

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574

February 11, 2020, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on January 14, 2020.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

PLATS

2. **PZ-2019-1168** – Consider approving Castlewood Subdivision Preliminary Plat, consisting of approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

ZONING ORDINANCE

3. Discuss and consider directing staff to draft and amendment to the Zoning Ordinance related to the standards for Home Occupations.

DISCUSSIONS ITEMS

4. Update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: March 10, 2020

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **February 7, 2020**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts, Administrative Assistant

Date: 2.6.2020

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
January 14, 2020, 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Michael Aplin
Mike Eaton
Donna Frazier
Kellie Billings-Ray
Annette Maruska
Leland Stevens

ABSENT

Rick Selin
Faith Gardner

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant, Development Services
Shelly Shelton, Senior Planner, Development Services

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the meeting on December 10, 2019.

Motion made by Mrs. Maruska to approve minutes from December 10, 2019 as presented. Second by Mr. Eaton. All voted Aye.

PZ-2019-1183 – Consider disapproving Old Georgetown Road Preliminary Plat, consisting of 28.33 acres to create 98 lots and four (4) blocks, across from ERCOT Taylor on N.W. Carlos G. Parker Boulevard; part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval. Mr. Eaton made motion to disapprove. Second by Mrs. Maruska. All voted aye.

PZ-2019-1168 – Consider disapproving Castlewood Subdivision Preliminary Plat, consisting of approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval. Mrs. Frazier made motion to disapprove. Second by Mrs. Maruska. All voted aye.

PZ-2019-1190 – Public hearing regarding an application to rezone approximately 0.547 acres of Single-Family Residential Zoning District (R-1) to 0.547 acres of Local Business Zoning District (B-1), addressed as 1003 T.H. Johnson Drive; more particularly described as Williamson Central Appraisal District Parcel R480519; part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Hearing opened. Ms. Shelton made presentation including recommendation for disapproval. Dr. Clyde Smith made a presentation and answered questions. There was discussion between Commissioners, Staff and Dr. Smith. Hearing closed.

PZ-2019-1190 – Consider making a recommendation to City Council regarding an application to rezone approximately 0.547 acres of Single-Family Residential Zoning District (R-1) to 0.547 acres of Local Business Zoning District (B-1), addressed as 1003 T.H. Johnson Drive; more particularly described as Williamson Central Appraisal District Parcel R480519; part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Mr. Stevens made motion to disapprove. Second by Mrs. Billings-Ray. All voted aye.

Update regarding Council actions related to Planning and Zoning items.

Mr. Yantis stated that there were no updates regarding Council actions related to Planning and Zoning items at this time.

Adjourn

The meeting was adjourned at 6:55 p.m.

Carrie Orts
Administrative Assistant, Development Services

Don McAlister
Planning & Zoning Commission Chairman

City of Taylor
Castelwood Subdivision Preliminary Plat
PZ-2019-1168
Staff Report

Requested Action: Approval of Castlewood Subdivision Preliminary Plat

Applicant: Tim Haynie/Haynie Consulting, Inc.

Subject Property: Being approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information

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

Current Use: Vacant

Purpose:

The purpose of the plat is the future development of a commercial and single-family residential neighborhood.

Staff Recommendation:

The submitted plat meets the minimum requirements of the Subdivision Ordinance and the Planned Development zoning so staff recommends approval of the proposed subdivision.

Attachments:

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



City of Taylor

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

Date: Sunday, February 2, 2020

Aaron Levy
Townbridge Homes
P.O. Box 90638
Austin TX 78709
aaron@townbridgehomes.com

Permit Number PZ-2019-1168
Job Address: 530 FM 973, Taylor 76574

Dear Aaron Levy,

Staff has completed its review of plans for the Castlewood Subdivision Preliminary Plat that is to be located at 530 FM 973, Taylor 76574. Comments from this review follow.

Engineering Department Review

The following comments have been provided by Jacob Walker. Should you have any questions or require additional information regarding any of these comments, please contact Jacob Walker at (512) 685-2938 or by email at jacob.walker@hdrinc.com.

TIA Submittal

There is no objection taken for the revised TIA submittal. See associated files for updated comment response log.

Preliminary Plat

There is no objection taken for the revised preliminary plat submittal. Engineer/Surveyor to verify if wet signature is required for plat (electronic signature provided).

Additional Reviews

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

Reviewed plans with submit date of 12/20/2019 with no further comments. The fire hydrant spacing has been addressed as well as the looping of the water line. The turning radii will be address in the construction plans.

Planning Department Comments

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

Approved with the comment that the below comment must be addressed prior to going to P&Z with the plat for approval:

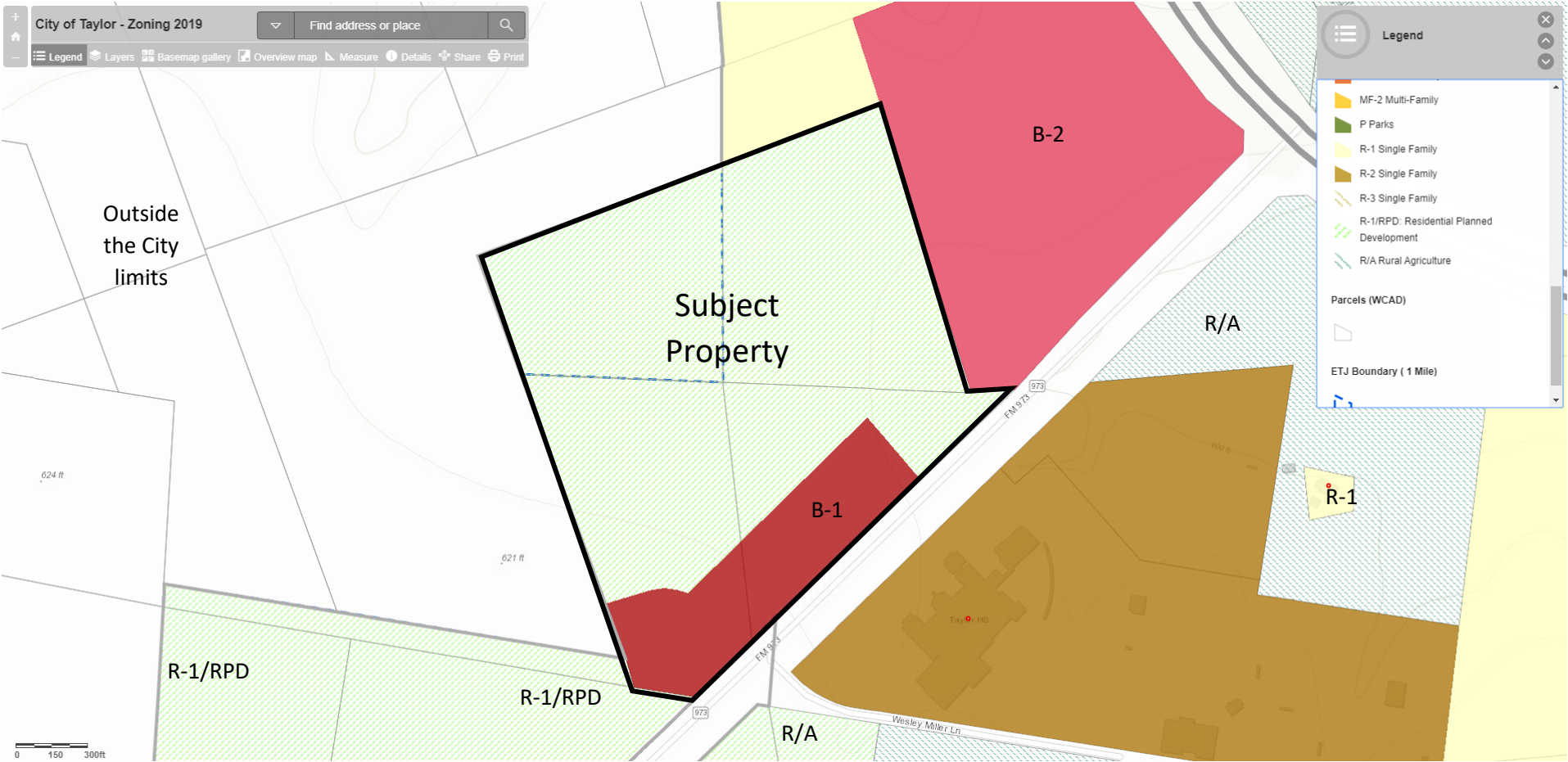
1. The drainage easement in the private alley of the town homes cannot be a reserve for detention/drainage as it cannot be used for access if it is reserved solely for detention. Remove the "Reserve 10 -" and the labeling will be ok.

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

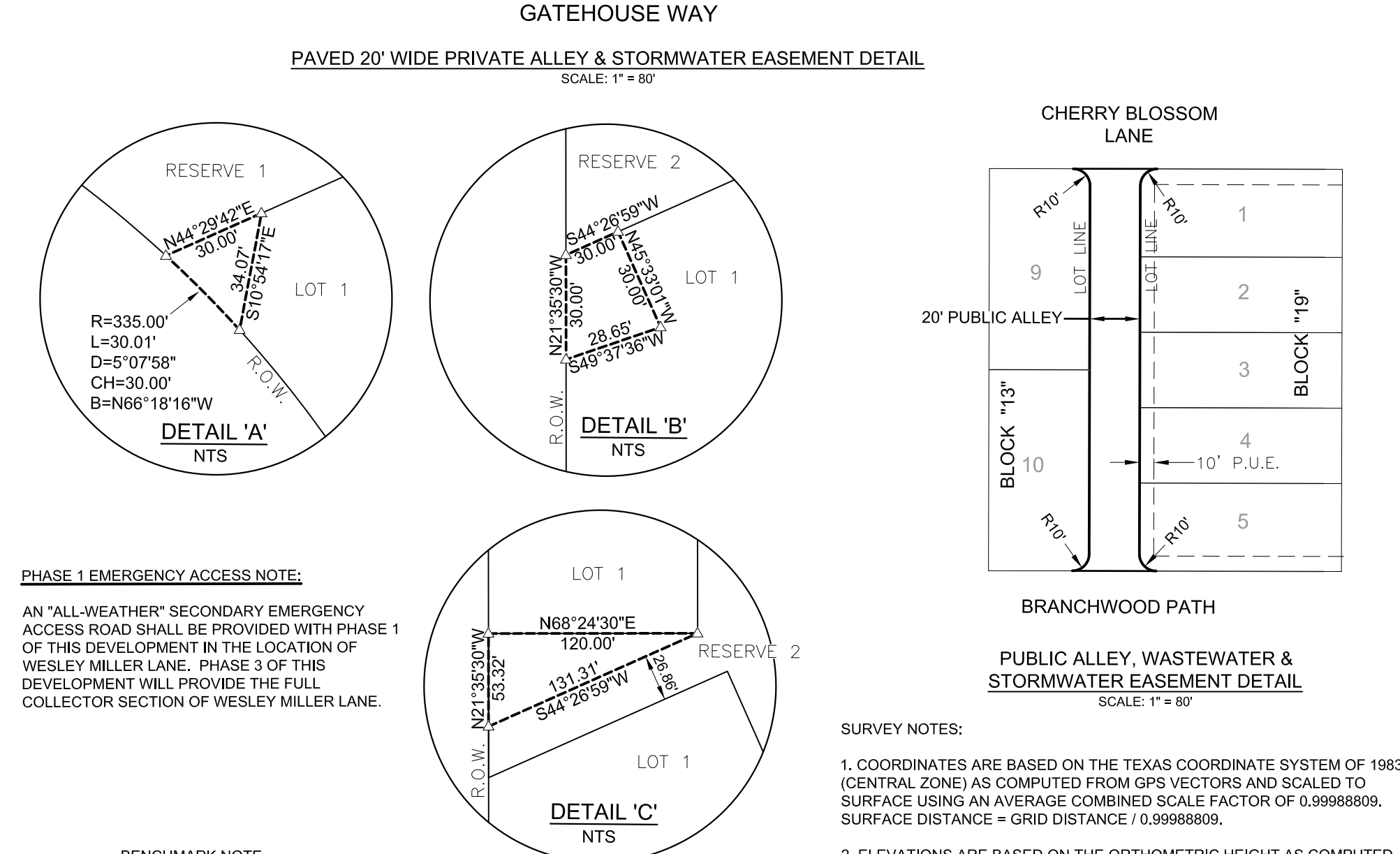
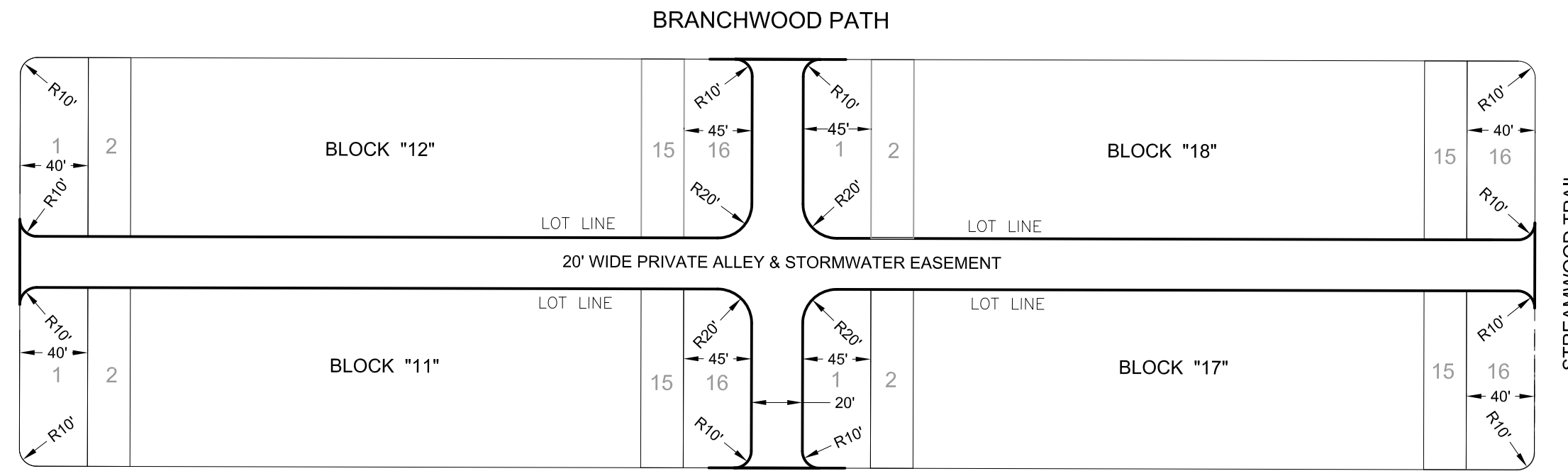
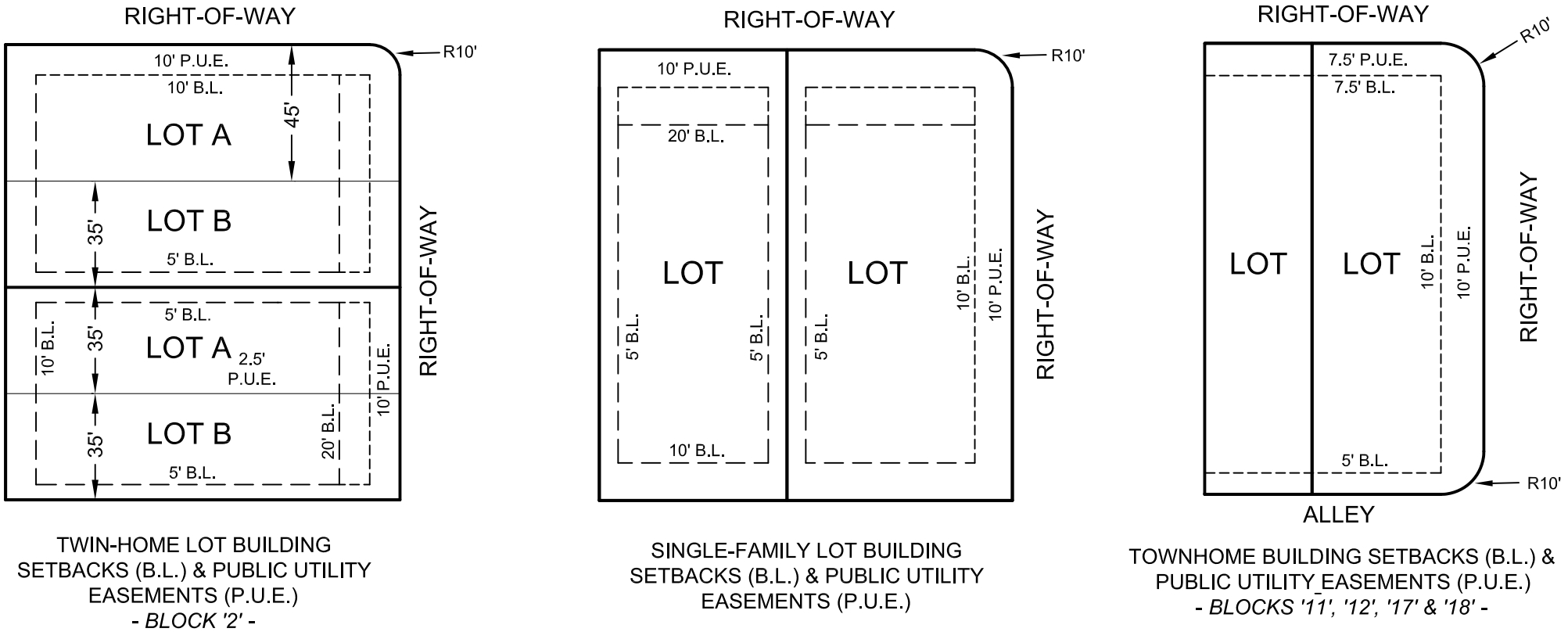
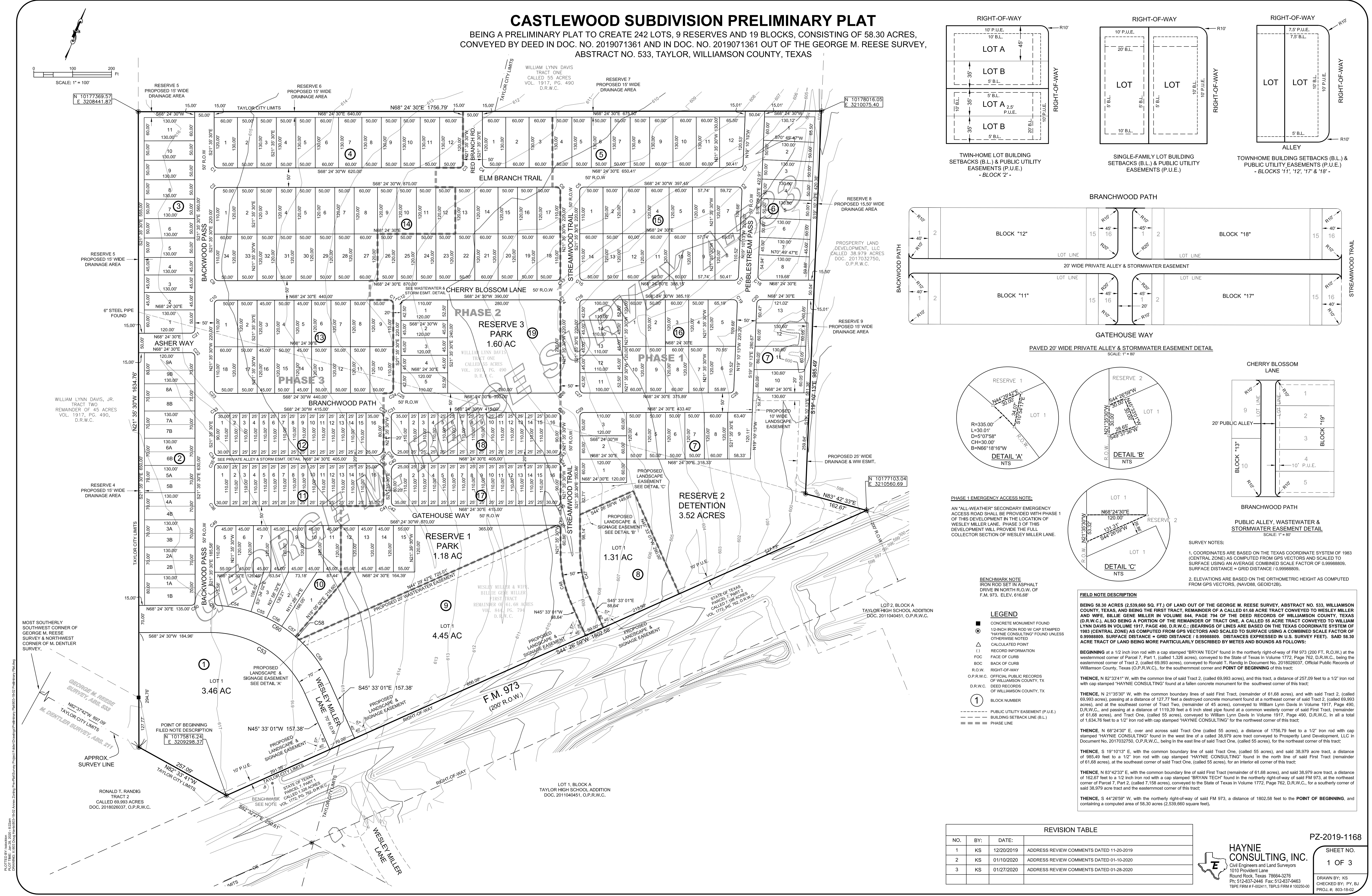
Thank you,

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

PZ-2019-1168
Castlewood Subdivision Preliminary Plat
530 FM 973
Approximately 58.30 acres



CASTLEWOOD SUBDIVISION PRELIMINARY PLAT
BEING A PRELIMINARY PLAT TO CREATE 242 LOTS, 9 RESERVES AND 19 BLOCKS, CONSISTING OF 58.30 ACRES,
CONVEYED BY DEED IN DOC. NO. 2019071361 AND IN DOC. NO. 2019071361 OUT OF THE GEORGE M. REESE SURVEY,
ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS



PHASE 1 EMERGENCY ACCESS NOTE:
AN "ALL-WEATHER" SECONDARY EMERGENCY ACCESS ROAD SHALL BE PROVIDED WITH PHASE 1 OF THIS DEVELOPMENT IN THE LOCATION OF WESLEY MILLER LANE. PHASE 3 OF THIS DEVELOPMENT WILL PROVIDE THE FULL COLLECTOR SECTION OF WESLEY MILLER LANE.

BENCHMARK NOTE
IRON ROD SET IN ASPHALT DRIVE IN NORTH R.O.W. OF F.M. 973. ELEV. 616.68'

FIELD NOTE DESCRIPTION
BEING 58.30 ACRES (2,539,660 SQ. FT.) OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, WILLIAMSON COUNTY, TEXAS, AND BEING THE FIRST TRACT, REMAINDER OF A CALLED 61.68 ACRE TRACT CONVEYED TO WESLEY MILLER AND WIFE, BILLIE GENE MILLER IN VOLUME 844, PAGE 794 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.), ALSO BEING A PORTION OF THE REMAINDER OF TRACT ONE, A CALLED 55 ACRE TRACT CONVEYED TO WILLIAM LYNN DAVIS IN VOLUME 1917, PAGE 490, D.R.W.C.; (BEARINGS OF LINES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS AND SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99988809. SURFACE DISTANCE = GRID DISTANCE / 0.99988809. DISTANCES EXPRESSED IN U.S. SURVEY FEET). SAID 58.30 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a cap stamped "BRYAN TECH" found in the northerly right-of-way of FM 973 (200 FT. R.O.W.) at the westernmost corner of Parcel 7, Part 1, (called 1.326 acres), conveyed to the State of Texas in Volume 1772, Page 762, D.R.W.C., being the easternmost corner of Tract 2, (called 69.993 acres), conveyed to Ronald T. Randig in Document No. 2018026037, Official Public Records of Williamson County, Texas (O.P.R.W.C.), for the southernmost corner and **POINT OF BEGINNING** of this tract;

THENCE, N 82°33'41" W, with the common line of said Tract 2, (called 69.993 acres), and this tract, a distance of 257.09 feet to a 1/2" iron rod with cap stamped "HAYNIE CONSULTING" found at a fallen concrete monument for the southwest corner of this tract;

THENCE, N 21°35'30" W, with the common boundary lines of said First Tract, (remainder of 61.68 acres), and with said Tract 2, (called 69.993 acres), passing at a distance of 127.77 feet a destroyed concrete monument found at a northeast corner of said Tract 2, (called 69.993 acres), and at the southeast corner of Tract Two, (remainder of 45 acres), conveyed to William Lynn Davis in Volume 1917, Page 490, D.R.W.C., and passing at a distance of 1119.39 feet a 6 inch steel pipe found at a common westerly corner of said First Tract, (remainder of 61.68 acres), and Tract One, (called 55 acres), conveyed to William Lynn Davis in Volume 1917, Page 490, D.R.W.C., in all a total of 1,634.76 feet to a 1/2" iron rod with cap stamped "HAYNIE CONSULTING" for the northwest corner of this tract;

THENCE, N 68°24'30" E, over and across said Tract One (called 55 acres), a distance of 1756.79 feet to a 1/2" iron rod with cap stamped "HAYNIE CONSULTING" found in the west line of a called 38.979 acre tract conveyed to Prosperity Land Development, LLC in Document No. 2017032750, O.P.R.W.C., being in the east line of said Tract One, (called 55 acres), for the northeast corner of this tract;

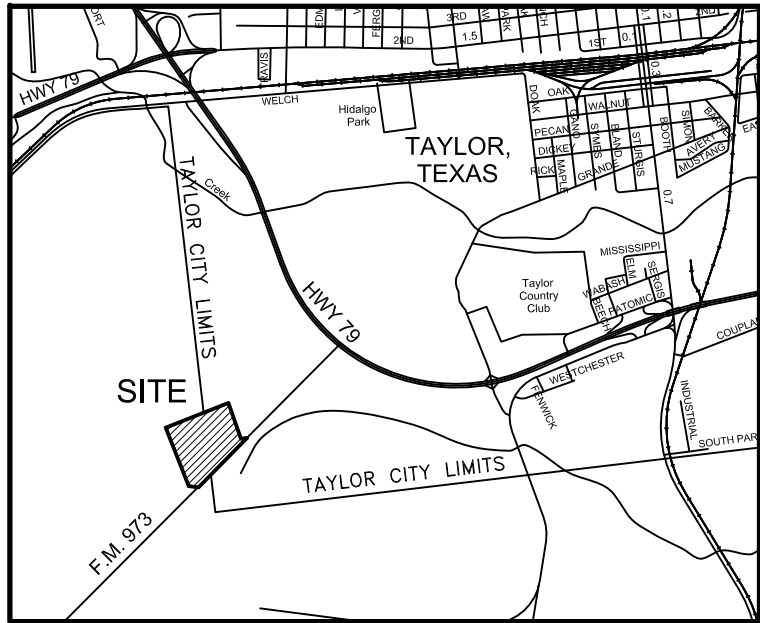
THENCE, S 19°10'13" E, with the common boundary line of said Tract One, (called 55 acres), and said 38.979 acre tract, a distance of 985.49 feet to a 1/2" iron rod with cap stamped "HAYNIE CONSULTING" found in the north line of said First Tract (remainder of 61.68 acres), at the southeast corner of said Tract One, (called 55 acres), for an interior all corner of this tract;

THENCE, N 83°42'33" E, with the common boundary line of said First Tract (remainder of 61.68 acres), and said 38.979 acre tract, a distance of 162.67 feet to a 1/2 inch iron rod with a cap stamped "BRYAN TECH" found in the northerly right-of-way of said FM 973, at the northeast corner of Parcel 7, Part 2, (called 7.158 acres), conveyed to the State of Texas in Volume 1772, Page 762, D.R.W.C., for a southerly corner of said 38.979 acre tract and the easternmost corner of this tract;

THENCE, S 44°26'59" W, with the northerly right-of-way of said FM 973, a distance of 1802.58 feet to the **POINT OF BEGINNING**, and containing a computed area of 58.30 acres (2,539,660 square feet).

REVISION TABLE			
NO.	BY:	DATE:	
1	KS	12/20/2019	ADDRESS REVIEW COMMENTS DATED 11-20-2019
2	KS	01/10/2020	ADDRESS REVIEW COMMENTS DATED 01-10-2020
3	KS	01/27/2020	ADDRESS REVIEW COMMENTS DATED 01-28-2020

CASTLEWOOD SUBDIVISION PRELIMINARY PLAT
BEING A PRELIMINARY PLAT TO CREATE 242 LOTS, 9 RESERVES AND 19 BLOCKS, CONSISTING OF 58.30 ACRES,
CONVEYED BY DEED IN DOC. NO. 2019071361 AND IN DOC. NO. 2019071361 OUT OF THE GEORGE M. REESE SURVEY,
ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE: OCTOBER, 2019

ADDRESS: 530 F.M. 973
TAYLOR, TEXAS 76574

OWNER/DEVELOPER:

TOWNBRIDGE HOMES, LLC
5511 REYNOLDS RD.
AUSTIN, TEXAS 78749
PHONE: (512) 800-4534
EMAIL: aaron@townbridgehomes.com

ENGINEER/SURVEYOR:

HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: (512) 837-2446
FAX: (512) 837-9463
thaynie@haynieconsulting.com

SUMMARY:

SURVEY: GEORGE M. REESE SURVEY, ABS. 533
TOTAL ACRES: 58.30 ACRES
TOTAL NUMBER OF LOTS:
• SINGLE FAMILY RESIDENTIAL = 157
• TOWNHOME RESIDENTIAL = 64
• TWIN-HOME RESIDENTIAL = 18
• COMMERCIAL = 3
• PARKS (RESERVE) = 2
• DETENTION (RESERVE) = 1
• DRAINAGE (RESERVE) = 6

NUMBER OF BLOCKS: 19

AREA OF SMALLEST LOT: TOWNHOME = 2625.00 SQ. FT.,
RESIDENTIAL = 4550.00 SQ. FT.

PROPOSED USE:

- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL

DEDICATED RIGHT-OF-WAY: 512,732 S.F. / 11.771 ACRES

STREET LENGTH AND DESIGN SPEEDS:

STREAMWOOD TRAIL - 1,180 LF (Residential)
WESLEY MILLER LANE - 688 LF (Collector)
BACKWOOD PASS - 1,305 LF (Residential)
GATEHOUSE WAY - 940 LF (Residential)
BRANCHWOOD PATH - 1,384 LF (Residential)
PEBBLESTREAM PASS - 751 LF (Residential)
ASHER WAY - 170 LF (Residential)
CHERRY BLOSSOM LANE - 1,552 LF (Residential)
ELM BRANCH TRAIL - 1,409 LF (Residential)
RED BRANCH ROAD - 170 LF (Residential)

GENERAL NOTES:

- UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR, WASTEWATER: THE CITY OF TAYLOR, ELECTRICITY: ONCOR
- ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0545E, EFFECTIVE DATE OF SEPTEMBER 28, 2008.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, PARKLAND DEDICATION REQUIREMENTS ARE MET BY THE DEDICATION OF BLOCK '19', RESERVE 3 AND BLOCK '10', RESERVE 1.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- MAX. IMPERVIOUS COVER PER LOT, PER APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR.
- ALL RESERVE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
- TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
- THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.71'	10.00'	90.00	S66° 35' 30"E	14.14'
C2	15.71'	10.00'	90.00	S23° 24' 30"W	14.14'
C3	15.71'	10.00'	90.00	N23° 24' 30"E	14.14'
C4	15.71'	10.00'	90.00	S66° 35' 30"E	14.14'
C5	15.71'	10.00'	90.00	S23° 24' 30"W	14.14'
C6	15.71'	10.00'	90.00	N66° 35' 30"W	14.14'
C7	15.29'	10.00'	87.58	N24° 37' 09"E	13.84'
C8	16.13'	10.00'	92.42	N65° 22' 51"W	14.44'
C9	15.71'	10.00'	90.00	S66° 35' 30"E	14.14'
C10	15.71'	10.00'	90.00	S23° 24' 30"W	14.14'
C11	15.71'	10.00'	90.00	N66° 35' 30"W	14.14'
C12	15.71'	10.00'	90.00	S23° 24' 30"W	14.14'
C13	15.71'	10.00'	90.00	N23° 24' 30"E	14.14'
C14	15.71'	10.00'	90.00	N66° 35' 30"W	14.14'
C15	15.71'	10.00'	90.00	S66° 35' 30"E	14.14'
C16	15.71'	10.00'	90.00	S23° 24' 30"W	14.14'
C17	15.29'	10.00'	87.58	N24° 37' 09"E	13.84'
C18	16.13'	10.00'	92.42	S65° 22' 51"E	14.44'
C19	16.13'	10.00'	92.42	N65° 22' 51"W	14.44'
C20	15.29'	10.00'	87.58	N24° 37' 09"E	13.84'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	15.71'	10.00'	90.00	N23° 24' 30"E	14.14'
C22	15.71'	10.00'	90.00	S66° 35' 30"E	14.14'
C23	15.71'	10.00'	90.00	S66° 35' 30"E	14.14'
C24	15.71'	10.00'	90.00	N23° 24' 30"E	14.14'
C25	15.71'	10.00'	90.00	S66° 35' 30"E	14.14'
C26	15.71'	10.00'	90.00	N23° 24' 30"E	14.14'
C27	15.71'	10.00'	90.00	S66° 35' 30"E	14.14'
C28	15.29'	10.00'	87.58	N24° 37' 09"E	13.84'
C29	15.71'	10.00'	90.00	S23° 24' 30"W	14.14'
C30	15.71'	10.00'	90.00	N66° 35' 30"W	14.14'
C31	15.71'	10.00'	90.00	S23° 24' 30"W	14.14'
C32	15.71'	10.00'	90.00	N66° 35' 30"W	14.14'
C33	15.71'	10.00'	90.00	S23° 24' 30"W	14.14'
C34	15.71'	10.00'	90.00	S66° 35' 30"E	14.14'
C35	15.71'	10.00'	90.00	S23° 24' 30"W	14.14'
C36	15.71'	10.00'	90.00	S66° 35' 30"E	14.14'
C37	31.42'	20.00'	90.00	N23° 24' 30"E	28.28'
C38	31.42'	20.00'	90.00	S66° 35' 30"E	28.28'
C39	31.42'	20.00'	90.00	N66° 35' 30"W	28.28'
C40	31.42'	20.00'	90.00	S23° 24' 30"W	28.28'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	15.71'	10.00'	90.00	N23° 24' 30"E	14.14'
C42	15.71'	10.00'	90.00	S66° 35' 30"E	14.14'
C43	15.71'	10.00'	90.00	N23° 24' 30"E	14.14'
C44	15.71'	10.00'	90.00	N66° 35' 30"W	14.14'
C45	15.71'	10.00'	90.00	N23° 24' 30"E	14.14'
C46	15.71'	10.00'	90.00	N66° 35' 30"W	14.14'
C47	114.99'	275.00'	23.96	S33° 34' 15"E	114.16'
C48	135.90'	325.00'	23.96	N33° 34' 15"W	134.91'
C49	15.71'	10.00'	90.00	S23° 24' 30"W	14.14'
C50	15.71'	10.00'	90.00	S23° 24' 30"W	14.14'
C51	15.13'	10.00'	86.67	S64° 55' 35"E	13.73'
C53	305.45'	265.00'	66.04	N78° 34' 15"W	288.82'
C54	85.76'	335.00'	14.67	N79° 04' 21"E	85.52'
C55	43.45'	335.00'	7.43	S89° 52' 41"E	43.42'
C56	44.46'	335.00'	7.60	S82° 21' 35"E	44.43'
C57	44.46'	335.00'	7.60	S74° 45' 19"E	44.43'
C58	12.17'	335.00'	2.08	S69° 54' 43"E	12.17'
C59	136.35'	335.00'	23.32	S57° 12' 38"E	135.41'
C60	366.68'	335.00'	62.71	S76° 54' 20"E	348.63'

BLOCK "5"	
BLOCK	2.0088 AC.
LOT NO.	AREA (SQ. FT.)
1	7778.54
2	7800.00
3	7800.00
4	6500.00
5	6500.00
6	6500.00
7	6500.00
8	6500.00
9	7800.00
10	7800.00
11	7800.00
12	8137.89

BLOCK "6"	
BLOCK	1.2540 AC.
LOT NO.	AREA (SQ. FT.)
1	8157.32
2	6500.00
3	6500.00
4	6500.00
5	6500.00
6	6500.00
7	5850.00
8	8117.81

BLOCK "15"	
BLOCK	2.2725 AC.
LOT NO.	AREA (SQ. FT.)
1	7178.54
2	6000.00
3	7200.00
4	7200.00
5	7200.00
6	6928.43
7	8089.72
8	7485.03
9	6928.43
10	7200.00
11	7200.00
12	7200.00
13	6000.00
14	7178.54

BLOCK "16"	
BLOCK	2.2049 AC.
LOT NO.	AREA (SQ. FT.)
1	7200.00
2	6000.00
3	7200.00
4	6000.00
5	8746.59
6	8141.90
7	6000.00
8	7200.00
9	6000.00
10	7200.00
11	5753.54
12	4950.00
13	4950.00
14	4950.00
15	5753.54

BLOCK "7"	
BLOCK	6.8568 AC.
LOT NO.	AREA (SQ. FT.)
1	7200.00
2	7200.00
3	7178.54
4	6000.00
5	6000.00
6	6000.00
7	6000.00
8	7200.00
9	7304.05
10	7636.29
11	7636.29
12	7636.29
13	7816.85

BLOCK "10"	
BLOCK	3.4025 AC.
LOT NO.	AREA (SQ. FT.)
1	10907.10
2	7956.26
3	6021.58
4	10157.33
5	6578.54
6	5400.00
7	5400.00
8	5400.00
9	5400.00
10	5400.00
11	5400.00
12	5400.00
13	5400.00
14	5400.00
15	6600.00

BLOCK "2"	
BLOCK	1.9389 AC.
LOT NO.	AREA (SQ. FT.)
1A	4550.00
2A	4550.00
3A	4550.00
4A	4550.00
5A	4550.00
6A	4550.00
7A	4550.00
8A	4550.00
9A	5828.54
1B	5828.54
2B	4550.00
3B	4550.00
4B	4550.00
5B	4550.00
6B	4550.00
7B	4550.00
8B	4550.00
9B	4550.00

BLOCK "13"	
BLOCK	2.5325 AC.
LOT NO.	AREA (SQ. FT.)
1	7178.54
2	6000.00
3	5400.00
4	6000.00
5	5400.00
6	6000.00
7	6000.00
8	6000.00
9	7178.54
10	7178.54
11	6000.00
12	6000.00
13	6000.00
14	5400.00
15	6000.00
16	5400.00
17	6000.00
18	7178.54

BLOCK "19"	
BLOCK	2.2970 AC.
LOT NO.	AREA (SQ. FT.)
1	6278.54
2	5400.00
3	5400.00
4	5400.00
5	6278.54

BLOCK "14"	
BLOCK	4.9016 AC.
LOT NO.	AREA (SQ. FT.)
1	7178.54
2	6000.00
3	6000.00
4	6000.00
5	6000.00
6	6000.00
7	6000.00
8	7200.00
9	6000.00
10	6000.00
11	6000.00
12	6000.00
13	6000.00
14	7200.00
15	6000.00
16	6000.00
17	7178.54
18	7178.54
19	6000.00
20	6000.00
21	7200.00
22	6000.00
23	6000.00
24	6000.00
25	6000.00
26	6000.00
27	7200.00
28	6000.00
29	6000.00
30	6000.00
31	6000.00
32	6000.00
33	6000.00
34	7178.54

BLOCK "3"	
BLOCK	1.6558 AC.
LOT NO.	AREA (SQ. FT.)
1	7778.54
2	5850.00
3	5850.00
4	5850.00
5	6500.00
6	6500.00
7	6500.00
8	6500.00
9	6500.00
10	6500.00
11	7800.00

BLOCK "4"	
BLOCK	1.9090 AC.
LOT NO.	AREA (SQ. FT.)
1	7778.54
2	6500.00
3	6500.00
4	6500.00
5	6500.00
6	6500.00
7	7800.00
8	6500.00
9	6500.00
10	6500.00
11	6500.00
12	7778.54

BLOCK "17"	
BLOCK	1.0888 AC.
LOT NO.	AREA (SQ. FT.)
1	4842.70
2	2750.00
3	2750.00
4	2750.00
5	2750.00
6	2750.00
7	2750.00
8	2750.00
9	2750.00
10	2750.00
11	2750.00
12	2750.00
13	2750.00
14	2750.00
15	2750.00
16	4842.70

COMMERCIAL LOTS	
LOT NO./BLOCK	AREA (ACRES)
1 / BLOCK 1	3.4641
1 / BLOCK 9	4.4456
1 / BLOCK 8	1.3117

RESERVE PARKS & DETENTION	
RESERVE/BLOCK	AREA (ACRES)
3 / BLOCK 19	1.5968 PARK
1 / BLOCK 10	1.1797 PARK
14 / BLOCK 7	3.3732 DETENTION

RESERVE DRAINAGE PARCELS	
RESERVE/BLOCK	AREA (SQ. FT.)
4 / BLOCK 2	9750.00
5 / BLOCK 3	10500.00

CASTLEWOOD SUBDIVISION PRELIMINARY PLAT
BEING A PRELIMINARY PLAT TO CREATE 242 LOTS, 9 RESERVES AND 19 BLOCKS, CONSISTING OF 58.30 ACRES,
CONVEYED BY DEED IN DOC. NO. 2019071361 AND IN DOC. NO. 2019071361 OUT OF THE GEORGE M. REESE SURVEY,
ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS

DRAWER

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

I, AARON LEVY, PRESIDENT OF TOWNBRIDGE HOMES, LLC, SOLE OWNER OF THAT CERTAIN 58.30 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2019071348 AND DOCUMENT NO. 2019071351, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SUBDIVISION".

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

AARON LEVY, PRESIDENT
TOWNBRIDGE HOMES, LLC
5511 REYNOLDS RD,
AUSTIN, TEXAS 78749

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

LIENHOLDER	
STATE OF TEXAS	{
COUNTY OF _____	{ KNOW ALL MEN BY THESE PRESENTS
I, _____ OF FROST BANK, LIENHOLDER OF THAT CERTAIN 58.30 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2019071349 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS " CASTLEWOOD SUBDIVISION ".	
TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.	
(LIENHOLDER'S SIGNATURE) _____ FROST BANK P.O. BOX 1800 SAN ANTONIO, TEXAS 78296	
STATE OF TEXAS	{
COUNTY OF _____	{ KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.	
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	
MY COMMISSION EXPIRES ON: _____	

FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS \$
COUNTY OF WILLIAMSON \$ KNOW ALL MEN BY THESE PRESENTS

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMES WITHIN THE WILLIAMSON COUNTY FLOODPLAIN REGULATION. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, P.E., D.R., C.F.M.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

DATE _____

SURVEYOR'S CERTIFICATION

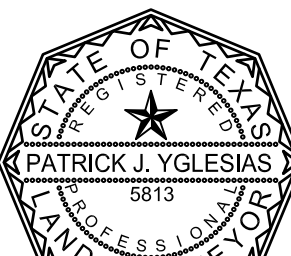
STATE OF TEXAS {
 { KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, PATRICK J. YGLESIAS, 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, OR 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 SURVEYSION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY THIS, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 10TH DAY OF JANUARY, 2020.

Patrick J. Iglesias

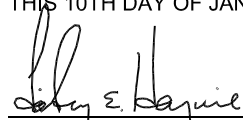
PATRICK J. YGLESIAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5813
STATE OF TEXAS
HAYNIE CONSULTING, INC.
FIRM REGISTRATION NO. 100250-00



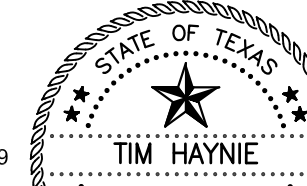
ENGINEER'S CERTIFICATION

I, TIM HAYNIE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCRUMBED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0545E, 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 AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 10TH DAY OF JANUARY, 2020.



TIM HAYNIE
REGISTERED PROFESSIONAL ENGINEER NO. 91819
STATE OF TEXAS
HAYNIE CONSULTING, INC.
FIRM REGISTRATION NO. 100250-00



PLANNING & ZONING COMMISSION

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS "CASTLEWOOD" 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

_____, SECRETARY

DATE

DATE

WILLIAMSON COUNTY CLERK

STATE OF TEXAS

COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS
§

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT 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 E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

REVISION TABLE			
NO.	BY:	DATE:	
1	KS	12/20/2019	ADDRESS REVIEW COMMENTS DATED 11-20-2019
2	KS	01/10/2020	ADDRESS REVIEW COMMENTS DATED 01-10-2020
3	KS	01/27/2020	ADDRESS REVIEW COMMENTS DATED 01-28-2020

City of Taylor
Discussion of Possible Amendments to the Home Occupations Standards of the Zoning Ordinance

Staff Report

Requested Action: Direction to staff regarding possible amendments to the zoning ordinance regarding the standards for home occupations.

Applicant: City of Taylor

Purpose:

The commission hear zoning case PZ-2019-1190 at its January 14, 2020 meeting. The zoning case was the result of a code enforcement case related to an unauthorized home occupation of a medical clinic operated at 1003 TH Johnson Drive. In order to bring the medical clinic land use into compliance with the City's zoning ordinance the applicant requested a rezoning to the B-1 Local Business zoning district. The Commission recommended to City Council denial of the requested rezoning. However, during the Commission's discussion of the case, there were some members who expressed an interest in reviewing and possibly revising the City's standards for home occupations.

The City Council considered PZ-2019-1190 at their meeting on January 23, 2020 and accepted the Commission's recommendation of denial. Some members of the City Council were also interested in reviewing the City's standards for home occupations and the Council directed staff to work with the Commission to determine what, if any, changes should be made to the home occupations standards.

Background:

The Zoning Ordinance currently defines a Home Occupation as follows:

Home Occupation - A use in a residential or agricultural zone which does not detract from the residential character of the neighborhood. Except in the case of some preschool care and certain special uses, a home occupation shall mean any use conducted entirely within a building, which use is clearly accessory to the use of the building for dwelling purposes. Any home occupation which utilizes an accessory structure shall be a special use. No home occupation shall include any activity which disrupts the normal residential character of the neighborhood in which the home occupation is located. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the zone. Home occupation shall not be interpreted to include commercial stables and kennels.

Chapter 3 of the Zoning Ordinance establishes standards related to home occupations as follows:

3.5.1 Home Occupations

The following standards are intended to permit residents to engage in home occupations that are compatible with residential uses and to ensure that home occupations do not adversely affect the integrity of residential areas. A home

occupation shall be considered an accessory use, subject to the following conditions:

1. No persons shall be engaged in a home occupation other than persons occupying the subject dwelling unit as their permanent residence;
2. The home occupation shall be conducted entirely within the principal residential dwelling or within a permitted accessory structure;
3. There shall be no signs or other exterior visible evidence of a home occupation;
4. There shall be no visible storage of equipment, materials or vehicles that have more than two axles; and
5. All home occupations shall comply with the performance standards of Chapter 5.

In the case of the medical clinic operating at 1003 TH Johnson Drive, the business did not meet the requirements of Chapter 3, because the clinic employs persons who do not occupy the home as their primary residence.

Staff Recommendation:

If the Commission is in favor of allowing more flexibility in the criteria for home occupations, staff recommends adding a provision to Section 3.5.1 of the Zoning Ordinance that would allow home occupations that do not meet one or more of the criteria to apply for a Specific Use Permit (SUP). This would provide an avenue for an applicant to seek approval for a home occupation that does not meet all of the criteria of Chapter 3 and would also provide notice of the request to neighbors within 200 feet. In addition, the Commission would have the ability to establish specific performance criteria for the home occupation as a part of the approval of the SUP and the permit could be issued with an expiration date and/or a requirement to renew.

Staff is seeking direction from the Commission as to whether to begin the formal process of amending the zoning ordinance which will require notice and public hearings before the Commission and City Council.