0.9	0.70	87.8
DA-2	0.64	46	0.0	0.0	0.3	0.30	88.3
CN Parameters Used :							
Soil B :	Open Space (Good)		CN = 61				
Soil C :	Open Space (Good)		CN = 74				
Soil D :	Open Space (Good)		CN = 80				
Impervious			CN = 98				

Basin ID	Area	Open (B)	Open (C)	Open (D)	Impervious
-	ac.	61	74	80	98
DA-1	1.6	0	0	72	68
DA-2	0.6	0	0	28	29
*Soil B : Open Space - Good CN = 61; Soil C : Open Space - Good CN = 74; Soil D : Open Space - Good CN = 80; Impervious CN = 98					

Existing Hydrologic Summary									
Basin ID	Area	CN	Impervious	CN weighted	ToC	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
-	ac.		%		min.	cfs	cfs	cfs	cfs
DA-1	1.60	80	16	82.8	8	3.8	7.1	9.3	13.1
DA-2	0.64	80	11	82.0	5	6	10	13	17

Proposed Hydrologic Summary									
Basin ID	Area	CN	Impervious	CN weighted	ToC	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
-	ac.		%		min.	cfs	cfs	cfs	cfs
DA-1	1.60	80	44	87.8	5	1.8	3.5	4.6	6.5
DA-2	0.64	80	46	88.3	5	2.3	4.0	5.1	6.9

Detention Summary					2YR	10YR	25YR	100YR
Detention Inflow from BP1a (ft ³ /s)					5.8	10.0	12.7	17.2
Detention Outflow (ft ³ /s)					3.5	6.4	9.0	13.3
Detention WSEL (ft)					1.1	1.5	1.6	1.8
Detention Storage (ac-ft)					0.05	0.08	0.10	0.13

Detention Summary					2YR	10YR	25YR	100YR
Detention Inflow from BP1a (ft ³ /s)					2.3	4.0	5.1	6.9
Detention Outflow (ft ³ /s)					0.9	1.9	2.6	3.7
Detention WSEL (ft)					0.2	0.4	0.5	0.6
Detention Storage (ac-ft)					0.04	0.07	0.08	0.10

Point of Analysis 1					Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
Existing					3.8	7.1	9.3	13.1
Proposed					3.5	6.4	9.0	13.3
Proposed - Existing					-0.3	-0.7	-0.3	0.2

Point of Analysis 2					Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
Existing					1.8	3.5	4.6	6.5
Proposed					0.9	1.9	2.6	3.7
Proposed - Existing					-0.9	-1.6	-2.1	-2.8

Attachment 11

Existing and Proposed Composite Curve Numbers

Murhphy Street (Dunaway 9467)
Existing Conditions : CN

Curve Number Calculations							
Basin ID	Area	Impervious	Area Composed of:				CN ^{weighted}
			Soil B CN = 61	Soil C CN = 79	Soil D CN = 80	Impervious CN = 98	
-	ac.	%	ac.	ac.	ac.	ac.	-
DA-1	1.6	16	0.0	0.0	1.4	0.3	82.8
DA-2	0.6	11	0.0	0.0	0.6	0.1	82.0
CN Parameters Used :							
Soil B :	Open Space (Good)		CN = 61				
Soil C :	Open Space (Good)		CN = 74				
Soil D :	Open Space (Good)		CN = 80				
Impervious	CN = 98						

Basin ID	Area	Open (B)	Open (C)	Open (D)	Impervious
-	ac.	61	74	80	98
DA-1	1.6	0	0	108	25
DA-2	0.6	0	0	46	7
*Soil B : Open Space - Good CN = 61; Soil C : Open Space - Good CN = 74; Soil D : Open Space - Good CN = 80; Impervious CN = 98					

Murphy Street (Dunaway 9467)
Proposed Conditions : CN

Curve Number Calculations							
Basin ID	Area	Impervious	Area Composed of:				CN ^{weighted}
			Soil B CN = 69	Soil C CN = 79	Soil D CN = 4	Impervious CN = 98	
-	ac.	%	ac.	ac.	ac.	ac.	-
DA-1	1.60	44	0.0	0.0	0.9	0.70	87.8
DA-2	0.64	46	0.0	0.0	0.3	0.30	88.3
CN Parameters Used :							
Soil B :	Open Space (Good)		CN = 61				
Soil C :	Open Space (Good)		CN = 74				
Soil D :	Open Space (Good)		CN = 80				
Impervious	CN = 98						

Basin ID	Area	Open (B)	Open (C)	Open (D)	Impervious
-	ac.	61	74	80	98
DA-1	1.6	0	0	72	68
DA-2	0.6	0	0	28	29
*Soil B : Open Space - Good CN = 61; Soil C : Open Space - Good CN = 74; Soil D : Open Space - Good CN = 80; Impervious CN = 98					

Attachment 12
Hydrology Summary

Murphy Street (Dunaway 9467)
Hydrologic Summary

Existing Hydrologic Summary									
Basin ID	Area	CN	Impervious	CN ^{weighted}	ToC	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
-	ac.		%	-	min.	cfs	cfs	cfs	cfs
DA-1	1.60	80	16	82.8	8	3.8	7.1	9.3	13.1
DA-2	0.64	80	11	82.0	26	6	10	13	17

Proposed Hydrologic Summary									
Basin ID	Area	CN	Impervious	CN ^{weighted}	ToC	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
-	ac.		%	-	min.	cfs	cfs	cfs	cfs
DA-1	1.60	80	44	87.8	5	1.0	2.0	2.6	3.7
DA-2	0.64	80	46	88.3	5	2.3	4.0	5.1	6.9

Detention Summary						2YR	10YR	25YR	100YR
Detention Inflow from BP1a (ft ³ /s)						5.8	10.0	12.7	17.2
Detention Outflow (ft ³ /s)						3.5	6.4	9.0	13.3
Detention WSEL (ft)						1.1	1.5	1.6	1.8
Detention Storage (ac-ft)						0.05	0.08	0.10	0.13

Detention Summary						2YR	10YR	25YR	100YR
Detention Inflow from BP1a (ft ³ /s)						2.3	4.0	5.1	6.9
Detention Outflow (ft ³ /s)						0.9	1.9	2.6	3.7
Detention WSEL (ft)						0.2	0.4	0.5	0.6
Detention Storage (ac-ft)						0.04	0.07	0.08	0.10

Point of Analysis 1						Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
Existing						3.8	7.1	9.3	13.1
Proposed						3.5	6.4	9.0	13.3
Proposed - Existing						-0.3	-0.7	-0.3	0.2

Point of Analysis 2						Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
Existing						1.0	2.0	2.6	3.7
Proposed						0.9	1.9	2.6	3.7
Proposed - Existing						-0.1	-0.1	-0.1	0.0



November 3, 2023

Permitting and Planning & Zoning (P&Z)
City of Taylor
400 Porter Street
Taylor, Texas 76574

Re: Murphy Street Subdivision
Engineer's Summary Letter – Preliminary Plat

The project is a proposed subdivision preliminary plat totaling 1.333 acres which is in Williamson County. This subdivision is located within the city limit of the City of Taylor. It is within zone MF-1/RPD (Multi-Family 1- Residential Planned Development).

The proposed site development includes approximately 1.333 acres across 4 blocks designed as residential and civic uses. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

There will be two accesses for the site. One access is from E. 5th St. along the western boundary of the site. The other access is from Murphy St. along the southern boundary of the site.

The site is located within Mustang Creek Watershed. An analysis of the existing drainage conditions for the public area is included in the Drainage Report. Proposed drainage patterns for the public area will generally mimic existing drainage patterns and match existing peak runoff rates. There will be two proposed detention ponds close to the site. An underground storm drain system is proposed for the site to collect the stormwater runoff and then discharge into the proposed detention ponds. All proposed detention ponds or drainage improvements will be specifically designed in a way to demonstrate no adverse impacts downstream of the development.

The project plans to connect to the current 6" water line situated along Burkett St. The segment of the current 6" water line extending from the intersection of Burkett St. and E. 5th St. up to the point where it connects with the existing 8" water line along Burkett St. is proposed for an upgrade to an 8" water line. In addition, it is planned to install proposed 8" water lines along E. 6th St., E 5th St., and Murphy St.

Wastewater will tie into an existing wastewater manhole on 6th St. This existing manhole is approx. 160 ft east from intersection of E 6th St. and Murphy St. The existing wastewater manhole discharges into an existing 15" wastewater gravity line. 8" wastewater lines are proposed to be built along E. 6th St., Murphy St. and the 20' ally.

There are overhead power lines throughout the site. Underground electrical connections are proposed for the site development.

The installation and upgrade of the proposed water, wastewater and underground electrical connections will be a collaborative effort between the client and the City of Taylor. The specific allocation of responsibilities will be established during subsequent discussions.

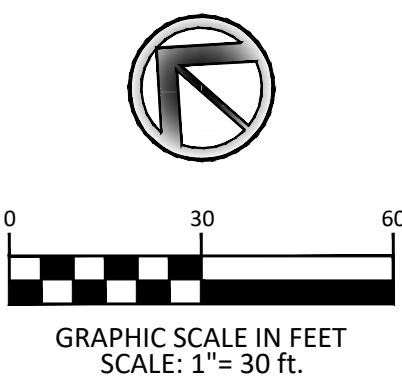


Should you have any questions or need additional information during review, please contact me by e-mail at jzhang@dunaway.com ; or by phone at (512) 768-5141.

Sincerely,
Dunaway

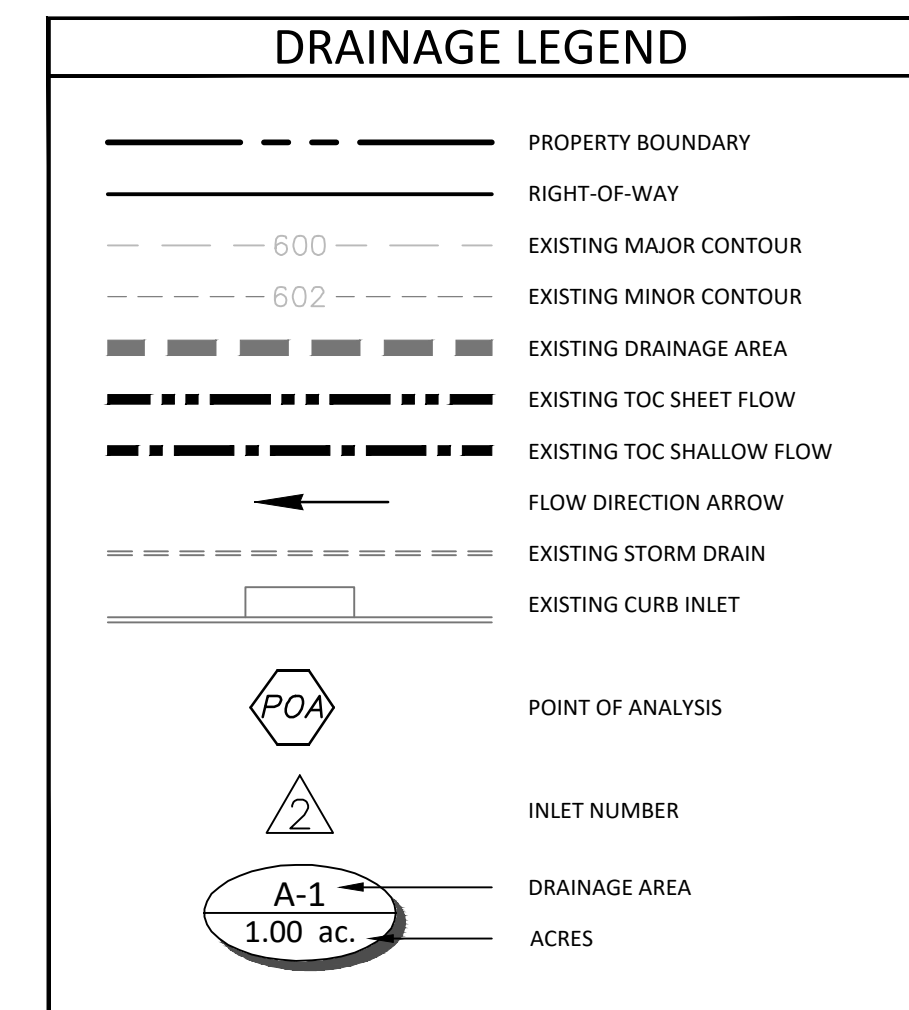
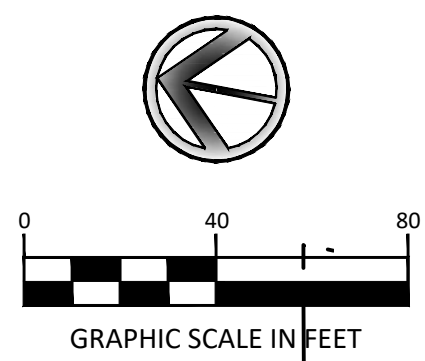
A handwritten signature in black ink, appearing to read "Jenny Zhang", written over the printed name.

Jennifer Zhang, P.E.



 DUNAWAY

5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
(TX REG. F-1114)



Time of Concentration Calculations								
Basin ID	Area	Z ₄	Z ₃	Z ₂	Z ₁	L _{sheet}	L _{shallow}	L _{channel}
-	ac	ft	ft	ft	ft	ft	ft	ft
DA-1	1.6	571	567	555	537	100	240	186
DA-2	0.6	553	545	527	526	100	50	0

Sheet Flow Calculations						
P ₂	4.06	t ^{sheet}	$(0.007*((n^*)^4))/(((P_2)^5)*(s^4))^*60$			
Basin ID	Z ₄	Z ₃	t ^{sheet}	s ^{sheet}	n ^{sheet}	t ^{sheet}
	ft	ft	ft		-	min
DA-1	571	567	100	0.040	0.15	7
DA-2	553	545	100	0.075	0.15	5

Shallow Flow Calculations					
t _{shallow}			t _{unpaved} = L/(60(16.1345)(s)(0.5))		t _{paved} = L/(60(20.3282)(s)(0.5))
Basin ID	Z ₃	Z ₂	L _{shallow}	s _{shallow}	t _{shallow}
-	ft	ft	ft	-	min
DA-1	567	555	240	0.050	1
DA-2	545	527	50	0.360	0

Channel Flow Calculations								
t _{channel}	L/(60*v)		v _{channel}	$(1.49 * (s^{0.667}) * (n^{0.5})) / n$				
Basin ID	Z ₂	Z ₁	L _{channel}	s _{channel}	r	n _{channel}	v _{channel}	t _{channel}
-	ft	ft	ft	-	ft	-	ft/s	min
DA-1	555	537	186	0.097	0.500	0.012	24.33	0
DA-2	527	526	0	0.000	0.000	0.000	0.00	0

Time of Concentration Summary			
Basin ID	Area	t_{Total}	t_{lag}
-	ac	min	min
DA-1	1.6	8	5
DA-2	0.6	5	3

Curve Number Calculations							
Basin ID	Area	Impervious	Area Composed of:				CN ^{weighted}
			Soil B CN = 61	Soil C CN = 79	Soil D CN = 80	Impervious CN = 98	
-	ac.	%	ac.	ac.	ac.	ac.	-
DA-1	1.6	16	0.0	0.0	1.4	0.3	82.8
DA-2	0.6	11	0.0	0.0	0.6	0.1	82.0

CN Parameters Used :

Soil B :	Open Space (Good)	CN = 61
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Soil C :	Open Space (Good)	CN = 74
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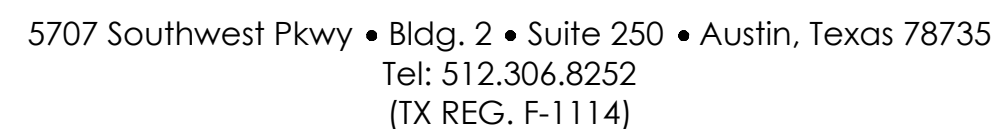
Soil C :	Open Space (Good)	CN = 74
Soil D :	Open Space (Good)	CN = 80

Cell 5:	Open Sp
Impervious	CN = 98

Basin ID	Area	Open (B)	Open (C)	Open (D)	Impervious
-	ac.	61	74	80	98
DA-1	1.6	0	0	108	25
DA-2	0.6	0	0	46	7

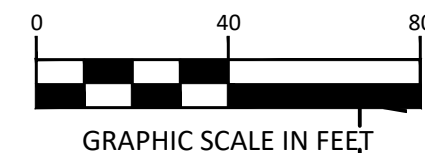
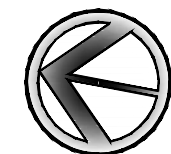
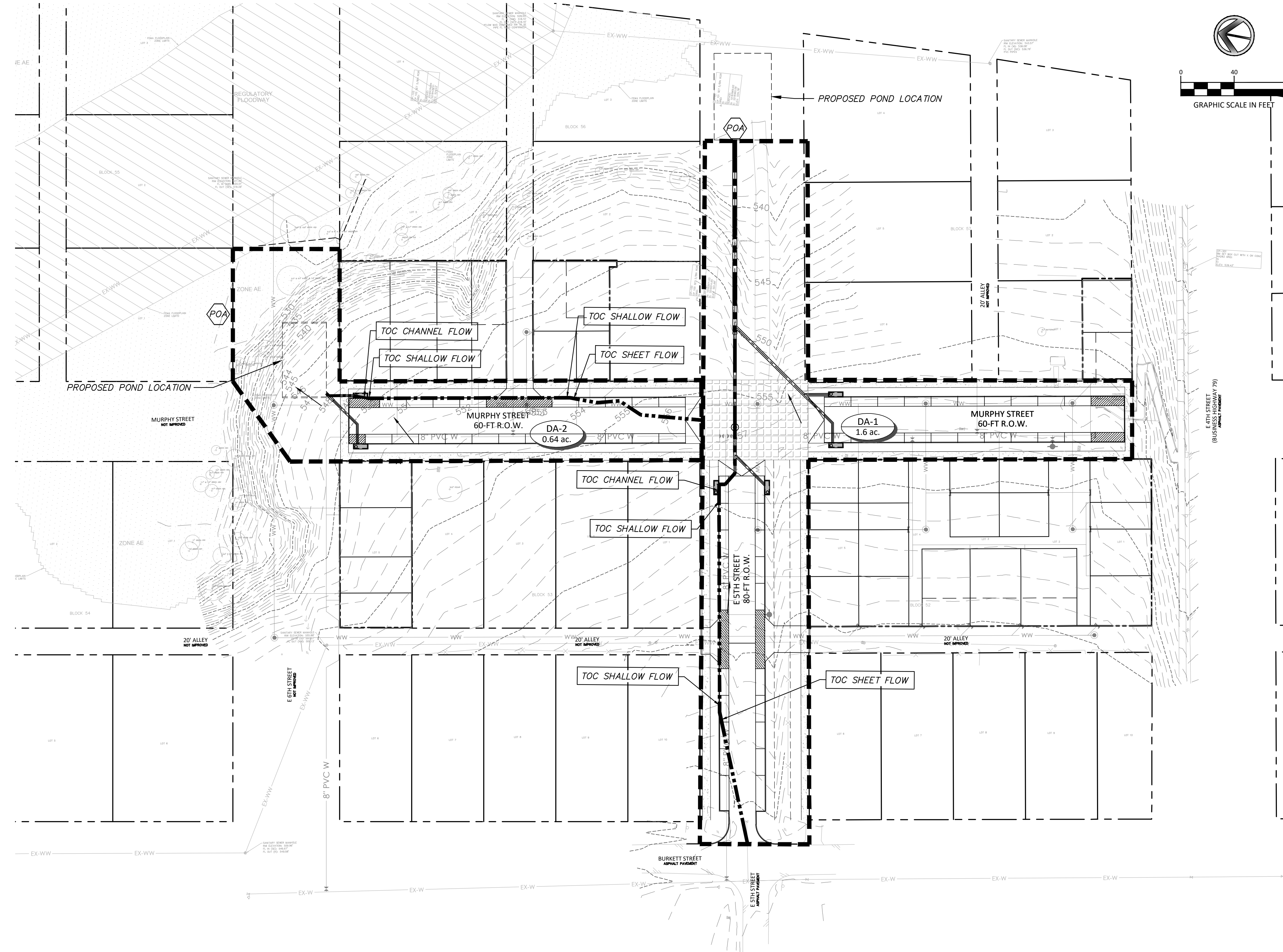
*Soil B : Open Space - Good CN = 61; Soil C : Open Space - Good CN = 74; Soil D : Open Space - Good CN = 80; Impervious CN = 98

Existing Hydrologic Summary									
Basin ID	Area	CN	Impervious	CN ^{weighted}	ToC	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
-	ac.		%	-	min.	cfs	cfs	cfs	cfs
DA-1	1.60	80	16	82.8	8	3.8	7.1	9.3	13.1
DA-2	0.64	80	11	82.0	5	6	10	13	17



MURPHY STREET
EXISTING DRAINAGE AREA MAP
TAYLOR, TEXAS
November 3, 2023

PRINTED BY: Nate Thels ON: Friday, November 03, 2023 AT: 11:13 AM FILEPATH: G:\Production\8000\1009-400\9467\001\Civil\CAD\Exhibits\23_1017 Pond\Pond DAM.dwg



DRAINAGE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED DRAINAGE AREA
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING CURB INLET
	PROPOSED CURB INLET
	PROPOSED AREA DRAIN
	PROPOSED FLOW ARROW
	DESIGN POINT
	INLET NUMBER
	DRAINAGE AREA
	ACRES

MINIMUM TIME OF CONCENTRATION 5 MINUTES IS USED FOR PROPOSED DA-1 AND DA-2

Curve Number Calculations							
Basin ID	Area	Impervious	Area Composed of:				CN weighted
			Soil B CN = 69	Soil C CN = 79	Soil D CN = 4	Impervious CN = 98	
-	ac.	%	ac.	ac.	ac.	ac.	-
DA-1	1.60	44	0.0	0.0	0.9	0.70	87.8
DA-2	0.64	46	0.0	0.0	0.3	0.30	88.3
CN Parameters Used :							
Soil B :	Open Space (Good)		CN = 61				
Soil C :	Open Space (Good)		CN = 74				
Soil D :	Open Space (Good)		CN = 80				
Impervious			CN = 98				

Basin ID	Area	Open (B)	Open (C)	Open (D)	Impervious
-	ac.	61	74	80	98
DA-1	1.6	0	0	72	68
DA-2	0.6	0	0	28	29
*Soil B : Open Space - Good CN = 61; Soil C : Open Space - Good CN = 74; Soil D : Open Space - Good CN = 80; Impervious CN = 98					

Existing Hydrologic Summary									
Basin ID	Area	CN	Impervious	CN weighted	ToC	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
-	ac.		%		min.	cfs	cfs	cfs	cfs
DA-1	1.60	80	16	82.8	8	3.8	7.1	9.3	13.1
DA-2	0.64	80	11	82.0	5	6	10	13	17

Proposed Hydrologic Summary									
Basin ID	Area	CN	Impervious	CN weighted	ToC	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
-	ac.		%		min.	cfs	cfs	cfs	cfs
DA-1	1.60	80	44	87.8	5	1.8	3.5	4.6	6.5
DA-2	0.64	80	46	88.3	5	2.3	4.0	5.1	6.9

Detention Summary				
Detention Inflow from BP1a (ft ³ /s)	2YR	10YR	25YR	100YR
Detention Outflow (ft ³ /s)	5.8	10.0	12.7	17.2
Detention WSEL (ft)	3.5	6.4	9.0	13.3
Detention Storage (ac-ft)	1.1	1.5	1.6	1.8
Detention Storage (ac-ft)	0.05	0.08	0.10	0.13

Detention Summary				
Detention Inflow from BP1a (ft ³ /s)	2YR	10YR	25YR	100YR
Detention Outflow (ft ³ /s)	2.3	4.0	5.1	6.9
Detention WSEL (ft)	0.9	1.9	2.6	3.7
Detention Storage (ac-ft)	0.2	0.4	0.5	0.6
Detention Storage (ac-ft)	0.04	0.07	0.08	0.10

Point of Analysis 1				
Existing	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
Proposed	3.8	7.1	9.3	13.1
Proposed - Existing	3.5	6.4	9.0	13.3
Proposed - Existing	-0.3	-0.7	-0.3	0.2

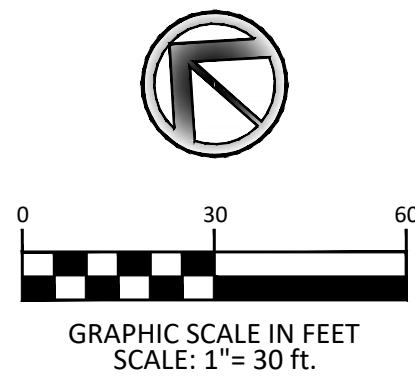
Point of Analysis 2				
Existing	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
Proposed	1.8	3.5	4.6	6.5
Proposed - Existing	0.9	1.9	2.6	3.7
Proposed - Existing	-0.9	-1.6	-2.1	-2.8



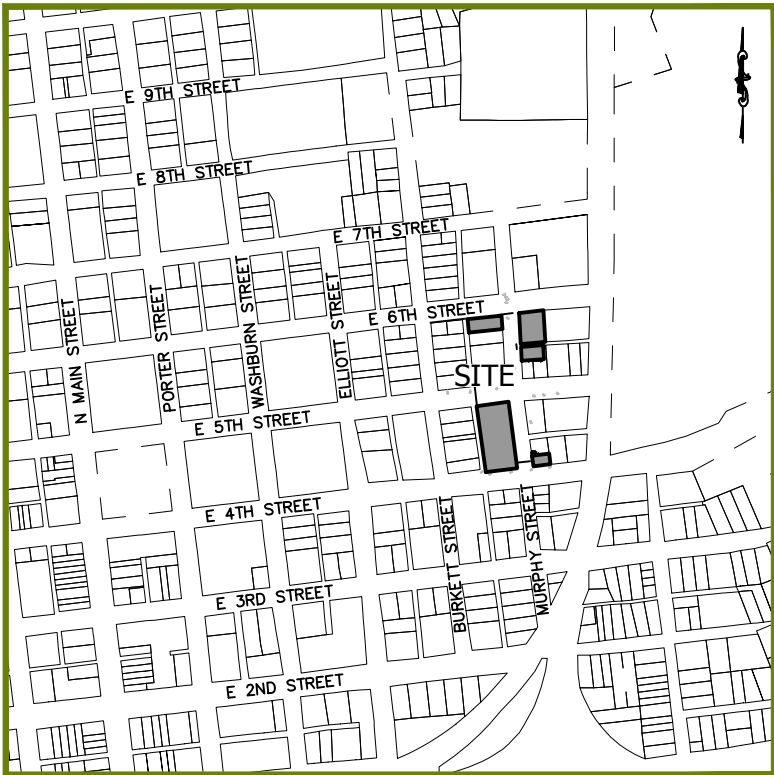
5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
(TX REG. F-1114)

MURPHY STREET
WATER AND WASTEWATER EXHIBIT
TAYLOR, TEXAS
November 3, 2023

OVERALL WASTEWATER SERVICE
WASTEWATER SERVICES
0.5 LUE/UNIT = MULTI-FAMILY
10 UNITS/ACRE OR GREATER
LINE A = 30 UNITS = 15 LUE'S = PWWF = 25.59 GPM



PLOTTED BY: Mike Ties (m.ties@taylor-texas.com) November 03, 2023 AT: 11:17 AM FILEPATH: C:\projects\0001009456703\DWG\DWG\0001009456703.dwg Improvement Exhibit\UTL.dwg



VICINITY MAP
NOT TO SCALE

EASEMENT AREA SUMMARY:			
BLOCK	EASEMENT TYPE	AREA (SQ. FT.)	AREA (ACRES)
A	Parking Easement	1,404	0.0322
B	Parking Easement	2,340	0.0537
C	Parking Easement	1,521	0.0349
D	Parking Easement	2,480	0.0569
D	Common Civic Space and Utility Easement	6,516	0.1496
E	Access Easement	375	0.0086
TOTAL PARKING EASEMENT AREA:		7,745	0.1778
TOTAL EASEMENT AREA:		14,636	0.3360

DEVELOPMENT NOTES:

- Utility providers – Water: City of Taylor; Wastewater: City of Taylor; Electricity: Oncor.
- All structures and/or obstructions are prohibited in drainage easements.
- There are areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FEMA FIRM map number 48491C0534F, Map Revised Date of 12/20/2019.
- Minimum fire flow of 500 gallons per minutes for not less than two (2) hours shall be provided.
- This subdivision is subject to ordinance 2022-06, which contains the development restrictions in the master plan for Murphy Street, Planned Development Standards.
- Sidewalks are required on both sides of Murphy St. on the subdivision sides, and on the subdivision sides of E 4th St., E 5th St., and E 6th St.
- Hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements, and public places shown hereon.
- All Parking Easements shown hereon are to be maintained by the Homeowners Association (HOA).

SURVEY NOTES:

The basis of bearings for this survey is the Texas State Coordinate System, Central Zone, based upon GPS measurements. Distances and areas hereon are grid values.

Benchmark

Control Point 301 (CP-301) is a box cut with an "X" on concrete located on the north side of E 4th Street, east of Murphy Street, as shown hereon. Elevation = 539.42 feet

1' B.S. = 1-foot wide Building Setback

10' A.E. = 10-foot Access Easement

MIN. FF = Minimum Finished Floor Elevation

O.P.R.W.C.T. = Official Public Records of Williamson County, Texas

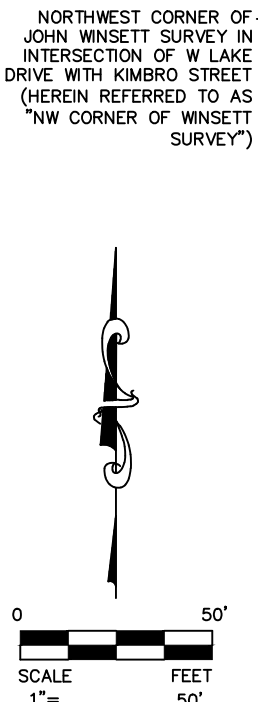
D.R.W.C.T. = Deed Records of Williamson County, Texas

VOL., PG. = Volume and Page

● = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC."

(unless otherwise noted)

Ⓢ = Ownership Deed Reference Number



①
(0.1550 ACRES)
LOT 5, BLOCK 53
DAVID LEGERE
DOCUMENT NO. 2016097071
O.P.R.W.C.T.

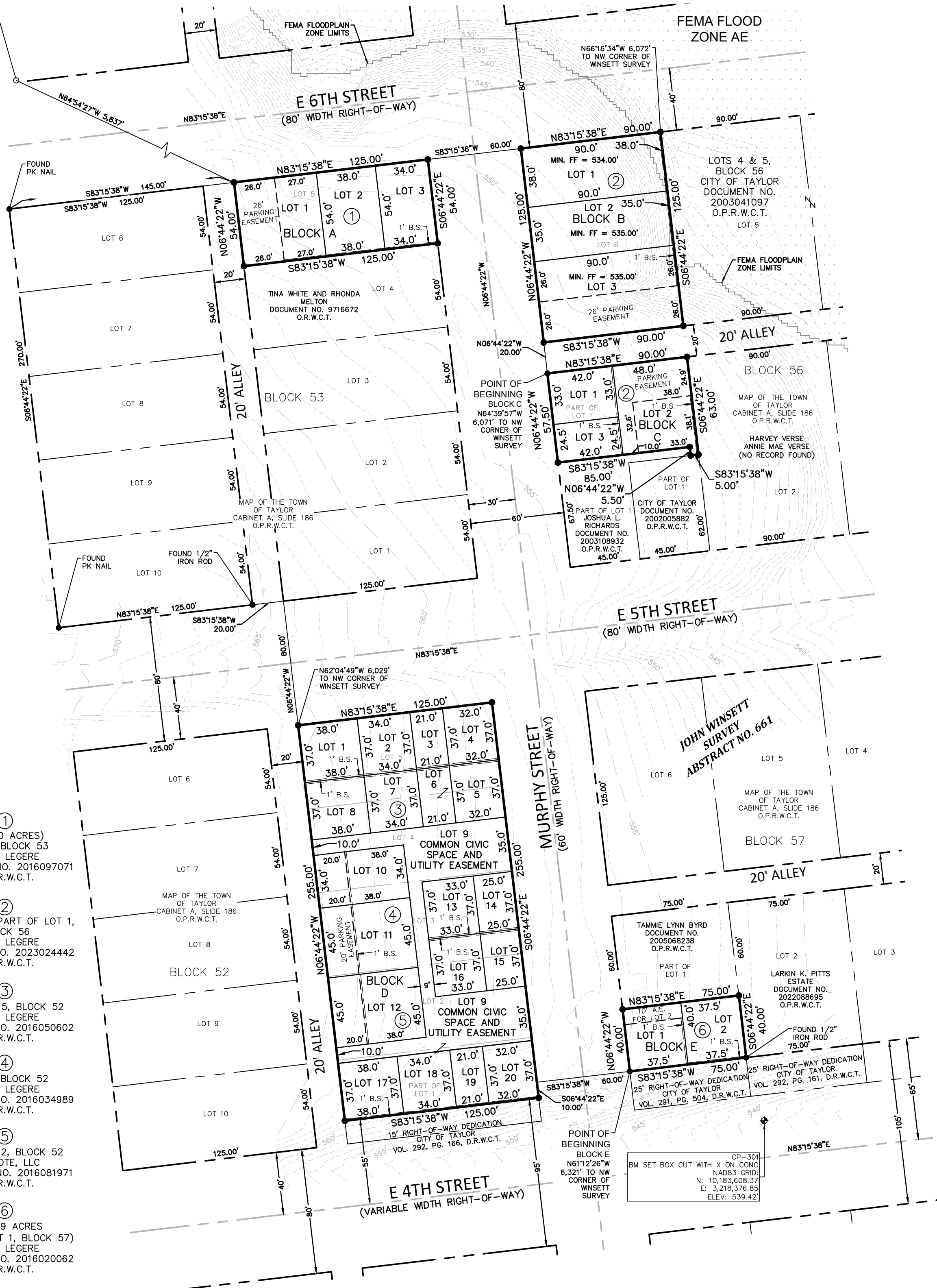
②
LOT 6 AND PART OF LOT 1,
BLOCK 56
DAVID LEGERE
DOCUMENT NO. 2023024442
O.P.R.W.C.T.

③
LOTS 4 & 5, BLOCK 52
DAVID LEGERE
DOCUMENT NO. 2016050602
O.P.R.W.C.T.

④
LOT 3, BLOCK 52
DAVID LEGERE
DOCUMENT NO. 2016034989
O.P.R.W.C.T.

⑤
LOTS 1 & 2, BLOCK 52
CAPNOTE, LLC
DOCUMENT NO. 2016081971
O.P.R.W.C.T.

⑥
(0.0689 ACRES)
PART OF LOT 1, BLOCK 57
DAVID LEGERE
DOCUMENT NO. 2016020062
O.P.R.W.C.T.



LOT SUMMARY TABLE: TOTAL AREAS			
Block	NUMBER OF LOTS	AREA (SQ. FT.)	AREA (ACRES)
A	3	6,750	0.1550
B	3	11,250	0.2583
C	3	5,203	0.1194
D	20	31,875	0.7317
E	2	3,000	0.0689
TOTAL:	31	58,078	1.3333

LOT SUMMARY TABLE BLOCK D		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	1,406	0.0323
2	1,258	0.0289
3	777	0.0178
4	1,184	0.0272
5	1,184	0.0272
6	777	0.0178
7	1,258	0.0289
8	1,406	0.0323
9	6,516	0.1496
10	1,972	0.0453
11	2,610	0.0599
12	2,610	0.0599
13	1,221	0.0280
14	925	0.0212
15	925	0.0212
16	1,221	0.0280
17	1,406	0.0323
18	1,258	0.0289
19	777	0.0178
20	1,184	0.0272

LOT SUMMARY TABLE BLOCK A		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	2,862	0.0657
2	2,052	0.0471
3	1,836	0.0421

LOT SUMMARY TABLE BLOCK B		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	3,420	0.0785
2	3,150	0.0723
3	4,680	0.1074

LOT SUMMARY TABLE BLOCK C		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	1,386	0.0318
2	2,788	0.0640
3	1,029	0.0236

LOT SUMMARY TABLE BLOCK E		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	1,500	0.0344
2	1,500	0.0344

OWNER/DEVELOPER NAMES AND ADDRESSES

Name: David Legere
Address: 1462 FM 112, Lexington, TX 78947
Phone: (512) 695-5098

Name: CapNote, LLC
Address: 1462 FM 112, Lexington, TX 78947
Phone: (512) 695-5098

ENGINEER/SURVEYOR NAME AND ADDRESS

Name: Dunaway Associates, LLC
Address: 5707 Southwest Parkway, Building 2, Suite 250
Austin, TX 78735 Phone: 512-306-8252

PRELIMINARY PLAT
MURPHY STREET
PZ-2023-1936
BEING 1.333 ACRES
REPLAT OF LOTS 1-5, BLOCK 52,
LOT 5, BLOCK 53, LOT 6 AND PART OF LOT 1,
BLOCK 56, AND PART OF LOT 1, BLOCK 57
MAP OF THE TOWN OF TAYLOR
CABINET A, SLIDE 186, O.P.R.W.C.T.

Situated in the John Winsett Survey, Abstract No. 661
City of Taylor, Williamson County, Texas



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

OWNER’S SIGNATURE BLOCK

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, DAVID LEGERE, CO-OWNER OF A PORTION OF THE CERTAIN 1.333 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NOS. 2016097071, 2016050602, 2016034989, 2016020062, AND 2023024442 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 MURPHY STREET.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____DAY OF _____, 20____.

DAVID LEGERE

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 LEGERE, 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: _____

OWNER’S SIGNATURE BLOCK

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, _____, REPRESENTATIVE OF CAPNOTE, LLC, CO-OWNER OF A PORTION OF THE CERTAIN 1.333 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2016081971 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 MURPHY STREET.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____DAY OF _____, 20____.

REPRESENTATIVE OF CAPNOTE, LLC

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 _____, KNOWN TO ME TO BE THE REPRESENTATIVE OF THE ENTITY 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: _____

OWNER/DEVELOPER NAMES AND ADDRESSES

Name: David Legere
Address: 1462 FM 112, Lexington, TX 78947
Phone: (512) 695-5098

Name: CapNote, LLC
Address: 1462 FM 112, Lexington, TX 78947
Phone: (512) 695-5098

ENGINEER/SURVEYOR NAME AND ADDRESS

Name: Dunaway Associates, LLC
Address: 5707 Southwest Parkway, Building 2, Suite 250
Austin, TX 78735 Phone: 512-306-8252

PROPERTY DESCRIPTIONS:

All properties described hereon are situated in the John Winsett Survey, Abstract No. 661, City of Taylor, Williamson County, Texas, and combine to 1.3333 acres (or 58,078 square feet) of land, more or less.

BLOCK A:

BEING a 0.1550 acre (or 6,750 square feet) tract of land, and being all of Lot 5, Block 53, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to David Legere, as recorded in Document Number 2016097071, O.P.R.W.C.T.

BLOCK B:

BEING a 0.2583 acre (or 11,250 square feet) tract of land, and being all of Lot 6, Block 56, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to David Legere, as recorded in Document Number 2023024442, O.P.R.W.C.T.

BLOCK C:

BEING a 0.1194 acre part of Lot 1, Block 56, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to David Legere, as recorded in Document Number 2023024442, O.P.R.W.C.T., said 0.1194 acre part of Lot 1 being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with cap stamped “DUNAWAY ASSOC.” (herein referred to as “with cap”) for the northwest corner of said Lot 1, being the intersection of the east right-of-way line of Murphy Street (60 foot width) with the south right-of-way line of a 20-foot alley;

THENCE North 83 degrees 15 minutes 38 seconds East, along the south right-of-way line of said 20-foot alley, a distance of 90.00 feet to a set 5/8-inch iron rod with cap for the northeast corner of said Lot 1 and the northwest corner of Lot 2, of said Block 56;

THENCE South 06 degrees 44 minutes 22 seconds East, departing the south right-of-way line of said 20-foot alley along the common east line of said Lot 1 and the west line of said Lot 2, a distance of 63.00 feet to a set 5/8-inch iron rod with cap;

THENCE South 83 degrees 15 minutes 38 seconds West, departing said common line and crossing said Lot 1, a distance of 5.00 feet to a set 5/8-inch iron rod with cap for corner;

THENCE North 06 degrees 44 minutes 22 seconds West, continuing across said Lot 1, a distance of 5.50 feet to a set 5/8-inch iron rod with cap for corner;

THENCE South 83 degrees 15 minutes 38 seconds West, continuing across said Lot 1, a distance of 85.00 feet to a set 5/8-inch iron rod with cap for corner on the common west line of said Lot 1 and the east right-of-way line of said Murphy Street;

THENCE North 06 degrees 44 minutes 22 seconds West, along said common line, a distance of 57.50 feet to the POINT OF BEGINNING and containing 0.1194 acres (or 5,203 square feet) of land, more or less.

BLOCK D:

BEING a 0.7317 acre (or 31,875 square feet) tract of land, and being all of Lots 1, 2, 3, 4, and 5, of Block 52, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), less a 15-foot wide Right-of-Way Dedication for E 4th Street (variable width) to the City of Taylor, located along the southerly line of said Lot 1, as recorded in Volume 292, Page 166, Deed Records of Williamson County, Texas (D.R.W.C.T.), same being the tracts of land described in deeds to Capnote, LLC and David Legere, as recorded in Document Numbers 2016081971, 2016034989, and 2016050602, O.P.R.W.C.T.

BLOCK E:

BEING a 0.0689 acre part of Lot 1, Block 57, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to David Legere, as recorded in Document Number 2016020062, O.P.R.W.C.T., said 0.0689 acre part of Lot 1 being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with cap stamped “DUNAWAY ASSOC.” (herein referred to as “with cap”) for the southwest remainder corner of said Lot 1, being the intersection of the east right-of-way line of Murphy Street (60 foot width) with the north line of a 25-foot wide Right-of-Way Dedication for E 4th Street (variable width), to the City of Taylor, as recorded in Volume 291, Page 504, D.R.W.C.T.;

THENCE North 06 degrees 44 minutes 22 seconds West, along the common west line of said Lot 1 and the east right-of-way line of said Murphy Street, a distance of 40.00 feet to a set 5/8-inch iron rod with cap for corner;

THENCE North 83 degrees 15 minutes 38 seconds East, departing said common line and crossing said Lot 1, a distance of 75.00 feet to a set 5/8-inch iron rod with cap for corner on the common east line of said Lot 1 and the west line of Lot 2, of said Block 57;

THENCE South 06 degrees 44 minutes 22 seconds East, along said common line, a distance of 40.00 feet to a found 1/2-inch iron rod for corner at the intersection of said common line with the north line of said 25-foot wide Right-of-Way Dedication for E 4th Street;

THENCE South 38 degrees 15 minutes 38 seconds West, along the north line of said 25-foot width Right-of-Way Dedication, a distance of 75.00 feet to the POINT OF BEGINNING and containing 0.0689 acres (or 3,000 square feet) of land, more or less.

COUNTY CLERK’S CERTIFICATION

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 ____ 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 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

PLANNING AND ZONING COMMISSION - PRELIMINARY PLATS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS MURPHY STREET HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20____, A.D.

CHAIRMAN	SIGNATURE	DATE
SECRETARY	SIGNATURE	DATE

ENGINEER’S CERTIFICATION

I, JENNIFER ZHANG, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS 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 , 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 RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL _____, _____ COUNTY, TEXAS

THIS ____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL ENGINEER NO. _____ STATE OF TEXAS

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR’S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, MARK YALE, 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____.

REGISTERED PROFESSIONAL SURVEYOR NO. 5975, STATE OF TEXAS

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

PRELIMINARY PLAT
MURPHY STREET
PZ-2023-1936
BEING 1.333 ACRES
REPLAT OF LOTS 1-5, BLOCK 52,
LOT 5, BLOCK 53, LOT 6 AND PART OF LOT 1,
BLOCK 56, AND PART OF LOT 1, BLOCK 57
MAP OF THE TOWN OF TAYLOR
CABINET A, SLIDE 186, O.P.R.W.C.T.

Situated in the John Winsett Survey, Abstract No. 661
City of Taylor, Williamson County, Texas

**DUNAWAY**

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SEPTEMBER 2023

PAGE 2 OF 2

PLOTTED BY: Brandon Bullard On: Thursday, December 21, 2023 AT: 2:02 PM FILE PATH: G:\Production\8000_009400\9467\001\Survey\Drawings\8009467\001_Murphy Street Re-Plat.dwg



Atmos Energy Corporation
Michael Andrews
Project Manager
3110 N. IH 35
Round Rock, Texas 78681
Cell: 512-413-0284

October 25, 2023

Isabelle Parcel
Permit Processor

DUNAWAY

RE: Parcels between 4th and 6th Streets and Murphy St., Taylor, TX 76574

Dear Isabelle,

Thank you for reaching out to us regarding gas service.

We have reviewed gas availability to the following parcels: (R015241, R652345, R015258, R015233, R015232, R015231, R015230, R015266). Atmos has currently has an active low pressure steel gas main that is available to serve these parcels. The operating pressure on this system is 0.75 pound, or 4 ounces. Atmos will need to verify expected loads to determine if this system can handle your expected load.

Atmos Energy cannot warranty the accuracy of these locations without field verification of your property. Final verification of gas main locations can best be obtained through the Statewide One Call System at 811.

A system improvement project may be required to serve these parcels, and is subject to franchise agreements, if applicable, Railroad Commission rules and regulations, and Atmos Energy policies. A copy of your Civil Site Plan with metes and bounds, an Auto CAD file in GRID, lotting information, a copy of the electric provider's layout, BTU load information if applicable, and overall use of your project are needed to begin the process of designing gas facilities for your project.

Please contact me at (512) 413-0284 for additional details or information.

Sincerely,

A handwritten signature in cursive script that reads "Michael Andrews".

Michael Andrews
Project Manager



10/26/2023 | 2:26:53 PM CDT

Maddison Frank
682-220-2509
Maddison.Frank@Oncor.com
Oncor Electric Delivery

Isabelle Parcel
908-601-0877
Dunaway Associates
iparcels@dunaway.com

Re: 4th street and Murphy St, TAYLOR, TX 76574

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

DocuSigned by:
Maddison Frank
6EEBF3DCC5F5457...
Maddison Frank

Project Planning Analyst
maddison.frank@oncor.com

WWW.ONCOR.COM

DocuSign Envelope ID: 47ED9A77-9B74-415D-985F-1D74A523ED8D

City of Taylor
PZ-2023-1969
3811 N. Main Street, Final Plat
Staff Report

Item Details

Agenda No.	5
Requested Action:	Consider Conditional Approval of 3811 N. Main Street, Final Plat
Address/Location:	Generally located at 3811 N. Main Street
Legal Description:	Approximately 21.782 acres of land located at 3811 N. Main Street, more particularly described by the Williamson County Appraisal District Parcels R018654 part of and out of the William J. Baker Survey, Abstract No.65, Taylor, Williamson County, Texas
Current Zoning:	P5 – Urban Center with a Planned Development Overlay
Current Use:	Greenfield
Applicant:	Phil Roesel, Wilson Capital
Case History:	This is the second submission of the final plat.
Staff Recommendation:	The submitted final plat meets the minimum requirements of the Land Development Code with minor revisions required. Therefore, staff recommends conditional approval of the proposed final plat.

Attachments

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



City of Taylor

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

Michael Lee
Kimley-Horn
5301 Southwest Pkwy, Bldg 2, Ste 100
Austin TX 78735

Date: Friday, February 2, 2024

Address: 3811 N Main St, Taylor 76574

Permit Number PZ-2023-1969

Dear Michael Lee,

Staff has completed its review of the final plat for the 3811 N. Main St that is to be located at 3811 N Main St, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow. Please make these edits to the plat document prior to submitting the plat to city staff for recording if approved by Planning and Zoning Commission at their next meeting.

Planning Department Comments

The following comments have been provided by Shai Roos. Should you have any questions or require additional information regarding any of these comments, please contact Shai Roos at (972) 415-0914 or by email at shai.roos@hdrinc.com.

This plat can be approved subject to following conditions:

1. Revise the case number on all sheets to reflect the correct case number PZ-2023-1969.
2. Correct the Title on all sheets to:

3811 North Main Final Plat

Blocks A,B,C,D and E, City of Taylor, Williamson County, Texas

Being a final plat consisting of 21.782 acres situated in the William J Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas

Engineering Department Review

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

**See Associated Files Section of the permitting page to download a copy of the PDF plat containing the following engineering comments.*

Final Plat

1. *Sheet 1 of 5 - A 1-ft reserve shall be dedicated as a street buffer for north street ends at Perimeter Street and Water Street, LDC 3.8.1.11.*
2. *Sheet 1 of 5 - Move text for "Fountain Street" to properly show the street centerlines connecting with Local Lane.*
3. *Sheet 5 of 5 - LDC 3.8.4.2 (3) A maintenance agreement will need to be noted on the Final Plat. Coordination Meeting to be held to verify what is included.*
4. *Sheet 5 of 5 - Provide City of Taylor Floodplain Administrator Certification Block using Certification Language found in the plat requirements in the plat application.*
5. *Sheet 5 of 5 - Provide signature line in the City of Taylor Development Services Director Certification Block above the line used for printed name..*

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.

Addressing shall be assigned for each unit for this project. This is a information only comment and does not need to be addressed on the plat document.

Please revise the plat to address the comments noted above. Following revision, submit a signed copy of the plat document to city staff for recordation with Williamson County.

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 (972) 415-0914, or by e-mail at shai.roos@hdrinc.com.

Thank you,

Shailaja Roos

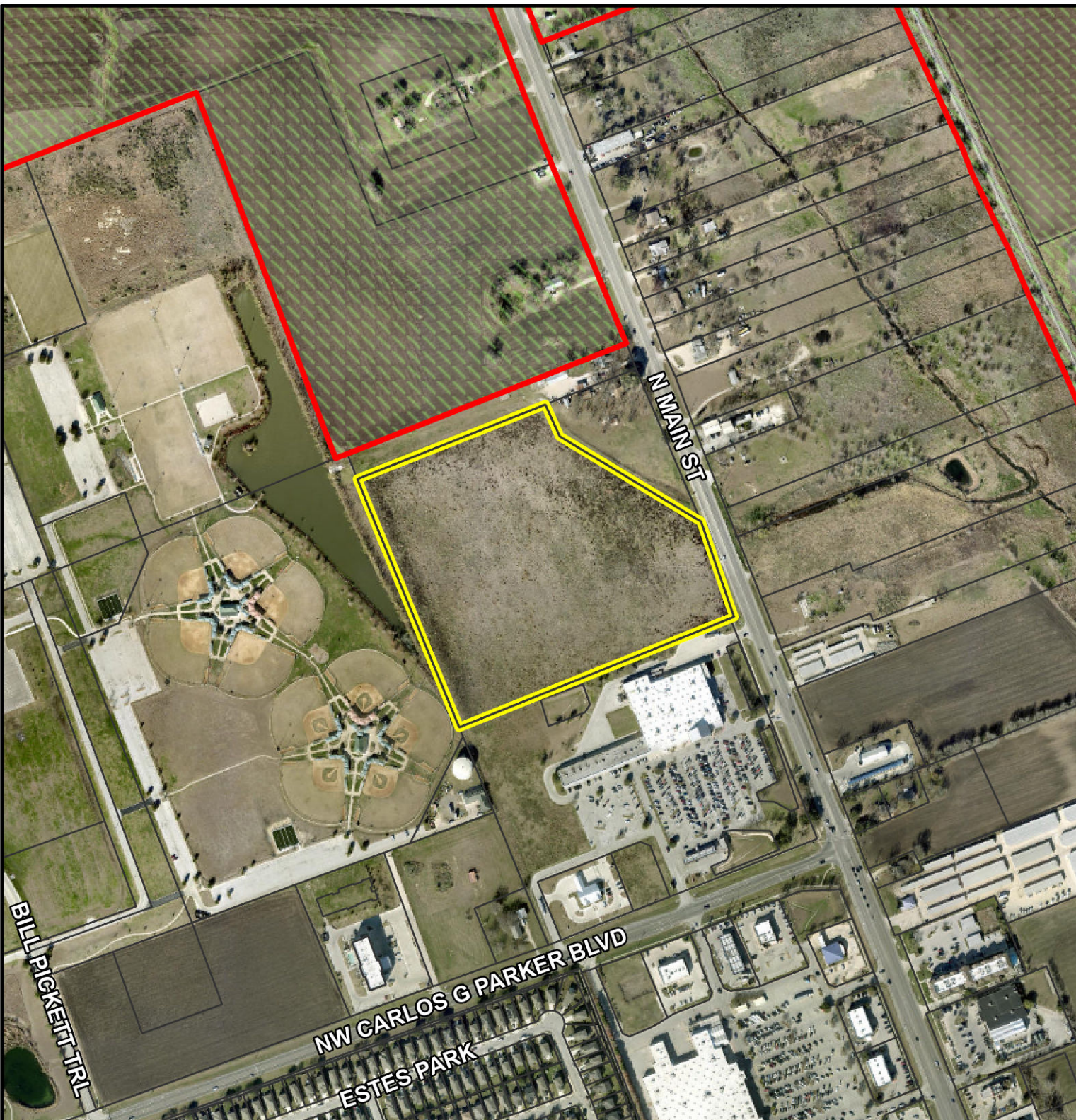
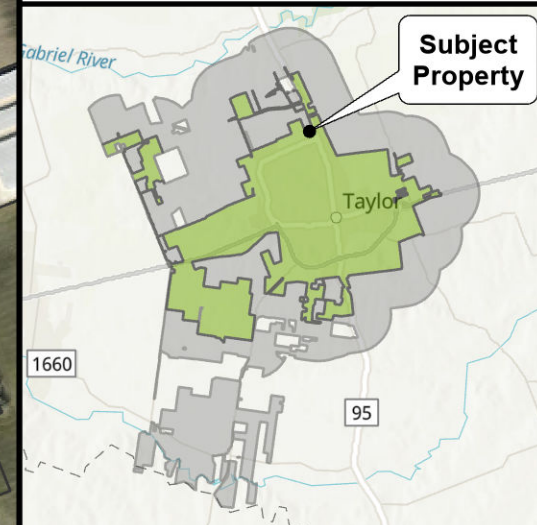
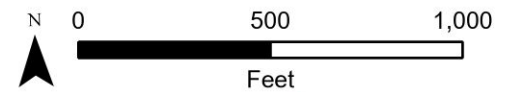
Shai Roos

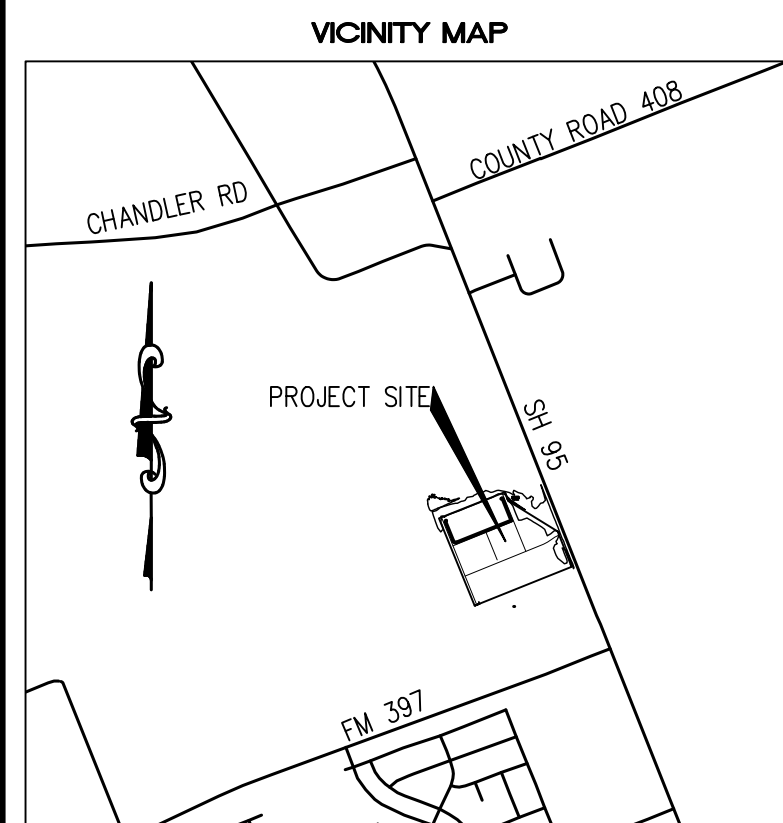


PZ-2023-1969

**3811 N Main St.
Final Plat
Location Map
Approximately 21.78 acres**

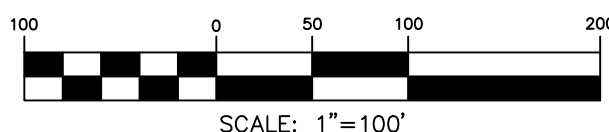
-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels





SCALE: 1" = 2000'

- LEGEND
- IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET (1/2" CAPPED "BTS")
 - ◆ BENCHMARK



PARCEL AREA TABLE				
LOT NO.	BLOCK	SQ. FT.	ACRES	
1	A	90,668	2.081	
2	A	87,551	2.010	
1	B	87,640	2.012	
1	C	69,759	1.601	
1	D	96,473	2.215	
1	E	91,983	2.112	
2	E	105,616	2.425	
3	E	108,548	2.492	

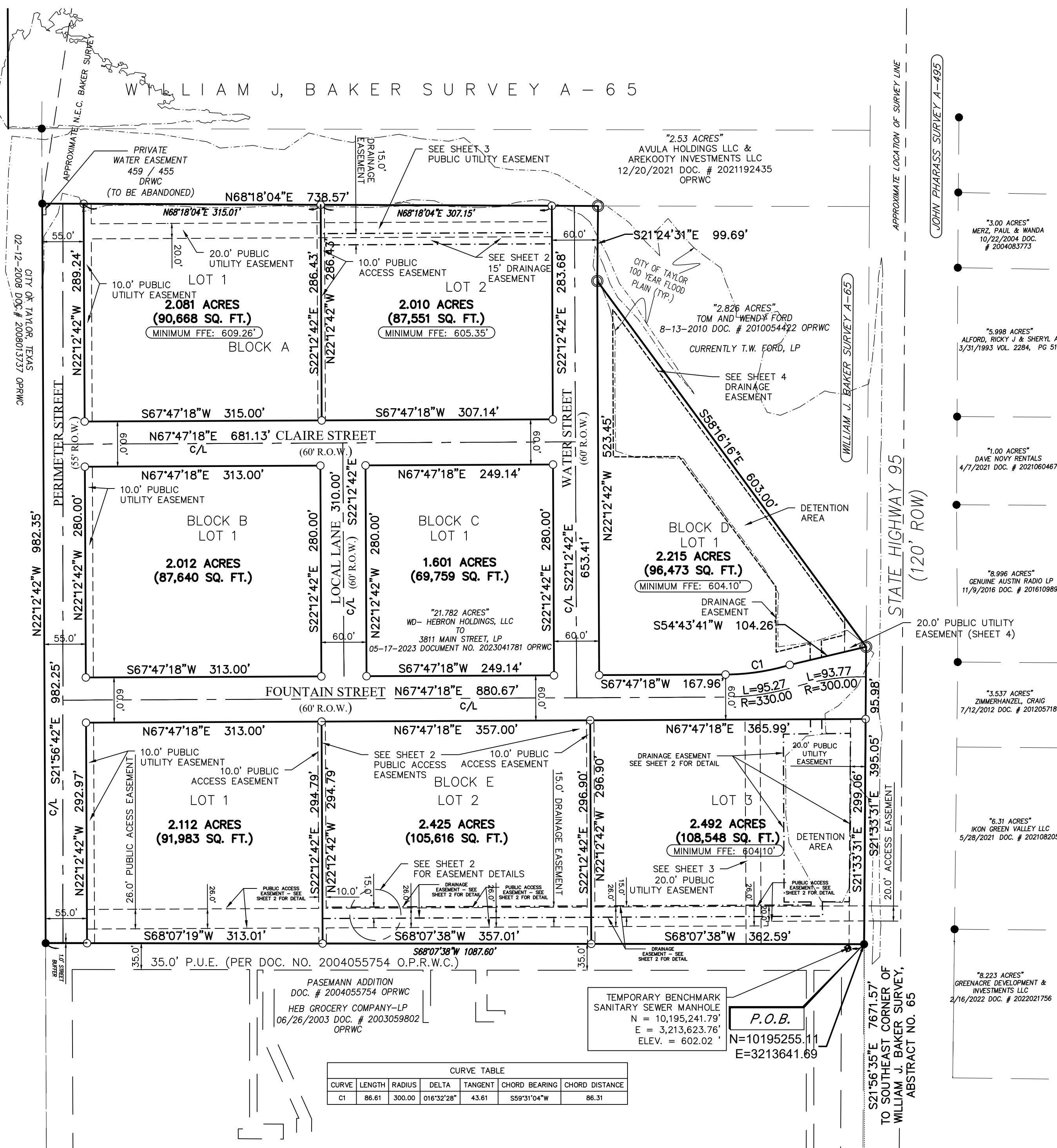
STREET TABLE		
STREET NAME	LINEAR LENGTH	STREET TYPE
PERIMETER STREET	983'	AMENDED NEIGHBORHOOD AVENUE
CLAIRE STREET	622'	AMENDED NEIGHBORHOOD AVENUE
FOUNTAIN STREET	1069'	NEIGHBORHOOD STREET
WATER STREET	624'	NEIGHBORHOOD STREET
LOCAL LANE	280'	NEIGHBORHOOD STREET

ABBREVIATIONS

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DRWC - DEED RECORDS OF WILLIAMSON COUNTY
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
N.E.C. - NORTHEAST CORNER
S.E.C. - SOUTHEAST CORNER
N.W.C. - NORTHWEST CORNER
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FT. - FEET
DOC. - DOCUMENT

3811 NORTH MAIN FINAL PLAT
21.782 ACRES SITUATED IN THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65

- SHEET INDEX
1. PLAN VIEW
 2. EASEMENT DETAILS - BLOCK "E"
 3. EASEMENT DETAILS - BLOCK "A" AND "E"
 4. EASEMENT DETAILS - BLOCK "D"
 5. SIGNATURE SHEET



OWNER:
HEBRON HOLDINGS, LLC
2261 MORGAN PARKWAY
SUITE 100
DALLAS TEXAS, 75234

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100, AUSTIN, TEXAS 78735
512-646-2237
TBPE FIRM NO.928
Michael.Lee@kimley-horn.com

LEGAL DESCRIPTION:
21.782 ACRE TRACT OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, WILLIAMSON COUNTY, TEXAS, BEING A 21.782 ACRE TRACT OF LAND DESCRIBED IN DEED TO 3811 MAIN STREET, LP, RECORDED IN DOC. #2023041781 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:
WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65

TOTAL NUMBER OF BLOCKS: 5

TOTAL NUMBER OF LOTS: 8

LINEAR FEET OF NEW STREETS: SEE STREET TABLE
TOTAL ACREAGE: 21.782 ACRES

SUBMITTAL DATE:
JANUARY 19, 2024

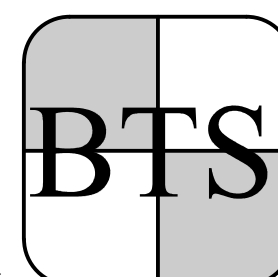
BENCHMARK DESCRIPTION:
SANITARY SEWER MANHOLE
N = 10,195,241.79'
E = 3,213,623.76'
ELEVATION = 602.02 FEET (NAVD 88, GEOID MODEL 2012B)

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON OBSERVATIONS OF THE ALLTERRA RTK COOPERATIVE NETWORK ARE ARE EXPRESSED AS TEXAS STATE PLANE COORDINATES, CENTRAL ZONE 4203, AND ARE GRID VALUES.

3811 NORTH MAIN
FINAL PLAT

21.782 ACRE TRACT OUT OF
THE WILLIAM J. BAKER SURVEY
A-65
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

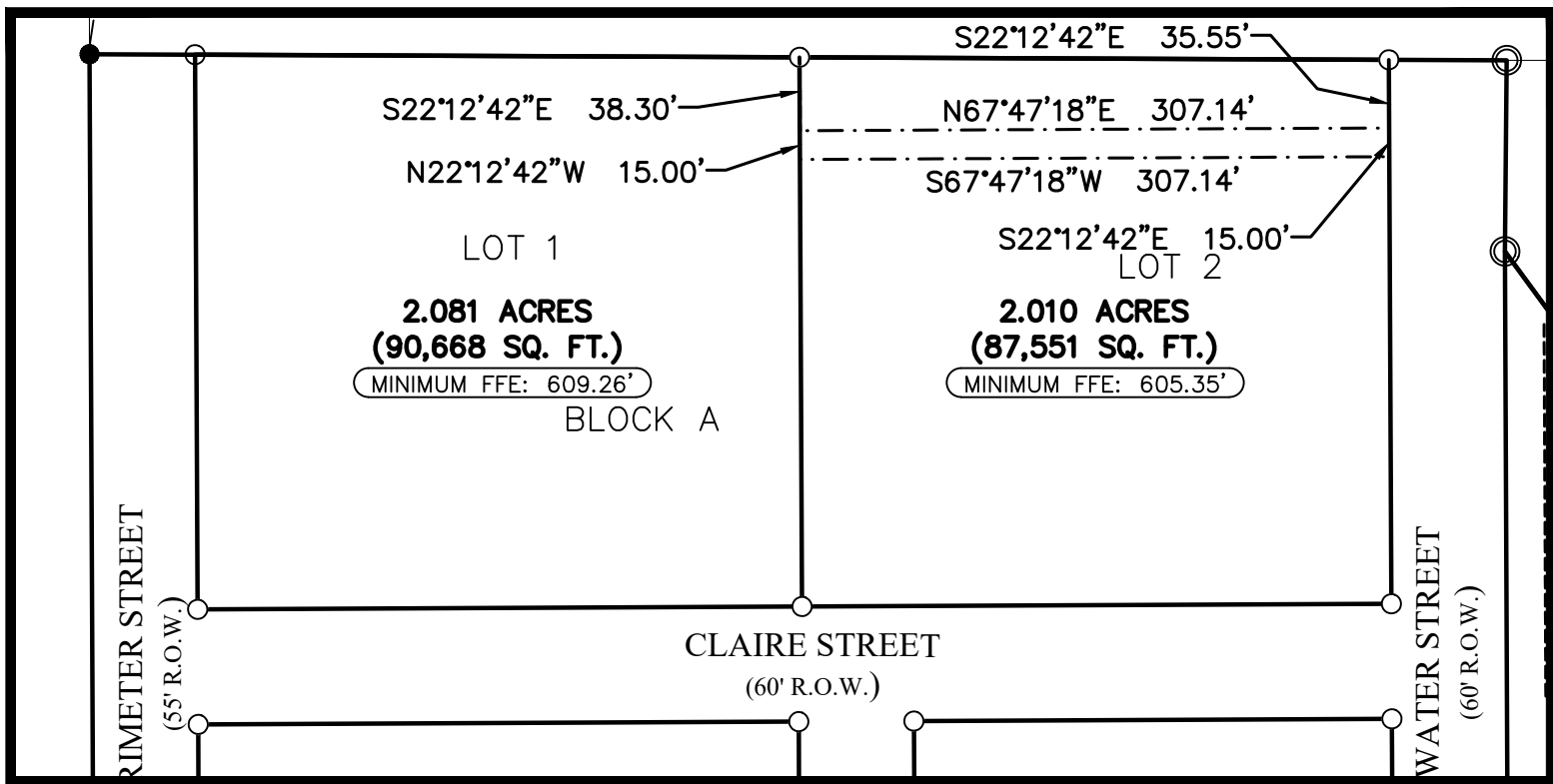
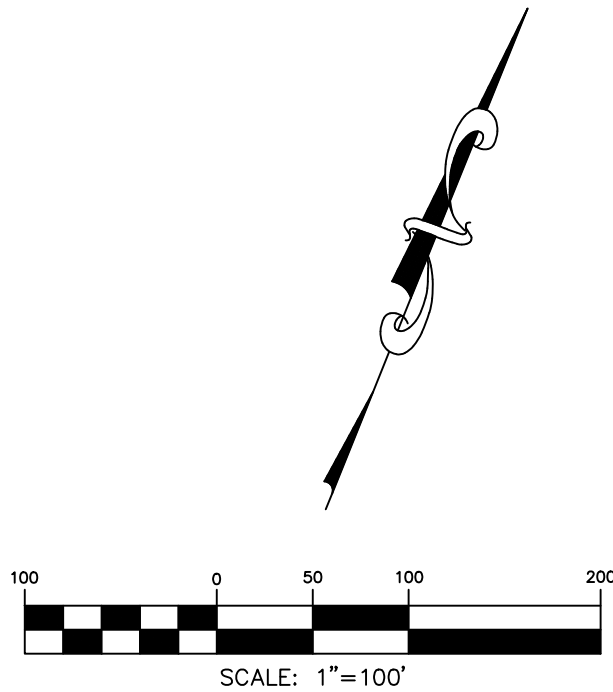
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
			JC
			JC
			JC

DRAWN BY: BLB	CHECKED BY: ML
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 22-157	DATE: January 17, 2024



3811 NORTH MAIN FINAL PLAT
21.782 ACRES SITUATED IN THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65

**LOT 2, BLOCK A
DRAINAGE EASEMENT DETAIL**

SCALE: 1:100

OWNER:
HEBRON HOLDINGS, LLC
2261 MORGAN PARKWAY
SUITE 100
DALLAS TEXAS, 75234

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100, AUSTIN, TEXAS 78735
512-646-2237
TBPE FIRM NO.928
Michael.Lee@kimley-horn.com

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ABSTRACT NO. 65

TOTAL NUMBER OF BLOCKS: 5

TOTAL NUMBER OF LOTS: 8

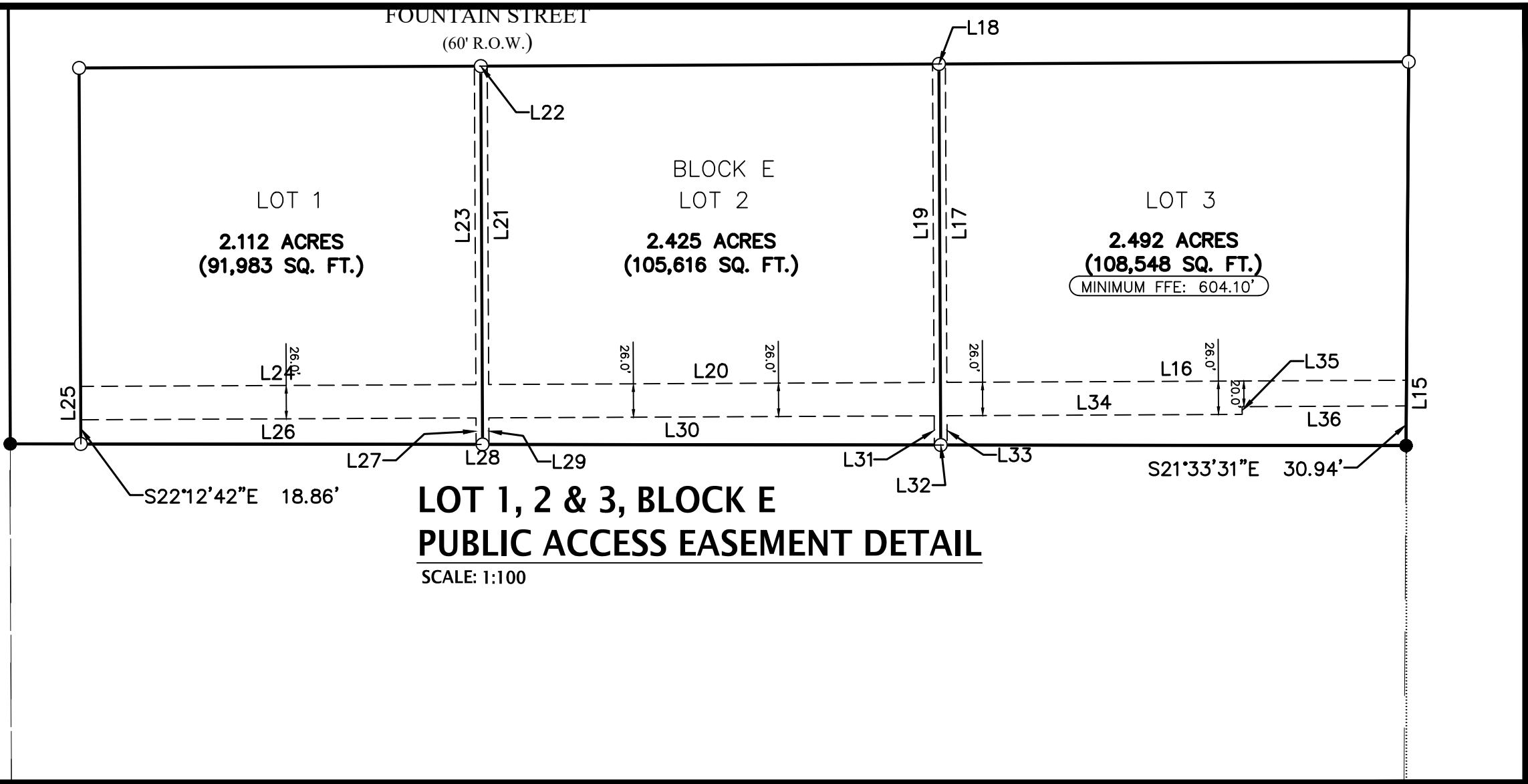
LINEAR FEET OF NEW STREETS: SEE STREET TABLE
TOTAL ACREAGE: 21.782 ACRES

SUBMITTAL DATE:
JANUARY 19, 2024

BENCHMARK DESCRIPTION:
SANITARY SEWER MANHOLE
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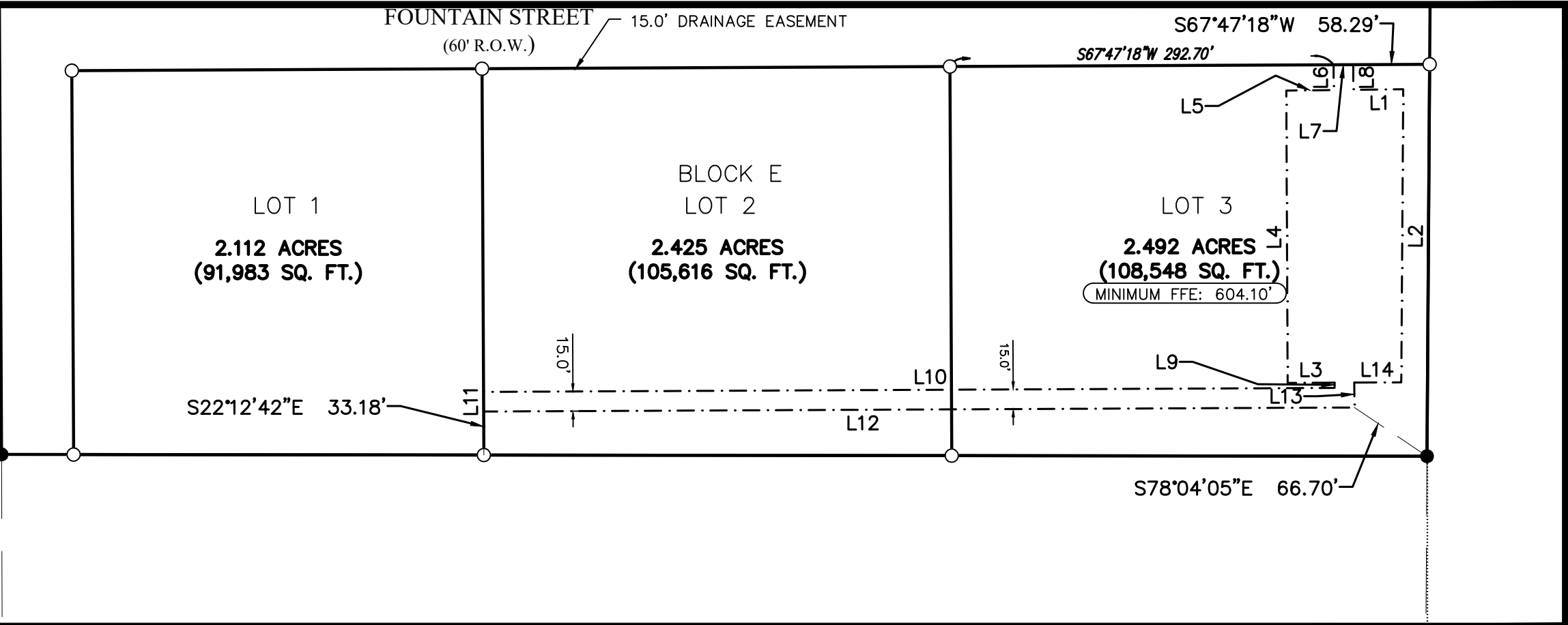
LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L15	20.00	N21°33'31"W	L35	6.00	N22°12'42"W
L16	358.16	S67°47'18"W	L36	127.93	N67°47'18"E
L17	248.11	N22°12'42"W			
L18	10.00	S67°47'18"W			
L19	248.11	S22°12'42"E			
L20	347.00	S67°47'18"W			
L21	248.11	N22°12'42"W			
L22	10.00	S67°47'18"W			
L23	248.11	S22°12'42"E			
L24	308.00	S67°47'18"W			
L25	26.00	S22°12'42"E			
L26	308.00	N67°47'18"E			
L27	20.68	S22°12'42"E			
L28	10.00	N67°47'18"E			
L29	20.68	N22°12'42"W			
L30	347.00	N67°47'18"E			
L31	22.79	S22°12'42"E			
L32	10.00	N67°47'18"E			
L33	22.79	N22°12'42"W			
L34	230.00	N67°47'18"E			



**LOT 1, 2 & 3, BLOCK E
PUBLIC ACCESS EASEMENT DETAIL**

SCALE: 1:100

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.07	N67°20'24"E
L2	223.68	S21°33'31"E
L3	35.84	S67°47'18"W
L4	223.07	N22°12'42"W
L5	36.16	N67°23'48"E
L6	19.29	N22°12'42"W
L7	15.00	N67°47'18"E
L8	19.24	S22°12'42"E
L9	4.00	N22°12'42"W
L10	649.38	N67°47'18"E
L11	15.00	N22°12'42"W
L12	664.38	S67°47'18"W
L13	19.00	S22°12'42"E
L14	35.84	S67°47'18"W



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET (1/2" CAPPED "BTS")
- ⊕ BENCHMARK

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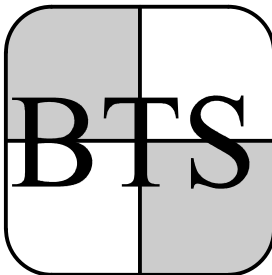
**LOT 1, 2 & 3, BLOCK E
DRAINAGE EASEMENT DETAIL**

SCALE: 1:100

3811 NORTH MAIN
FINAL PLAT

21.782 ACRE TRACT OUT OF
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CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

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911 NORTH MAIN
TAYLOR, TX 76574

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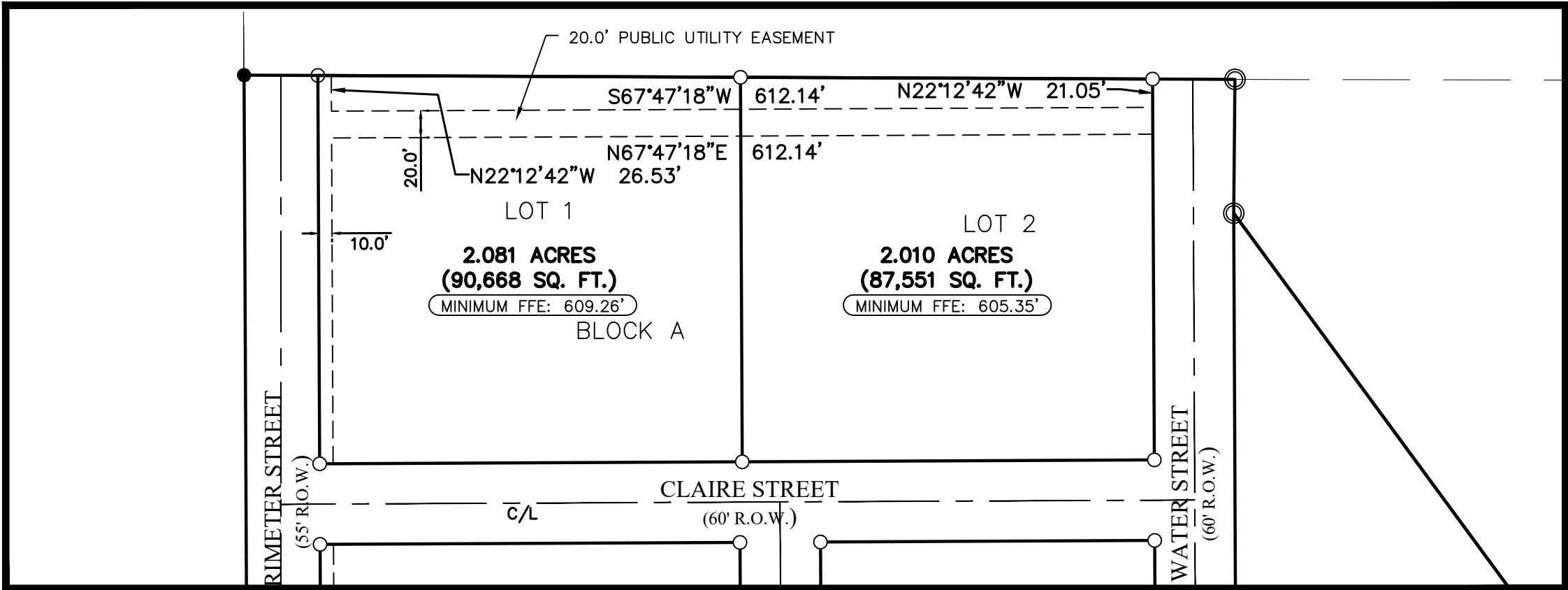
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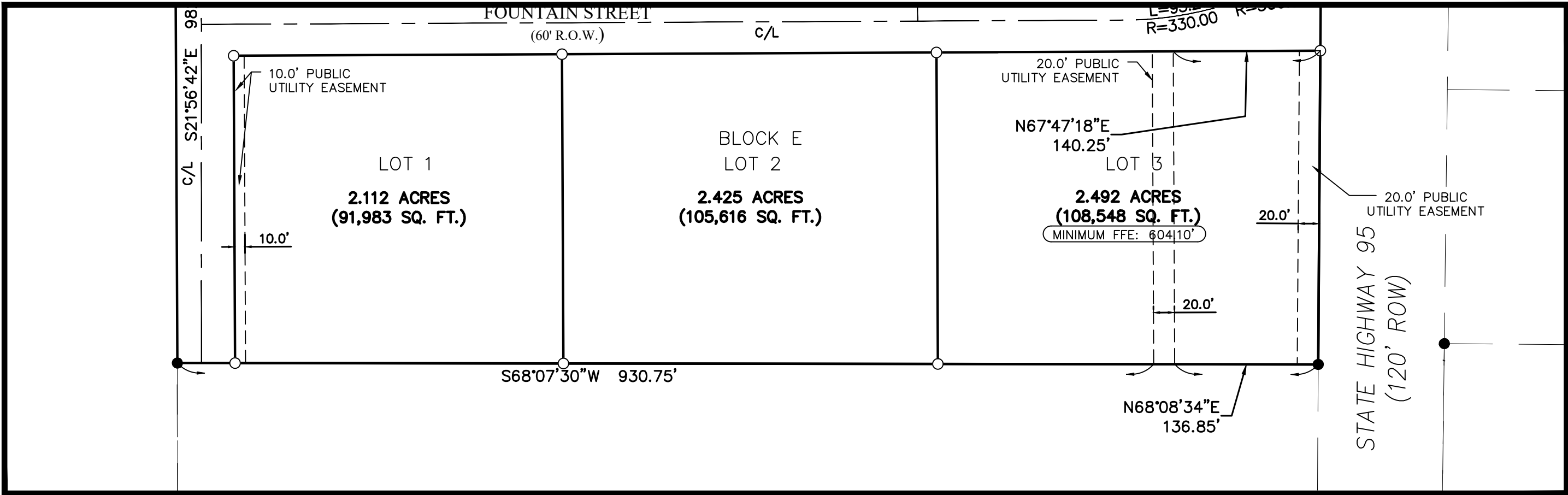
NO.	DATE	REVISIONS	BY

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: ML
PROJECT NO. 22-157	DATE: January 17, 2024

3811 NORTH MAIN FINAL PLAT
21.782 ACRES SITUATED IN THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65



LOT 1 & 2, BLOCK A
PUBLIC UTILITY EASEMENT
SCALE: 1:100



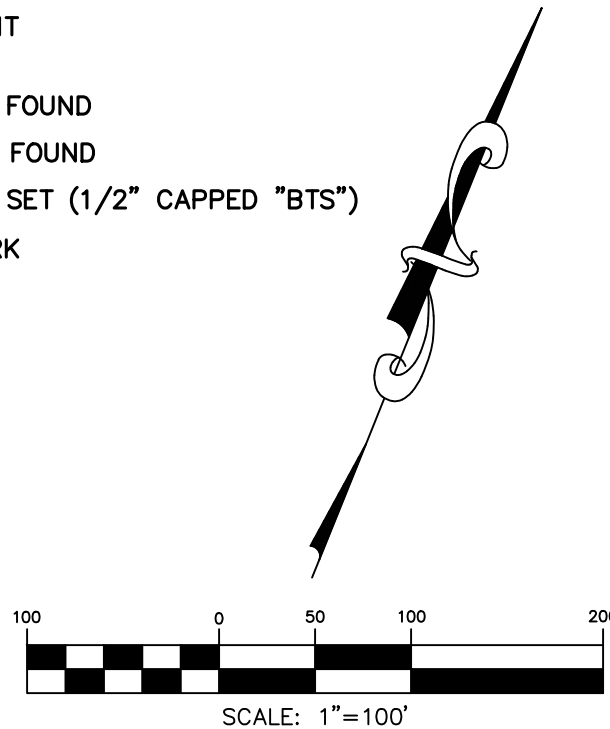
LOT 3, BLOCK E
PUBLIC UTILITY EASEMENT DETAIL
SCALE: 1:100

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- IRON PIPE FOUND
- IRON ROD SET (1/2" CAPPED "BTS")
- ⬮ BENCHMARK



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SUBMITTAL DATE:

JANUARY 19, 2024

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SANITARY SEWER MANHOLE

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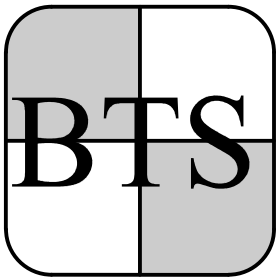
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3811 NORTH MAIN
FINAL PLAT

21.782 ACRE TRACT OUT OF
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BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
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PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: BLB	CHECKED BY: ML
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3811 NORTH MAIN FINAL PLAT
21.782 ACRES SITUATED IN THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65

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SUITE 100
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SURVEYOR:

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911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100, AUSTIN, TEXAS 78735
512-646-2237
TBPE FIRM NO.928
Michael.Lee@kimley-horn.com

LEGAL DESCRIPTION:

21.782 ACRE TRACT OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, WILLIAMSON COUNTY, TEXAS, BEING A 21.782 ACRE TRACT OF LAND DESCRIBED IN DEED TO 3811 MAIN STREET, LP, RECORDED IN DOC. #2023041781 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:

WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65

TOTAL NUMBER OF BLOCKS: 5

TOTAL NUMBER OF LOTS: 8

LINEAR FEET OF NEW STREETS: SEE STREET TABLE
TOTAL ACREAGE: 21.782 ACRES

SUBMITTAL DATE:

JANUARY 19, 2024

BENCHMARK DESCRIPTION:

SANITARY SEWER MANHOLE
N = 10,195,241.79'
E = 3,213,623.76'

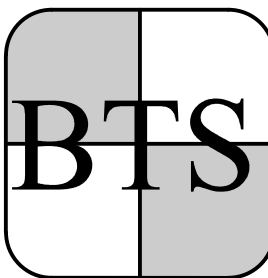
ELEVATION = 602.02 FEET (NAVD 88, GEOID MODEL 2012B)

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON OBSERVATIONS OF THE ALLTERRA RTK COOPERATIVE NETWORK ARE ARE EXPRESSED AS TEXAS STATE PLANE COORDINATES, CENTRAL ZONE 4203, AND ARE GRID VALUES.

3811 NORTH MAIN
FINAL PLAT

21.782 ACRE TRACT OUT OF
THE WILLIAM J. BAKER SURVEY
A-65
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

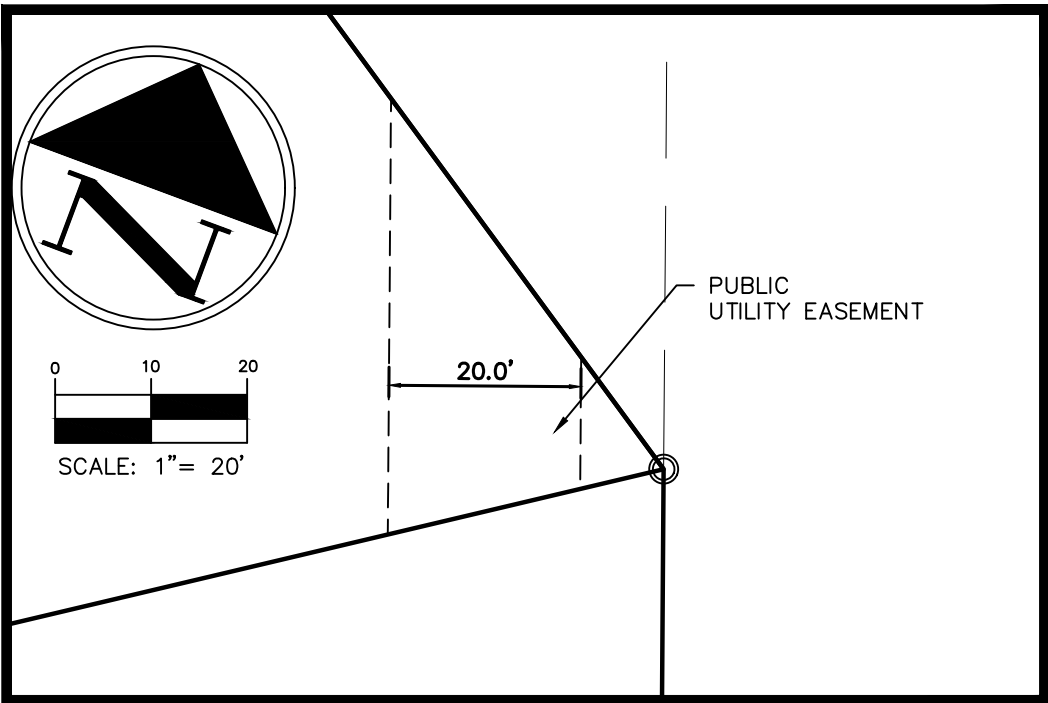
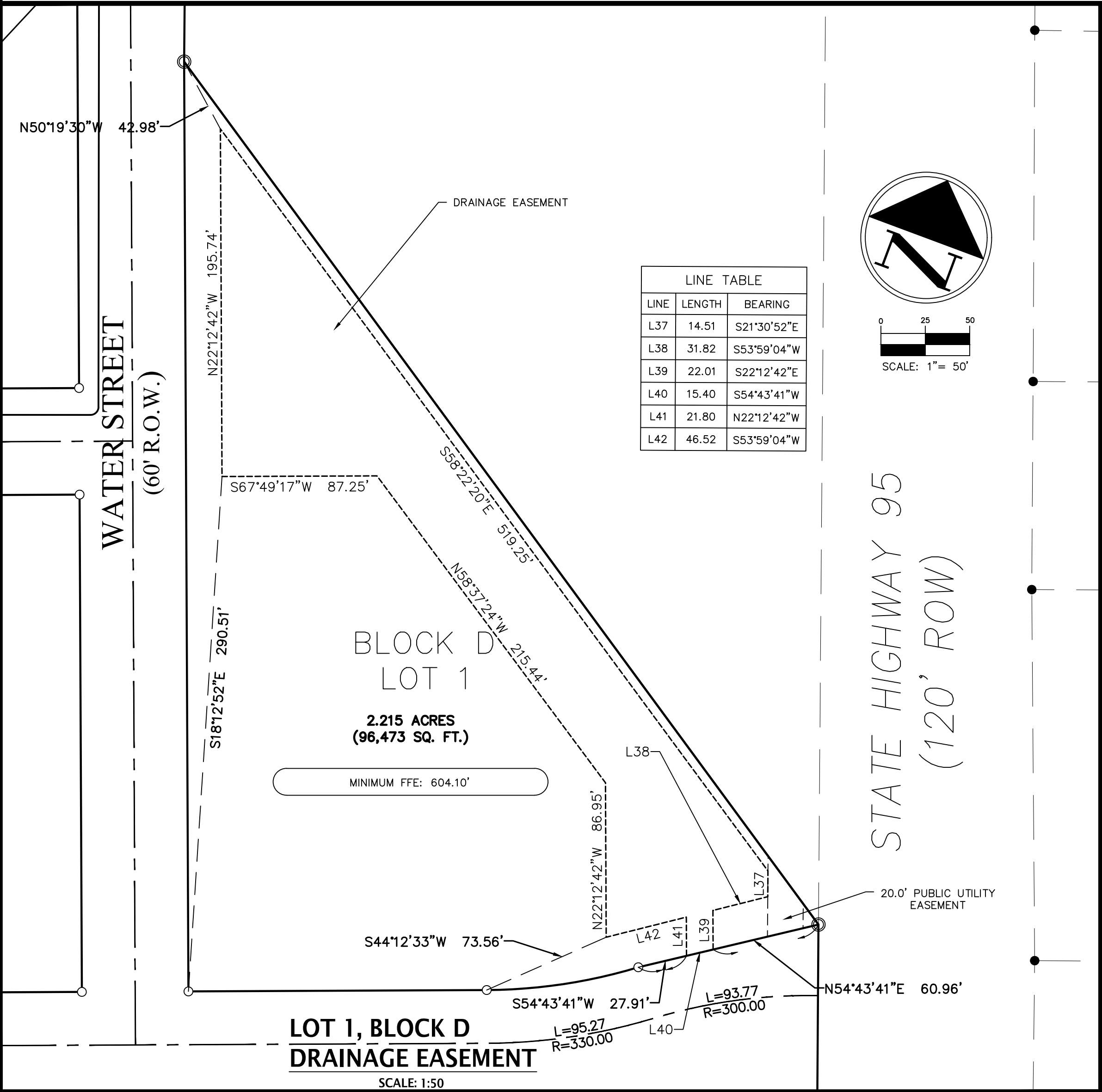
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: BLB	CHECKED BY: ML
SCALE: AS SHOWN	APPROVED BY: BLB
PROJECT NO. 22-157	DATE: January 17, 2024



LOT 1, BLOCK D
UTILITY EASEMENT DETAIL
AT S.E.C.

SCALE: 1:20

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "21.782 ACRES" CONVEYED IN WARRANTY DEED FROM HEBRON HOLDINGS, LLC TO 3811 MAIN STREET LP DATED 05-17-2023 RECORDED IN DOC NO. 2023041781 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF JULY, 2021 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD FOUND (CAPPED "BPI") (NORTH=10195255.1100 FEET, EAST=3213641.6890 FEET) AT THE NORTHEAST CORNER OF THE PASEMANN ADDITION RECORDED IN DOC NO. 2004055754 OF THE (OPRWC) ALSO THE SOUTHWEST CORNER "21.782 ACRES" AND THE WEST LINE OF STATE HIGHWAY 95;

THENCE SOUTH 68° 07' 38" WEST ALONG THE NORTH LINE OF THE PASEMANN ADDITION A DISTANCE OF **1087.60 FEET** TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF "23.689 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM THE CITY OF TAYLOR PARK FOUNDATION TO THE CITY OF TAYLOR, TEXAS AND RECORDED IN DOC NO. 2008013737 OF THE (OPRWC) DATED 2-12-2008, ALSO AT THE SOUTHWEST CORNER OF "21.782 ACRES" AND THE NORTHWEST CORNER OF THE PASEMANN ADDITION SUBDIVISION;

THENCE NORTH 22° 12' 42" WEST ALONG THE COMMON LINE OF SAID "21.782 ACRES" AND "23.689 ACRES" A DISTANCE OF **982.35 FEET** TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF "2.53 ACRES" CONVEYED IN GENERAL WARRANTY DEED FROM JOSEPH R. QUEBE, ET UX AMY S. QUEBE TO AVULA HOLDINGS LLC & AREKOOTY INVESTMENTS LLC AND RECORDED IN DOC NO. 2021192435 OF THE (OPRWC) AND DATED 12-20-2021 SAME BEING THE NORTHWEST CORNER OF SAID "21.782 ACRES";

THENCE NORTH 68° 18' 04" EAST ALONG THE NORTH LINE OF "21.782 ACRES" ALSO THE SOUTH LINE OF "2.53 ACRES" A DISTANCE OF **738.57 FEET** TO A 1/2" IRON PIPE FOUND IN THE SOUTH LINE OF "2.53 ACRES" ALSO THE NORTHEAST CORNER OF "21.782 ACRES" SAME BEING THE NORTHWEST CORNER OF "2.826 ACRES" CONVEYED IN GENERAL CASH WARRANTY DEED FROM ROBERT M. PARKER AND BARBARA A. PARKER TO T.W. FORD, LP RECORDED IN DOC NO. 2010054422 OF THE (OPRWC) DATED 8-13-2010;

THENCE SOUTH 21° 24' 31" EAST WITH THE UPPER WEST LINE OF SAID "2.826 ACRES" A DISTANCE OF **99.69 FEET** TO A 1/2" IRON PIPE FOUND AT AN EXTERIOR CORNER OF "21.782 ACRES"; SAME BEING AN INTERIOR CORNER OF SAID "2.826 ACRES";

THENCE SOUTH 58° 16' 16" EAST ALONG THE LOWER WEST LINE OF "2.826 ACRES"; SAME BEING THE LOWER EAST LINE OF SAID 21.782 ACRES, A DISTANCE OF **603.00 FEET** TO A 1/2" IRON PIPE FOUND AT THE SOUTH CORNER OF "2.826 ACRES" AND AN EXTERIOR CORNER OF "21.782 ACRES" IN THE WEST RIGHT OF WAY OF STATE HIGHWAY 95;

THENCE SOUTH 21° 33' 31" EAST ALONG THE LOWER EAST LINE OF "21.782 ACRES" AND THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 95 A DISTANCE OF **395.05 FEET** TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED ARE OF 21.782 ACRES OF LAND.

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83/93 ADJUSTMENT AND ARE GRID VALUES. ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR FURTHER INFORMATION.

PLAT NOTES:

- UTILITY PROVIDERS -WATER: CITY OF TAYLOR ; WASTEWATER: CITY OF TAYLOR ; ELECTRICITY: ONCOR
- 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 48491C0531F, EFFECTIVE DATE OF 12/20/2019
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL PERIMETER STREET FRONTAGES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE PLANNED ORDINANCE 2022-39.
- PARKLAND DEDICATION REQUIREMENTS WILL BE MET BY THE DEDICATION OF 1.25 ACRES OF PRIVATELY OWNED AND MAINTAINED PARKLAND AS STIPULATED WITHIN THE PLANNED DEVELOPMENT ORDINANCE 2022-39.
- MINIMUM OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
- THE SUBDIVISION IS SUBJECT TO ORDINANCE 2022-39, WHICH CONTAINS THE DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
 - HEIGHT IS LIMITED TO 4 STORIES OR 55 FEET, WHICHEVER IS GREATER
 - NO MINIMUM PARKING IS REQUIRED
 - MAXIMUM DENSITY IS ONE DWELLING UNIT PER 1,000 SQUARE FEET
 - SETBACKS ARE A MINIMUM OF 5 FEET AND A MAXIMUM OF 15 FEET
- TAYLOR FLOOD PLAIN LOCATION AND FINISHED FLOOR ELEVATIONS FOR APPLICABLE LOTS HAVE BEEN ESTABLISHED ON THIS PLAT - SEE SHEET 1

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT **3811 MAIN STREET, LP**, SOLE OWNER OF THE CERTAIN 21.782 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021158298 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR 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 **3811 NORTH MAIN**.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE ____ DAY OF _____, 20____.

TAYLOR WILSON
PRESIDENT
6034 W. COURTYARD DR. STE 288
AUSTIN, TEXAS 78730

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **TAYLOR WILSON**, KNOWN BY 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:

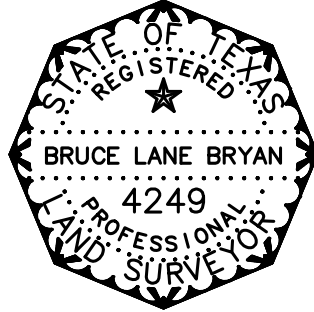
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

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 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____.

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4249 STATE OF TEXAS



I, **MICHAEL LEE**, LICENSED 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 48491C0531F, EFFECTIVE DATE 12-20-2019, 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____.

LICENSED PROFESSIONAL ENGINEER
NO. **138483** STATE OF TEXAS

A FINAL PLAT FOR A SUBDIVISION TO BE KNOWN AS

3811 NORTH MAIN

HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, A.D.

_____, CHAIRMAN

DATE

_____, SECRETARY

DATE

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

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

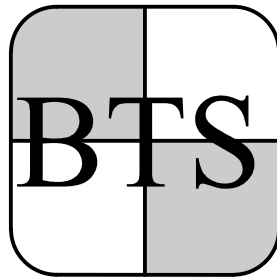
BY:

DEPUTY

3811 NORTH MAIN
FINAL PLAT

21.782 ACRE TRACT OUT OF
THE WILLIAM J. BAKER SURVEY
A-65
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: BLB	CHECKED BY: ML
SCALE: NONE	APPROVED BY: BLB
PROJECT NO. 22-157	DATE: January 17, 2024

3811 NORTH MAIN FINAL PLAT
21.782 ACRES SITUATED IN THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65

City of Taylor
PZ-2023-1998
Special Use Permit
Staff Report

Item Details

Subject Property:	408 Carlos G. Parker Blvd. SE
Total Acreage:	Approximately 5.62 acres
Legal Description:	More particularly described by the Williamson Central Appraisal District Parcel R578031 & R381280, legally described as the Hilltop Subdivision, Lot 1, Taylor, Williamson County, Texas.
Applicant:	James Aunspaugh, Four Winds RV Park
Property Owner(s):	James and Sabrina Aunspaugh, Four Winds RV Park
Request:	A request to obtain a Special Use Permit to continue the use of the property as an RV Park.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is located southeast of Carlos G Parker Blvd., east of Old Coupland Rd and west of Southwood Hills Dr. The applicant is requesting a Special Use Permit to continue to allow the RV Park to update and expand buildings on the property as it pertains to the RV Park.

The new Land Development Code, (LDC), changed the zoning of the property to place type P4 – Mix. The new P4 place type zoning does not allow a Recreational Vehicle Park, by right. Therefore, the existing RV Park is now a legal non-conforming use. The owners are able to continue the existing use indefinitely, however they would not be able to expand the legal non-conforming use or site. The Special Use Permit would allow the applicant to expand and improve the Recreational Vehicle Park within place type P4 subject to the standards required in the code of ordinances for recreational vehicle parks.

Location:

The subject property is located at 408 Carlos G. Parker Blvd. SE, east of Old Coupland Rd and west of Southwood Hills Dr.

Physical and Natural Features:

The subject property consists of 5.62-acre flat property surrounded by flat rural land to the east, large lot residential lots to the south and rural land across Carlos G. Parker Blvd.

Growth Sector Designations:

The Infill Neighborhood Sector (G-4) consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Neighborhood Infill that represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood-oriented retail and services.

The subject property is currently zoned Place Type P4-Mix that does not allow RV Parks.

The surrounding properties are:

Direction	Place Type Zoning	Growth Sector	Future Land Use	Existing Land Use
North	P2: Rural	Intended Growth Sector G-3	Neighborhood Greenfield	Rural Land
South	P2.5: Large Lot	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Homes
East	Employment Center	Infill Neighborhood Sector G-4	Neighborhood Infill	Rural Land
West	P2.5: Large Lot	Intended Growth Sector G-3	Neighborhood Infill	Rural Land

Transportation

The subject property gains access off Carlos G. Parker Blvd SE.

Utilities

The subject property is located within the City of Taylor water CCN. There is a 12-inch water main located on the ROW of Carlos G. Parker Blvd. Subject property is located within the city's CCN for wastewater service but they are on septic.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the special use permit request. Fourteen (14) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, January 24, 2024.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to expand and improve the property as an RV Park, given the recent changes to the place type zoning in the Land Development Code.

The Land Development Code permits recreational vehicle parks in place type P2 – Rural. However, this property is zoned as P4 – Mix which does not permit recreational vehicle parks. The operational requirements of a recreational vehicle park are governed by Sections 16-77 and 16-78 of the City of Taylor Code of Ordinance. The ordinance regulates spacing, drainage, vehicular access and on- site toilet and shower facilities etc.

There is currently a high demand for recreational vehicle parks given the amount of construction taking place in the region. There are currently no known public health or safety concerns with this recreational vehicle park. If granted, the SUP would allow the owners of the RV park to make improvements and expand the park subject to the requirements in the City of Taylor code of ordinances and the LDC for RV parks.

Staff Recommendation

For the reasons stated in this report, staff recommends approval of the requested Special Use Permit to allow the expansion and improvement of the Four Winds RV park at 408 Carlos G Parker Blvd. SE.

Planning and Zoning Commission Recommendation

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

Is the Special Use Permit consistent with the Comprehensive Plan?

- The Special Use Permit request is consistent with the Comprehensive Plan.

Is the Special Use Permit compatible with the surrounding area?

- The use is compatible with the area.

Does the Special Use Permit promote the public health, safety, or general welfare?

- Staff analysis determined that the subject property is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the area.

Do current conditions indicate that a Special Use Permit is necessary?

- Conditions do indicate that a Special Use Permit is necessary to allow the expansion and improvement of the RV Park due to its non-conforming status.

Attachments:

- | | |
|------------------------------------|---------------------------------------|
| 1. Letter of Intent from Applicant | 5. Draft Ordinance |
| 2. Location Map | a. Exhibit A – Deed: Meets and Bounds |
| 3. Zoning Map | b. Exhibit B – Zoning Map |
| 4. Notification Map | |

January 4, 2024

To Whom It May Concern,

It is our intent to continue using the property located at 408 Carlos G Parker Blvd SE as a Recreational Vehicle Park.

Sincerely,

James and Sabrina Aunspaugh

408 Carlos G Parker Blvd SE

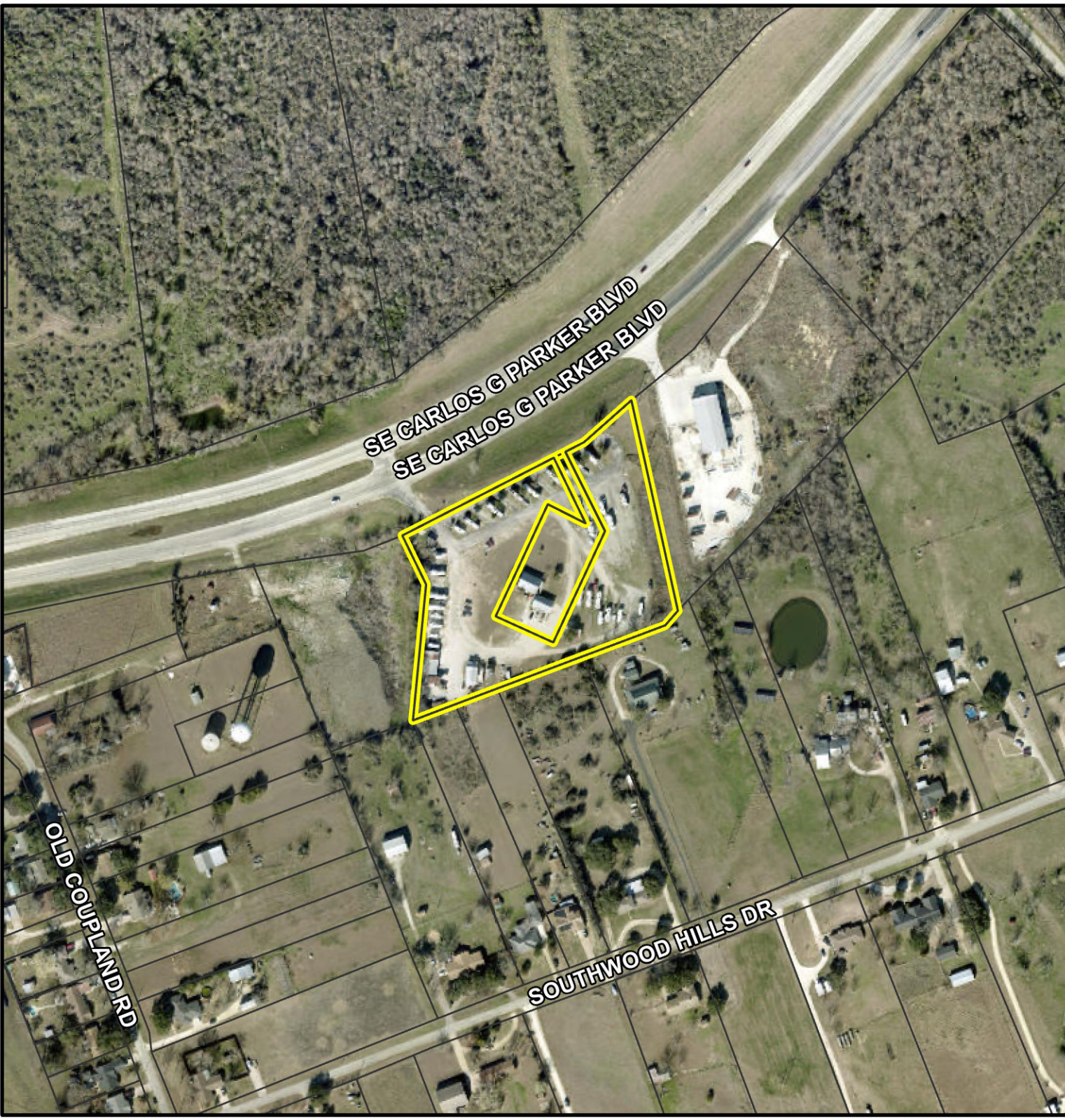
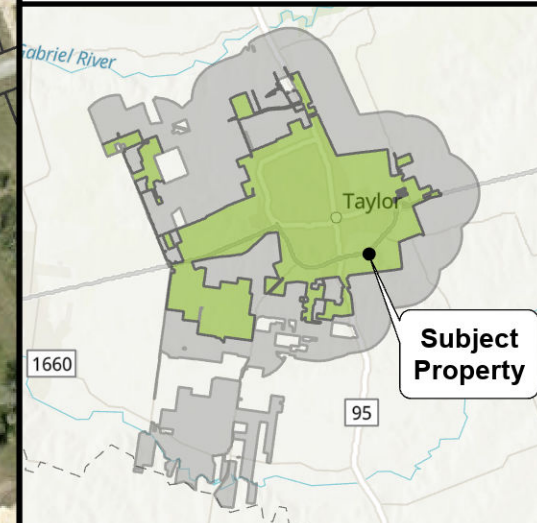
512-484-5593



PZ-2023-1998

**Four Winds RV Park
408 Carlos G Parker Blvd SE
Special Use Permit
Location Map
Approximately 6 acres**

-  City Limits
-  Subject Property
-  Parcels

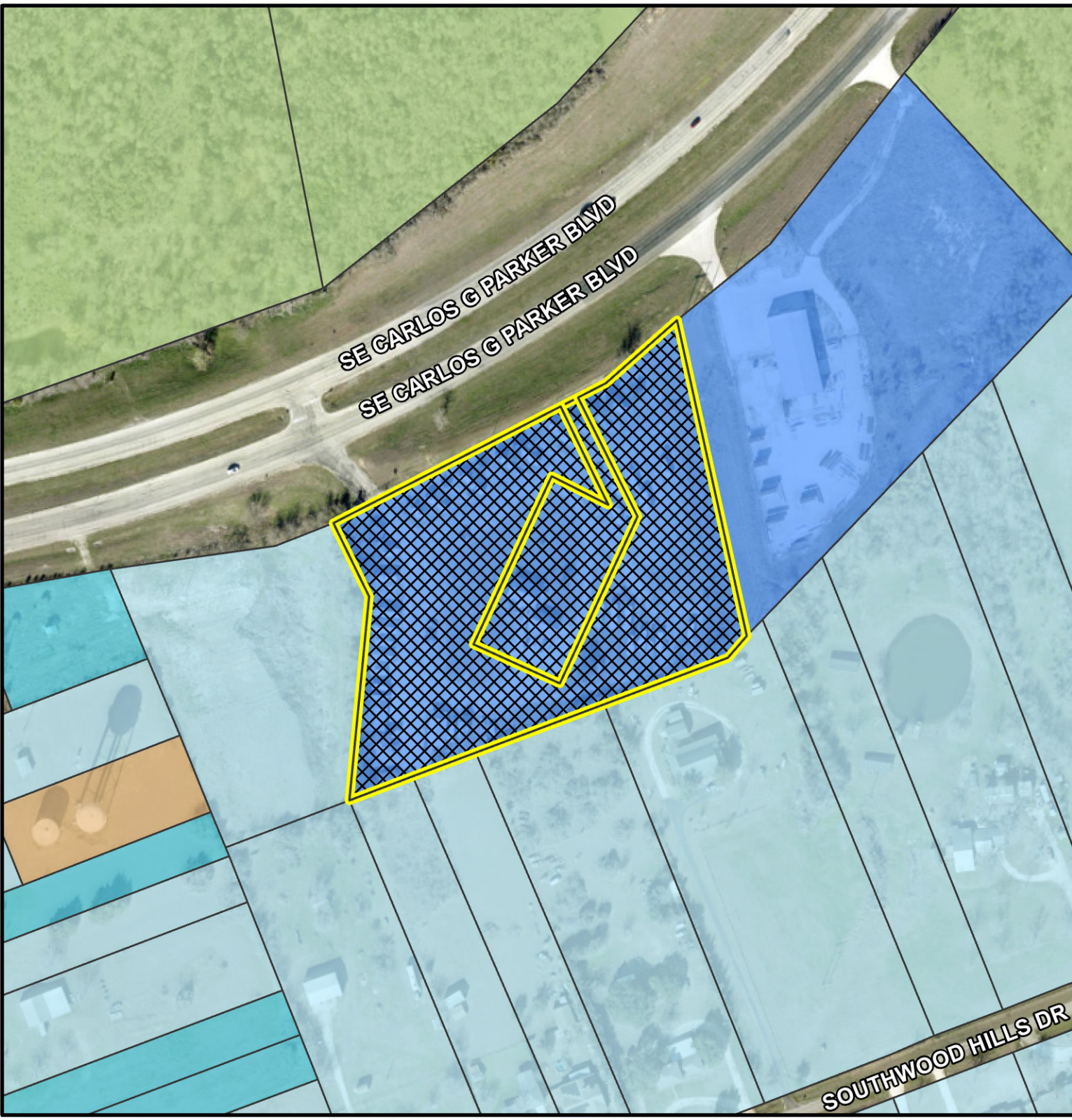
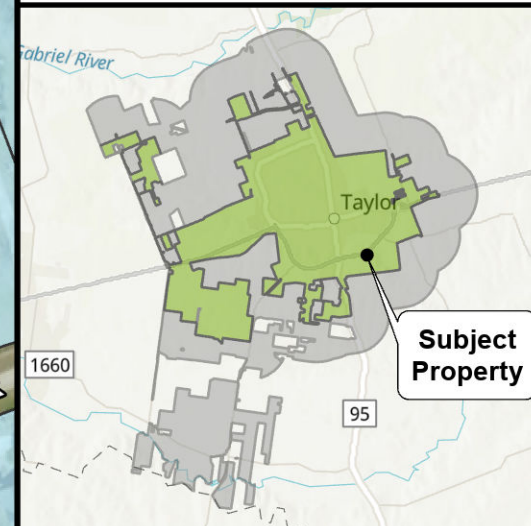




PZ-2023-1998

**Four Winds RV Park
408 Carlos G Parker Blvd SE
Special Use Permit
Current Place Type Map
Approximately 6 acres**

	City Limits	Place Type Zoning
	ETJ Boundary	 P2: Rural
	Subject Property	 R2.5: Large Lot
	Proposed Special Use Permit	 P3: Neighborhood
	Parcels	 P4: Mix
		 CS: Civic Space

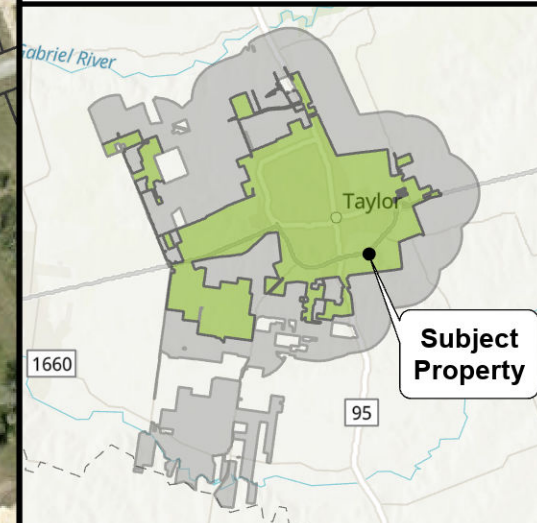




PZ-2023-1998

**Four Winds RV Park
408 Carlos G Parker Blvd SE
Special Use Permit
Notification Map
Approximately 6 acres**

- City Limits
- Subject Property
- 200 ft. Buffer
- Notified Properties
- Parcels



ORDINANCE NO. 2024-XX

AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO ALLOW FOR THE EXPANSION AND IMPROVEMENT OF AN EXISTING LEGAL, NON-CONFORMING RV PARK GENERALLY LOCATED AT 408 CARLOS G. PARKER BLVD. SE, LEGALLY DESCRIBED AS HILLTOP SUBDIVISION, LOT 1, APPROXIMATELY 5.62 ACRES OF LAND, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R578031 AND R381280, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on February 22, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Special Use Permit to allow for the expansion and improvement of an existing legal, non-conforming RV Park, within the P4-Mix place type zoning district; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 13, 2024, to consider the Special Use Permit request, and recommended approval of the Special Use Permit to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Special Use Permit.

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 is approved for a Special Use Permit to allow the expansion and improvement of the legal, non-conforming RV Park subject to all regulations related to RV Parks in the City of Taylor Code of Ordinances and Land Development Code.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Special Use Permit for the Property as shown in Exhibit “B” attached hereto 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 2024-XX was introduced before the Taylor City Council on the 8th day of February 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2024-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Meets and Bounds)

EXHIBIT B

(Zoning Map)

WARRANTY DEED

DOC# 9729075

LLOYD STEGER, INC.

JAMES H. AUNSPAUGH, ET UX

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS: THAT Lloyd Steger, Inc., a private corporation with principal offices in Taylor, Texas, acting herein by and through it's President Lloyd O. Steger, Jr., hereunto duly authorized, hereinafter at times called "Grantor", for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to it cash in hand paid by James H. Aunspaugh and wife, Sabrina Aunspaugh, hereinafter at times called "Grantees", the receipt and sufficiency of which are hereby duly acknowledged and for which no lien either express or implied is herein or hereby retained or shall exist, have **GRANTED, SOLD and CONVEYED** and by these presents do **GRANT, SELL and CONVEY** unto the said James H. Aunspaugh and wife, Sabrina Aunspaugh, 1702 Lake Drive, Taylor, Texas, 76574 the following described tract or parcel of land lying and being situated in Williamson County, Texas, to-wit:

BEING a tract of 5.62 acres of land situated in the Parthinia Coursey Survey, Abstract No. 131 in Williamson County, Texas, a portion of that certain tract of land called 17.59 acres as conveyed to Texas Central Auto Parts, Inc. by a Deed recorded in Volume 2149, Page 483 of the Official Records of Williamson County, Texas, more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

This conveyance is made expressly subject to the outstanding mineral reservation contained in the Deed dated August 20, 1971 from Adolph Melasky, Independent Executor of the Estate of Seth A. Melasky, Deceased to Lloyd O. Steger, Jr., et al recorded in Volume 539, Page 364 of the Deed Records of Williamson County, Texas and to all Easements and restrictive covenants, if any, appearing of record applicable to the property hereby conveyed.

TO HAVE and TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees herein, their heirs and

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

assigns, forever; and Grantor herein, does hereby bind itself and its successors to **WARRANT** and **FOREVER DEFEND**, all and singular the said premises unto the said Grantees herein, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS IT'S HAND this the 18th day of June, A.D. 1997.

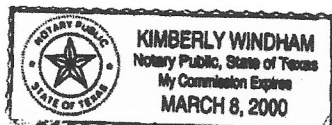
LLOYD STEGER, INC.

BY:

LLOYD O. STEGER, JR.
PRESIDENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 18th day of June, A.D. 1997 by Lloyd O. Steger, Jr., President of Lloyd Steger, Inc. on behalf of said corporation.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EXHIBIT A

BEING 5.62 acres of land, situated in the Parthinia Coursey Survey, Abstract No. 131, in Williamson County, Texas said land being a portion of that certain tract of land, called 17.59 acres, as conveyed to Texas Central Auto Parts, Inc., by deed as recorded in Volume 2149, Page 483, of the Official Records of Williamson County, Texas. Surveyed on the ground in the month of May, 1997, under the supervision of Don H. Bizzell, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found on the south line of Loop No. 427, marking the Northwest corner of the above-referenced 17.59 acre tract, being the Northeast corner of that certain tract of land, called 2.90 acres, as conveyed to Claude T. Hall and wife, Alta C. Hall, by deed as recorded in Volume 625, Page 480, of the Deed Records of Williamson County, Texas, for the Northwest corner hereof;

THENCE, along the said south line of Loop No. 427, being the north line of the said 17.59 acre tract, N 65° 35' E, 445.66 feet to a concrete monument found and N 53° 27' 30" E, 143.58 feet to an iron pin set in the center of a powerline for the Northeast corner hereof;

THENCE, with the center of the said powerline, S 9° 45' E, 480.74 feet to an iron pin set on the south line of the said 17.59 acre tract, being the north line Southwood Hill Estates, a subdivision of record in Cabinet C, Slide 7, of the Plat Records of Williamson County, Texas, for the Southeast corner hereof;

THENCE, along the south line of the said 17.59 acre tract, being the north line of the said Southwood Hills Estates, S 46° 31' W, 32.33 feet to an iron pin found; S 71° 31' 30" W, 199.82 feet to an iron pin found; S 71° 33' W, 199.93 feet to an iron pin found; S 71° 43' W, 200.06 feet to an iron pin found marking the Southwest corner of the said 17.59 acre tract being the Southeast corner of the said 2.90 acre Hall tract, for the Southwest corner hereof;

THENCE, N 8° 32' 30" E, 312.14 feet to an iron pin found and N 27° 46' W, 120.94 feet to the Place of BEGINNING and containing 5.62 acres of land.

Doc# 9729075
Pages: 3
Date : 06-30-1997
Time : 04:34:55 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 13.00

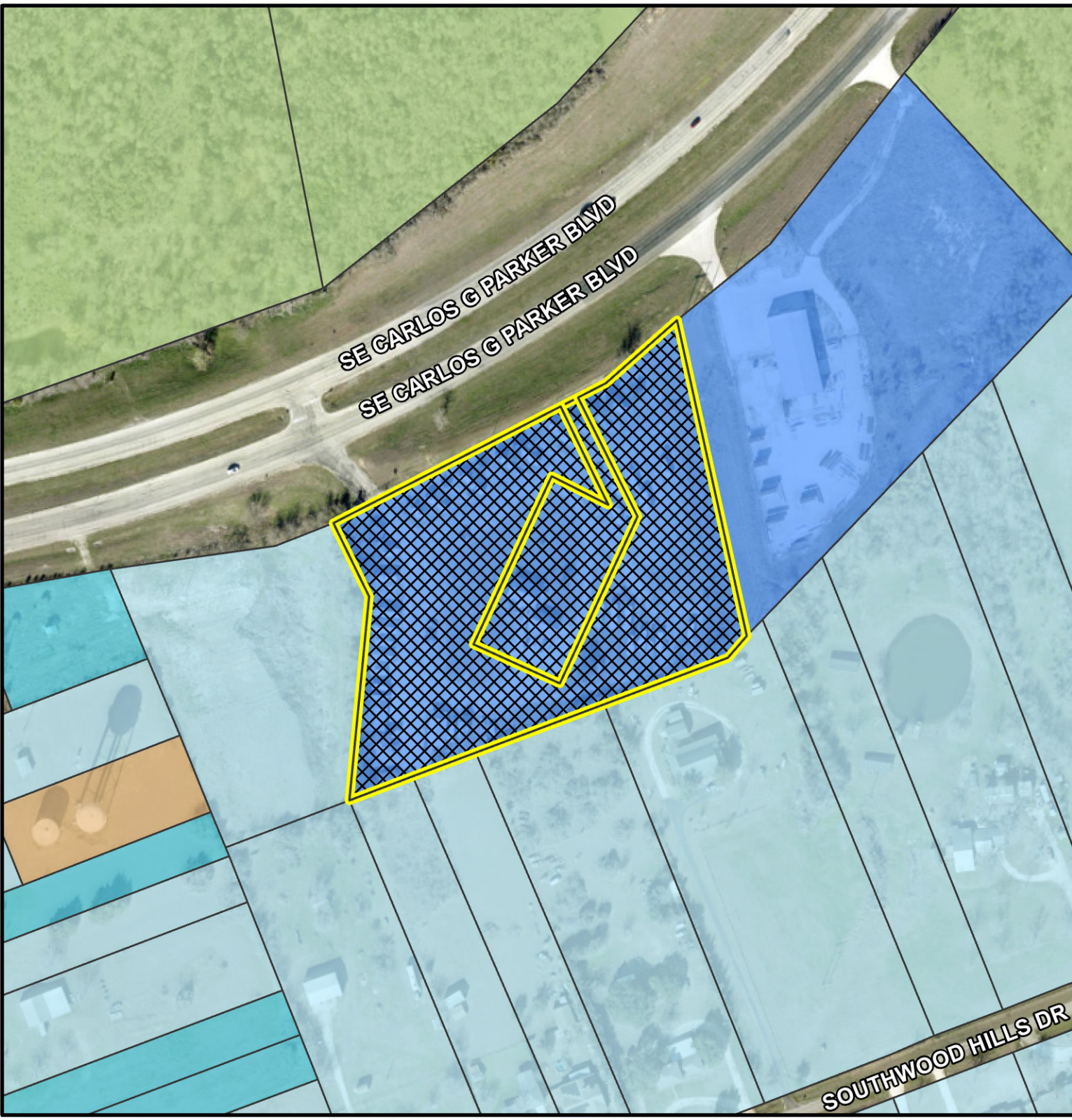
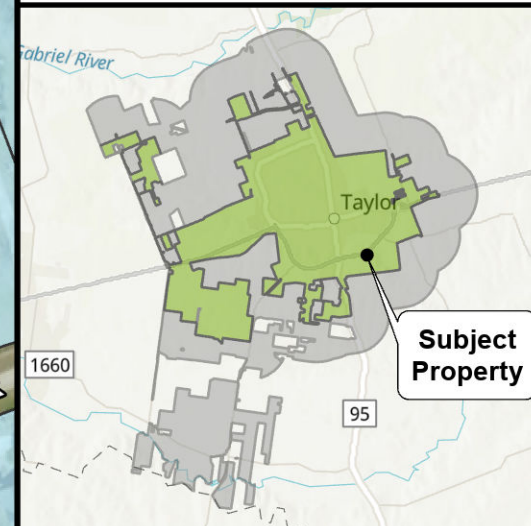
Longhorn Title Co., Inc.
P.O. BOX 769
GEORGETOWN, TX 78626
(512) 869-2681 930-4283



PZ-2023-1998

**Four Winds RV Park
408 Carlos G Parker Blvd SE
Special Use Permit
Current Place Type Map
Approximately 6 acres**

	City Limits	Place Type Zoning
	ETJ Boundary	 P2: Rural
	Subject Property	 R2.5: Large Lot
	Proposed Special Use Permit	 P3: Neighborhood
	Parcels	 P4: Mix
		 CS: Civic Space



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No. 8

Address/Location: 2105 Donna Drive

Legal Description: S3530 – Dahlberg Estates Section 3, Block D, Lot 10 (R016004)

Date Submitted: 1/4/2024

Current Place Type: P4 – Mix

Requested Place Type: P3 – Neighborhood

Future Land Use: Neighborhood Infill

Requestor: Russell Lawrence Hodges

Staff Analysis: The requestor has stated that “this property is not for sale and will not be mix”.

This property was previously zoned MF2 – Multi Family Residential District. In the translation from the old zoning districts to the new place type zoning in the Land Development Code, MF2 became P4 – Mix.

The existing property is a single-family dwelling. Single-family dwellings are permitted in both place types P4 and P3. The requestor can continue to live in the existing residential house as a legal conforming structure in both P4 and P3 place types.

Place type P3 has less building type options than place type P4. The requestor is seeking P3 place type.

Staff Recommendation: Approval of place type P3 – Neighborhood at 2105 Donna Drive.

P&Z

Recommendation:

Attachments

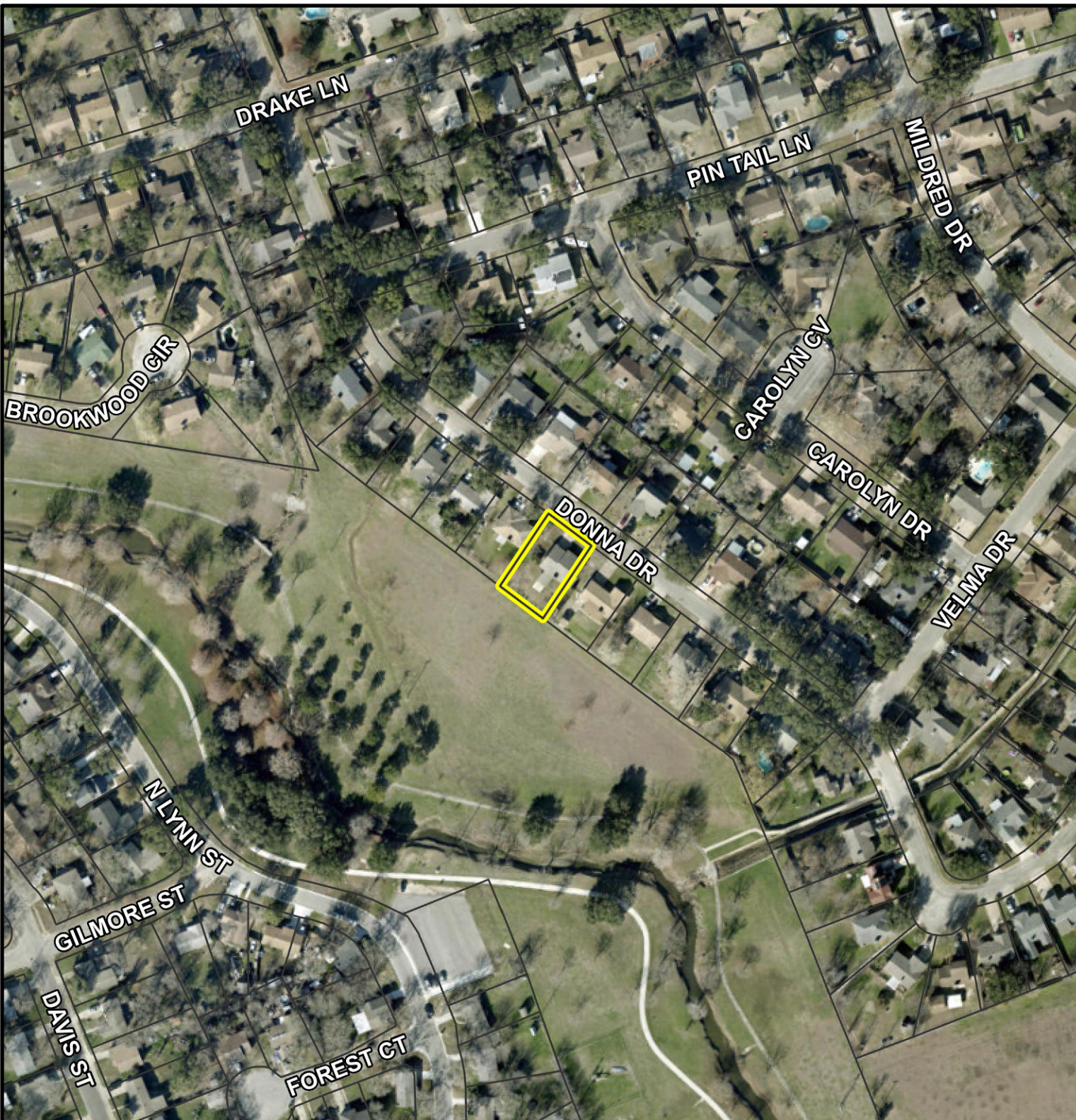
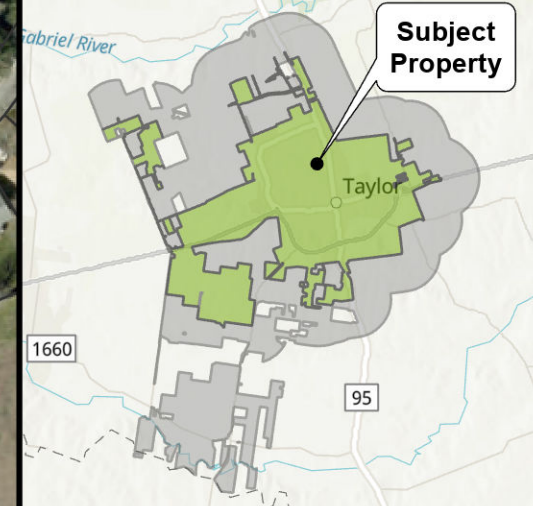
1. Location Map
2. Current Place Type map
3. Proposed Place Type map
4. Notification map
5. Place Type Request form
6. Draft ordinance



PZ-2023-1985

**2105 Donna Drive
Place Type Rezone Request
Location Map
Approximately 0.2 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels





PZ-2023-1985

2105 Donna Drive
Place Type Rezone Request
Current Place Type Map
Approximately 0.2 acres

 City Limits

 Subject Property

 Parcels

Overlay Zoning

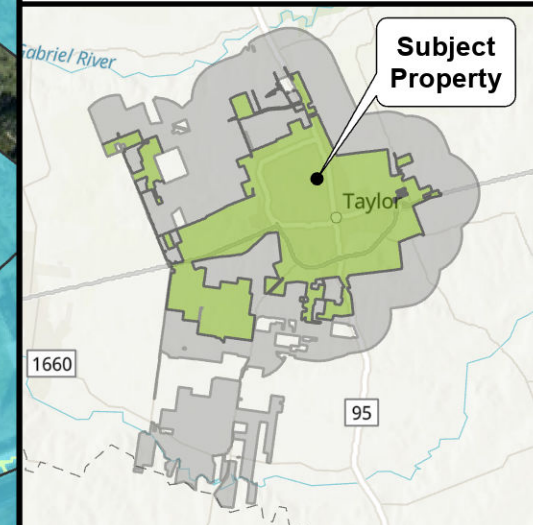
 P1: Nature

Place Type Zoning

 P3: Neighborhood

 P4: Mix

 CS: Civic Space





PZ-2023-1985

2105 Donna Drive
Place Type Rezone Request
Proposed Place Type Map
Approximately 0.2 acres

City Limits

Subject Property

Parcels

Overlay Zoning

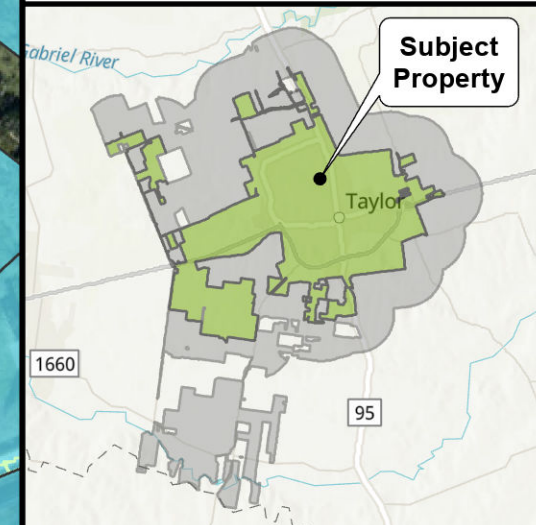
P1: Nature

Place Type Zoning

P3: Neighborhood

P4: Mix

CS: Civic Space

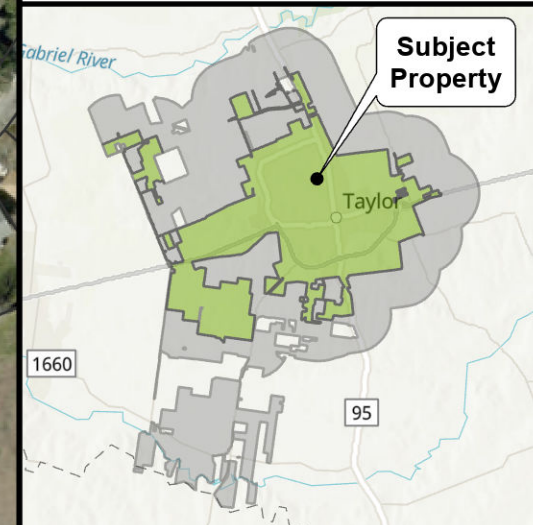




PZ-2023-1985

**2105 Donna Drive
Place Type Rezone Request
Notification Map
Approximately 0.2 acres**

- City Limits
- Subject Property
- 200 ft. Buffer
- Notified Properties
- Parcels



Proposed Place Type Zoning Change Request Form



(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Russell Lawrence Hodges

Address for the proposed zoning change: 2105 Panna Dr

Phone: 325-423-1790 E-mail: RUSSELLHODGES@Gmail.com

Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Request to change back to P3 Neighborhood.
This property is not for sale and will not be mix.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request.

(please check box)

Owner Name 1: Russell L. Hodges Signature: [Signature] Date: 1/4/2024

Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

* Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

ORDINANCE NO. 2024-11

AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTY, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL: R016004 (GENERALLY LOCATED AT 2105 DONNA DRIVE) FROM P4 (MIX) TO P3 (NEIGHBORHOOD) AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on February 22, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit “A” the Place Type Change Form attached hereto and incorporated by reference herein for all purposes (“Properties”), to change the place type zoning as described above; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 13, 2024, to consider the place type zoning change request, and recommended approval of the place type zoning 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 place type zoning of this Property is changed from:

Place Type Zoning District P4 (Mix) to P3 (Neighborhood) at 2105 Donna Drive

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Property place type zoning as described in Section 2 and reflected in Exhibit “B” attached hereto.

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 2024-11 was introduced before the Taylor City Council on the 22nd day of February 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2024-11 passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

Dianna McLean
City Clerk

EXHIBIT A
(Place Type Change Request Forms)

EXHIBIT B
(Proposed Place Type Maps)

City of Taylor
PZ-2023-1907
Zoning Amendment
Staff Report

Item Details

Subject Property:	715 Carlos G. Parker Blvd SW
Total Acreage:	Approximately 39 acres
Legal Description:	Williamson Central Appraisal District Parcel R331170, in the George M. Reese Survey, Abstract No. 533 City of Taylor, Williamson County.
Applicant:	Fash Taylor, LTD
Property Owner(s):	Calvin Nguyen, Fash Taylor, LTD
Request:	To approve a new Neighborhood Plan for approximately 39 acres of land, generally located at the intersection on the southwest corner of Carlos G. Parker SW and west of FM 973.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property consists of approximately 39 acres. The applicant participated in a New Neighborhood Plan charrette process with the City's urban design consultant which has brought together a master plan that aligns with the Envision Taylor Comprehensive Plan with 493 residential units, 42,000 square feet of walkable commercial, hotel, , and office space and auto-oriented commercial along FM 973 and Carlos G. Parker Blvd. including a planned convenience store with fuel.

The New Neighborhood Plan is designed around the standards of the Traditional Neighborhood Development (TND) pattern described in Section 3.6.1.4 of the Land Development Code (LDC). The TND pattern includes ranges of Place Type allocations within each Pedestrian Shed.

This New Neighborhood Plan proposes two variances to the Place Type allocation ratios in Section 3.6.1 of the LDC. The first is to allow the EC – Employment Center Place Type along FM 973 and Carlos G. Parker to permit auto-oriented commercial uses in those locations. The TND development pattern does not allow the EC Place Type. However, due to the high-speed nature of FM 973 and Carlos G. Parker, this variance is recommended. The second is variance is to allow for a lower ratio of Civic Space than is required in Section 3.6.1. The minimum Civic Space allocation is 10%. The amount of Civic Space proposed in this New Neighborhood Plan is 2.5% or 0.8 acres. However, there is a total of 6.3% Civic Space allocated in the Pedestrian Shed when taking into consideration adjacent development. Further, there will be private amenities provided with the proposed multi-family and hotel uses. Therefore, this variance is recommended..

Warrants, which are modifications to the development standards that are in keeping with the intent of the LDC and the comprehensive plan, are also recommended. One to allow a lower ratio of the P4 Place Type within the New Neighborhood Plan and a higher ratio of the P5 Place Type to allow greater residential density to improve the viability of the commercial land uses within the neighborhood as this property is designated as a Community Market Center. The second warrant is to allow for larger block sizes to accommodate the proposed multi-family and mixed use building types proposed on Blocks A, B, C, & G and a larger block size on Block H due to the street layout on adjacent developments.

The final proposed warrant is to allow parking in the second lot layer in Block H and Block B only if it is enclosed in a building and screened from view at frontages.

Location:

The subject property is located at the southwest corner of Carlos G. Parker and FM 973.

Physical and Natural Features:

The subject property consists of approximately 39 acres of land. The land to the west is another newly approved neighborhood plan with another planned development to the south. The north and east properties are still agricultural.

Growth Sector Designations:

The current Growth Sector is Intended Growth Sector (G-3).

The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Market Center: Community. Market Centers are envisioned as mixed-use and walkable places. Neighborhood, Community, and Regional Market Centers differ by the scale of the development but not in the types of uses or the walkable nature.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC: Employment Center	Controlled Growth Sector (G-2.2)	Employment Special Zone	Vacant Agricultural Land
South	EC: Employment Center & CS: Civic Space	Intended Growth Sector (G-3)	Market Center: Community & CS: Civic Space	Vacant Agricultural Land & High School

East	EC: Employment Center	Intended Growth Sector (G-3)	Market Center: Community	Vacant Agricultural Land
West	P3: Neighborhood	Infill Neighborhood (G-4)	Neighborhood Infill	Vacant Agricultural Land & Single Family Neighborhood

Transportation

The subject property gains access off the adjacent Carlos G. Parker and FM 973 and from the adjacent neighborhoods to the west. Preliminary neighborhood designs within the Land Development Code (LDC) standards have identified an internal thoroughfare network consisting of a variety of thoroughfare types that describe a set of typical vehicular and pedestrian thoroughfare assemblies permitted.

Utilities

The subject property is located within the City of Taylor water CCN. There is an eight-inch water line behind the property on Cherry Blossom Lane. There is also a twenty-inch water main across from Carlos G. Parker. A wastewater line on the north side of the property of 18 inches can service the property.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the proposed New Neighborhood Plan request. Twenty-seven (27) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, January 24, 2023.

Staff Analysis

Upon analyzing the request, the proposed New Neighborhood Plan as a mix uses, residential, office space, hotel, convenience store with fuel, walkable and auto-oriented commercial are all considered consistent with the Comprehensive Plan in this location. The uses are consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
 - The development provides internal street connectivity and follows the traditional small block pattern of Taylor.
- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.

- Developing in an area with existing and planned infrastructure and taking advantage of a new Neighborhood Plan allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.

In summary, the applicant's request for a New Neighborhood Plan, that incorporates a mix of residential and commercial uses is consistent with the Comprehensive Plan in the proposed location. The applicant's use of the urban design consultant has allowed for collaboration between the applicant and the city to create a walkable, human-scaled environment that aligns with the city's goals.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested new Neighborhood Plan.

Planning and Zoning Commission Recommendation

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

Is the plan consistent with the Comprehensive Plan?

- The request is consistent with the Comprehensive Plan, specifically the Growth Sector and Future Land Use allocations.

Is the plan compatible with the surrounding area?

- The plan is compatible with the existing and/or planned developments in the surrounding area.

Does the plan promote the public health, safety, or general welfare?

- Staff analysis determined that the New Neighborhood Plan will promote public health, safety, and general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the immediate area. The developer will be responsible for extending utilities to the proposed development.

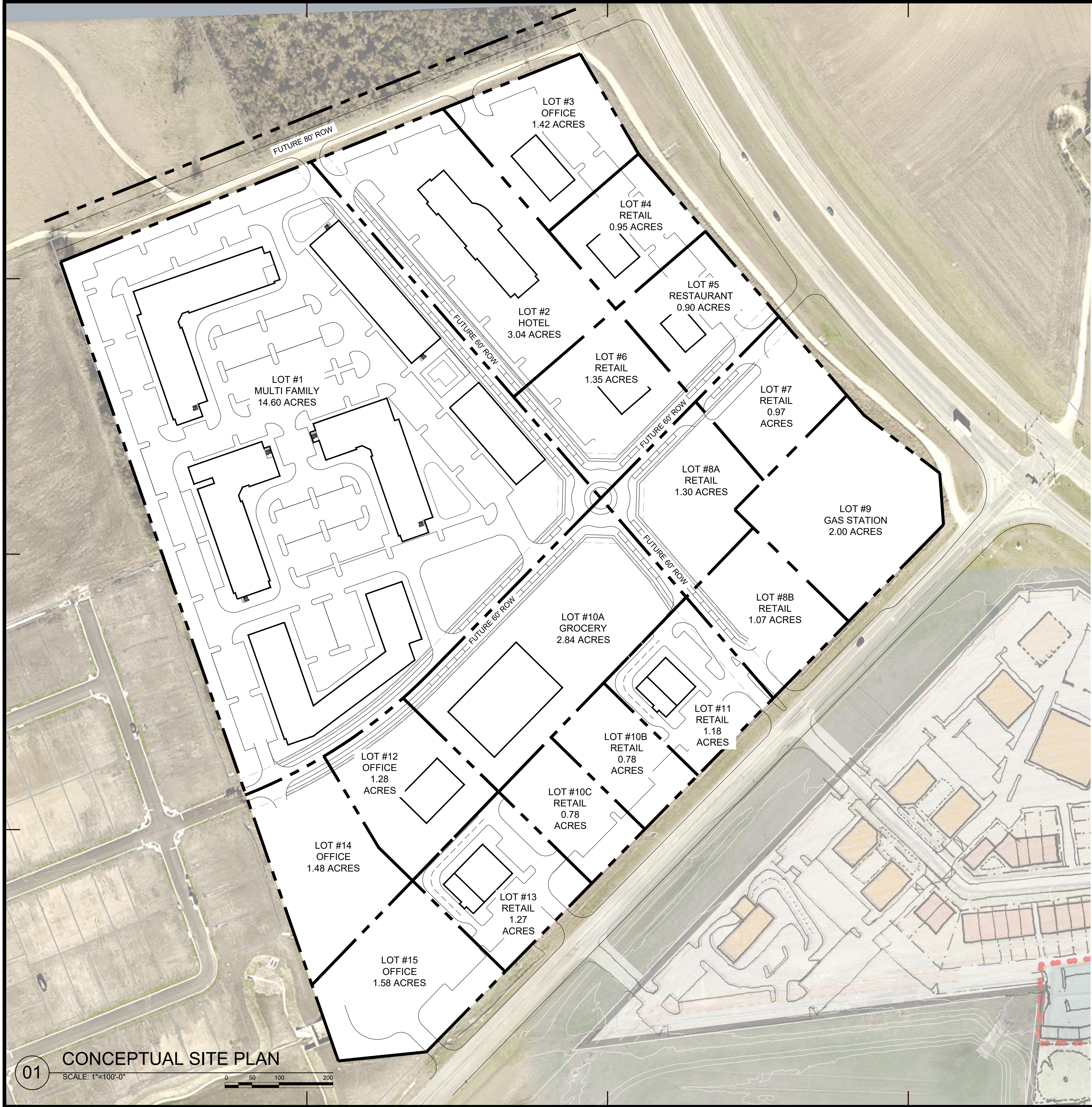
Do current conditions indicate that a New Neighborhood Plan is necessary?

- Curating a new Neighborhood Plan allows the applicant the ability to create a viable mixed-use neighborhood that will meet the intent of the LDC and Comprehensive Plan. The new Neighborhood Plan allows the subject property to consist of a walkable community with varying lot sizes and civic spaces throughout.

Attachments:

1. Initial Proposed Plan from Applicant
2. Location Map

3. Zoning Map
4. Notification Map
5. Draft Ordinance
 - a. Exhibit A – Survey
 - b. Exhibit B – Planned Development Master Plan & Standards



LAND DEVELOPMENT PROGRAM					
LOT #	LOT AREA ACRE	USE	TYPE	D.U.	BLDG AREA SQ FT
1	14.60	RESIDENTIAL	MULTI FAMILY	520	
2	3.04		HOTEL		60,000
3	1.42		OFFICE		12,000
4	0.95		RETAIL		4,500
5	0.90		RESTAURANT		3,500
6	1.35		RETAIL		5,000
7	0.97		RETAIL		4,500
8A	1.30		RETAIL		5,000
8B	1.07		RETAIL		4,500
9	2.00		GAS STATION		5,000
10A	2.84		GROCERY		21,500
10B	0.78		RETAIL		3,500
10C	0.78		RETAIL		3,500
11	1.18		RETAIL		5,000
12	1.28		OFFICE		7,000
13	1.27		RETAIL		7,500
14	1.48		OFFICE		5,000
15	1.58		OFFICE		5,000
TOTAL	38.79				162,000

TAYLOR MIXED USES
MASTER PLAN

715 SW CARLOS PARKER BLVD @ FM 973
TAYLOR, TEXAS

MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NO:

DRAWN BY: -

SHEET NO:

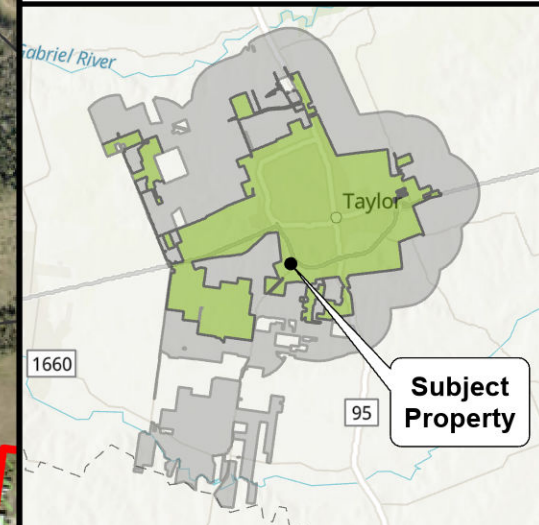
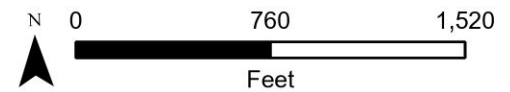
A100



PZ-2023-1907

**715 Carlos G Parker Blvd.
Neighborhood Plan
Location Map
Approximately 39 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels

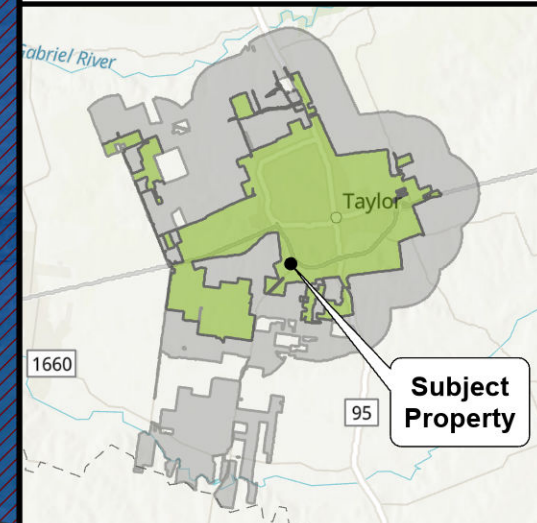




PZ-2023-1907

**715 Carlos G Parker Blvd.
Neighborhood Plan
Current Zoning Map
Approximately 39 acres**

- | | |
|-----------------------------|-----------------------|
| City Limits | P3: Neighborhood |
| Subject Property | P4: Mix |
| Parcels | P5: Urban Center |
| Overlay Zoning | EC: Employment Center |
| Planned Development Overlay | CS: Civic Space |
| Place Type Zoning | R2.5: Large Lot |

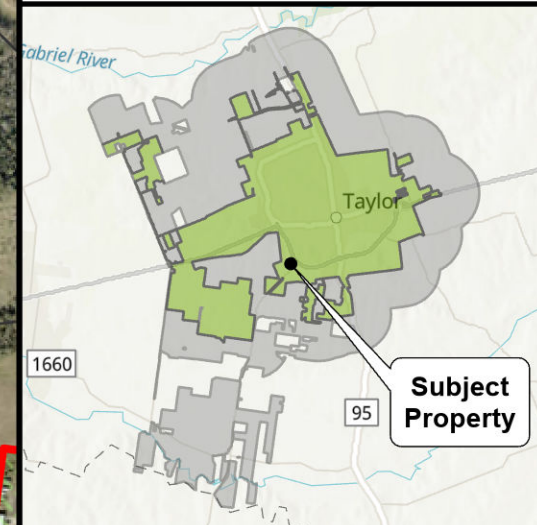
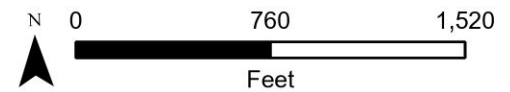




PZ-2023-1907

**715 Carlos G Parker Blvd.
Neighborhood Plan
Notification Map
Approximately 39 acres**

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels



ORDINANCE NO. 2024-12

AN ORDINANCE APPROVING A NEW NEIGHBORHOOD PLAN OF APPROXIMATELY 39 ACRES OF LAND GENERALLY LOCATED AT 715 CARLOS G. PARKER BLVD SW, SOUTHWEST OF THE INTERSECTION OF CARLOS G. PARKER BLVD. AND FM 973, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R331170, IN THE GEROGUE M. REESE SURVEY, ABSTRACT NO. 533, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on February 22, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve the New Neighborhood Plan, referred to as 715 CGP; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 13, 2024, to consider the zoning request, and recommended approval of the New Neighborhood Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the New Neighborhood Plan and 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 Official Zoning map of the City of Taylor, Texas, is changed to indicate that a New Neighborhood Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the New Neighborhood Plan attached hereto for all purposes as Exhibit “B”.

SECTION 3. 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 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2023-12 was introduced before the Taylor City Council on the 14th day of March 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2024-12, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the

public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)

EXHIBIT B
(New Neighborhood Plan)

38.979 ACRES

These notes describe that certain tract of land situated in the **GEORGE M. REESE SURVEY, ABSTRACT NO. 533** located in Williamson County, Texas; subject tract being all of a called "38.9793 Acres" conveyed in a General Warranty Deed from Amanda Cruz to Mario D. Cruz, dated 12-10-2021 and recorded in Document No. 2021188666 the Official Public Records of Williamson County (OPRWC), dated 12-10-2021, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of February, 2023;

BEGINNING at a 1/2" Iron Rod found, being the Northwest corner of said "38.9793 Acres", same being an exterior corner of a called "85.047 Acres" conveyed in a Warranty Deed from Frederick R. Fine to Keith Hagler dated 5-27-1994 and recorded in Volume 2621, Page 250, Official Records of Williamson County (ORWC), and being an exterior corner of a called "Tract 2- 70.644 Acres" conveyed in a Warranty Deed with Vendor's Lien from ATX Land Holdings I, LLC to Taylor 973, LLC, dated 12-9-2021 and recorded in Document No. 2021188725 (OPRWC);

THENCE North 68° 11' 31" East with the North line of said "38.9793 Acres" and South line of said "85.047 Acres", generally along a fence, a distance of **1034.94 feet** to a Calculated Corner at the Northeast corner of said "38.9793 Acres" in the Southwestern right-of-way line of Carlos Parker Blvd, also known as Loop No. 427 as recorded in Volume 525, Page 263, of the Deed Records of Williamson County (DRWC), for reference, a 1/2" Iron Rod found at the Southeast corner of said "85.047 Acres" bears South 68° 11' 31" West, 1.71 feet; found a Type I TxDot Concrete Monument (Engineer's Station 206+28.98) bearing North 30° 15' 15" West, 402.92 feet;

THENCE South 30° 15' 15" East with said Southwestern right-of-way line of Carlos Parker Blvd and an Eastern line of said "38.9793 Acres", a distance of **213.97 feet** to a 1/2" Iron Rod found (capped "BRYAN TECHNICAL SERVICES") at an angle point in same;

THENCE South 40° 47' 05" East with said Southwestern right-of-way line of Carlos Parker Blvd and an Eastern line of said "38.9793 Acres", a distance of **638.55 feet** to a found a Type I TxDot Concrete Monument (engineer's station 218+00) at an angle point in same;

THENCE South 52° 38' 45" East with said Southwestern right-of-way line of Carlos Parker Blvd and an Eastern line of said "38.9793 Acres" a distance of **176.08 feet** to a 1/2" Iron Rod found (capped "BRYAN TECHNICAL SERVICES") at the intersection with the Northwestern right-of-way of Farm to Market Road No. 973, referred to as a called "6.242 Acres" as recorded in Volume 1772, Page 757 (ORWC);

THENCE South 04° 09' 48" East with common line of said "38.9793 Acres" and said Northwestern right-of-way of Farm to Market Road No. 973, a distance of **95.59 feet** to a 1/2" Iron Rod set (capped "BRYAN TECHNICAL SERVICES") at the Southeast corner of same;

THENCE South 44° 27' 05" West with said Northwestern right-of-way of Farm to Market Road No. 973 and the South line of said "38.9793 Acres", a distance of **1365.60 feet** to a 1/2" Iron Rod found (capped "BRYAN TECHNICAL SERVICES") at the Southwest corner of subject tract in the common line of aforementioned "38.979 Acres" and a called "Castlewood Subdivision Phase 1" recorded in Document No. 2021152781 (OPRWC);

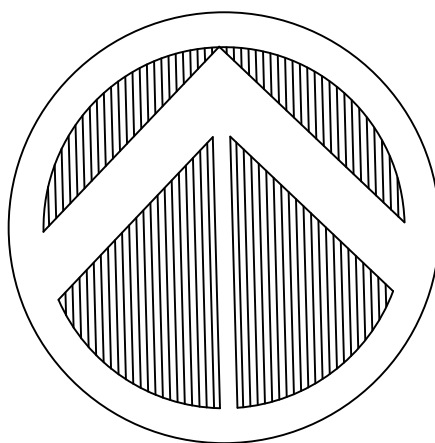
THENCE South 84° 10' 07" West with the common line of said "Castlewood Subdivision Phase 1" and "38.9793 Acres", a distance of **163.72 feet** to a 1/2" Iron Rod set (capped "BRYAN" TECHNICAL SERVICES") being an exterior corner of both said "38.9793 Acres" and said "Castlewood Subdivision Phase 1";

THENCE North 19° 09' 53" West with the West line of said "38.9793 Acres" and the East line of said "Castlewood Subdivision Phase 1", crossing over onto said "Tract 2-70.644 Acres" at an approximate distance of 985.50 feet, continuing a total distance of **1564.16 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of **38.979 Acres** of Land.


Bruce Lane Bryan
Bryan Technical Services, Inc.
TBPLS Firm No. 10128500
911 N. Main, Taylor, TX 76574

Registered Professional Land Surveyor No. 4249





Tree Table	
Point #	Description
1557	TRE 12 HACK
1561	TRE 7 HACK
1564	TRE 8 HACK
1565	TRE 7 HACK
1566	TRE 8 HACK
1569	TRE 9 HACK
1573	TRE 9 HACK
1577	TRE 8 HACK
1581	TRE 7 HACK
1585	TRE 12 HACK
1589	TRE 8 HACK
1593	TRE 6 HACK
1597	TRE 26 HACK
1601	TRE TRIPLE 18" 12" 10" HACK
1613	TRE 6 HACK
1617	TRE 8 HACK
1621	TRE 6 HACK
1625	TRE 6 HACK
1629	TRE 6 HACK
1631	TRE 6 HACK

Tree Table	
Point #	Description
1633	TRE 9 CHINA BERRY
1637	TRE 8 HACK
1641	TRE 6 CHINA BERRY
1649	TRE 7 CHINA BERRY
1653	TRE TWIN 13" 4" HACK
1656	TRE 7 HACK
1657	TRE 7 CHINA BERRY
1661	TRE 7 CHINA BERRY
1665	TRE TWIN 6" 7" CHINA BERRY
1666	TRE 12 HACK
1668	TRE 7 HACK
1669	TRE TWIN 4" 9" CHINA BERRY
1670	TRE 7 HACK
1673	TRE TWIN 6" 7" CHINA BERRY
1677	TRE 7 CHINA BERRY
1680	TRE 13 CHINA BERRY
1684	TRE 19 HACK
1692	TRE QUAD 10" 10" 7" 7" HACK
1696	TRE 7 HACK
1700	TRE TWIN 5" 7" HACK

Tree Table	
Point #	Description
1704	TRE QUAD 8" 4" 5" 6" HACK
1708	TRE 6 HACK
1712	TRE 9 HACK
1716	TRE 7 HACK
1720	TRE 6 HACK
1724	TRE 6 HACK
1728	TRE 7 HACK
1739	TRE 11 HACK
1741	TRE 7 HACK
1743	TRE TWIN 21" 6" HACK
1745	TRE TWIN 7" 6" HACK
1747	TRE 23 HACK
1749	TRE 6 HACK
1751	TRE 7 HACK
1753	TRE 10 OAK
1755	TRE QUAD 8" 6" 6" 6" HACK
1756	TRE 6 HACK
1759	TRE 9 HACK
1763	TRE 7 HACK
1767	TRE 7 HACK

Tree Table	
Point #	Description
1771	TRE 34 HACK
1772	TRE 6 HACK
1773	TRE QUAD 12" 12" 11" 19" HACK
1775	TRE TWIN 17" 19" HACK
1776	TRE TWIN 6" 5" OAK
1777	TRE 24 HACK
1779	TRE 8 HACK
1782	TRE TRIPLE 7" 6" 5" HACK
1786	TRE 12 HACK
1790	TRE 7 HACK
1799	TRE 8 HACK
1801	TRE 18 HACK
1803	TRE 9.5 HACK
1806	TRE 22 HACK
1808	TRE 21 HACK
1810	TRE 16 HACK
1812	TRE TWIN 11" 25" HACK
1814	TRE 6 HACK
1816	TRE 23 HACK
1818	TRE 6 OAK

Tree Table	
Point #	Description
1820	TRE 8 HACK
1822	TRE 14 HACK
1824	TRE 6 HACK
1826	TRE 15 HACK
1828	TRE 6 HACK
1830	TRE 6 HACK
1832	TRE 15 HACK
1834	TRE 12 HACK
1836	TRE TRIPLE 10" 11" 14" HACK
1838	TRE 13 HACK
1840	TRE 20 HACK
1842	TRE 10 HACK
1844	TRE 13 HACK
1846	TRE 7 HACK
1848	TRE 7 HACK
1850	TRE 8 HACK
1852	TRE TWIN 9" 8" HACK
1854	TRE 7 HACK
1856	TRE 10 HACK
1858	TRE 10 HACK

Tree Table	
Point #	Description
1860	TRE 17 HACK
1862	TRE 20 HACK
1864	TRE TWIN 10" 24" HACK
1883	TRE 6 HACK
1885	TRE TWIN 12" 11" HACK
1887	TRE 24 HACK
1889	TRE 20 HACK
1891	TRE 15 HACK
1893	TRE 12 HACK
1895	TRE 10 HACK
1896	TRE 12 HACK
1908	TRE 12 HACK
1910	TRE 10 HACK
1912	TRE 11 OAK
1914	TRE 10 HACK
1916	TRE 8 HACK
1918	TRE 11 HACK
1920	TRE 19 HACK
1921	TRE 8 HACK
1922	TRE 8 HACK

Tree Table	
Point #	Description
1923	TRE TWIN 9" 3" HACK
2812	TRE 29 HACK

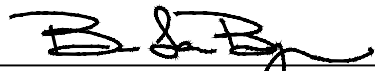


TO: SETH KELLY, PE RLK ENGINEERING, INC

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

April 17, 2023

DATE


BRUCE L. BRYAN, P.L.S.
TEXAS REGISTRATION NO. 4249

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

2. THIS SURVEY WAS PREPARED **WITHOUT** THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

3. THE PROPERTY DEPICTED HEREON **IS NOT** WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0541F, EFFECTIVE DATE 12-20-2019 LOCATED IN ZONE "X" (UNSHADED).

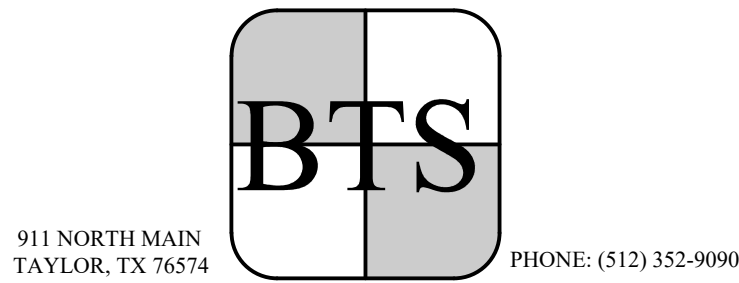
4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

5. ALL FOUND IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".

TREE TABLE

38.979 ACRE TRACT OUT OF
THE GEORGE REESE SURVEY
ABSTRACT NO. 533
WILLIAMSON COUNTY, TEXAS

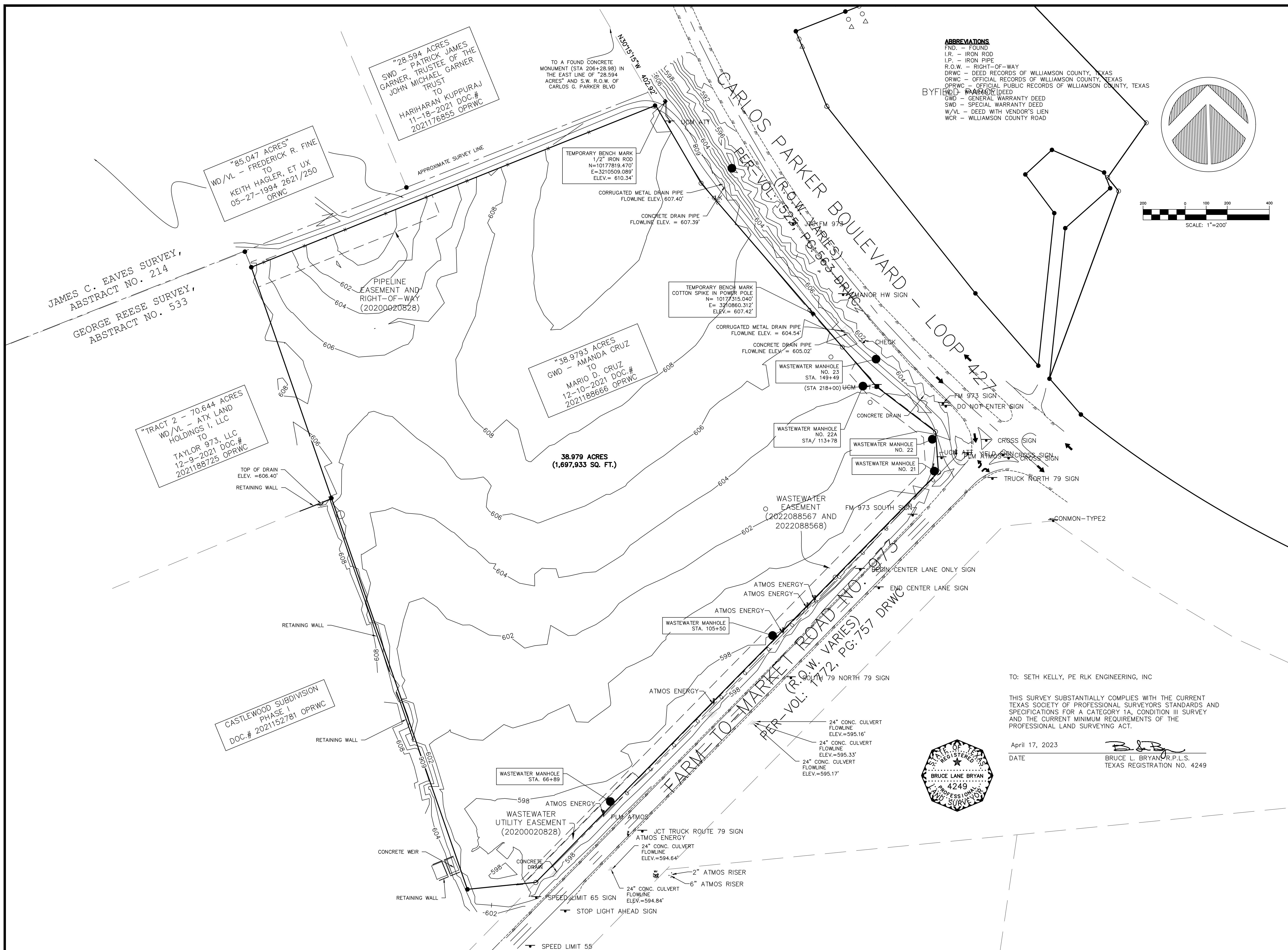
BRYAN TECHNICAL SERVICES, INC.



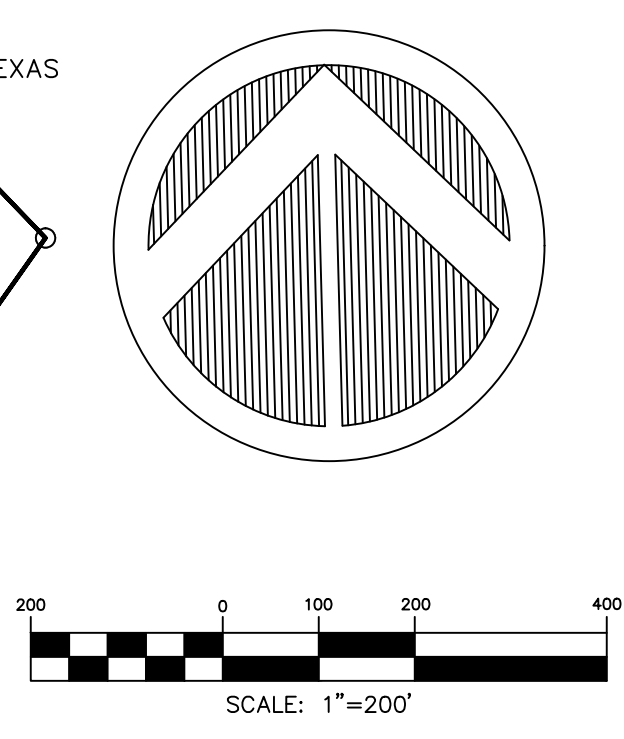
FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
FIELD BY: JC		CHECKED BY: BLB	
SCALE: 1" = 100'		APPROVED BY: BLB	
PROJECT NO. 23-021		DATE: April 17, 2023	



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
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD



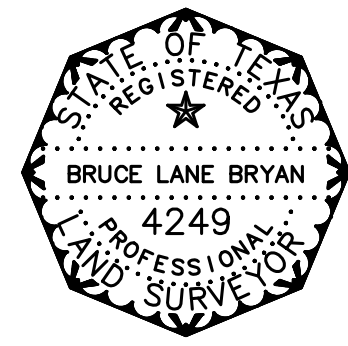
- SURVEYORS NOTES:**
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
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 4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 5. ALL FOUND IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".

TO: SETH KELLY, PE RLK ENGINEERING, INC

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

April 17, 2023
DATE

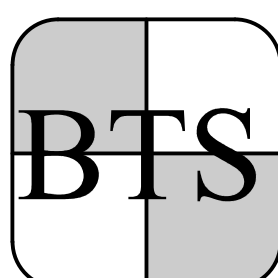
B. L. Bryan
BRUCE L. BRYAN, P.L.S.
TEXAS REGISTRATION NO. 4249



TOPOGRAPHIC SURVEY

38.979 ACRE TRACT OUT OF THE GEORGE REESE SURVEY ABSTRACT NO. 533 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.


911 NORTH MAIN TAYLOR, TX 76754 PHONE: (512) 352-0900

FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

FIELD BY: JTS/MC	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 23-021	DATE: April 17, 2023

SCHEDULE B

- a. RIGHTS OF PARTIES IN POSSESSION. (OWNERS POLICY ONLY)– NOTED
- b. TERMS AND PROVISIONS OF ANY AND ALL LEASES, TOGETHER WITH RIGHTS OF LESSEES THEREUNDER– NOTED
- c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. (THIS EXCEPTION WILL BE DELETED UPON RECEIPT AND REVIEW OF A SATISFACTORY QUALIFYING SURVEY. THE COMPANY EXPRESSLY RESERVES THE RIGHT TO TAKE SPECIFIC EXCEPTION TO ANY ADVERSE MATTERS REFLECTED THEREON.)– NOTED
- d. SUBJECT TO ANY AND ALL VISIBLE AND APPARENT EASEMENTS AND/OR RIGHT OF WAYS TRAVERSING ON, OVER, UNDER OR ACROSS THE SUBJECT PROPERTY AND WHICH ITS EXISTENCE MAY NOT NECESSARILY APPEAR OF RECORD.– NOTED
- e. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (PURSUANT TO PROCEDURAL RULE P–50.1 THE ABOVE EXCEPTION MUST APPEAR ON ANY CORRESPONDING POLICY ISSUED IF A T–19.2 OR T–19.3 ENDORSEMENT THAT MEETS UNDERWRITING STANDARDS IS REQUESTED BY THE PROPOSED INSURED.)–NOTED
- f. ANY PORTION OF SUBJECT PROPERTY THAT LIES WITHIN THE BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY OR USED IN CONNECTION THEREWITH.– NOTED
- g. A WASTEWATER UTILITY EASEMENT GRANTED TO TOWNBRIDGE HOMES, LLC AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER WILLIAMSON COUNTY CLERK’S FILE NO. 2020020828, AND BEING DESCRIBED AND LOCATED THEREIN AND AS AFFECTED BY JOINDER OF WASTERWATER UTILITY EASEMENT RECORDED UNDER WILLIAMSON COUNTY CLERK’S FILE NO. 2020077622.–AFFECTS AS SHOWN
- h. THE RIGHTS OF INGRESS AND EGRESS AS RESERVED IN EXCLUSION FROM EASEMENT RECORDED UNDER WILLIAMSON COUNTY CLERK’S FILE NO. 2021130218.– AFFECTS– THIS IS AN INSTRUMENT WHICH RELEASES AND ABANDONS ALL RIGHTS EXCEPT INGRESS AND EGRESS TO ANY BLANKET TYPE EASEMENT PREVIOUSLY HELD
- i. A WASTEWATER EASEMENT GRANTED TO CITY OF TAYLOR,TEXAS, A HOME RULE MUNICIPAL CORPORATION AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER WILLIAMSON COUNTY CLERK’S FILE NO. 2022088567, AND BEING DESCRIBED AND LOCATED THEREIN.– AFFECTS AS SHOWN
- j. TERMS, CONDITIONS, EASEMENTS, STIPULATIONS AND PROVISIONS CONTAINED IN PIPELINE EASEMENT AND RIGHT–OF–WAY AGREEMENT AS SET OUT IN INSTRUMENT FILED FOR RECORD UNDER WILLIAMSON COUNTY CLERK’S FILE NO. 2022093019.– AFFECTS AS SHOWN
- k. TERMS, STIPULATIONS, CONDITIONS AND PROVISIONS CONTAINED IN SUBORDINATION OF LIEN AGREEMENT AS SET OUT IN INSTRUMENT FILED FOR RECORD UNDER WILLIAMSON COUNTY CLERK’S FILE NO. 2022088568.–AFFECTS AS SHOWN
- l. ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 449, PAGE 218, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE.)– NOT RESEARCHED, NOT RELATED TO SURFACE RIGHTS
- m. ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT(S) FILED FOR RECORD UNDER WILLIAMSON COUNTY CLERK’S FILE NO. 2017032750. (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE.)– NOT RESEARCHED, NOT RELATED TO SURFACE RIGHTS
- n. WE HAVE BEEN FURNISHED WITH A PLAT OF SURVEY MADE BY CLEMENTE TURRUBIARTES JR, PROFESSIONAL LAND SURVEYOR NO. 6657, DATED FEBRUARY 23, 2021. SAID SURVEY REFLECTS THE FOLLOWING MATTERS:

1. NONE

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

3. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0541F, EFFECTIVE DATE 12–20–2019 LOCATED IN ZONE "X" (UNSHADED).

4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

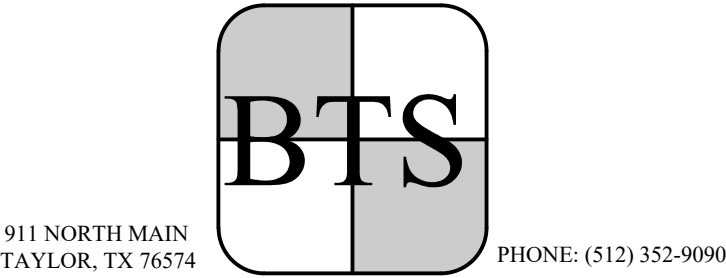
5. ALL FOUND IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".

6. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY SOUTHERN TITLE COMPANY, G.F. NO. 22–2705–SA. EFFECTIVE DATE: JANUARY 2, 2023

TITLE SURVEY

38.979 ACRE TRACT OUT OF THE GEORGE REESE SURVEY ABSTRACT NO. 533 WILLIAMSON COUNTY, TEXAS

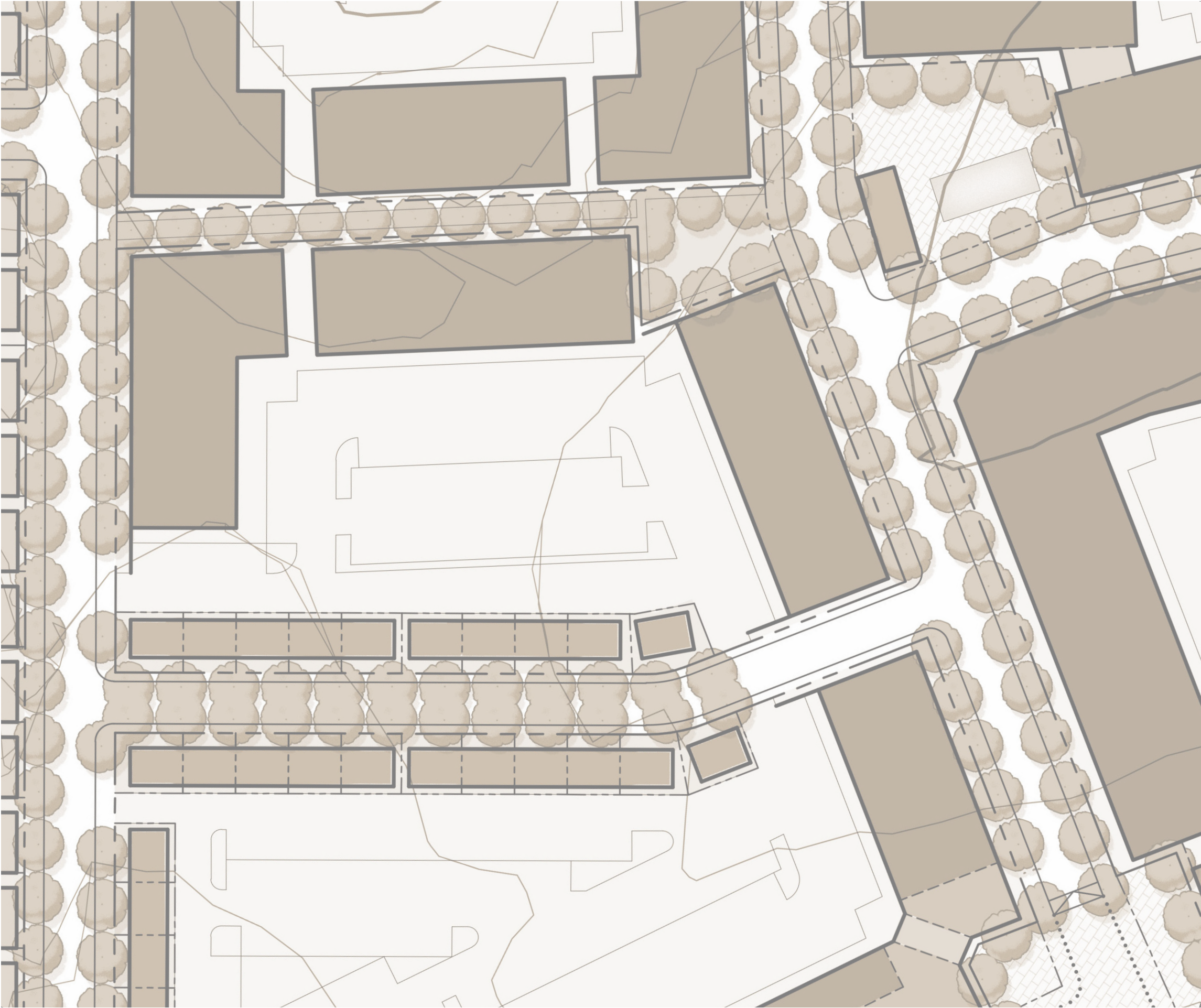
BRYAN TECHNICAL SERVICES, INC.



FIRM No. 10128500

www.bryantechnicalservices.com

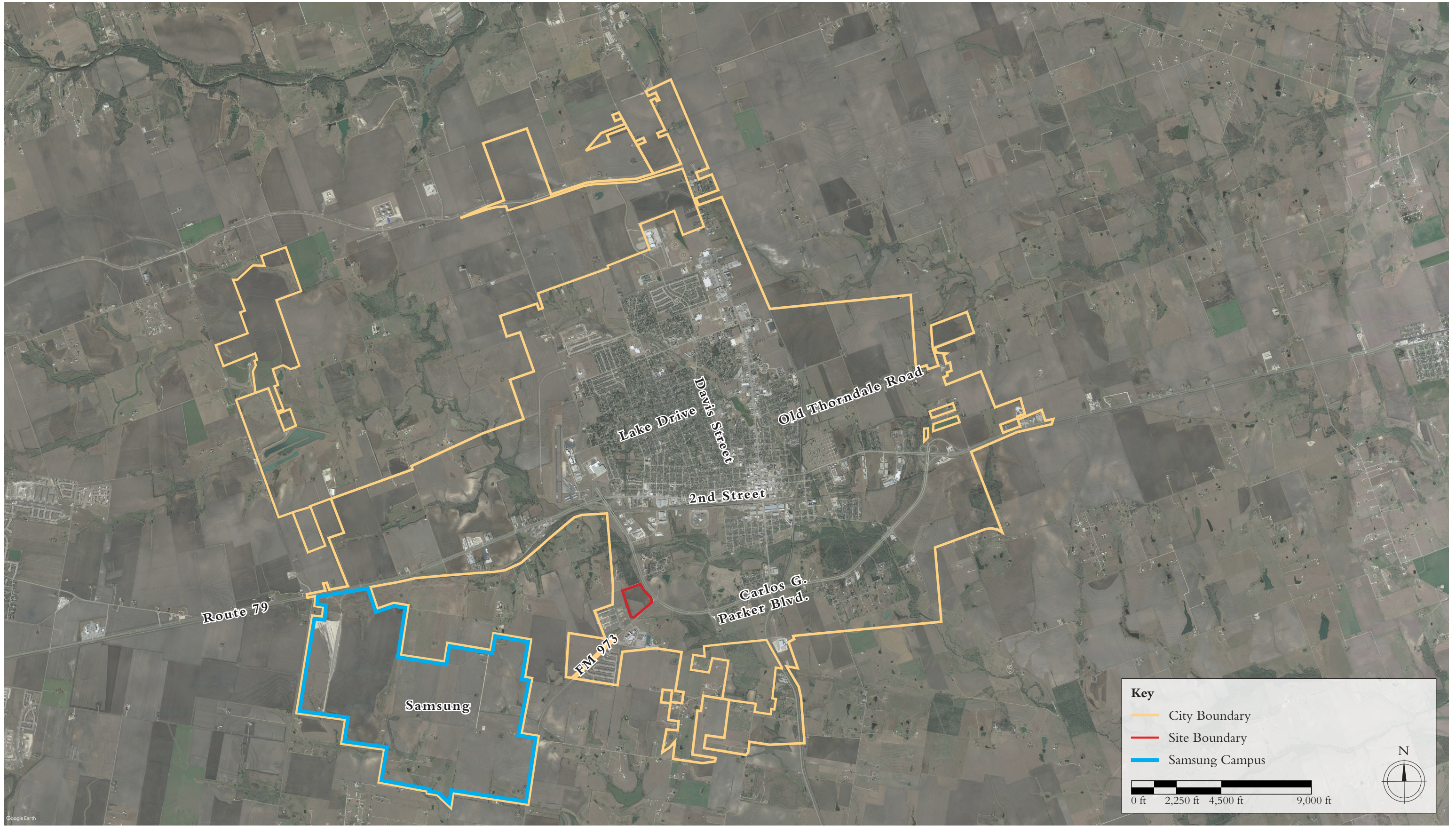
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SCALE: 1"=200'		APPROVED BY: BLB	
PROJECT NO. 23–021		DATE: MARCH 2, 2023	

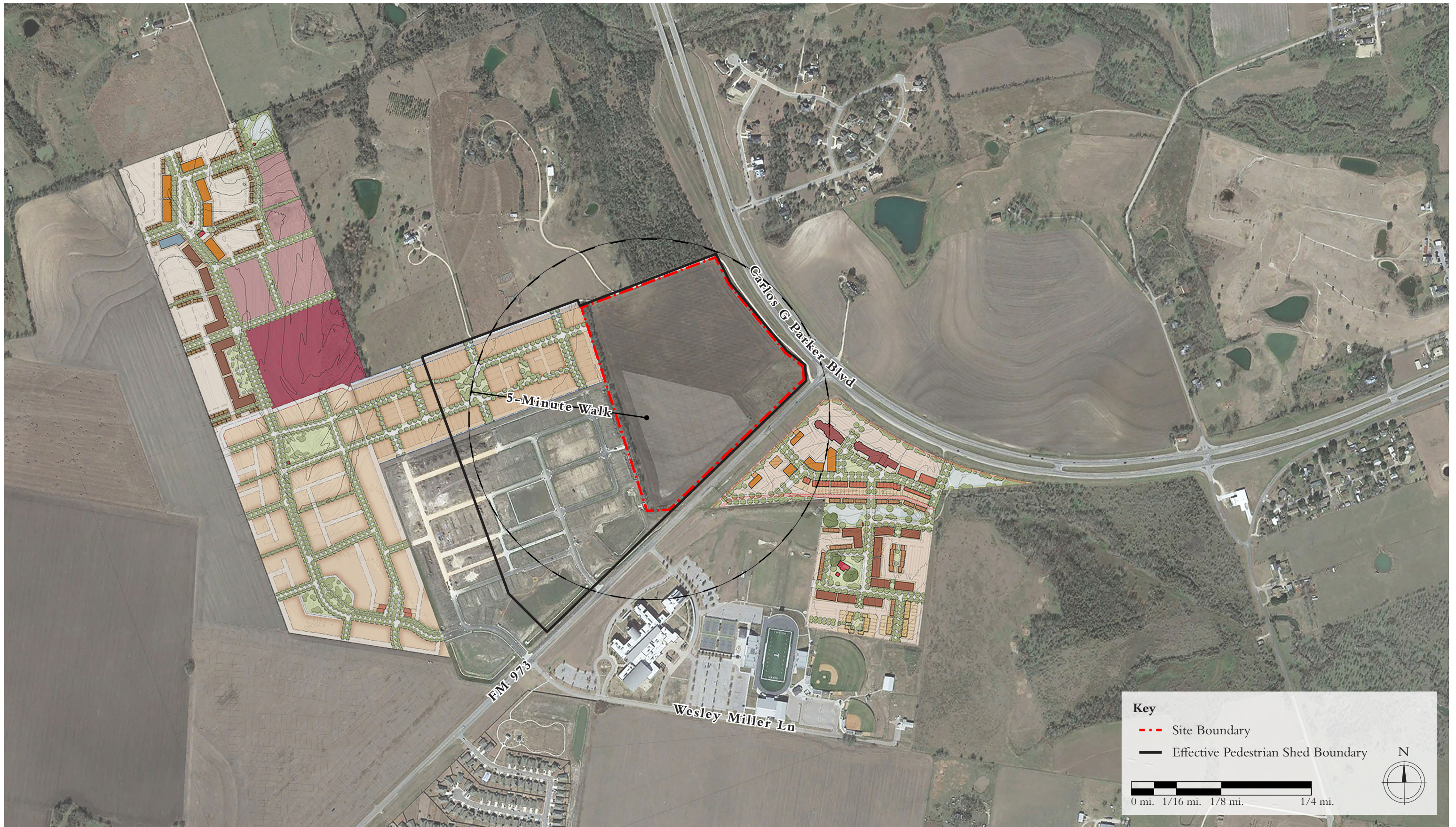


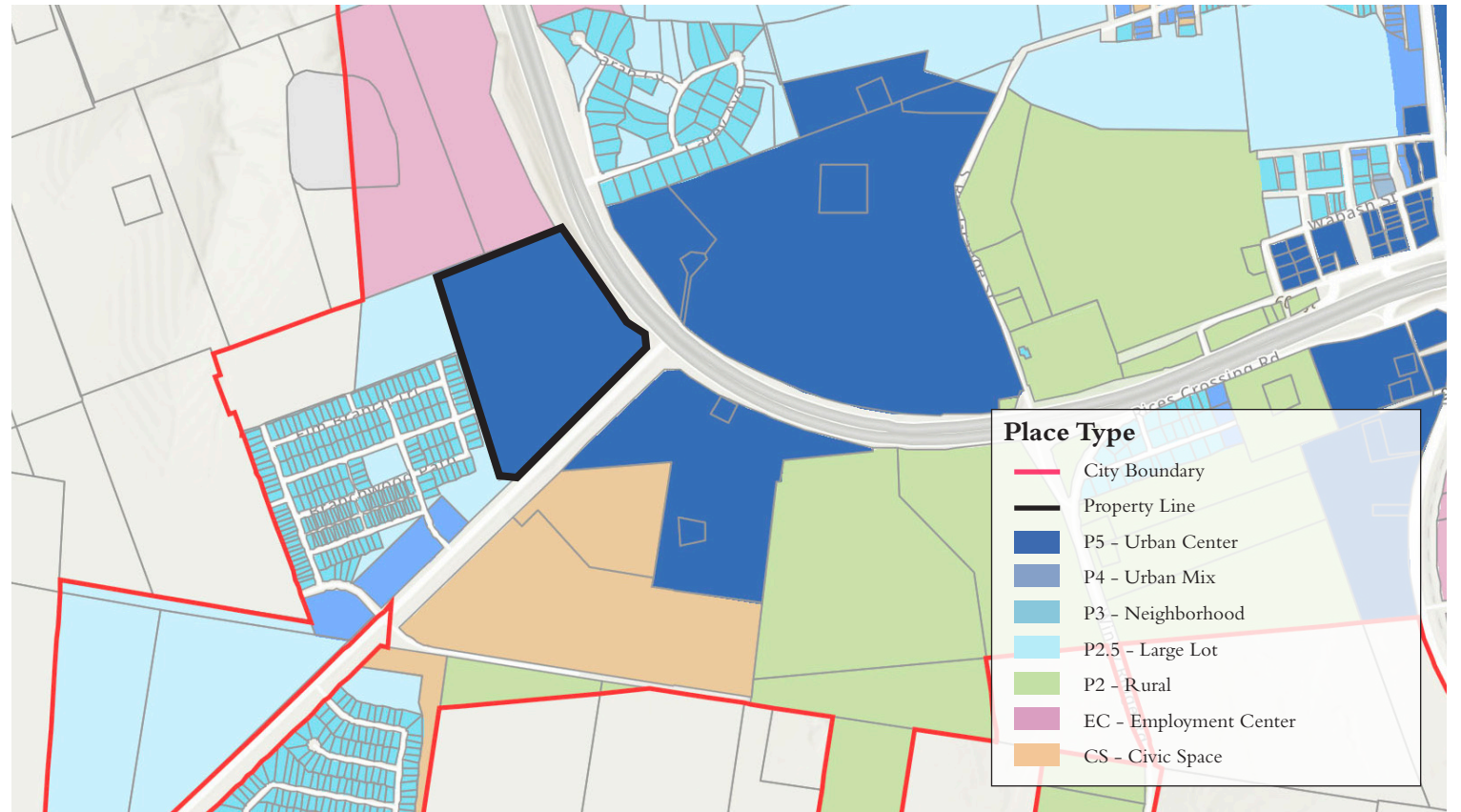
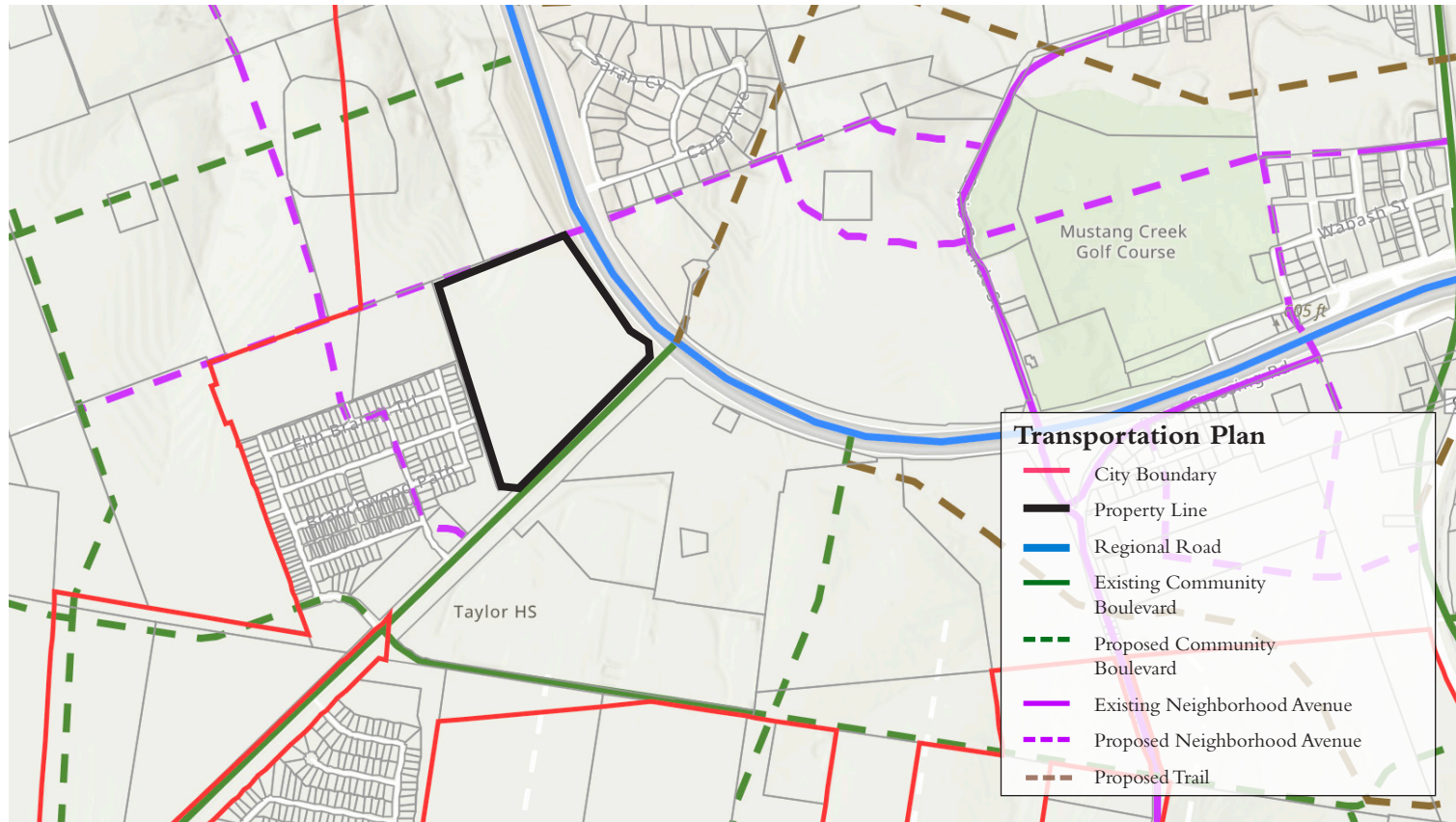
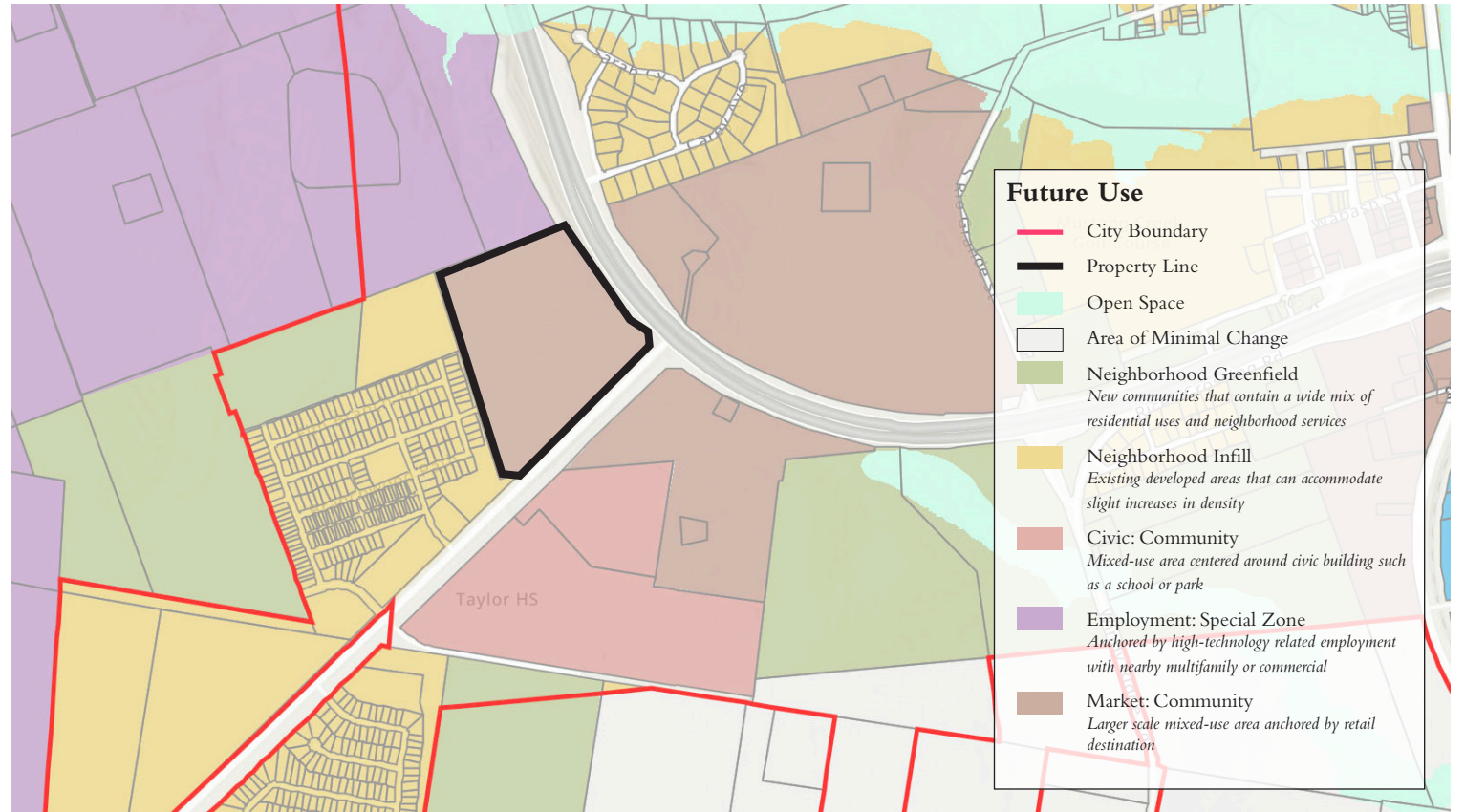
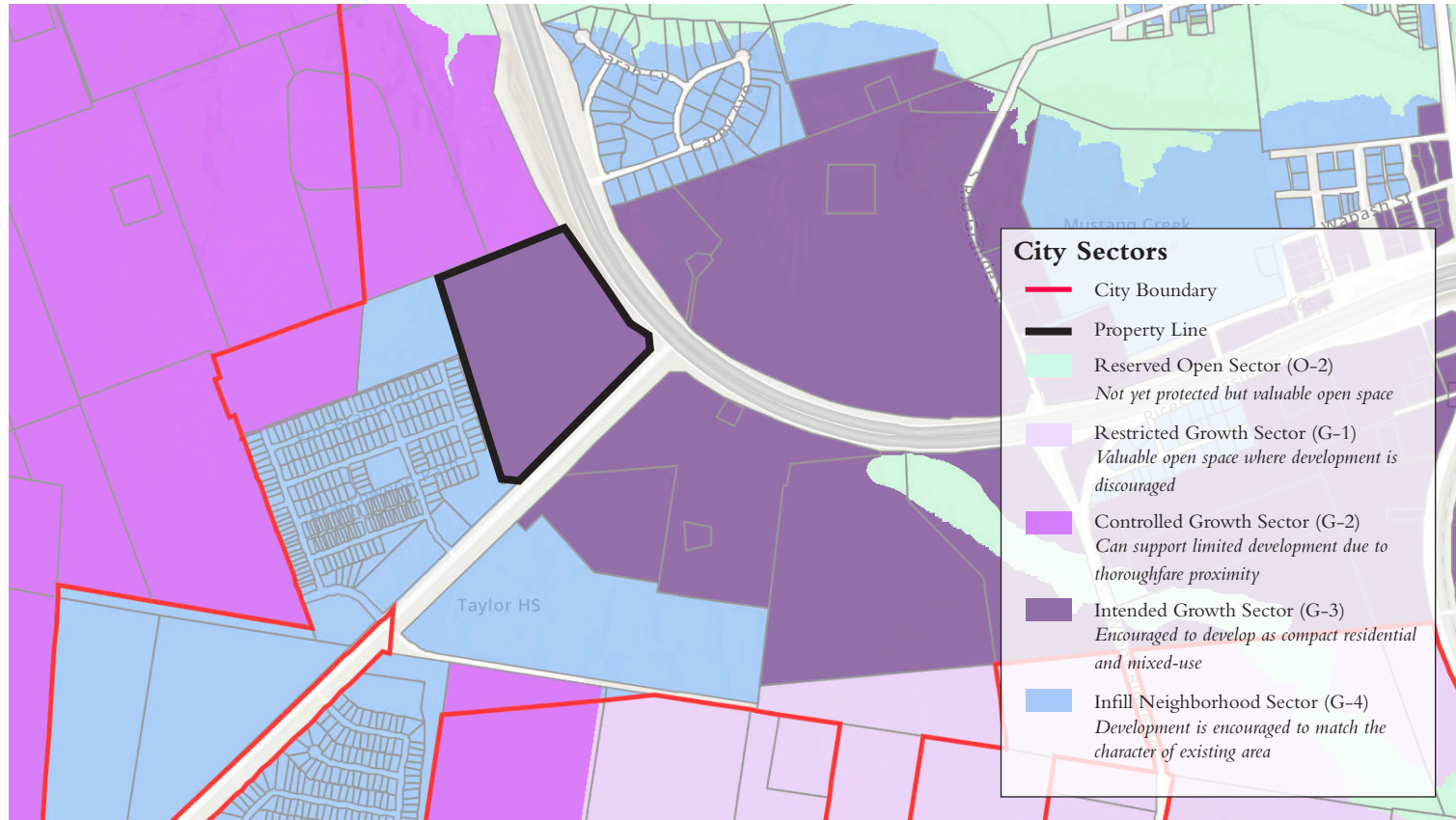
A MASTER PLAN FOR
715 CARLOS G
PARKER BLVD
TAYLOR, TEXAS

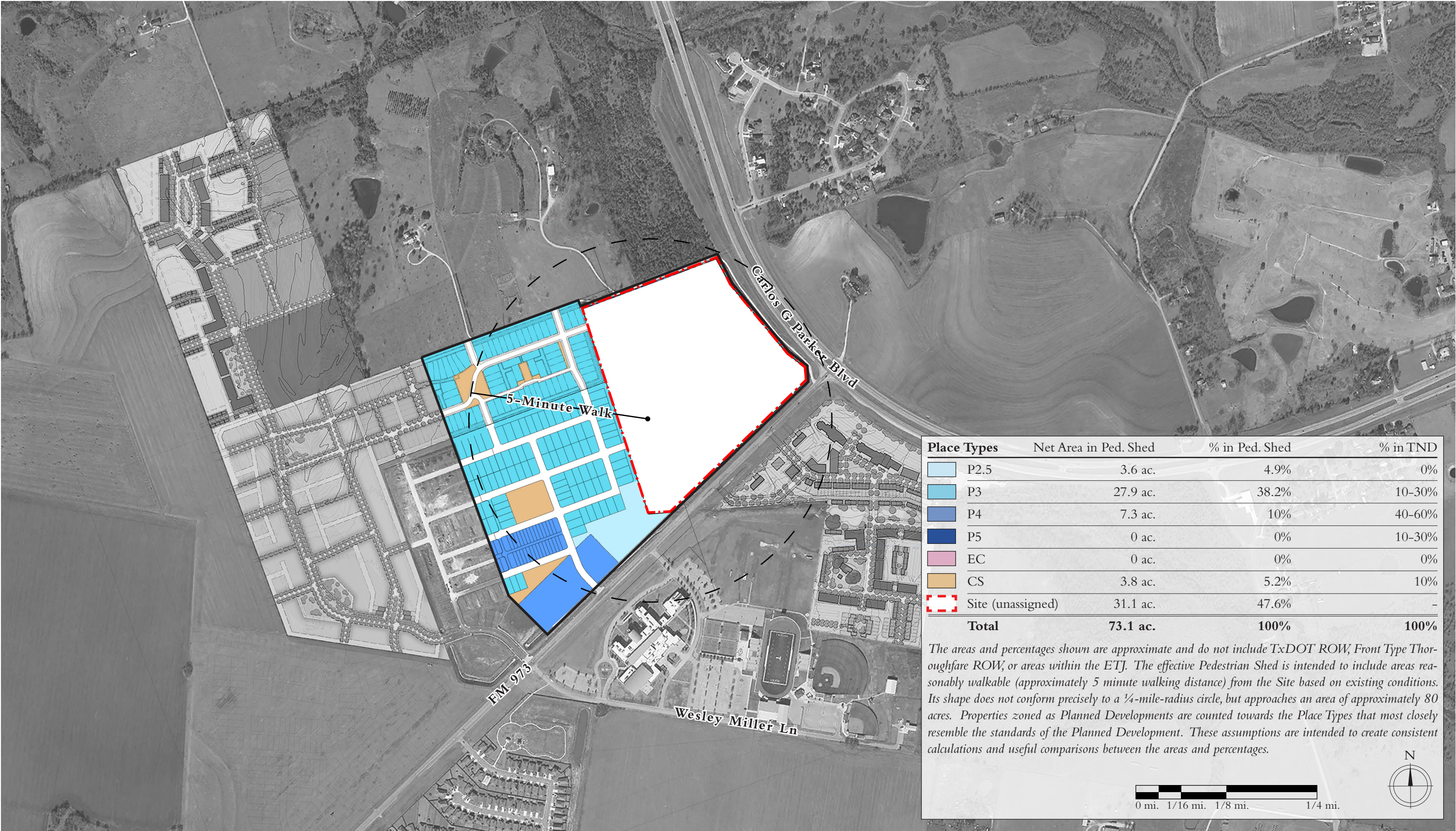
A	BACKGROUND	
	Regional Context Map	A.1
	Site in Context.....	A.2
	Comprehensive Plan Excerpts.....	A.3
	Place Types in Context.....	A.4
	Existing Conditions Map	A.5
	Elevation Analysis	A.6
B	NEIGHBORHOOD PLAN	
	Master Plan in Context	B.1
	Master Plan	B.2
	Master Plan with Program	B.3
	Regulating Plan in Context.....	B.4
	Regulating Plan.....	B.5
	Design-Specific Standards.....	B.6-7
	Employment Center Standards.....	B.8
	Thoroughfare Plan	B.9
	Thoroughfare Types.....	B.10-11
	Civic Space Plan.....	B.12
X	APPENDIX	
	Fire Apparatus Access Diagram.....	X.1
	Addressing Plan.	X.2
	Program Acreage.....	X.3
	Detailed Program & Parking.....	X.4-X.5
	Master Plan with Annotations.....	X.6
	Character Images.....	X.7

For
The City of Taylor, Texas
and
Fash Taylor, Ltd.
by
MICHAEL WATKINS ARCHITECT, LLC
February 1, 2024













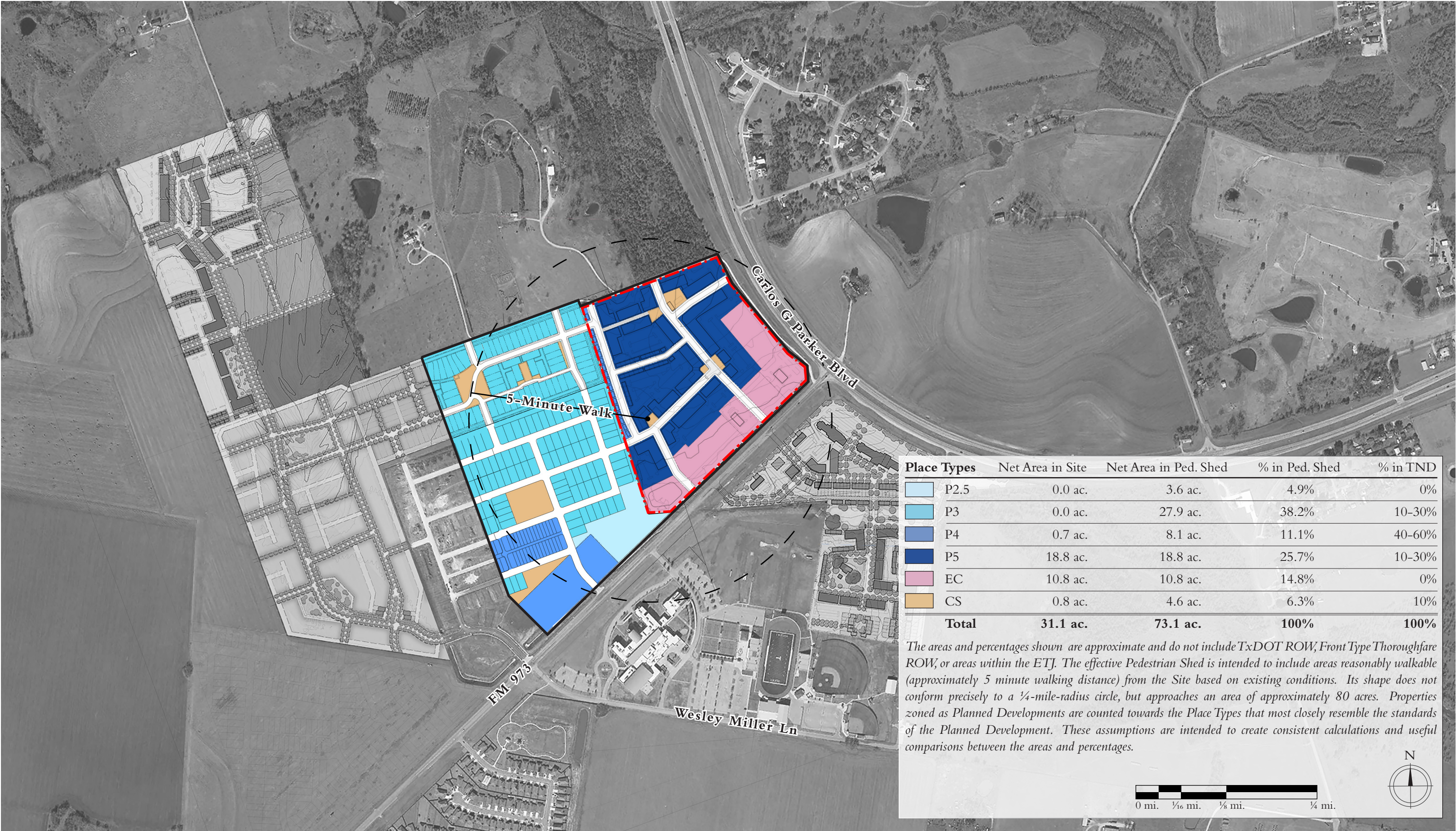






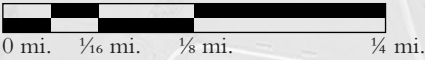
Residential Program		
	Executive Single-Family	17 units
	Multi-Family Parcel 1	300 units
	Multi-Family Parcel 2	150 units
	Liner Multi-Family	26 units
Residential Total		493 units
Commercial Program		
	Neighborhood Commercial	28,000 SF
	Mixed-Use Commercial	14,000 SF
Total Walkable Commercial		42,000 SF
	Office	80,000 SF
	Hotel	110 rooms
	Convenience Store with Fuel	2 acres
	Auto-Oriented Commercial	8.12 acres
	Civic Building/Structure	

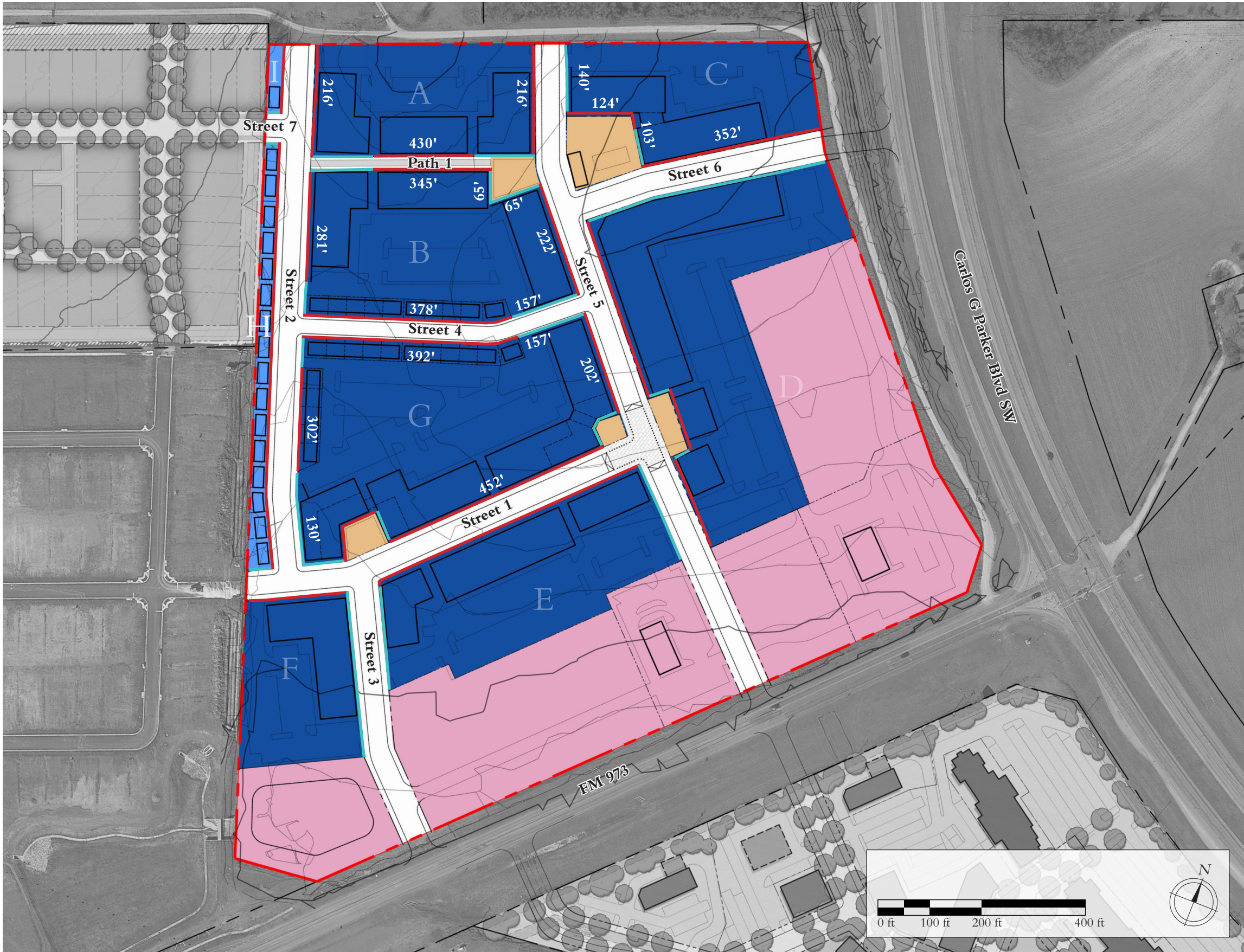




Place Types	Net Area in Site	Net Area in Ped. Shed	% in Ped. Shed	% in TND
P2.5	0.0 ac.	3.6 ac.	4.9%	0%
P3	0.0 ac.	27.9 ac.	38.2%	10-30%
P4	0.7 ac.	8.1 ac.	11.1%	40-60%
P5	18.8 ac.	18.8 ac.	25.7%	10-30%
EC	10.8 ac.	10.8 ac.	14.8%	0%
CS	0.8 ac.	4.6 ac.	6.3%	10%
Total	31.1 ac.	73.1 ac.	100%	100%

The areas and percentages shown are approximate and do not include TxDOT ROW, Front Type Thoroughfare ROW, or areas within the ETJ. The effective Pedestrian Shed is intended to include areas reasonably walkable (approximately 5 minute walking distance) from the Site based on existing conditions. Its shape does not conform precisely to a 1/4-mile-radius circle, but approaches an area of approximately 80 acres. Properties zoned as Planned Developments are counted towards the Place Types that most closely resemble the standards of the Planned Development. These assumptions are intended to create consistent calculations and useful comparisons between the areas and percentages.





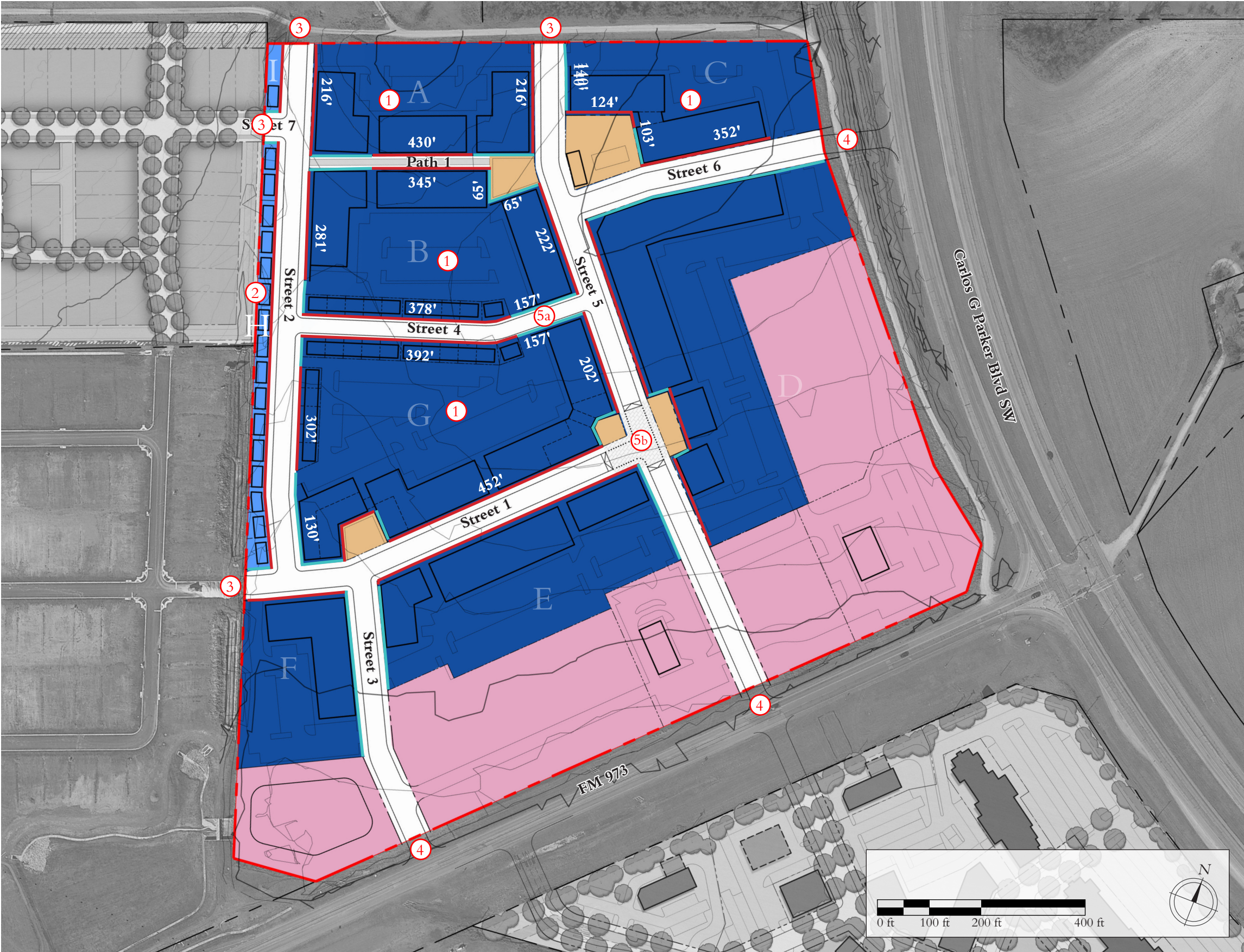
General Standards

1. A Variance is recommended to allow the Employment Center Place Type along Carlos G Parker Blvd and FM 973 given the auto-oriented design of these thoroughfares. The Employment Center Place Type is intended to allow Highway Commercial buildings.
2. A Variance is recommended to allow a lower ratio of Civic Space than is permitted for a TND given the proximity to other Civic Spaces within the effective Pedestrian Shed and the distribution of smaller Civic Spaces within 600 feet of all dwellings in the Neighborhood Plan.
3. A Warrant is recommended to allow a lower ratio of P4 than is permitted for a TND. Given the high ratio of P2.5 and P3 within the Pedestrian Shed, allowing a higher ratio of P5 on this site will allow greater residential density and improve the viability of commercial nodes for the whole Pedestrian Shed.

Key

- P4 - Mix
- P5 - Urban Center
- EC - Employment Center
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions





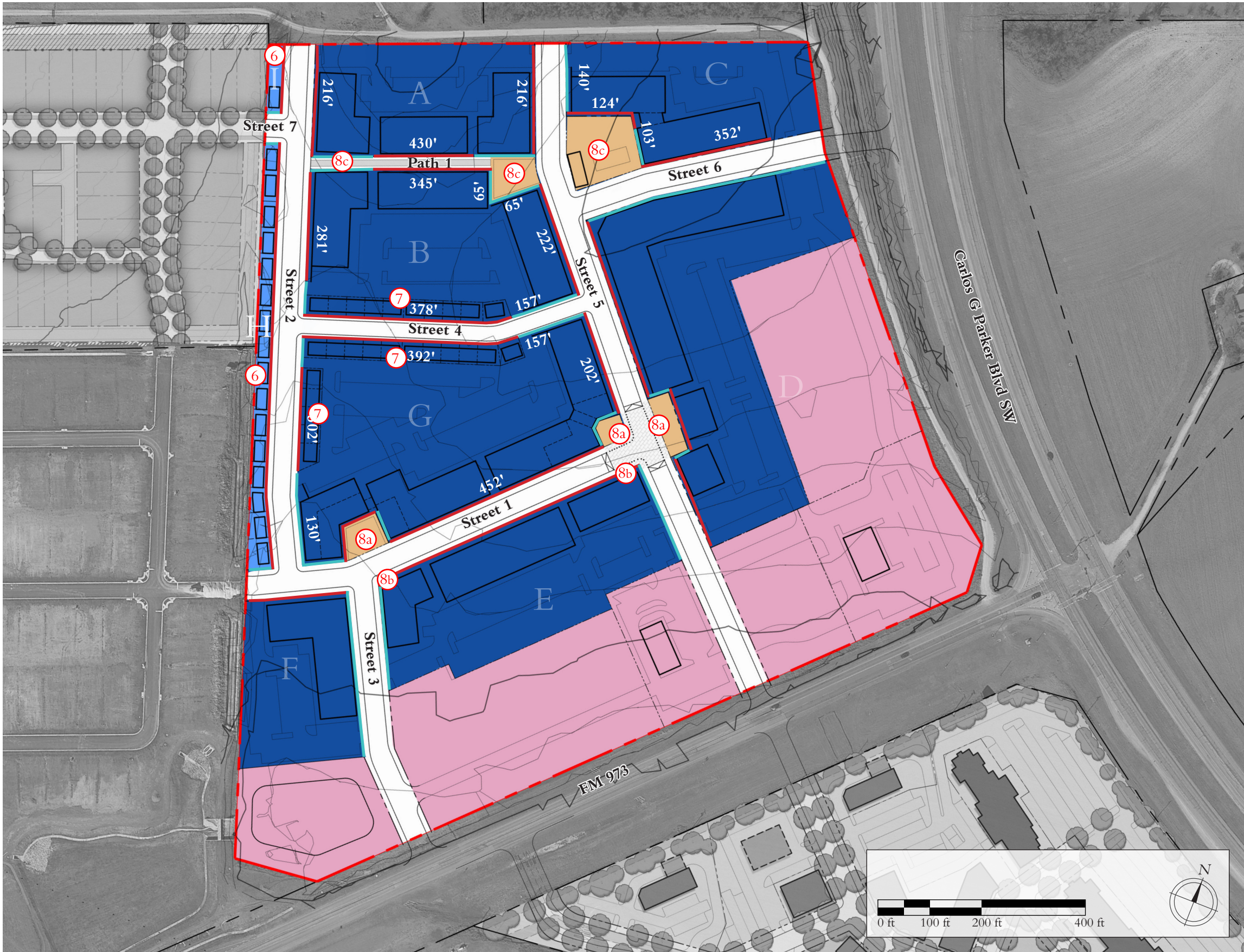
Design-Specific Standards

The following standards apply to specific locations noted on the accompanying plan:

- 1. A Warrant is recommended for larger Block size for Blocks A, B, C, and G in order to accomodate the applicant's proposed multi-family and mixed-use buildings and their associated parking.
- 2. A Warrant is recommended for larger Block size for Block H based on the space between Streets on adjacent developments.
- 3. These Thoroughfares are intended to connect to the adjoining property at the locations shown, with the exact location of that connection to be coordinated with the owner of the adjoining property.
- 4. Street 3, Street 5, and Street 6 are intended to connect to FM 973 and Carlos G Parker Blvd, respectively, with the precise location and design of those connections to be coordinated with TxDOT.
- 5. The actual conditions of the following Thoroughfare locations vary from the typical conditions shown in the Thoroughfare types:
 - a. Street 4 may be modified to have 2-way travel and no on-street parking between Street 5 and the alley entrances.
 - b. The intersection of Street 1 and Street 5 may be designed as a raised intersection with flush curbs, bollards, and special paving for both the Public Frontage and vehicular lanes

Key

- P4 - Mix
- P5 - Urban Center
- EC - Employment Center
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions



Design-Specific Standards

The following standards apply to specific locations noted on the accompanying plan:

- 6. A row of Detached Dwellings on shallow lots is proposed in this location in order to transition from the adjacent low-intensity developments to the high-intensity development proposed on this site. These buildings shall not have windows facing the adjacent developments. A Warrant is recommended to allow parking in the Second Lot Layer in this location only if it is enclosed in a building and screened from view at Frontages.
- 7. Liner Buildings shall be permitted in the areas shown in order to screen parking. All Liner Buildings shall have the Primary Entrance and a Stoop, Porch, or balcony facing the Primary Frontage. A Warrant is recommended to allow parking in the Second Lot Layer in these locations only if it is enclosed in a building and screened from view at Frontages.
- 8. The following Frontage requirements apply at the specified locations in addition to typical requirements of Primary and Secondary Frontages.
 - a. Entrances to Retail or Office uses with Gallery, Arcade, or Shopfront Frontage Types are required fronting these Civic Spaces.
 - b. Entrances to Retail or Office uses with Gallery, Arcade, or Shopfront Frontge Types are required on Frontages that face these Civic Spaces from across a Thoroughfare.
 - c. Entrances are required fronting Path 1 and these Civic Spaces.

Key

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Primary Frontage

Secondary Frontage

Block Dimensions

EC - Employment Center

Blocks	
Block Length (maximum)	720 ft.
Block Perimeter (maximum)	720 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	permitted
Landscape Zone	permitted
Vehicular Parking Zone Width	permitted
Vehicular Travel Zone Width	parallel: 8ft. - 12ft.
	angled: 17ft. - 22ft.

Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Comercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevar	permitted
Path	permitted
Trail	permitted

Parking Location	
First Layer	permitted
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted

Private Frontage Types	
Common Yard	permitted
Porch with Optional Fence	permitted
Terrace	permitted
Forecourt	permitted
Stoop	permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	permitted

Lots	
Width (minimum)	none
Area (minimum)	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories

Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadrplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	not permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted

Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

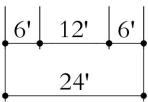
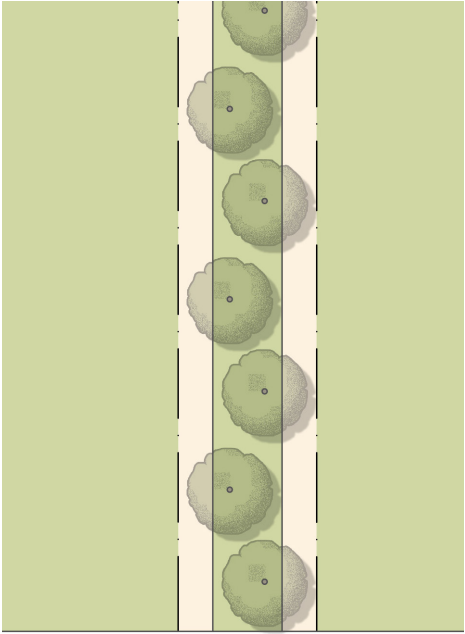
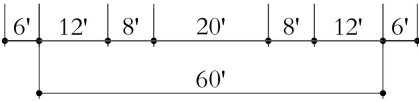
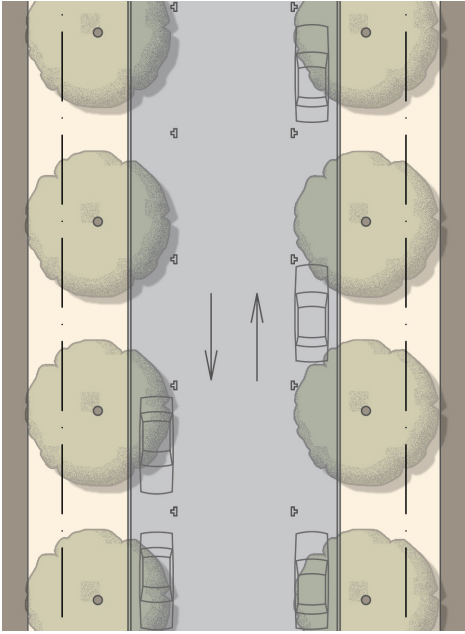
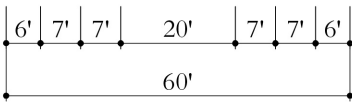
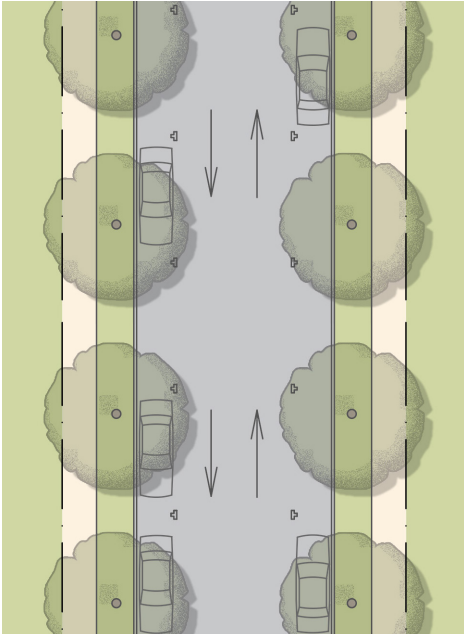
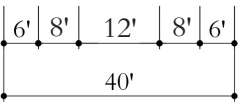
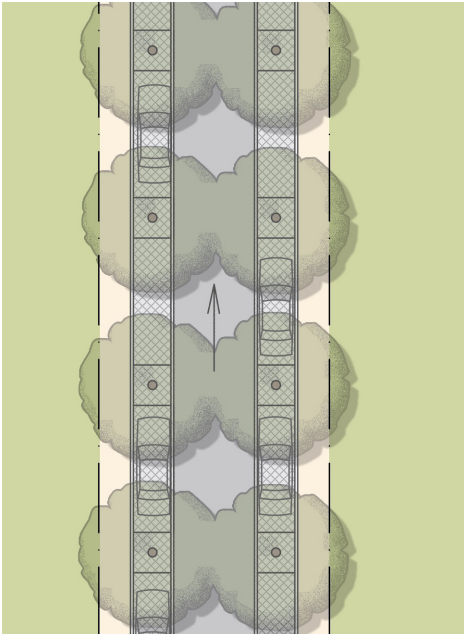
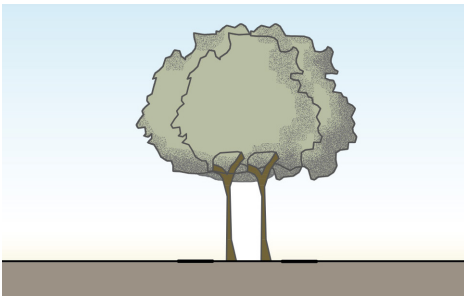
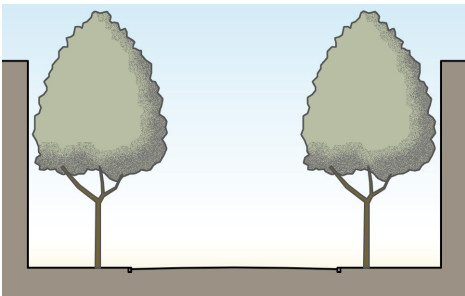
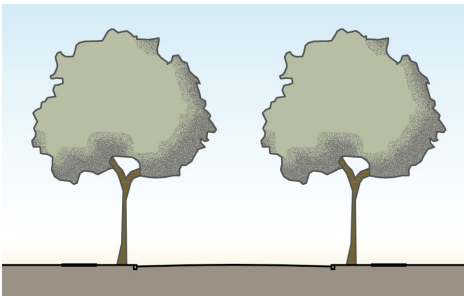
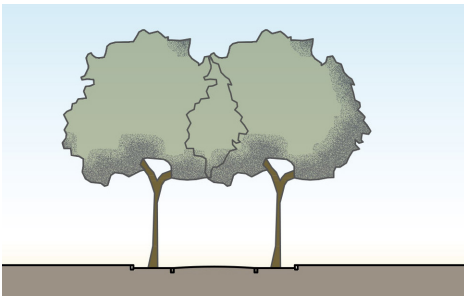
The following standards apply to all Lots within an Employment Center (EC) Place Type:

- Intent.** The intent of the Employment Center is to provide a place for non-neighborhood uses within a close enough proximity to the neighborhood that pedestrian and bicycle connections between the two are feasible,.
- Uses Permitted.** The following land uses are permitted:
 - Retail
 - Office
 - Lodging
 - Automobile/truck fueling, servicing, and washing facilities
 - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
- Rezoning.** Any property zoned as Employment Center may be rezoned to P5 by Warrant.
- Frontages.** The Primary and Secondary Frontages on all lots shall be determined as part of the Preliminary Plat. The designation of Primary and Secondary Frontages shall be consistent with all applicable standards for Frontages.
- Access.** A safe, direct, and demarcated means of Pedestrian/ bicycle access shall be provided to the Primary Entrance from the Thoroughfare network of the Neighborhood Plan.
- Signage.** Exceptions to the Sign Standards of the LDC may be granted by Warrant in order to provide visibility for businesses from Carlos G Parker Blvd and FM 973.





Front Thoroughfare Types				
	<i>Name</i>	<i>Type</i>	<i>ROW</i>	<i>Pavement</i>
	Street	ST	40	28
	Street	ST	60	34
	Commercial Street	CS	60	36
	Passage	PS	V	6-6
	Sidewalk in Civic Space (<i>see Civic Space Standards</i>)			
Rear Thoroughfare Types				
	<i>Name</i>	<i>Type</i>	<i>ROW</i>	<i>Pavement</i>
	Fire Alley	FA	30	20



ST-40-28

Neighborhood Street
(name) Street
P4, P5
40 ft. ROW
28 ft. Pavement
Slow Movement
One-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
8 ft. Tree Wells between Parking Spaces
Allee, 29 ft. o.c.
6 ft. Sidewalk
Not provided on this Thoroughfare.

ST-60-34

Neighborhood Street
(name) Street
P4, P5, EC
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee ⁱ , 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

ⁱ(Cluster pattern permitted adjacent to civic spaces.)

CS-60-36

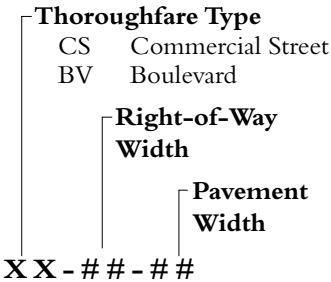
Neighborhood Street
(name) Street
P4, P5, EC
60 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25-30 ft. o.c.
7 ft. Sidewalk
For buildings up to 30 ft. tall

Street trees may be omitted to allow for a Colonnade or Arcade.

PS-V-6-6

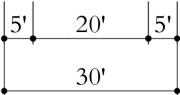
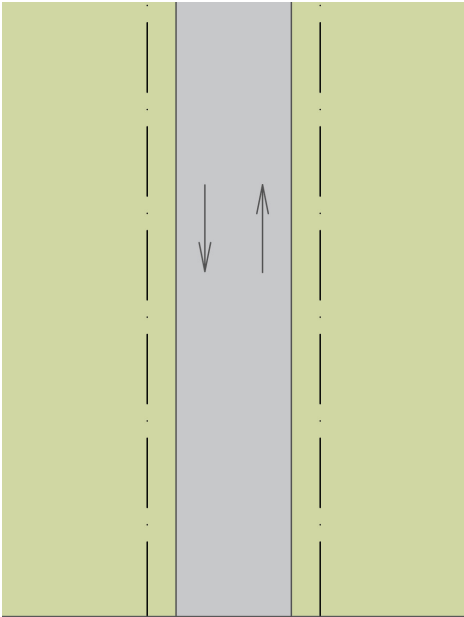
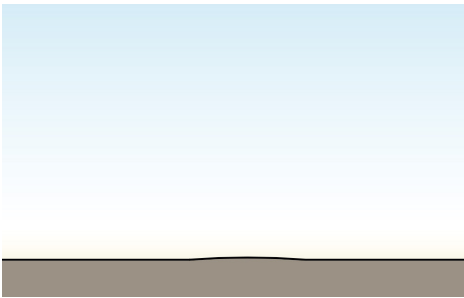
Path
(name) Passage
P4, P5
24 ft. ROW
N/A
N/A
N/A
N/A
N/A
12 ft. Planting Zone
Clustered
6 ft. Sidewalk each side
Not provided on this Thoroughfare

This Thoroughfare type will be privately owned and maintained.



Thoroughfare Type
Thoroughfare Name Suffix
Place Type*
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes





Thoroughfare Type
CS Commercial Street
BV Boulevard
Right-of-Way Width
Pavement Width
XX - ## - ##

FA - 30 - 20

Fire Alley
(name) Alley
T4, T5, SD
ROW 30 ft
N/A
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown and/or Ribbon Curb
N/A
N/A
No Sidewalk
20 foot clear width

This Thoroughfare type will be privately owned and maintained. Pavement may be widened for greater clear width.

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

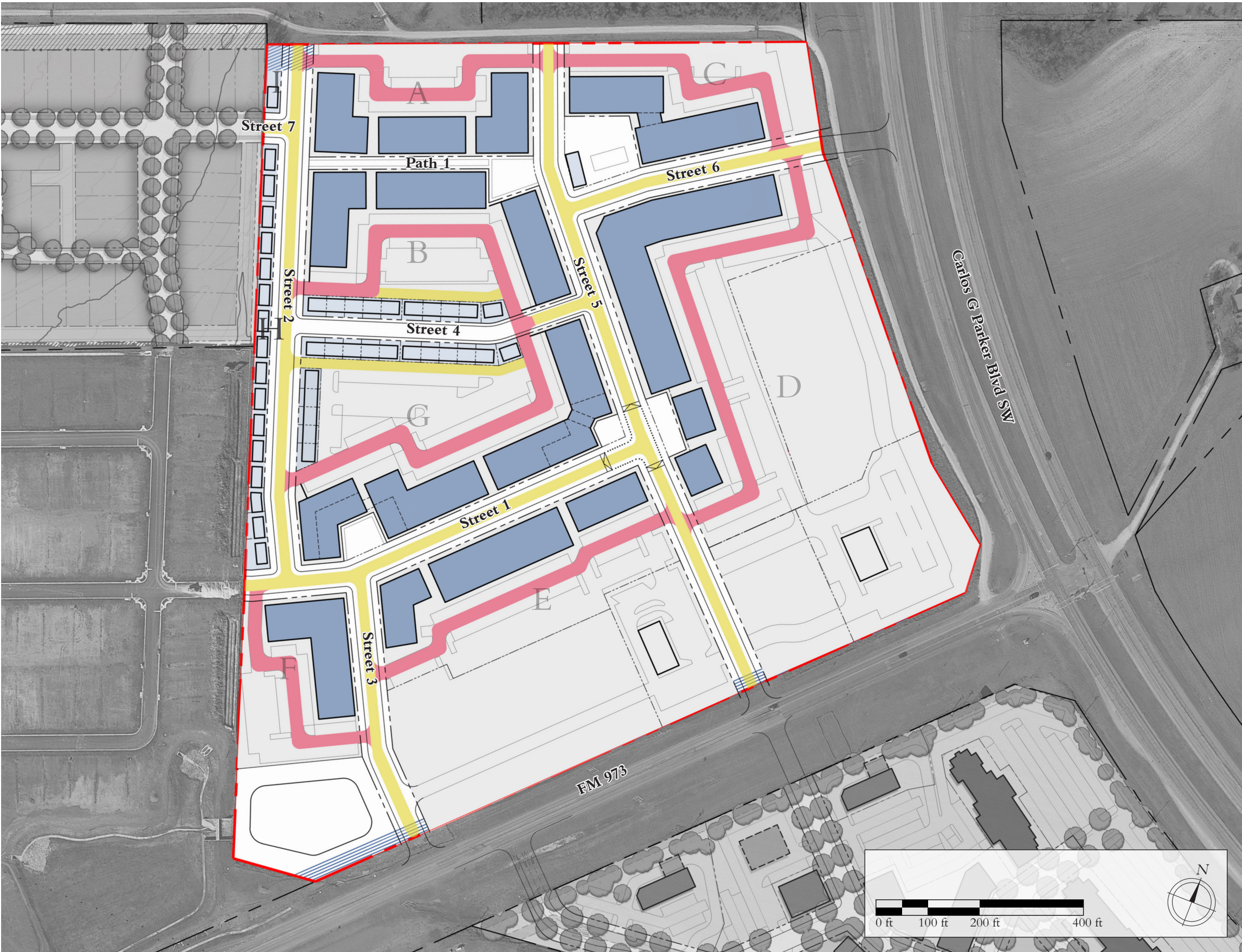
Notes





Civic Space Types	
	Pocket Park
	Square
	Plaza
Total Civic Space: 0.78 acres	
Total Site Area: 39 acres	
Civic Space Ratio: 1.97%	





Fire Apparatus Access Notes

1. Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. Buildings 30 feet tall or greater:
 - Fire Apparatus Access Roads shall be 26 feet clear minimum.
 - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
 - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
 - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).
7. Lots in the Employment Center shall provide additional Fire Lanes on the private lots in order to allow for Fire Apparatus Access to all buildings on those lots.



Key

- 26-foot Fire Apparatus Access Road
- 20-foot Fire Apparatus Access Road
- Buildings over 30 feet
- Lots with buildings under 30 feet



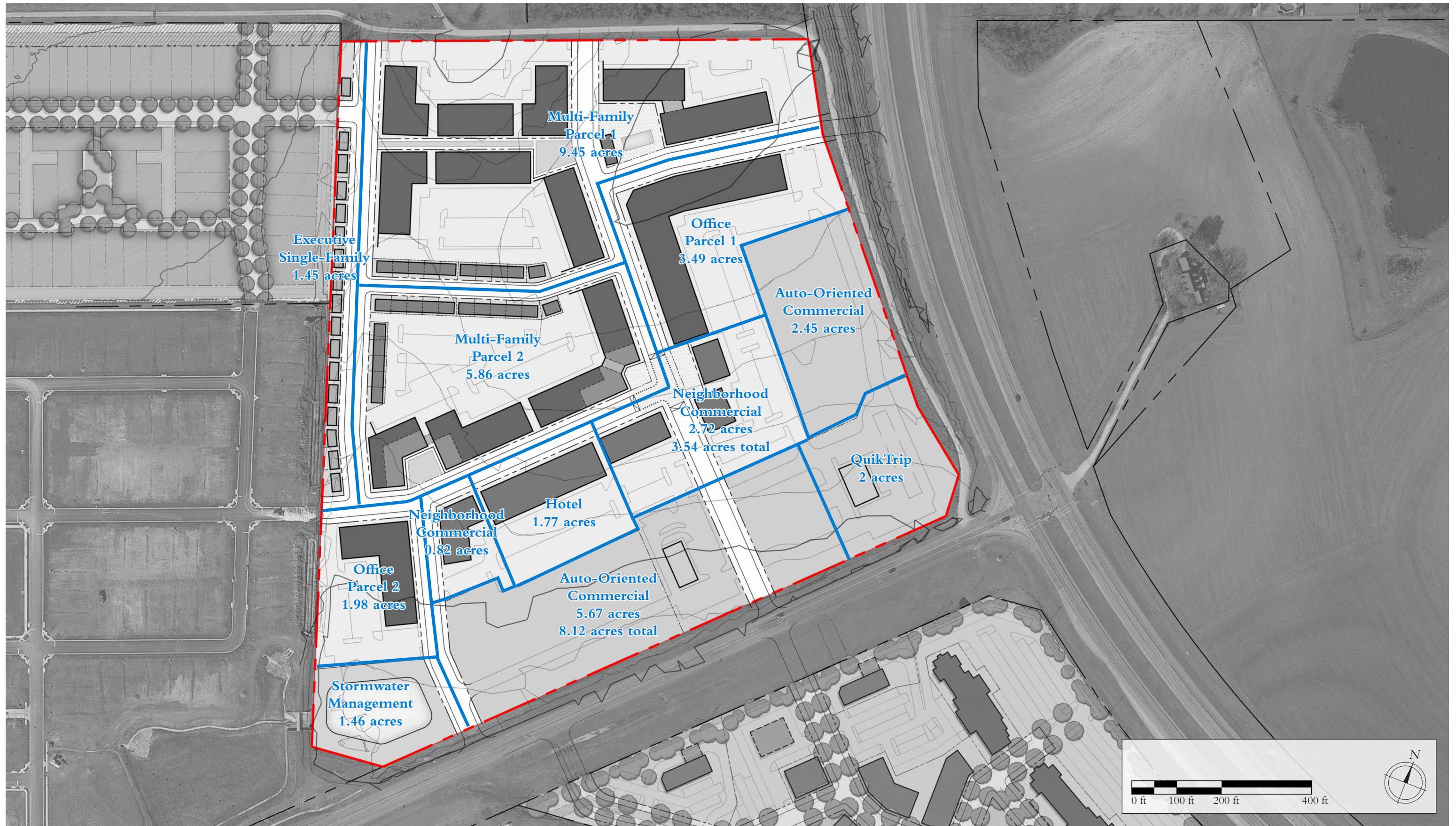


Thoroughfare Names and Addressing Key

- ① _____ Street
- ② _____ Street
- ③ _____ Street
- ④ _____ Street
- ⑤ _____ Way
- ⑥ _____ Street
- ⑦ _____ Street
- ⑧ Carlos G Parker Boulevard SW
- ⑨ FM 973
- Sign with unit numbers

Notes: This addressing plan is conceptual and is subject to refinements in future phases. Lots in the Employment Center Place Type may be addressed to the streets from which they are accessed or to either Carlos G Parker Boulevard SW or FM 973 as appropriate.







Requested Parking Ratios		Spaces
Multi-Family Residential	per unit	1.2
Liner Residential	per unit	2
Retail/Restaurant	per 1,000 SF	5
Office	per 1,000 SF	3
Hotel	per room	0.9

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc. Parking area lines are drawn along the center of streets.

Area A	Program	Spaces
Multi-Family	90 units	108
Total Requested		108
Provided on Street		14
Provided in Parking Lots		95
Provided in Garages		0
Total Provided		109
Difference		+1

Area B	Program	Spaces
Multi-Family	120 units	144
Liner Multi-Family	10 units	20
Total Requested		164
Provided on Street		37
Provided in Parking Lots		112
Provided in Garages		20
Total Provided		169
Difference		+5

Area C	Program	Spaces
Multi-Family	90 units	108
Total Requested		108
Provided on Street		25
Provided in Parking Lots		86
Provided in Garages		0
Total Provided		111
Difference		+3

Area D	Program	Spaces
Office	50,000 SF	150
Total Requested		150
Provided on Street		32
Provided in Parking Lots		125
Provided in Garages		0
Total Provided		157
Difference		+7

Area E	Program	Space
Multi-Family	150 units	180
Retail/Restaurant	14,400 SF	72
Liner Multi-Family	16 units	32
Total Requested		284
Provided on Street		70
Provided in Parking Lots		186
Provided in Garages		32
Total Provided		288
Difference		+4

Area F	Program	Space
Hotel	110 rooms	99
Retail/Restaurant	18,000 SF	90
Total Requested		189
Provided on Street		38
Provided in Parking Lots		154
Provided in Garages		0
Total Provided		192
Difference		+3





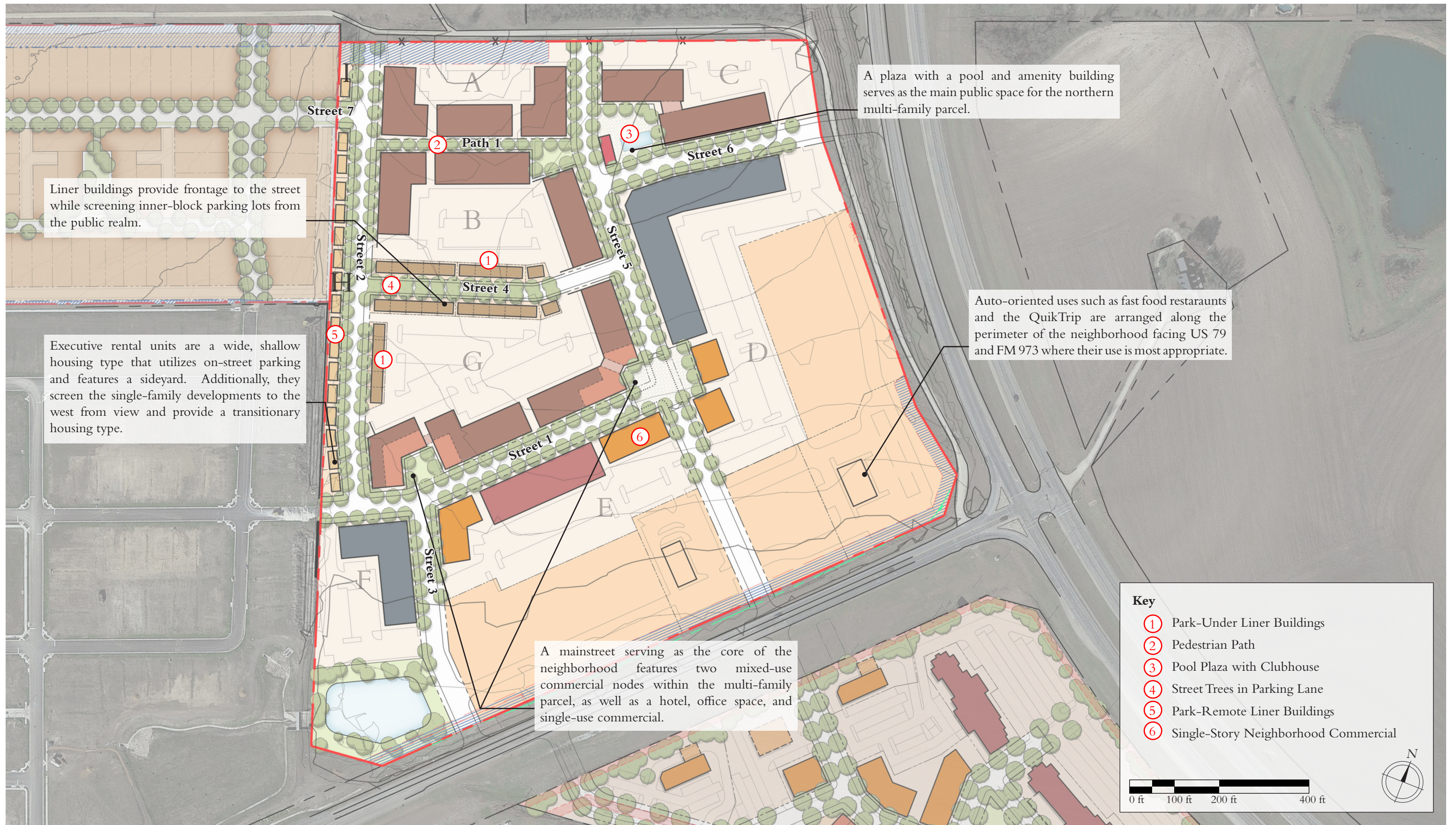
Requested Parking Ratios		Spaces
Multi-Family Residential	per unit	1.2
Liner Residential	per unit	2
Retail/Restaurant	per 1,000 SF	5
Office	per 1,000 SF	3
Hotel	per room	0.9

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc. Parking area lines are drawn along the center of streets.

Area G	Program	Spaces
Office	30,000 SF	90
Total Requested		90
Provided on Street		17
Provided in Parking Lots		81
Provided in Garages		0
Total Provided		98
Difference		+8

Area H	Program	Space
Retail/Restaurant	10,000 SF	50
Total Requested		50
Provided on Street		10
Provided in Parking Lots		61
Provided in Garages		0
Total Provided		71
Difference		+21







① *Liner Buildings, East Beach, Norfolk, Va. .*



③ *Pool Plaza with Clubhouse, The Domain, Austin, Tx.*



④ *Street Trees in Parking Lane, East Beach, Norfolk, Va.*



② *Pedestrian Path, Belgravia Court, Old Louisville, Louisville, Ky.*



⑤ *Park-Remote Liner Buildings, Norton Commons, Louisville, Ky..*



⑤ *Single-Story Neighborhood Commercial, Hutto, Tx.*

City of Taylor Planning & Zoning Commission CONSENT AGENDA

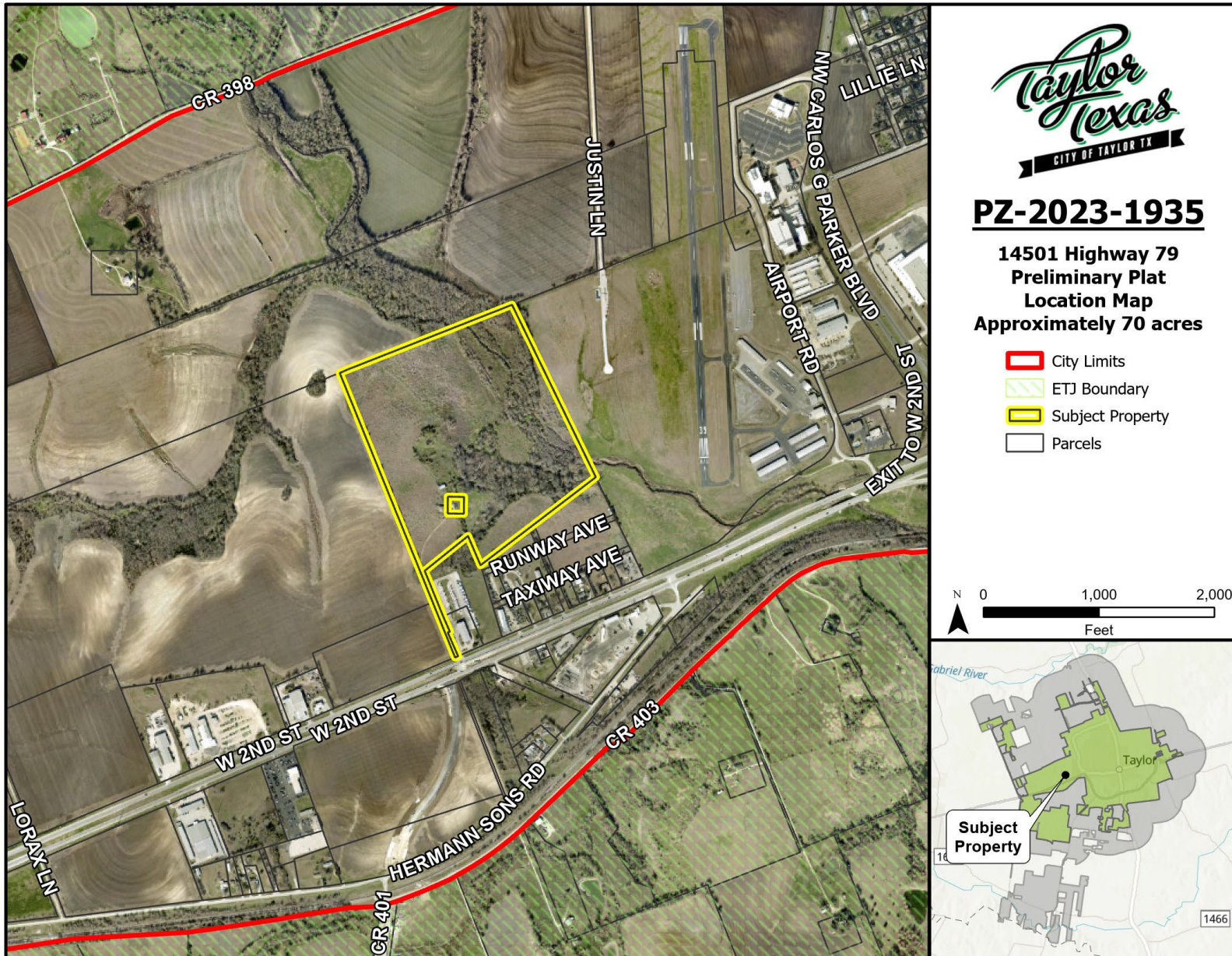
February 13, 2024



PZ-2023-1935

14501 Hwy 79 Taylor Tract Preliminary Plat

Location Map



Staff Review Comments



City of Taylor

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

Trevor Riek
Pape-Dawson Engineers
10801 N Mopac Expy, Bldg 3, Suite 200
Austin TX 78759
trieb@pape-dawson.com

Date: Friday, February 2, 2024

Address: 14501 hwy 79, Taylor 76574

Permit Number PZ-2023-1935

Dear Trevor Riek,

Staff has completed its review of the plat documents for the Park 79 Commerce Center Taylor Tract Preliminary plat that is to be located at 14501 hwy 79, Taylor 76574. There are some corrections that need to be made to this plat document. In addition to the comments below we would like to ask for a meeting to clarify future roadway and drainage locations. the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shai Roos. Should you have any questions or require additional information regarding any of these comments, please contact Shai Roos at (972) 415-0914 or by email at shai.roos@hdrinc.com.

1. Change the title on all sheets to:

Preliminary Plat

Taylor Tract - 14501 Hwy 79,

City of Taylor, Williamson County, Texas - Project Number: PZ-2023-1935

BEING A PRELIMINARY PLAT CONSISTING OF 68.920 ACRES, INCLUDING 3.69 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 5 LOTS, 2 RESERVES, PART OF AND OUT OF THE H. G. JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, TAYLOR, WILLIAMSON COUNTY, TEXAS

2. Update the date on the cover page and title blocks from October 2023 to February 2024
3. Revise sheet number on last sheet to 04 of 04 instead of 03 of 04.
4. Add the following signature blocks to sheet 4: Owners signature (one for each owner), Lien holder signature (if there is a lien holder), Surveyor certification, engineer's certification, development services director signature, Taylor Floodplain manager, and Williamson County Clerk Signature.
5. Lot and Block table on sheet 4 needs to show the blocks

Engineering Department Review

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

*See Associated Documents section of the permit page to download a PDF containing the following engineering comments:

Preliminary Plat

1. Topographic Contours – Contours were removed from the plat. Please replace contours back on the preliminary plat.
2. Right of way to be continuous along the portion of proposed CR 401 and proposed Wing Street near the 50-ft PUE & Drainage easement

2/2/2024 6:40:15 PM
Park 79 Commerce Center Taylor Tract Preliminary plat
PZ-2023-1935
Page 2

3. Drainage Easements – Proposed drainage easements shall be confirmed in the subdivision improvements for public and private easements. Determination of private and public easements are to be verified.
4. Dedication of Lot 5 – Coordination to be made for dedication of Lot 5 area to the City. The location will likely need to be a reserve with uses for green/open space, floodplain and trail.
5. Driveway locations – A note shall be provided on the plat to limit the number of driveway access for the subdivision. Per previous coordination, the locations are to align with the adjacent tract that will have streets adjoining the future CR 401, which will also be the location of access from the proposed Taylor Tract Subdivision.
6. It is noted that additional plat items are required for the final plat including signature blocks, plat notes and applicable tables for streets. It is recommended that these are included on the preliminary plat.

Utility Schematic

1. Reviewed for cursory information only.
2. Utility Locations – Locations of utilities to be finalized on the subdivision improvements. Coordination to be provided for utility locations noted along proposed Wing Street for water and sewer including utility assignments, looping requirements, and additional easements that may need to be provided.

Drainage Schematic

1. Reviewed for cursory information only.
2. It is noted that a completed drainage study will be required along modeling information for review as part of the subdivision improvements portion of the subdivision. Delineation of the Taylor Floodplain will be required as part of the study.

Traffic Impact Analysis

1. Per TIA Reviewer Kathy Smith, no comments are to be addressed from the City; however, coordination shall be made with TxDOT (local) to verify requirements for entrances along US 79 such as turn lane improvements and spacing requirements.

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.

Previously reviewed the preliminary 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 (972) 415-0914, or by e-mail at shai.roos@hdrinc.com.

Thank you,

Shailaja Roos

Shai Roos



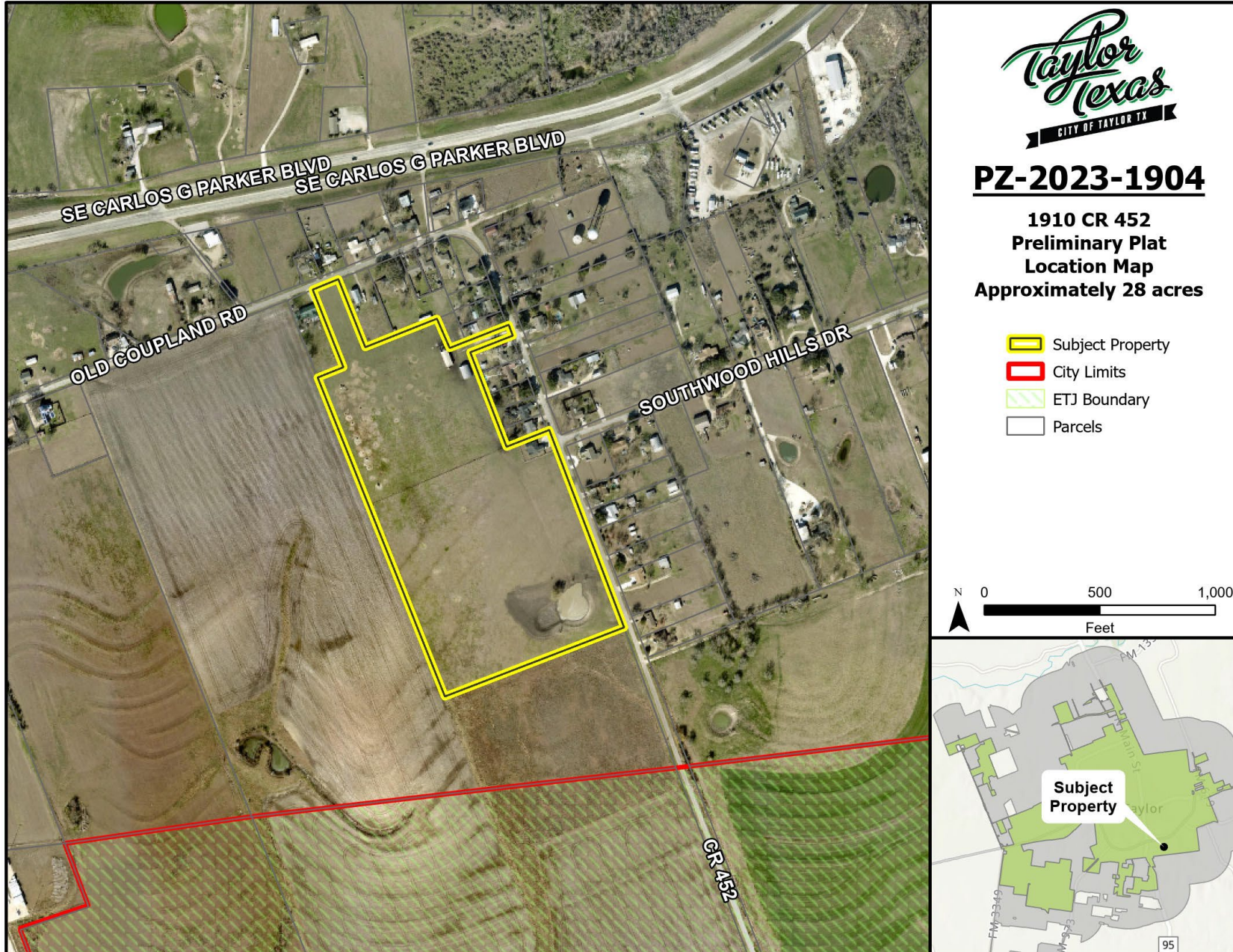
Staff Recommendation

Staff is recommending **Disapproval** of the preliminary plat as the submitted plat does not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual.

PZ-2023-1904

Northcutt-Buzan Estates Preliminary Plat

Location Map



Staff Review Comments



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

Address: 1910 CR 452, Taylor 76574

February 2, 2024

Permit Number PZ-2023-1904

Dear Applicant,

PZ-2023-1904

Staff has completed its review of plans for the Preliminary plat that is to be located at 1910 CR 452, Taylor 76574. There are some corrections that need to be made prior to the approval of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas by email at brenda.joyas@taylor.tx.gov.

PZ-2023-1904 _ 1910 CR 452

Planning Comments: Denied

1. Make sure street names correspond to actual use/size of streets such as an Avenue should be 80 feet of right of way. Plat shows Stella Avenue as 50 feet right of way which is the width of a yield street not an Avenue.
2. As per the planned development passed on 2022 with Ordinance No. 2022-26 Stella Avenue should be 80 feet right of way.
3. Explain how on planned development on Buzan Way cul-de-sac lots 8 & 9 show approximate width of 162.5 feet and now preliminary plat shows corresponding D17 & E6 are 242.80 & 224.93 respectively. All other lots on street remain the same width, how did the end lots increase width approximately 60-80 feet.
4. On Block D lots 1-11 on planned development only show 10 blocks, explain how an extra 58.50 feet were added when most lots stayed same width with changing width only leaving 16 feet to add a new lot. New lot adds 58.50 feet approximately.

Engineering Department Review

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

*See Associated Documents section of the permit page to download a PDF containing the following engineering comments:

Preliminary Plat

1. Right of way dedication shown to be updated graphically at Old Coupland Road intersection with Buzan Court and Stella Avenue.
2. Right of way for Stella Ave. to be provided all the way through. Street construction will be phased accordingly. This was part of the planned development ordinance associated with this subdivision.
3. Include plat note to reference PD Ordinance.
4. Fix clipped 10-ft PUE line at northwest intersection corner at Buzan Court and Northcutt Way.

PRELIMINARY PLAT FOR
Preliminary plat
PZ-2023-1904
Page 2

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.

Previously reviewed the preliminary 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 e-mail at brenda.joyas@taylor.tx.gov.

Efforts have been made to contact you to set up a meeting to review past comments. Please reach out with dates and times available to be able to expedite approval.

Thank you,

Brenda Joyas, CNU-A
Senior City Planner
Development Services
City of Taylor

Attachment



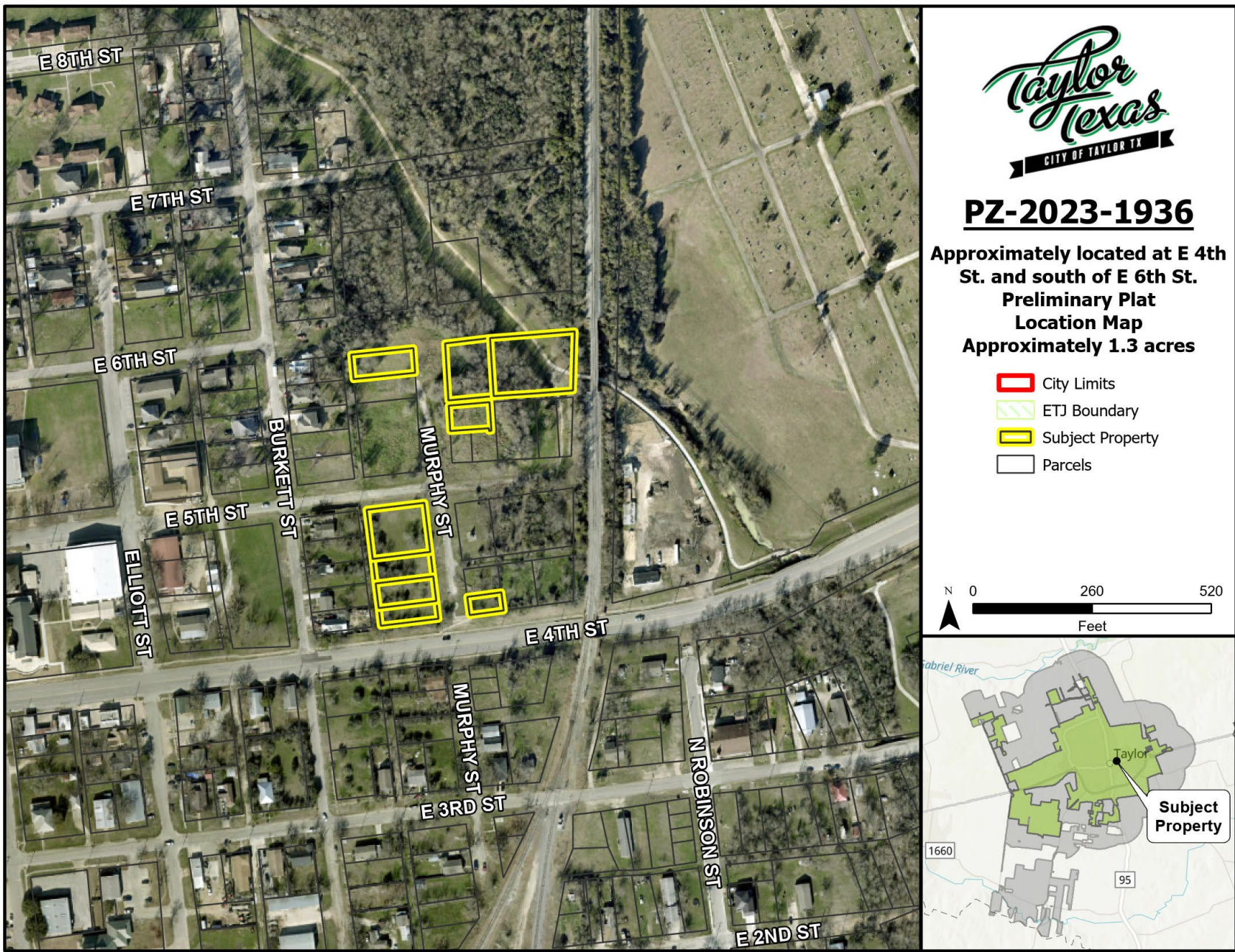
Staff Recommendation

Staff is recommending **Disapproval** of the preliminary plat as the submitted plat does not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual.

PZ-2023-1936

Murphy Street Preliminary Plat

Location Map



Staff Review Comments



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

Address: 419 Murphy St, Taylor 76574

February 2, 2024

Permit Number PZ-2023-1936

Dear Applicant,

Staff has completed its review of the preliminary plat for the Murphy Street Preliminary Plat that is to be located at 419 Murphy St, 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 Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas by email at brenda.joyas@taylortx.gov.

PZ-2023-1936 _ Murphy Street Preliminary Plat

Planning Comments: Denied

1. Please clarify how the missing agent authorization notarization was addressed in meeting on 12.8.2023.
2. Show and label easements for secondary frontages, parks, trails, plazas.
3. Add Build lines to plat.
4. Show Phasing Plan on Plat.
5. Elaborate on Civic Lot 9, add a public easement access easement from walk to front door that is maintained by HOA.

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.

Preliminary Plat

The preliminary plat document uploaded on 1/19/24 was reviewed and approved with no additional comments.

Exhibits

1. Please note that the exhibit provided is for cursory review only and all proposed improvements will be reviewed during the subdivision improvement submittal phase of the subdivision.
2. Proposed drainage shown in the exhibits will need to be updated in the subdivision improvements to follow current City of Taylor Engineering Manual requirements including review of modeling information and delineation of the City of Taylor Floodplain.

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 the plat with no comments. The note pertaining to the fire flow is found on page 1 of 2 of the plat. The development code requirements pertaining to this project will be reviewed at the appropriate phases that would include fire hydrant locations, fire suppression systems etc.

2/2/2024 3:18:56 PM
Murphy Street Revival Preliminary Plat (MSR II)
PZ-2023-1936
Page 2

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 e-mail at brenda.joyas@taylortx.gov.

Thank you,

Brenda Joyas, CNU-A
Senior City Planner
Development Services
City of Taylor



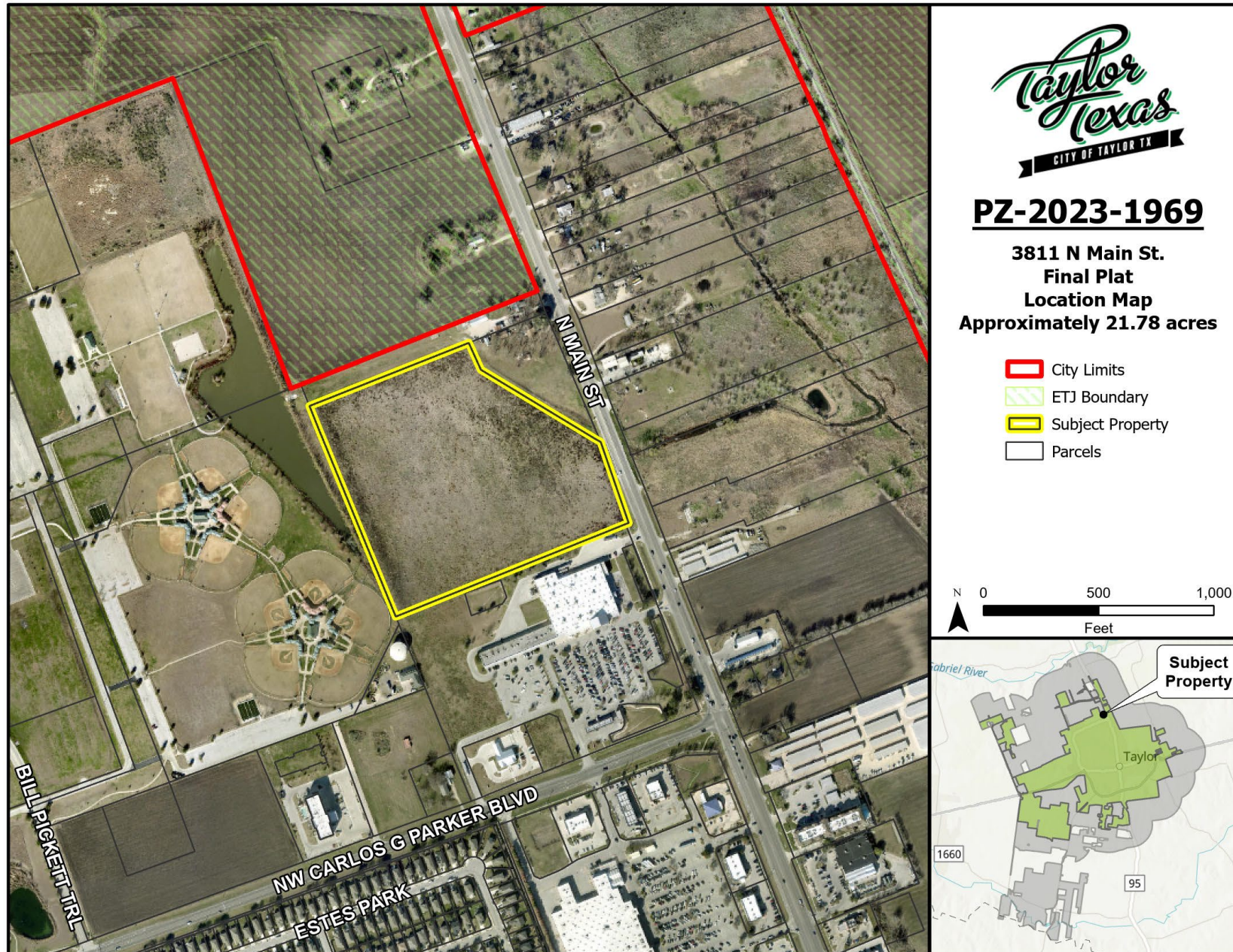
Staff Recommendation

Staff is recommending **Conditional Approval** of the preliminary plat since there are minor requirements needed to meet the Subdivision Ordinance and Engineering Manual.

PZ-2023-1969

3811 N. Main St. Final Plat

Location Map



Staff Review Comments



City of Taylor
400 Porter Street
Taylor, TX 76774
(512) 352-3675
www.ci.taylor.tx.us

Michael Lee
Kimley-Horn
5301 Southwest Pkwy, Bldg 2, Ste 100
Austin TX 78735

Date: Friday, February 2, 2024

Address: 3811 N Main St, Taylor 76774

Permit Number PZ-2023-1969

Dear Michael Lee,

Staff has completed its review of the final plat for the 3811 N. Main St that is to be located at 3811 N Main St, Taylor 76774. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow. Please make these edits to the plat document prior to submitting the plat to city staff for recording if approved by Planning and Zoning Commission at their next meeting.

Planning Department Comments

The following comments have been provided by Shai Roos. Should you have any questions or require additional information regarding any of these comments, please contact Shai Roos at (972) 415-0914 or by email at shai.roos@hdrinc.com.

This plat can be approved subject to following conditions:

1. Revise the case number on all sheets to reflect the correct case number PZ-2023-1969.
2. Correct the Title on all sheets to:

3811 North Main Final Plat

Blocks A,B,C,D and E, City of Taylor, Williamson County, Texas

Being a final plat consisting of 21.782 acres situated in the William J Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas

Engineering Department Review

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

**See Associated Files Section of the permitting page to download a copy of the PDF plat containing the following engineering comments.*

Final Plat

1. *Sheet 1 of 5 - A 1-ft reserve shall be dedicated as a street buffer for north street ends at Perimeter Street and Water Street, LDC 3.8.1.11.*
2. *Sheet 1 of 5 - Move text for "Fountain Street" to properly show the street centerlines connecting with Local Lane.*
3. *Sheet 5 of 5 - LDC 3.8.4.2 (3) A maintenance agreement will need to be noted on the Final Plat. Coordination Meeting to be held to verify what is included.*
4. *Sheet 5 of 5 - Provide City of Taylor Floodplain Administrator Certification Block using Certification Language found in the plat requirements in the plat application.*
5. *Sheet 5 of 5 - Provide signature line in the City of Taylor Development Services Director Certification Block above the line used for printed name..*

2/2/2024 6:09:04 PM
3811 N. Main St
PZ-2023-1969
Page 2

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.

Addressing shall be assigned for each unit for this project. This is a information only comment and does not need to be addressed on the plat document.

Please revise the plat to address the comments noted above. Following revision, submit a signed copy of the plat document to city staff for recordation with Williamson County.

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 (972) 415-0914, or by e-mail at shai.roos@hdrinc.com.

Thank you,

Shailaja Roos

Shai Roos



Staff Recommendation

Staff is recommending **Conditional Approval** of the preliminary plat since there are minor requirements needed to meet the Subdivision Ordinance and Engineering Manual.

City of Taylor Planning & Zoning Commission

February 13, 2024

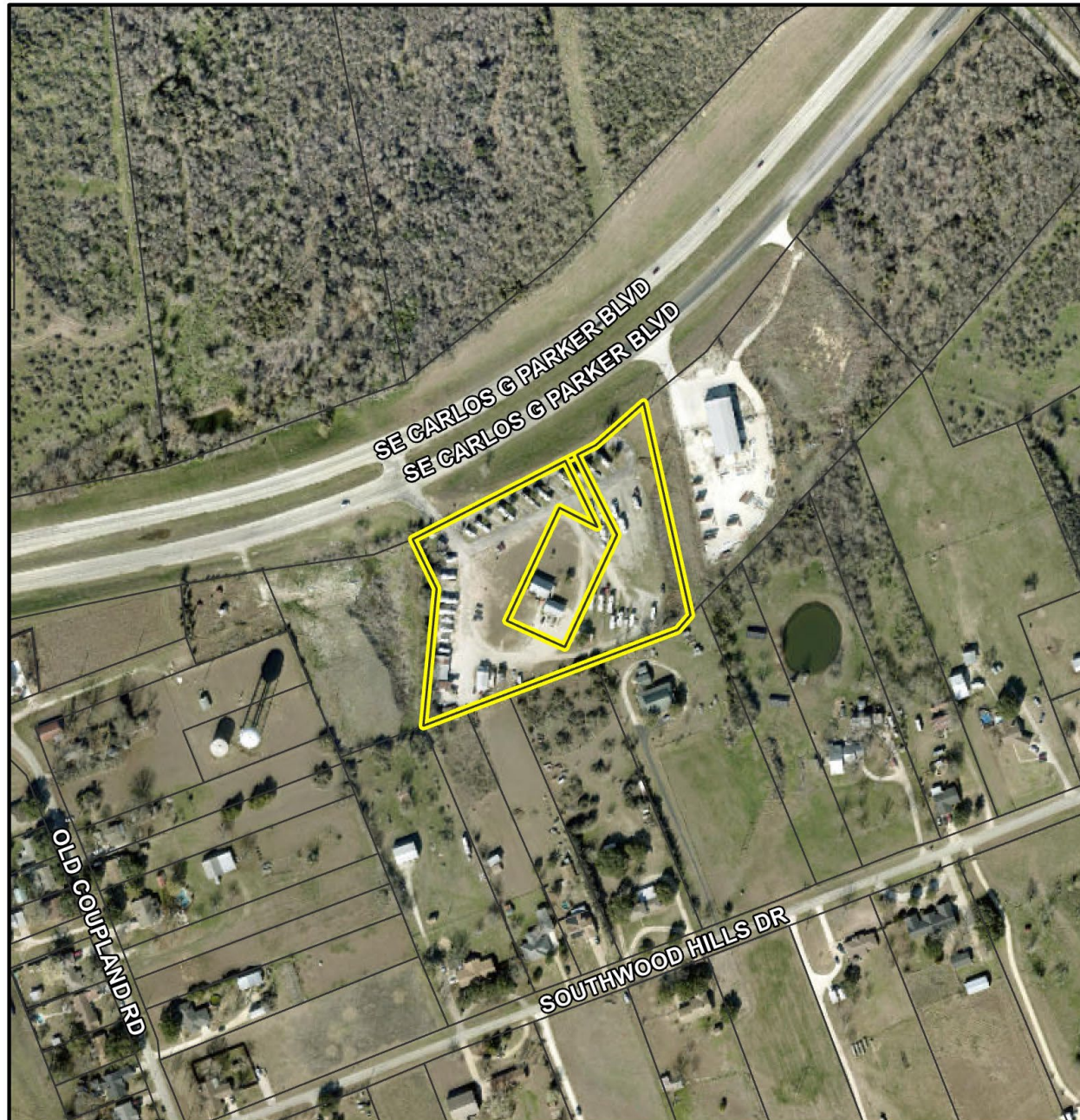


PZ-2023-1998

408 Carlos G. Parker - Special Use Permit



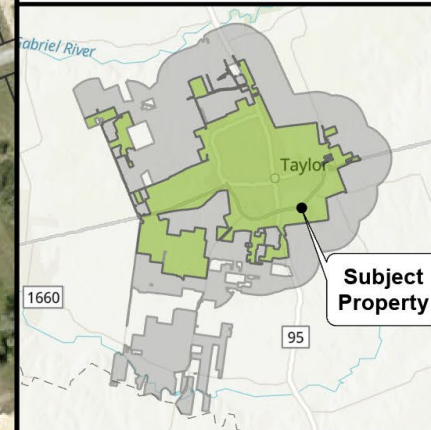
Location Map



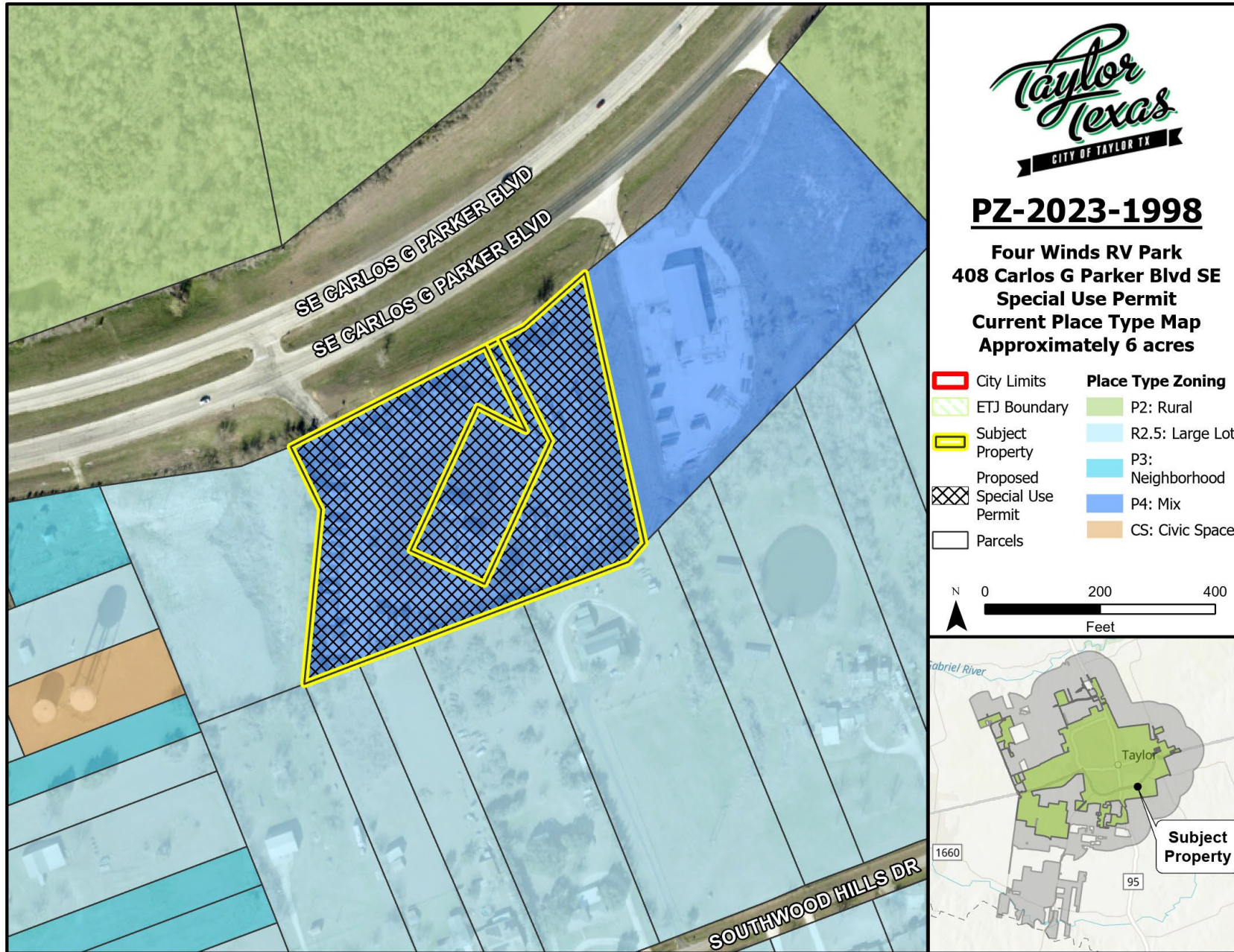
PZ-2023-1998

**Four Winds RV Park
408 Carlos G Parker Blvd SE
Special Use Permit
Location Map
Approximately 6 acres**

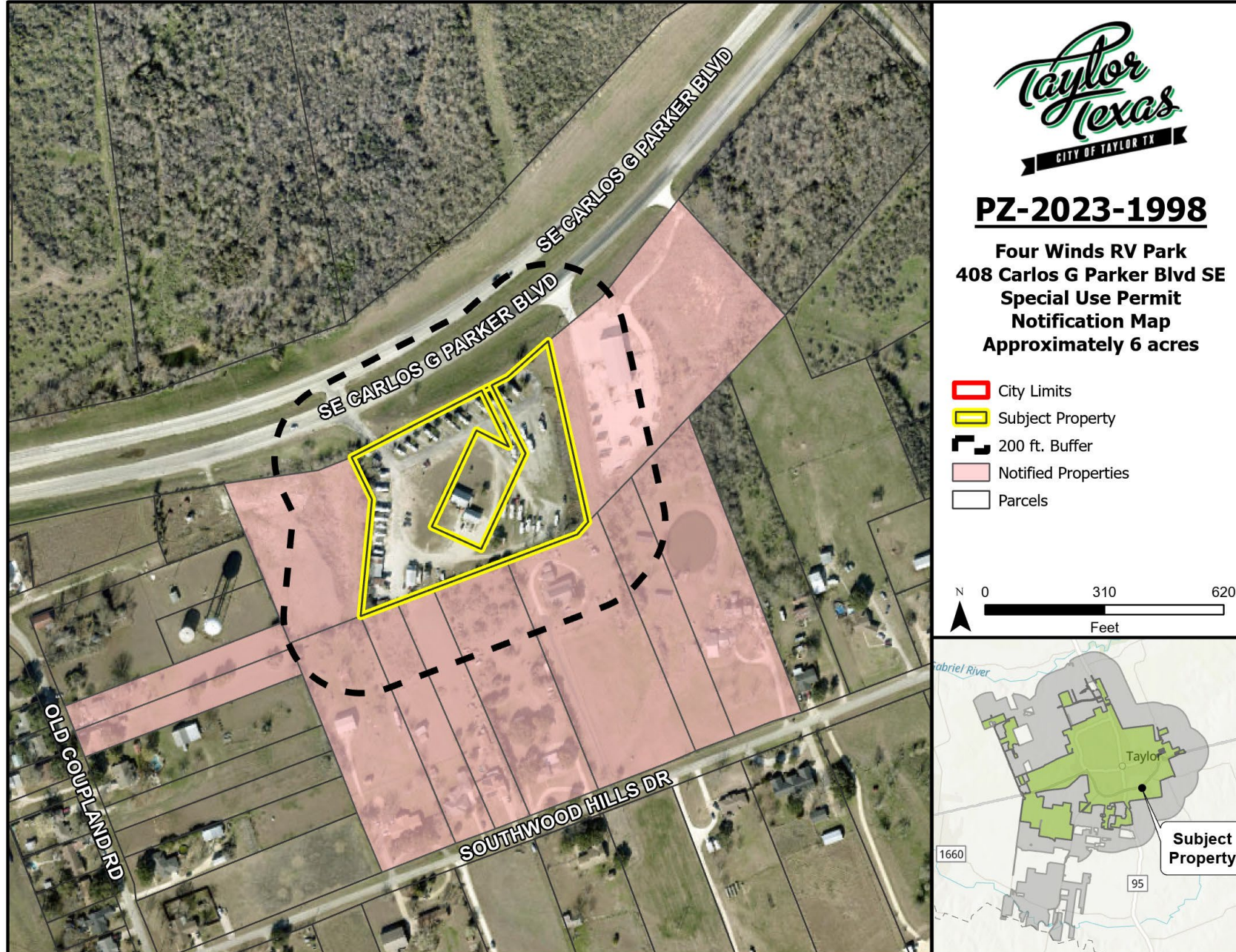
-  City Limits
-  Subject Property
-  Parcels



Current Place Type Zoning



Notification Map



- 14 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received no responses in opposition or approval of the request from the notified parties.

Analysis

The applicant is requesting a Special Use Permit to continue to allow the RV Park to update and expand buildings on the property as it pertains to the RV Park.

Due to the new Land Development Code (LDC), the Place Type zoning for this property is P4 – Mix which does not allow RV Parks by right. Seeing they are a non-conforming use a Special Use Permit would allow them continue use as an RV Park.

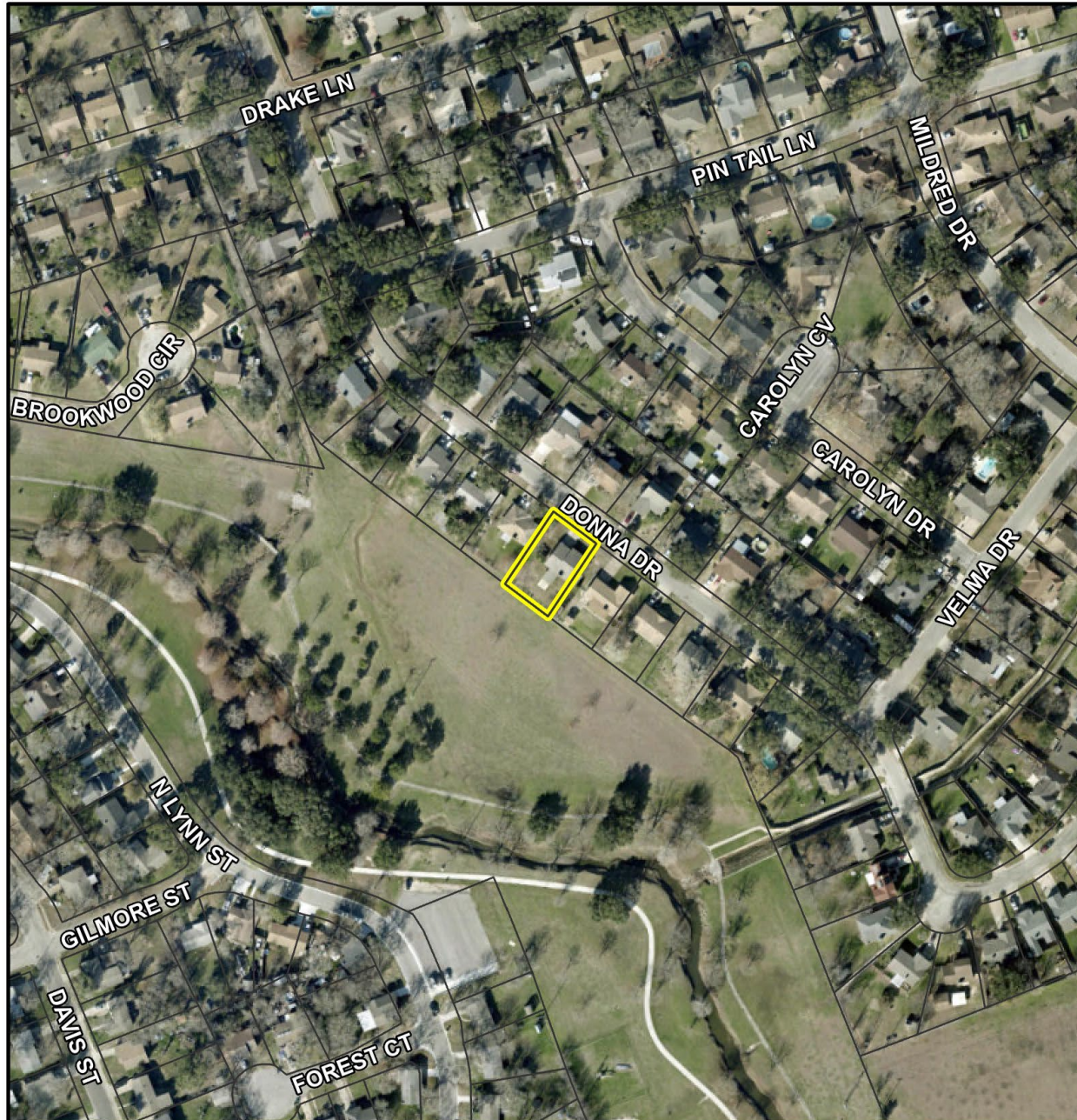
Staff Recommendation

Staff recommends **Approval** of the Special Use Permit to conform the property as an RV Park use.

PZ-2023-1985

2105 Donna Dr.- Place Type Zoning Change

Location Map



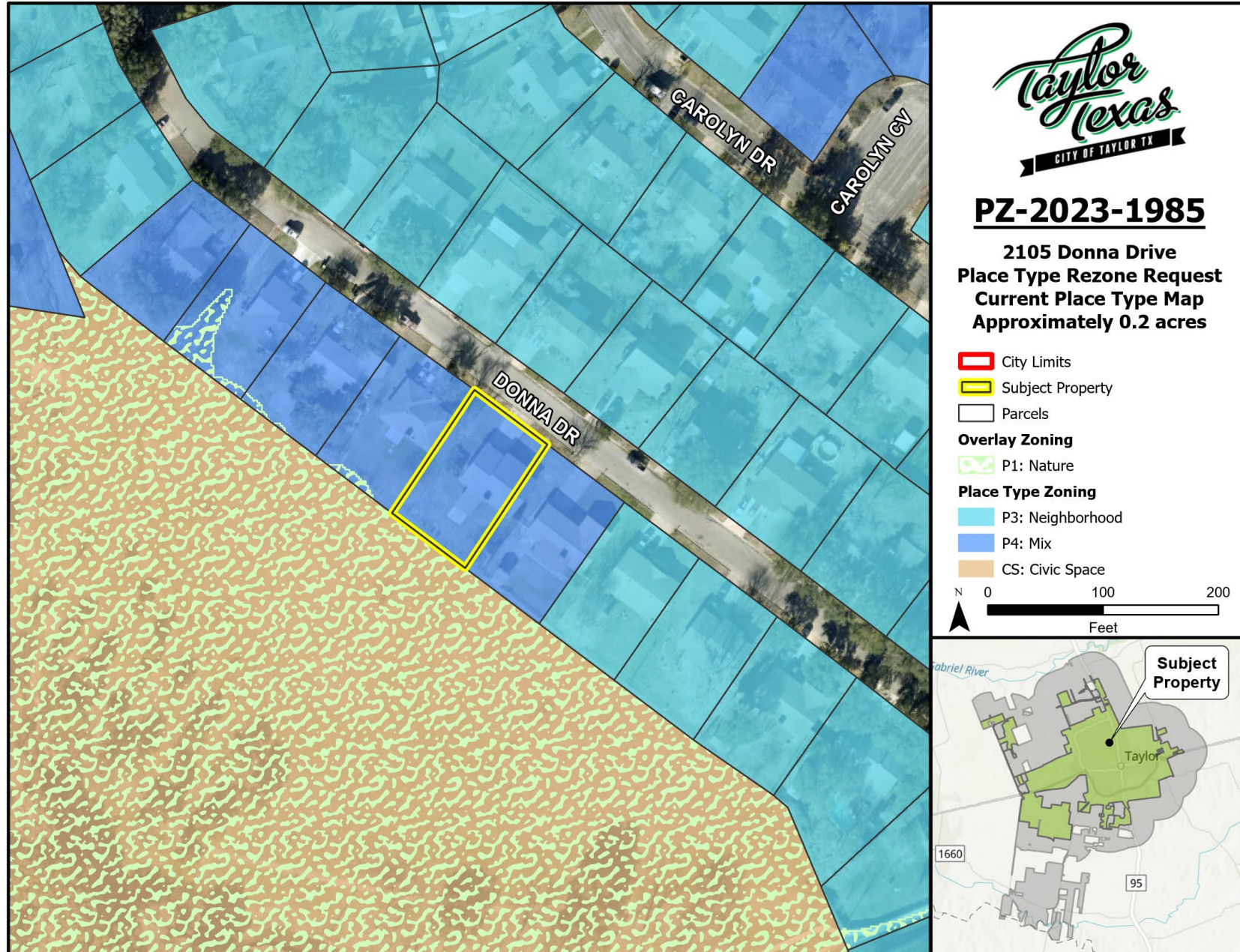
PZ-2023-1985

**2105 Donna Drive
Place Type Rezone Request
Location Map
Approximately 0.2 acres**

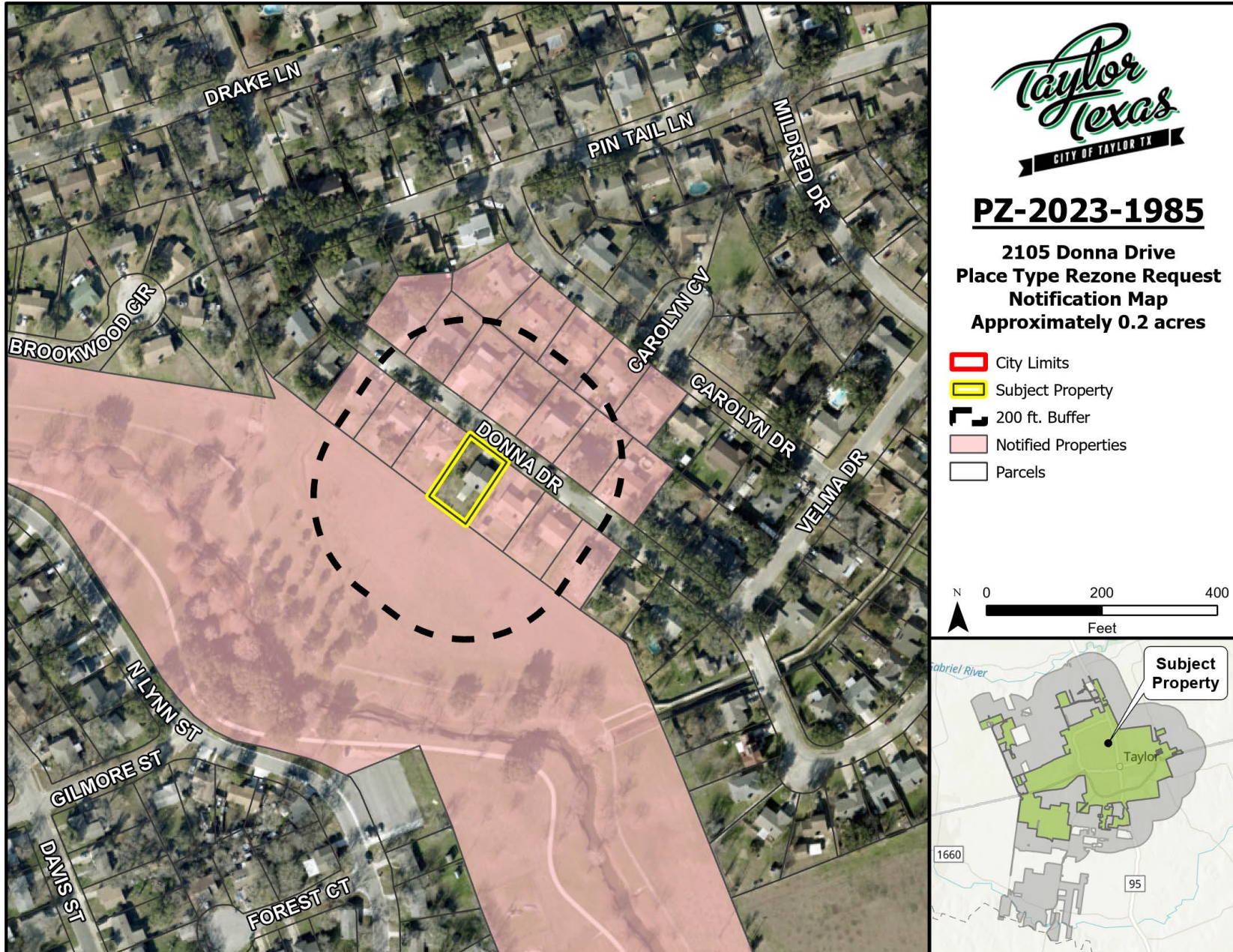
-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels



Current Place Type Zoning



Notification Map



- 22 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received no responses in opposition or approval of the request from the notified parties.

Analysis

The requestor has stated that “this property is not for sale and will not be mix”.

This property was previously zoned MF2 – Multi Family Residential District. In the translation from the old zoning districts to the new place type zoning in the Land Development Code, MF2 became P4 – Mix.

The existing property is a single-family dwelling. Single-family dwellings are permitted in both place types P4 and P3. The requestor can continue to live in the existing residential house as a legal conforming structure in both P4 and P3 place types.

Place type P3 has less building type options than place type P4. The requestor is seeking P3 place type.

Staff Recommendation

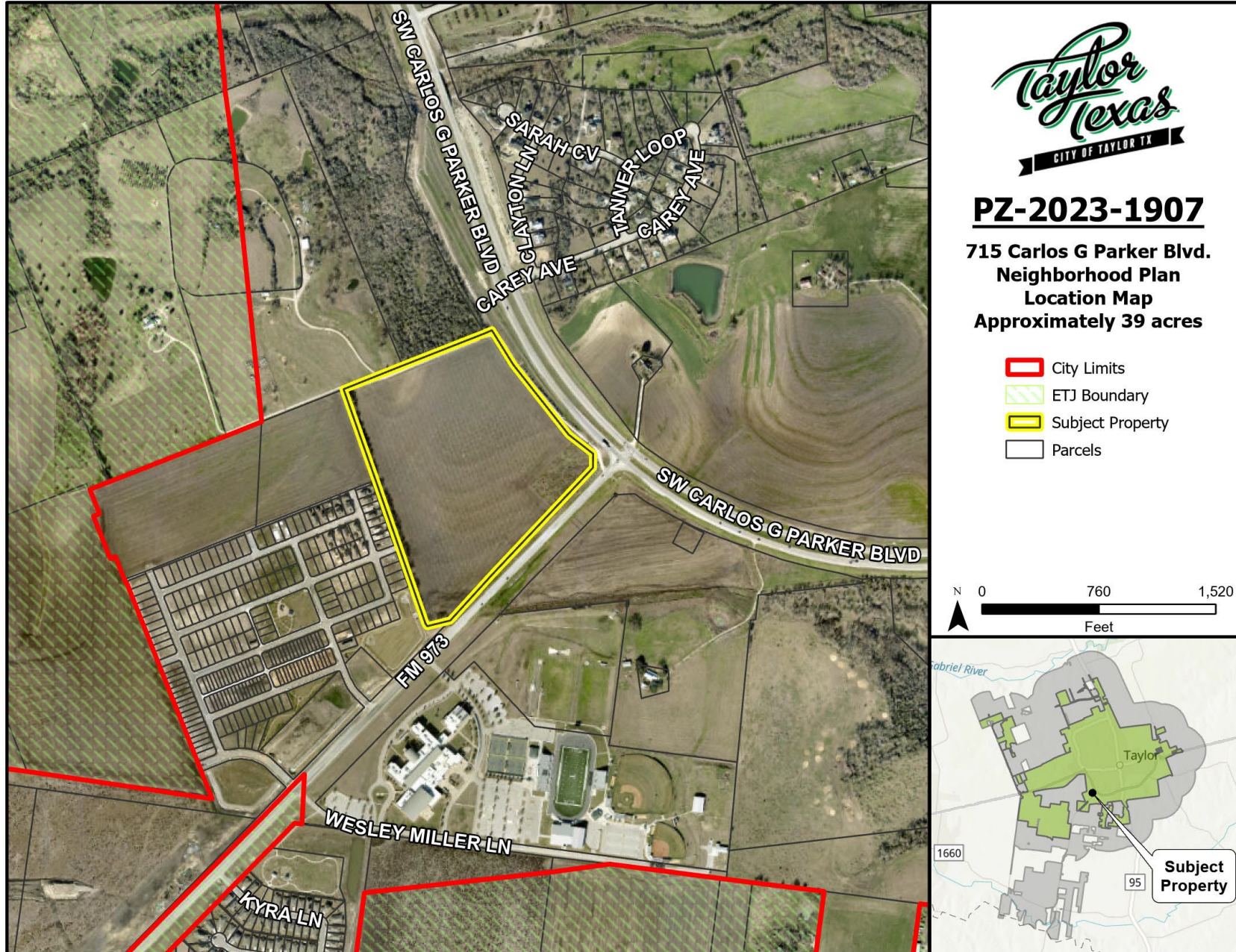
Staff recommends Approval of the place type P3: Neighborhood.

PZ-2023-1907

715 Carlos G. Parker: New Neighborhood Plan



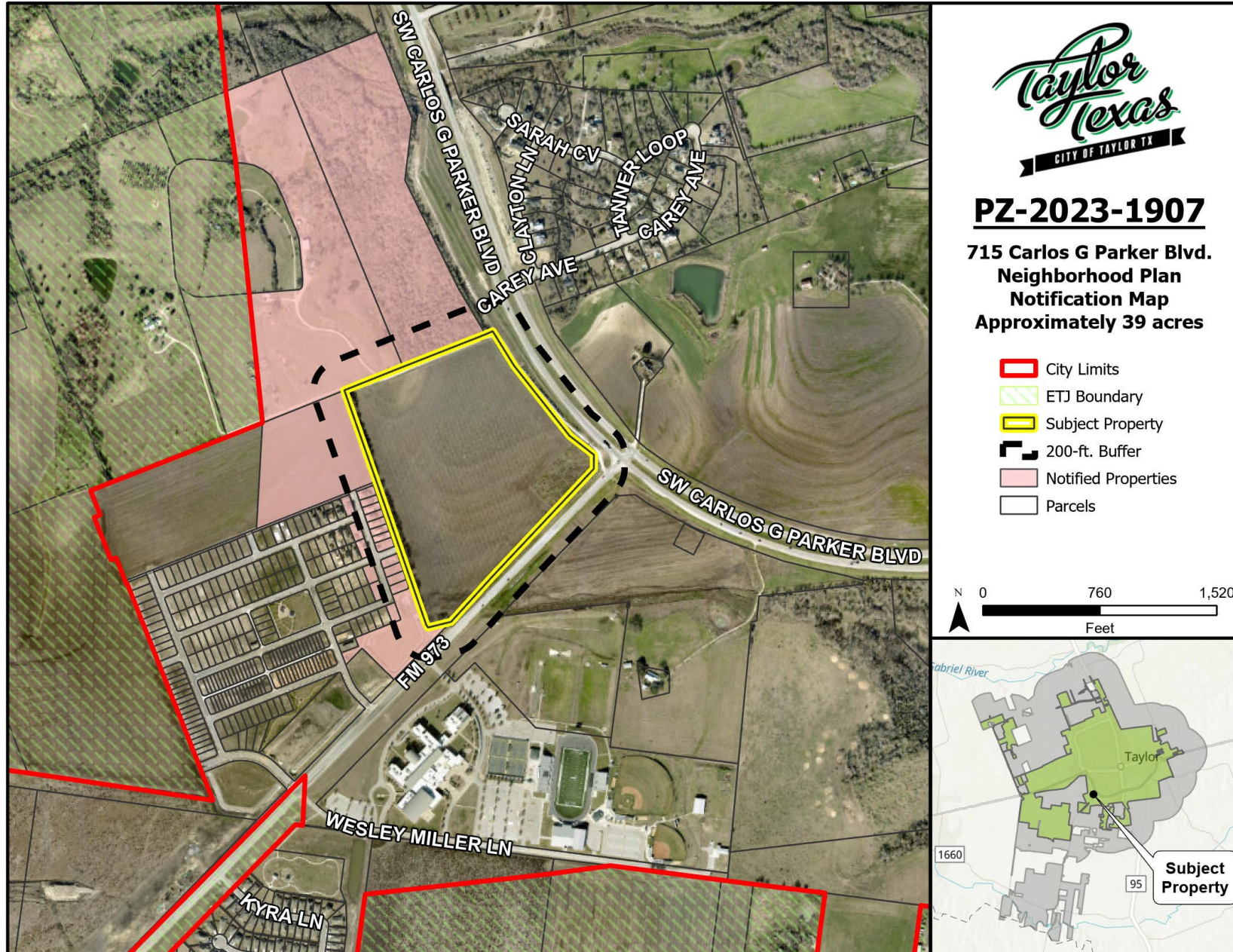
Location Map



Current Place Type Zoning



Notification Map



- 27 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received no responses in opposition or approval of the request from the notified parties.

Regulating Plan



General Standards: Variances & Warrants

Variances

1. A Variance to allow EC-Employment Center along CGP and FM 973 due to auto-oriented design of thoroughfares which allow highway commercial buildings.
2. A Variance to allow a lower ratio of CS-Civic Space given other CS in proximity in pedestrian shed.

Warrants

1. A Warrant to allow a lower ratio of P4 due to a high ratio of P2.3 & P3 within pedestrian shed allowing a higher ratio of P5 for greater density to improve commercial nodes.
2. A Warrant for larger block sizes on Blocks A, B, C, & G to accommodate multi-family & mixed buildings.
3. A Warrant for a larger block size on Block H due to creating a buffer and space between streets.
4. To allow parking in the second lot layer in Block H & Block B (liner bldgs.) only if it is enclosed in a building and screened from view at frontages.

Analysis

Upon analyzing the request, the proposed uses as a mix uses, residential, office space, hotel, QT, walkable and auto-oriented commercial are all considered consistent with the Comprehensive Plan. The uses are consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
 - The development provides internal street connectivity and follows the traditional small block pattern of Taylor.
- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
 - Developing in an area with existing and planned infrastructure and taking advantage of a new Neighborhood Plan allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.

In summary, the applicant's request to a New Neighborhood Plan, that incorporates a mix of residential and commercial uses is consistent with the Comprehensive Plan in the proposed location. The applicant's use of the urban design consultant has allowed for collaboration between the applicant and the city to create a walkable, human-scaled environment that aligns with the city's goals.

Staff Recommendation

Staff recommends **Approval** of the New Neighborhood Plan at 715 Carlos G. Parker.

City Council Updates for January 2024

APPROVALS

- Davis Tract Phase II PD and Annexation
- Place Type Change Requests
- HWY79Taylor Annexation