

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

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

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

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

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

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

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

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

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 12, 2021.

REGULAR AGENDA

PLATS

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

ZONING

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

4. **PZ-2021-1277** – Consider making a recommendation regarding a request to repeal and replace the approved Sundance Planned Development (Ordinance 2017-32); consisting of approximately 69.97 acres; located across from Avery Glen Subdivision and Taylor High School, more particularly described by Williamson Central Appraisal District Parcels R331183, R019232, and R019652; part of and out of M. Dentler Survey, Abstract 211, H. & T. B. RR. Survey, Abstract 315, and George M. Reese Survey, Abstract 533, Williamson County, Texas.
5. **PZ-2020-1269** - Hold the public hearing regarding a request to rezone approximately 6.70 acres from Local Business Zoning District (B-1) to General Business Zoning District Commercial Planned Development (B-2/CPD); located approximately 285 ft. north of the intersection of NW Carlos G. Parker Blvd. and Mallard Ln., fronting on the east side of NW Carlos G Parker Blvd. for approximately 575 ft.; more particularly described as Williamson Central Appraisal District Parcel R018623; part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
6. **PZ-2021-1269** – Consider making a recommendation regarding a request to rezone approximately 6.70 acres from Local Business Zoning District (B-1) to General Business Zoning District Commercial Planned Development (B-2/CPD); located approximately 285 ft. north of the intersection of NW Carlos G. Parker Blvd. and Mallard Ln., fronting on the east side of NW Carlos G Parker Blvd. for approximately 575 ft.; more particularly described as Williamson Central Appraisal District Parcel R018623; part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

TEXT AMENDMENT

7. **PZ-2021-1284** – Hold a public hearing regarding an amendment to the Subdivision Ordinance related to block dimensions, subdivision layout and related items.
8. **PZ-2021-1284** - Consider a recommendation to City Council regarding an amendment to the Subdivision Ordinance related to block dimensions, subdivision layout and related items.

DISCUSSION ITEMS

9. Update regarding Council actions

ADJOURN

Next Meeting Date: March 9, 2021

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

Posted By: _____


Carrie Orts, Administrative Assistant

Date: 02.05.21

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
January 12, 2021 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

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

ABSENT

OTHERS PRESENT

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

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 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 8, 2020.

Motion made by Mrs. Maruska to approve minutes from December 8, 2020 as presented. Second by Mr. Eaton. All voted Aye.

PZ-2020-1271 – Hold the public hearing regarding a request to change the zoning on approximately 11.75 acres at 4030 and 4050 North Main Street from Single-Family Residential (R-1) to General Business (B-2).

Public hearing opened. Ms. Hicks made presentation including staff recommendation for approval of the requested re-zoning as the request is consistent with the Comprehensive Plan and the Future Land Use Plan from R-1 to B-2. Ms. Downs was present to answer questions. Discussion between Board and Staff. Public hearing closed.

PZ-2020-1271 – Consider making a recommendation regarding a request to change the zoning on approximately 11.75 acres at 4030 and 4050 North Main Street from Single-Family Residential (R-1) to General Business (B-2).

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

Update and direction to staff regarding Subdivision Ordinance amendments related to subdivision layout and block standards.

Mr. Yantis went over proposed changes to the Subdivision Ordinance. There was discussion between Board and Staff. The Commission directed staff to proceed with preparing the ordinance amendments for consideration at a future meeting.

Update regarding Council actions

Mr. Yantis stated that PZ-2020-1267, the Old Granger Road Zoning case, was approved by Council.

Adjourn

The meeting was adjourned at 6:33 p.m.

Carrie Orts
Administrative Assistant, Development Services

Don McAlister
Planning & Zoning Commission Chairman

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

Requested Action: Consider disapproving Taylor 70 Minor Plat.

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

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

Parcel Information

Current Zoning: B-1

Current Use: Vacant

Purpose:

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

Staff Recommendation:

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



City of Taylor

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

Date: Monday, January 25, 2021

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

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

Dear Brett Corwin,

Staff has completed its review of plans for the Taylor 70 Commercial (4 Acres) Final Plat that is to be located at CR 367, Taylor 76574. Your plat will be placed on the Planning and Zoning Commission agenda for the meeting scheduled the 9th of February 2021. Comments from this review follow.

Planning Department Comments

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

1. Show the 15-foot dedication for North Drive and correct the width of the proposed lot, which is 654.97 feet rather than 670.00.
2. This proposed lot is 4.0 acres and is part of a tract that is 27.64 acres so the remainder of the land that is owned by Mr. Slevinsky is 23.65 acres including the 7.00 acres. Correct the acreage. If you want to notate the 7.00 acres separately from the 17.65 acres of original acreage of the remainder then state that the parcel is "a 17.65 remainder tract of a called 83.47 acre tract, etc". Additionally, the ownership is an estate not an individual.
3. The land north of the remainder tract of the Slevinsky property is owned by Patricia A. Greinert (LE) so add the name to the notation.
4. RCT Holdings LLC notation has the wrong deed instrument number. The number is 2016044780. Correct the notation.
5. The property noted as owned by Seguin Affordable Homes was sold so correct the notation. The land belongs to EVK Homes LLC now.
6. The land across Carlos G. Parker changed hands last November and is now owned by Creek Bend Holdings, LLC. Correct the notation.
7. There is a 170.24-foot public utility easement missing from the north property in northeast corner of the proposed plat. Add the easement to the proposed plat.
If the sidewalks are not constructed then they need to be bonded out.

8. The Title of the plat must be:

Taylor 70 Minor Plat, Block 1, Lot 3

9. The description of the plat must be:

Consisting of 4.0 acres including right-of-way dedication, to create one lot; Volume 816, Page 449 Deed of

Records Williamson County Texas, part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

10. You do not need two Planning and Zoning Commission Certificates. Remove them. The Director of Development Services is Tom Yantis, A.I.C.P.
11. The Williamson County Clerk wants her certificate in the bottom right corner.
12. Remove the "3.5" on Carlos G. Parker Blvd. on the vicinity Map and add "Carlos G. Parker Blvd."

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.

No comments at this time.

Engineering Department Review

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

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

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

Please revise the project plans to address the comments noted above. Following revision, please submit one hardcopy of the revised set for each reviewer that has outstanding comments. Please also submit one electronic copy of the revised drawings in PDF format.

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

Thank you,



1/25/2021 7:26:30 PM

Taylor 70 Commercial (4 Acres) Final Plat

PZ-2021-1274

Page 3

Shelly Shelton

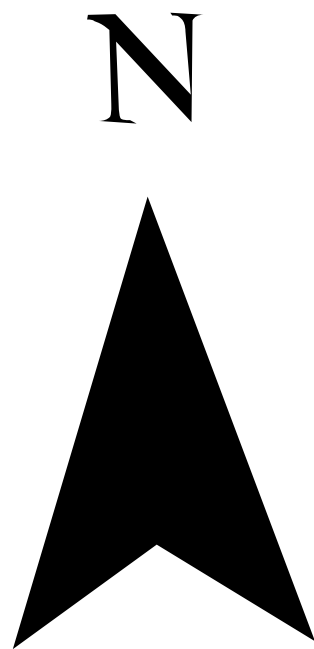
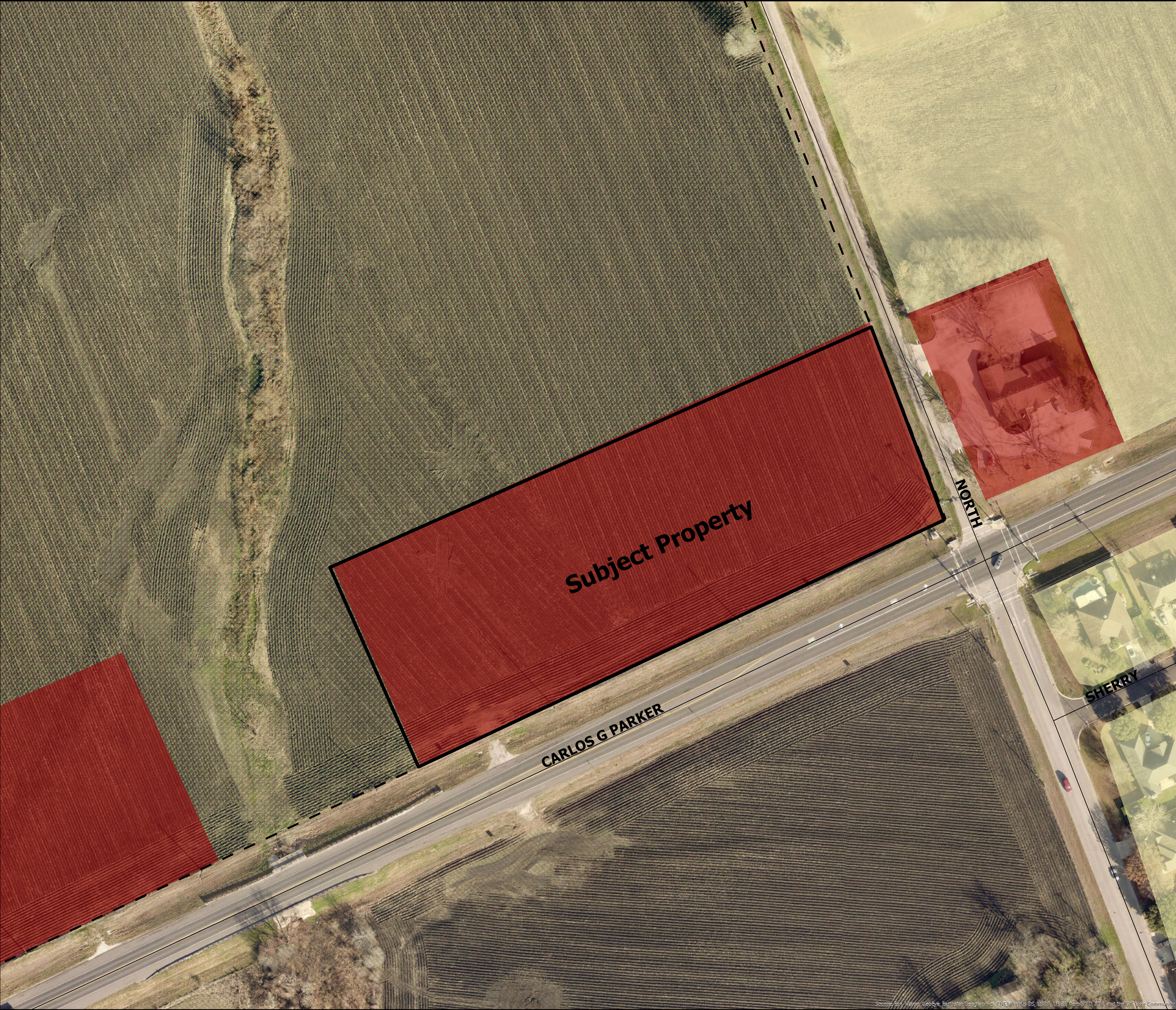
Development Services

Original Departments: Permit Administrator, Planning

(Shelly R Shelton), Planning Admin., Planning case

manager (reviewer)

Attachment

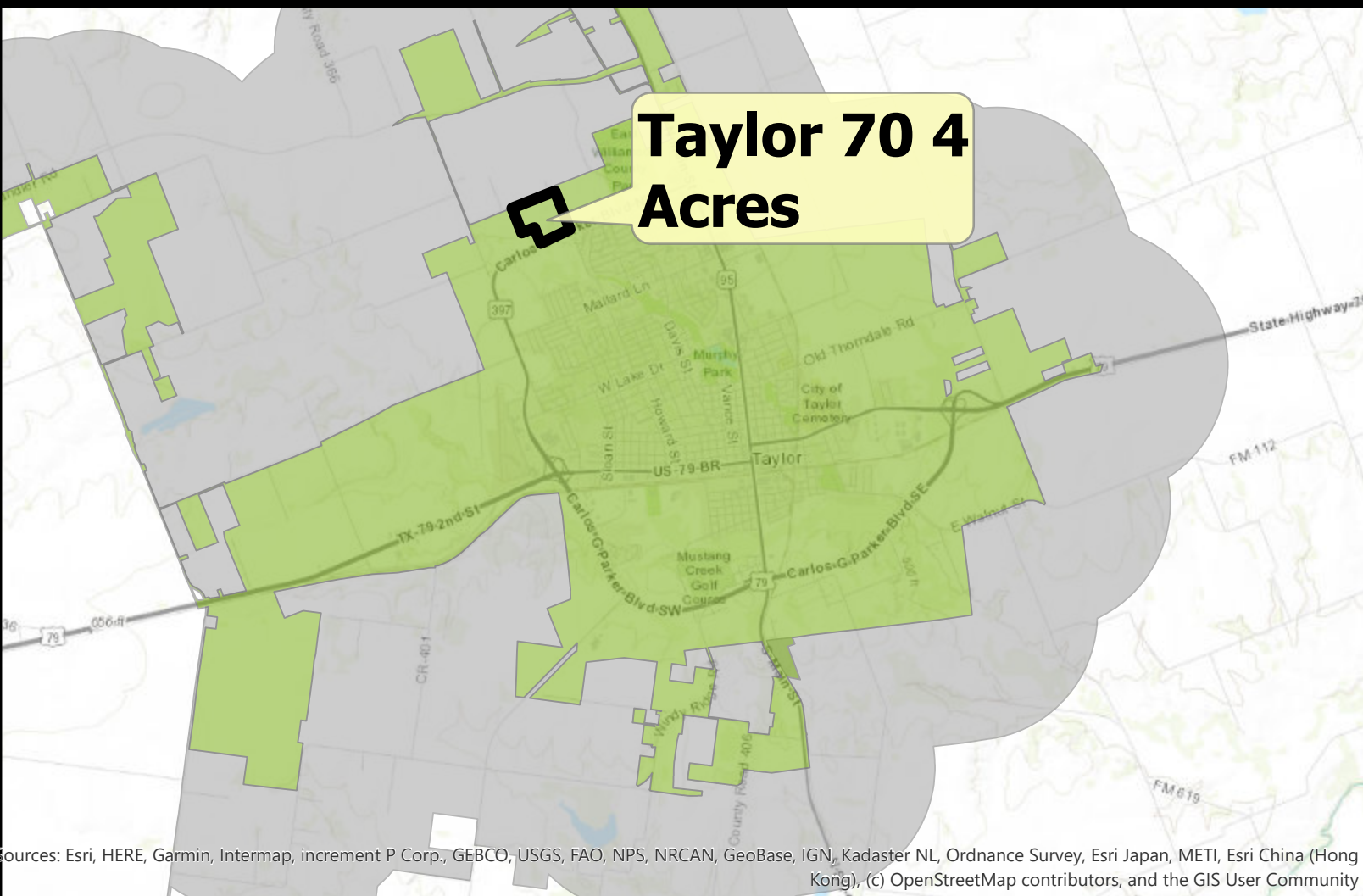


PZ-2021-1274

**Taylor 70
Minor Plat
Approximately 4 Acres**

Legend

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



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

SLIVENSKY 4 ACRE TRACT
A PLAT OF 4.0800 ACRES OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

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

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

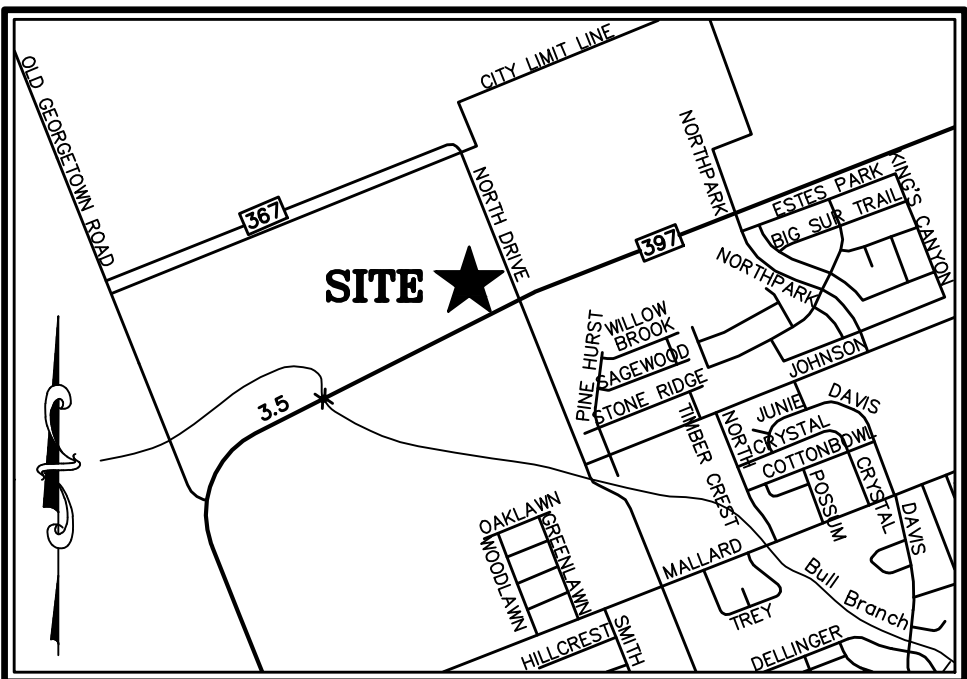
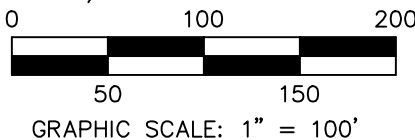
CALLLED 1.163 ACRES
PEACO REAL ESTATE
HOLDINGS LLC
DOC. NO. 2017020661
O.P.R.W.C.T.

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

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

CALLLED 40.164 ACRES
SEGUIN AFFORDABLE
HOUSING, L.P.
DOC. NO. 2003088223
O.P.R.W.C.T.

CALLLED 0.924 ACRE
RCT HOLDINGS,
LLC,
DOC. NO. 2015015389
O.P.R.W.C.T.
(DEED MISSING
CALL,
FORCED CLOSURE)



VICINITY MAP

SCALE: 1" = 200'

LEGEND

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

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

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4 WARD STATIC DATA COLLECTED FEB 26, 2020.

LEGAL DESCRIPTION

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

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

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

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

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

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

PLAT NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
2. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP 48491C0531F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER, 20 2019.
3. A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
5. MINIMUM FIRE FLOW OF _____ GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
6. NO BUILDING PERMIT WILL BE ISSUED FOR THIS LOT UNTIL UTILITIES ARE EXTENDED TO IT

SURVEYOR'S CERTIFICATION:

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

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

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

SUBMITTAL DATE: DEC. 31, 2020

LOT SUMMARY:

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

LOT 1 (COMMERCIAL) 4.0800 ACRES (177,724 SQ. FT.)
TOTAL 4.0800 ACRES (177,724 SQ. FT.)



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

Date:	12/31/2020
Project:	00975
Scale:	1" = 100'
Reviewer:	PRB
Tech:	TE
Field Crew:	NH/JO/FH
Survey Date:	FEB. 2020
Sheet:	1 OF 1

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

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

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

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

SLIVENSKY 4 ACRE TRACT

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

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

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

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

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

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

DEVELOPMENT SERVICES DIRECTOR

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

DATE

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

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

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

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

____ CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DATE _____
DEPUTY

PLANNING AND ZONING COMMISSION-PRELIMINARY PLATS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS TAYLOR 70. HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE 08 DAY OF DECEMBER, 2020, A.D

CHAIRMAN DATE

SECRETARY DATE

PLANNING AND ZONING COMMISSION-FINAL PLATS

THIS SUBDIVISION TO BE KNOWN AS _____ HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE DAY OF _____, 20____, A.D

CHAIRMAN DATE

SECRETARY DATE

City of Taylor
PZ-2021-1277
Residential Planned Development Amendment
Staff Report

Requested Action: The applicant proposes to repeal and replace the Sundance Residential Planned Development (Ordinance 2017-32) with a new Residential Planned Development Overlay (R-1/RPD) called Castlewood South.

Applicant: Townbridge Capital/Aaron Levy

Subject Property: Approximately 69.97 acres; located across from Taylor High School and Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R331183, R019232, and R019652; part of and out of M. Dentler Survey, Abstract 211, H. & T. B. RR. Survey, Abstract 315, and George M. Reese Survey, Abstract 533, Williamson County, Texas.

Parcel Information

Current Zoning: Single-Family Residential Zoning District Residential Planned Development Overlay (R-1/RPD)

Future Land Use Plan: Single-Family Land Uses

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Vacant	B-1 and R-1/RPD
South	Vacant	Outside the City Limits
East	FM 973 R.O.W. and Avery Glen	R.O.W. and Single-Family Residential
West	Agricultural	Outside the City Limits

Background and Purpose:

The applicant is proposing to repeal and replace the Sundance Planned Development; approved by City Council January 11, 2018 (Ordinance 2017-32) with Castlewood South Residential Planned Development. The subject property is approximately 69.97 acres; located south of Castlewood Subdivision and across from Avery Glen Subdivision. The purpose of the proposed amendment is to more closely align the development with the Goals of the Comprehensive Plan. The developer proposes creating more than 300 lots in various sizes to accommodate single-family detached homes rather than the previously approved zoning which provided for a single lot type. The proposed housing will consist of some small lots and alley loaded lots in addition to larger, front loaded lots.

In addition, to proposing a variety of lot sizes the developer is removing the commercial aspect of the former Planned Development. This will be Castlewood South Residential Planned Development as it is an expansion of Castlewood Subdivision to the north. The Sundance Planned Development was approved with a minimum lot of 6,000 square feet while the amendment proposes a minimum lot

size of 3,500 square feet. The minimum lot frontage in Sundance is 50 feet and Castlewood South is proposing a minimum lot frontage of 35 feet. These changes to the Planned Development will permit more efficient use of the land and utilities. The amendment to the Planned Development encourages accessory dwelling units potentially increasing the density further.

The developer is proposing to use the new street detail, which was incorporated in the Castlewood Subdivision which provides for narrower streets (28 feet wide vs. 30 feet wide) that will slow traffic, produce less impervious surface and will cost the City less to maintain in the future. Two parks are planned along with a trail system. Rather than a sidewalk in the right-of-way along FM 973 the developer would like to incorporate a 5-foot crushed granite trail. The crushed granite trail would replace the requirement for a 4-foot concrete sidewalk and would require a maintenance agreement for the property owners' association to maintain the crushed granite surface.

Staff Analysis:

As City Staff, we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on applicant requests. In Chapter 4 – Land Use of the Comprehensive Plan, citizens identified some key issues. The key issues are a common thread throughout the Comprehensive Plan. Pertinent to this request are the following issues:

Desire for a variety of quality new homes - As Central Texas continues to experience phenomenal growth, Taylor is in the position to provide a variety of new and restored housing opportunities. Envision Central Texas, the regional planning effort, recommends additional higher density multifamily and infill projects to curb sprawl. These types of residences must be balanced with the increasing desire for single-family residential developments.

Desire for the City to be more pedestrian friendly – “Walkability”, “connectivity”, and linkages are terms that denote the desire for all areas of a community to be accessible without the use of a car. When residents and visitors can walk, jog or ride a bike in a safe, comfortable and secure environment they will feel that they can travel conveniently from residence to places; work, school, recreation, and shopping.

Goals, objectives and actions to help address key issues were developed and incorporated into the Comprehensive Plan. Some of the relevant Comprehensive Plan goals, objectives and actions to consider for this re-zoning case include:

Land Use Goal: *A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City.*

Objective L1: *Provide suitable areas for a variety of residential types and densities.*

Action L1.1: *Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities).*

Action L1.3: *Establish open space easements, linear parks, and trails in and around residential areas for accessibility and “walkability.” Require dedication or provision of land in the Subdivision Regulations platting process.*

The Future Land Use Plan map (FLUP) identifies the subject property as an area designated for Single-Family Residential land uses so the request is consistent with the FLUP. Additionally, the land use narratives associated with the land use classifications on the FLUP are consistent with development proposed by the applicant and support the request to rezone. See excerpt below:

Single Family Residential (Yellow): *Residential development, including conventional detached homes, as well as patio homes, zero lot-line homes and cluster units.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides, which are used to make land use decisions and zoning regulations to ensure compatibility. Some of the relevant statements include:

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*

Residential

- *Houses should have direct access to residential streets but not to arterials or major collector streets.*
- *Houses should not be adjacent to major highways.*
- *Neighborhoods should be buffered from arterials or major collector streets.*
- *Residential developments should include adequate area for parks and recreation facilities, schools and churches, and other public facilities.*
- *Housing should be available for all income levels.*
- *There should be a variety of housing types on a variety of lot sizes in create complementary neighborhoods.*

Staff Recommendation

Staff recommends approval of the request to amend the Sundance Planned Development as the request furthers the Goals, Objectives and Actions that were developed to overcome some of the key issues that were identified by the public in resident participation meetings during the preparation of the Comprehensive Plan. The request is consistent with the FLUP.

Planning and Zoning Commission Recommendation

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

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

- **Is the request consistent with the Comprehensive Plan?**

The staff analysis indicates this request is consistent with the FLUP. To achieve the overall Land Use Goal (to have a) *variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City objectives were developed.* The requested re-zonings would make the necessary **Actions** to meet objectives possible.

Objective L1: *Provide suitable areas for a variety of residential types and densities. Action L1.1:* *Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities). Action L1.3:* *Establish open space easements, linear parks, and trails in and around residential areas for accessibility and "walkability." Require dedication or provision of land in the Subdivision Regulations platting process.*

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

The staff analysis indicates this proposed request is compatible with the surrounding area. As this is an addition to Castlewood Subdivision to the north and is across from Avery Glen Subdivision and thr new High School, the location is ideal for new housing.

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

Staff analysis indicates the request of the subject property will promote public health, safety and welfare. The request is consistent with the Comprehensive Plan, which promotes the health, safety and general welfare by promoting safe, orderly and walkable development. Additionally, amending the previous Sundance Residential Planned Development will provide access to residential choices. As mentioned previously the new street design that will be used for both Castlewood

Subdivisions has multiple benefits to the health, safety and welfare of the community.

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

The development is next to an adequate street with connectivity for convenient commuting. Some utilities will be extended during construction of Castlewood Subdivision to the north. The extension and construction of the infrastructure will be completed during this south expansion of Castlewood. The cost of extending infrastructure to the proposed site will be borne by the developer.

- **Do current conditions indicate that a request is necessary?**

The previously approved Sundance Residential Planned Development did not incorporate the ideals of the community that were iterated in the Comprehensive Plan. As stated earlier in the report the amendment will provide a variety of lot sizes and housing; an action that promotes the desires of the community. There are utilities available. Also, this amendment includes the new street design that contributes to the fiscal goals of the current administration as future maintenance costs will be less than the maintenance costs for the previous design standard for local streets. The amendment promotes walkability with more sidewalks and the trail system. These changes and more are part of the developer's changes to the previous one size fits all proposal.

Attachments:

1. Previous Planned Development Ordinance
2. Proposed Ordinance with exhibits
3. Current Zoning Map
4. Future Land Use Plan Map
5. Proposed Zoning Map

ORDINANCE NO. 2017-32

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 69.97 ACRES IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, T.B. RR. SURVEY, ABSTRACT NO. 315, AND M. DENTLER SURVEY, ABSTRACT NO. 211, GENERALLY LOCATED ON THE WEST SIDE OF FM 973 SOUTH OF CARLOS G. PARKER BOULEVARD IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT R-1 (ASSIGNED AT ANNEXATION) TO PLANNED DEVELOPMENT, R-1 PD AND B-1 PD; 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 December 14, 2017, to consider the request made by Packsaddle Partners, LLC and Hafernik Farm Group, as Applicant Agent and Owner of the property, respectively, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 14, 2017, to consider the zoning request, and recommended the 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 Property is changed from Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits.

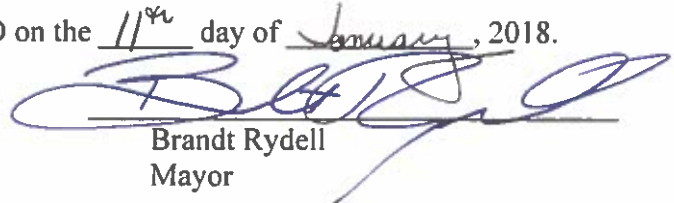
SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits.

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.

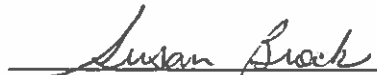
SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2017-32 was introduced before the Taylor City Council on the 14th day of December, 2017.

PASSED, APPROVED, and ADOPTED on the 11th day of January, 2018.


Brandt Rydell
Mayor

ATTEST:


Susan Brock, City Clerk

APPROVED AS TO FORM:


Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, 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. 2017-32, passed and approved by the City Council of the City of Taylor, Texas, on the 11th day of January, 2018, 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 11th day of January, 2018.


Susan Brock
City Clerk



ATTACHMENT 2 - EXHIBIT A - LEGAL DESCRIPTION

LEGAL DESCRIPTION:

BEING 69.97 ACRES OF LAND OUT OF THE H. & T.B.R.R. SURVEY, ABSTRACT 315, M. DENTLER SURVEY, ABSTRACT 211, AND GEORGE M. REESE SURVEY, ABSTRACT 533, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN 150 ACRE TRACT, CONVEYED TO JOHN FRED HAERNIK ET. AL. RECORDED IN DOCUMENT 2011036448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 69.97 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET 973, BEING THE SOUTHEAST CORNER OF THE BILLIE G. MILLER, ET. AL. TRACT RECORDED IN DOCUMENT 2010074538, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 44°27'04" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 2,760.45 FEET TO AN IRON ROD FOUND IN THE SAID WESTERLY RIGHT-OF-WAY LINE, BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO EUGENE MUNDKOWSKY RECORDED IN VOLUME 837, PAGE 121, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (W.C.A.D. SHOWS CURRENT OWNER AS LINDA ROZNOVAK, DENNIS MUNDKOWSKY AND RONALD MUNDKOWSKY WITH NO DEED INFORMATION), ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82°26'22" WEST, ALONG THE NORTH LINE OF MUNDKOWSKY TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 347.70 FEET TO AN IRON ROD FOUND IN THE EAST LINE OF A TRACT CONVEYED TO ALAN C. TEICHELMAN AND SUSAN KAYE SCHAEFER RECORDED IN DOCUMENT 2016002249, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID MUNDKOWSKY TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01°52'07" EAST, ALONG THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 2323.70 FEET TO A CONCRETE MONUMENT FOUND IN THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT, ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JULIUS CHARLES STELZER, III RECORDED IN DOCUMENT 2008077958, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINES OF SAID STELZER TRACT, A TRACT CONVEYED TO WILLIAM LYN DAVIS, III RECORDED IN DOCUMENT 1996038661, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAID BILLIE G. MILLER TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 82°36'18" EAST, FOR A DISTANCE OF 1916.08 FEET TO A CONCRETE MONUMENT FOUND;
- 2) SOUTH 21°47'09" EAST, FOR A DISTANCE OF 126.85 FEET TO A CONCRETE MONUMENT FOUND;
- 3) SOUTH 82°33'45" EAST, FOR A DISTANCE OF 258.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.97 ACRES, MORE OR LESS.

NOTES:

1.) BEARING BASIS OF THE CONTROL POINTS LISTED HEREON IS BASED ON THE NAD 83 CONTROL DATUM, GEOID MODEL 12B, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM, ALL COORDINATES AND DISTANCES SHOWN AND LISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF TEXAS DOES HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY ON THE GROUND, AND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

 08-03-17
TIMOTHY E. HAYNIE,
TEXAS REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 2380

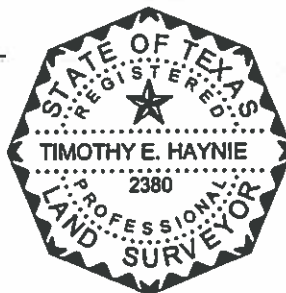


EXHIBIT "A"

FIELD NOTES TO ACCOMPANY SKETCH FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



HAYNIE
CONSULTING, INC.

Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

JOB NUMBER: 783-17-02

JOB DATE: 2017-04-11

SCALE: 1"=500'

TECH: J. WARREN

CHECKED BY: B. JONES

SHEET:

1 OF 2

ATTACHMENT 2 - EXHIBIT A - LEGAL DESCRIPTION

X:\1983 SUNDANCE CANYON\783-17-02 TAYLOR\DWG\EXHIBITS\783-Taylor Sundance Overall Exhibit.dwg Aug 03, 17 12:37 pm

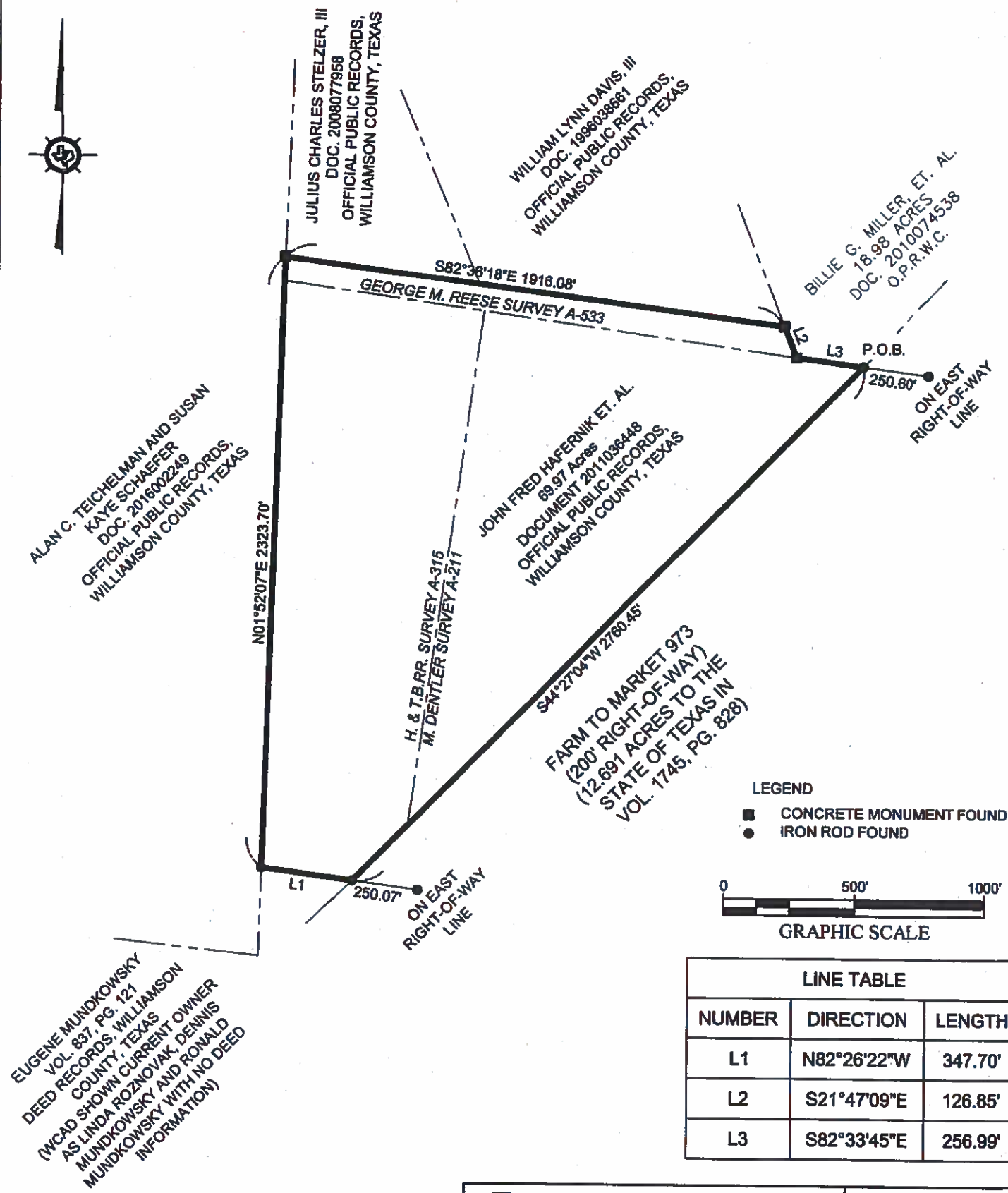


EXHIBIT "A"
SKETCH TO ACCOMPANY FIELD NOTES FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
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HAYNIE CONSULTING, INC.
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Ph: 512-837-2446 Fax: 512-837-9463
TBP# FIRM # F-002411, TBPLS FIRM # 100250-00

JOB NUMBER:	783-17-02
JOB DATE:	2017-04-11
SCALE:	1"=500'
TECH:	J. WARREN
CHECKED BY:	B. JONES
SHEET:	2 OF 2

SUNDANCE DEVELOPMENT

**Taylor, Texas
Planned Development
Development Plan**

EXHIBIT B

A. PROPERTY

The Sundance Planned Development District encompasses approximately 69.97 acres located immediately South of the High School on the west side of FM 973, Taylor, Texas and more particularly described in Exhibit A. It is hereinafter referred to as "the property."

B. PURPOSE

This Planned Development Development Plan (PDDP) serves to augment and/or modify the standards for development outlined in the City's Zoning, Subdivision, and other development related Ordinances in order to implement the vision for the property and insure a cohesive, high quality development not otherwise anticipated by the underlying base zoning district. The PDDP, is a summary of the development and design standards for the property, and a site layout plan of the proposed development as described in Zoning Ordinance Ch 2, Article IV, Section 2.17 Residential Planned Development District [RPD].

C. APPLICABILITY AND BASE ZONING

The property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the R-1 (Single Family Residential) zoning district and by B-1 (Local Business) zoning district, and other sections of the Code, as applicable. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

All other Ordinances within the Code, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control. In the case that this PDDP does not address a specific item, the City of Taylor development regulations shall apply.

D. SITE LAYOUT PLAN

A Preliminary Concept Plan has been attached to this Development Plan as Exhibit B to illustrate the land use and design intent for the property. The Site Layout Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. The Site Layout Plan depicts roadways, residential areas, commercial areas, and park areas that will be developed in multiple phases as shown in Exhibit B, provided the minimum requirements of the PDDP are met. Approval of this PDDP and Concept Site Layout Plan does not constitute approval of a subdivision plat.

E. PERMITTED USES

The primary use of the property shall be for single family detached dwellings. In addition, there will be approximately five (5) acres consisting of two lots for local retail commercial use. Accessory uses not specifically covered by this Plan shall be regulated by:

1. R-1 Zoning District

2. B-1 Zoning District, prohibited uses:

- Appliance Rental
- Amusement Commercial (Outdoor)
- Aquariums
- Associated Outside (accessory) uses (or Storage)
- Auto Financing and Leasing (No Outdoor Lot or Display)
- Auto Repair, Major or Minor
- Bed and Breakfast Inn Facility
- Boarding or Rooming House
- Cemetery or Mausoleum
- Check Cashing Service and Loan Agency
- Convent or Monastery
- Country Club (Private)
- Food Bank or Pantry
- Fraternal Organization, Lodge, Union Hall or Civic Club
- Funeral Home or Mortuary
- Greenhouse (Non-Retail/Hobby)
- Halfway houses
- Heliport, Helistop
- Kennel (Indoor Pens)
- Laundromat (Or Self-Service Washateria)
- Rehabilitation Care Facility (Halfway House)
- Sewage Pumping Station (Public)
- Sexually Oriented Business
- Small Wind Energy System (Ord 2010-44, 11/4/10)
- Train stations
- Water Treatment Plant

F. DEVELOPMENT STANDARDS

1. Single Family Development Standards

Minimum lot size	6,000-SF
Minimum front lot width	50-ft
Minimum rear lot width	50-ft
Minimum lot depth	100-ft
Minimum radial lot width front & back	40-ft cord measurement at building line
Minimum front setback	25-ft typical
Minimum garage door setback	25-ft or 15-ft for side entry
Minimum side setback	5-ft, 15-ft street side corner lots
Minimum rear setback	10-ft
Minimum accessory building setback	5-ft, not permitted in any street yard setback
Maximum height primary building	35-ft
Maximum height accessory building	10-ft, 7-ft on lots adjacent to FM 973 ROW

Corner lots shall be 10-ft wider than the narrowest lot in the block.

Fences on street side of corner lots shall be set back 10-ft from property line, thus not within the 10-ft PUE.

Sidewalks to be provided on both sides of residential streets.

See Exhibit E for Comparison of this PDDP to the Standard City R-1 Ordinances and City R1 Residential Planned Development Ordinance. Referenced Documents include: Ch 2 Zoning Districts Article II 2.7 – R-1 Single Family Residential District, Chapter 4 – Property Development Standards 4.1 – Residential Property Development Standards, CH 28 – Vegetation Article II Landscape Requirements and Standards; Preservation, Protection and Planting of Trees, Ch 2 Article IV – Planned Development Districts 2.17 – Residential Planned Development District (RPD).

2. Masonry Façade Requirements

The exterior finish of all sides of single-family homes within the Plan shall be masonry, except non-load bearing elements such as doors, windows, trim, and accents. Gables, roofs, soffits, porches, and patios may also be of a non-masonry material. Masonry shall be defined as stone, brick, two-step hard coat stucco, and up to 75% of horizontally installed cement based siding excluding panelized wall systems. Façade requirements are further regulated as follows:

- a. Two story homes on corner lots and adjacent to FM 973 shall be constructed with 90% masonry on exposed surface walls facing roadways, except non-load bearing elements such as doors, windows, trim, gables, roofs, soffits, patios, porches, and accents.
- b. Exempt from the above masonry requirements are units in which stylized architecture is utilized. In these cases, alternative exterior finishes are permitted subject to approval by the Director of Planning, including but not limited to, board and batten, cedar shake, ship lap, 4" and 6" masonry siding in both horizontal and vertical installations and dry stacked stone.

3. Building Elevations

Exterior elevations shall vary so that no three or fewer adjacent lots shall have the same elevation. Building elevations on lots directly across from one another must also differ.

4. Exterior Lighting.

Exterior Lighting on the Property and its buildings will comply with the requirements set forth in Chapter 5 of the Zoning Ordinance related to outdoor lighting.

5. Garages

All homes will have a 2 car garage.

6. Patios & Porches

All homes shall have:

- a back patio with minimum area of 100-sf
- a covered front porch.

7. Commercial Development Standards

Buildings will consist of 60% masonry, with the front being a combination of masonry and stucco and glass, sides and back of buildings will be standing seam metal, masonry siding or stucco with 4-ft masonry wainscot, see attached Exhibit C.

G. VEHICULAR ACCESS AND CIRCULATION

A minimum of two access points onto FM 973 are planned, one in Phase 1 and one in Phase 2.

H. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping on the Property shall be in conformance with Chapter 28 of the City Code unless otherwise stated in this Development Plan. All single family lots shall contain the following landscaping, located outside of the easements along the rights-of-way:

1. One (1) – 2-inch caliper shade tree in the front yard.
2. Five (5) – 5-gallon shrubs.
3. All corner lots shall include an additional 2-inch caliper shade tree in the front yard.

4. All single family lots shall have drought resistant grass, such as Bermuda or Buffalo Grass, all yard areas to be sodded. Synthetic lawns or plants are prohibited.

I. SIGNAGE

Entry feature signage will be placed at the north most subdivision entry, and will be in accordance with Chapter 24 of the Code.

J. PARKS

3.98-acres of Parks (primary and pocket) will be provided by the Developer, owned, and maintained by a Homeowners Association. Primary park acreage of 2.96-acres will be provided as shown in Exhibit B.

Pocket park acreage of 0.54-acres will be provided using the following criteria:

1. Each park shall be a min. of 6,000-sf.
2. Locations to be selected solely at the Developer's discretion.

Amenities for each of the two primary parks are to be installed by the developer prior to City acceptance of the phase development improvements for which the park is in. Amenities in the two primary parks will include:

1. Walking trail – 5-ft wide decomposed granite, located as noted in Exhibit B.
2. Park benches – minimum of two.
3. Soccer goals – minimum of two, placed in the green space of the detention ponds.
4. Play scape – one combination structure, see Exhibit D for examples.
5. Along the lot lines between parkland and residential, a six foot (6') typical cedar fence with treated rails and a minimum picket size of 1" x 6" and a cedar top cap, with masonry columns every 50-ft. Fence shall be installed such that the rails are to be exposed on the private residence side of the fence.

K. FM 973 FRONTAGE

1. Fencing - Residential rear lot line fencing adjacent to FM 973 Right-Of-Way shall consist of six foot (6') typical cedar fence with treated rails and a minimum picket size of 1" x 6" and a cedar top cap, with masonry columns every 50-ft. Fence shall be installed such that the rails are to be exposed on the private residence side of the fence. This fencing shall be owned and maintained by the HOA.
2. Hike & Bike Trail – Shall be 5-foot wide meandering concrete sidewalk, shall be constructed by the Developer prior to City acceptance of the phase development improvements the Hike & Bike Trail serves, and owned and maintained by the HOA.

L. TRAFFIC IMPACT ANALYSIS

A Level II Traffic Impact Analysis to be submitted as part of the Final Plat submission and approval process.

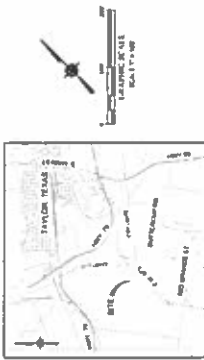
M. PLAN MODIFICATIONS

Changes shall be in accordance with Ch 2 Article IV, Section 2.17.8 Minor Changes to Site Plan, unless otherwise stated in this PDDP.

EXHIBIT A



A PRELIMINARY CONCEPT SITE LAYOUT SUNDANCE SUBDIVISION A SINGLE-FAMILY RESIDENTIAL COMMUNITY



DECEMBER 2017

FARM TO MARKET (F.M.) 873
TAYLOR, WILLAMSON COUNTY, TEXAS 78074

DEVELOPER: PAKSIDDLE PARTNERS LLC
AGENT: SCOTT REMPE
1208 TEXAS LUCKY BLVD.
SUITE 100
TAYLOR, TEXAS 78074
PHONE: 512-250-5488
CELL: 512-871-6488
EMAIL: scott@scottrempe.com

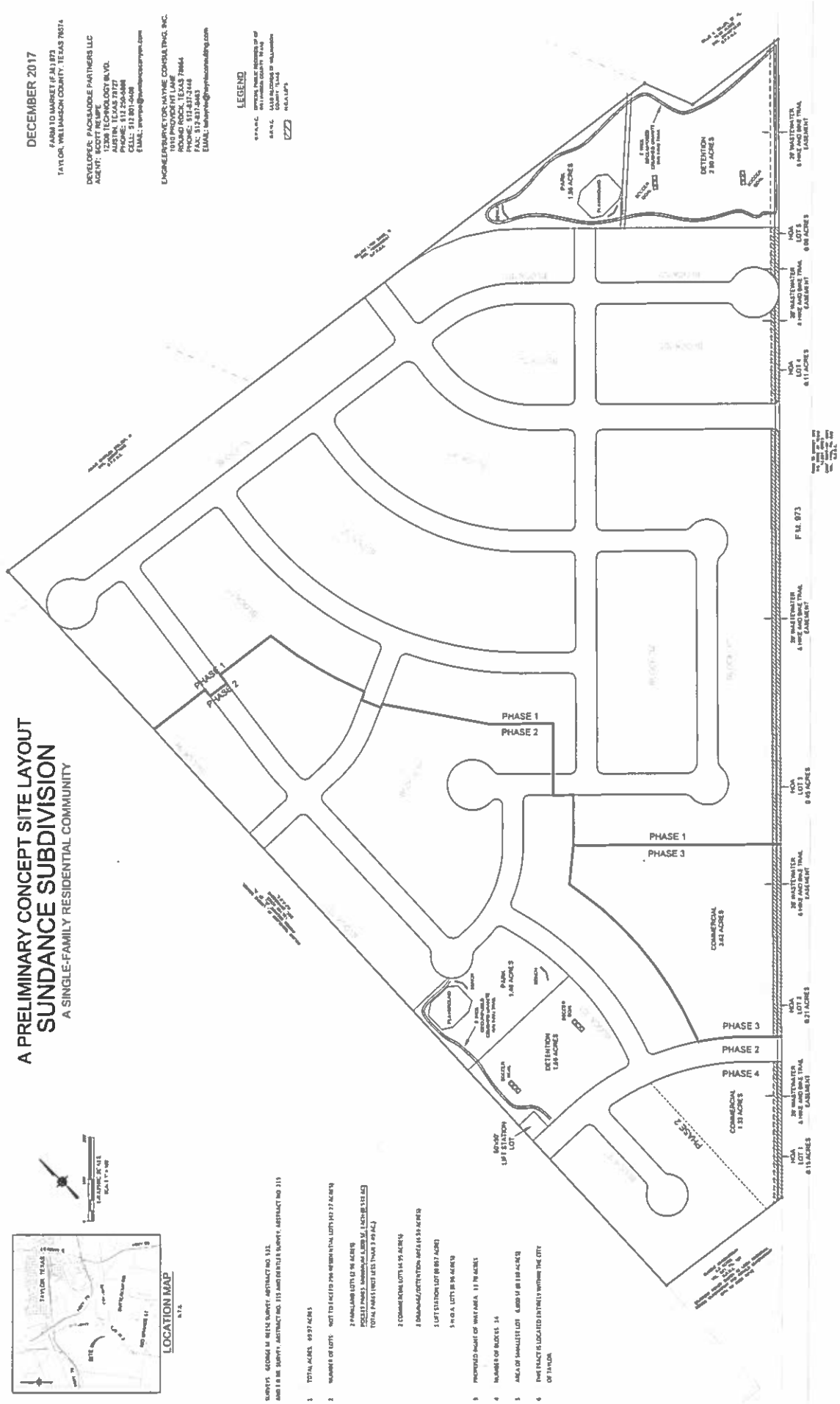
ENGINEERING: HAYNIE CONSULTING, INC.
1810 PROCTOR HILL LANE
ROUND ROCK, TEXAS 78664
PHONE: 512-432-2448
CELL: 512-432-2448
EMAIL: haynie@haynieconsulting.com

LEGEND

STANDARD: SPECIAL PERMIT REQUIRED OR BY
APPROVED QUALITY TRAIL
STANDARD: SPECIAL PERMIT REQUIRED
STANDARD: SPECIAL PERMIT REQUIRED
STANDARD: SPECIAL PERMIT REQUIRED
STANDARD: SPECIAL PERMIT REQUIRED

SUBJECT: GEORGE M. BELL SUBMIT. ABSTRACT NO. 111
AND B. B. SUBMIT. ABSTRACT NO. 115 AND BELL'S SUBMIT. ABSTRACT NO. 315

1. TOTAL ACRES: 69.97 ACRES
2. NUMBER OF LOTS: NOT TO EXCEED 200 RESIDENTIAL LOTS AND 77 ACRES
2 PARCELS LOTS OF 10 ACRES
2 PARCELS LOTS OF 10 ACRES
TOTAL PARCELS LOTS (200 + 77) = 277 LOTS
3. COMMERCIAL LOTS: 10 ACRES
2 COMMERCIAL/DETENTION AREAS: 10 ACRES
1 LOT (STATION LOT) (8.87 ACRES)
5 N.O.A. LOTS (5 ACRES)
4. PROPOSED BOUNDARY OF WATERSHED: 11 ACRES
5. NUMBER OF BUILDS: 24
6. AREA OF SHARPEST LOT: 4.80 ACRES (OF 10.18 ACRES)
ONE PARCEL IS LOCATED WITHIN THE CITY OF TAYLOR



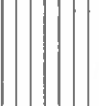
SHEET NO.

1 OF 1

PP-2017-1059

EXHIBIT 'B'
SUNDANCE SUBDIVISION
PRELIMINARY CONCEPT SITE LAYOUT
HUTTO, WILLAMSON COUNTY, TEXAS

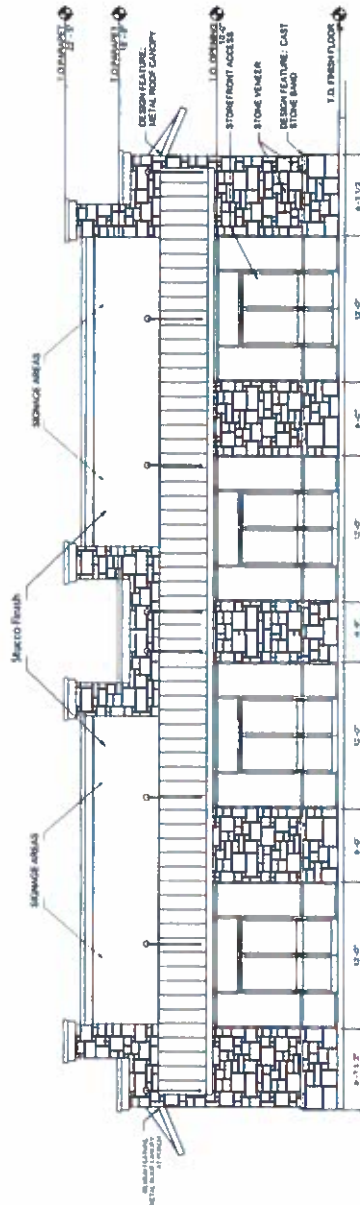
HAYNIE
CONSULTING, INC.
Civil Engineers and Land Surveyors
1810 Proctor Hill Lane
Round Rock, Texas 78664
Tel: 512-432-2448
Fax: 512-432-2448



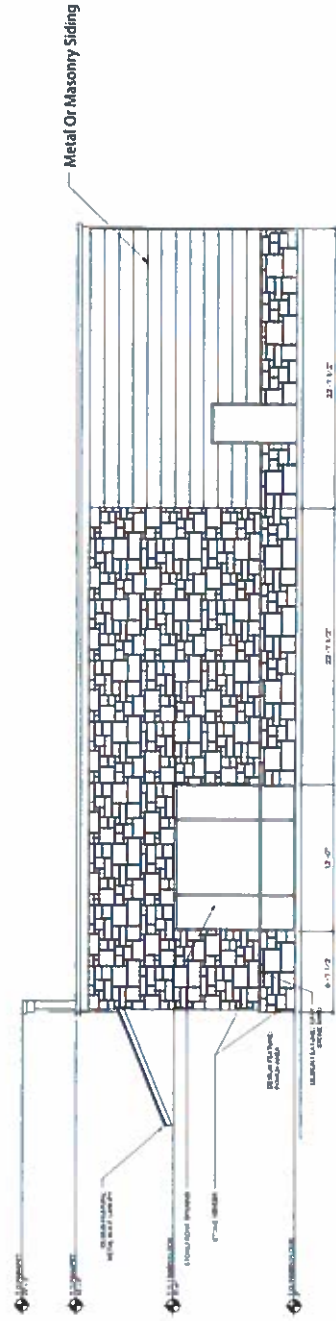
COMMERCIAL BUILDING
 MOCK UP
 FM 913 TAYLOR, TX

Drawn by: J. Scott
Checked by: J. Scott
Designed by: J. Scott
Date: 10/1/14
Scale: 1/8" = 1'-0"
Sheet Title: Commercial Building Mock Up
Sheet Number: 1 of 1

EXHIBIT C



1 PRIMARY ELEVATION
 3/8" = 1'-0"



2 SIDE ELEVATION
 3/8" = 1'-0"

EXHIBIT D

ELE400050 Tower



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	1	1
Required	2	1	1

Up, around and under ? lots of spatial physical activity is what the Tower offers. A play switcher on the lower curved panel provides a point for experimentation, as do the rings on the stair handrails. Stairs, a sloping rock climb and a curly climber offer 3 levels of challenge to the top. Once up to the large lookout deck, children can zoom down the curved slide or twist down the curly climber. Underneath the deck there is a play counter for recreation or role-play.

Product line	Multi play structures
Product category	ELEMENTS™
Best user age	2 - 5
Max. fall height (Feet)	217
Total height (Feet)	300
Safety zone area	38 m2



GATHERING



CLIMBING



SLIDING



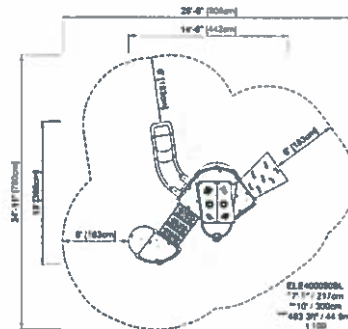
PRETENDING



EXPERIMENTING



ASTM



ELE400050BL
ELE400050GR
ELE400050RE
1:100

* = Highest designated play surface.
** = Total height of product.

Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	20 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



To verify product certification,
visit www.ipema.org

Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

PCM211804

Double Tower with Tower Net, Physical, Plastic Tube Slide ADA

KOMPAN 



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	2	2
Required	2	1	1

Product line	Multi play structures
Product category	MOMENTS™ School age
Best user age	5 - 12



GATHERING



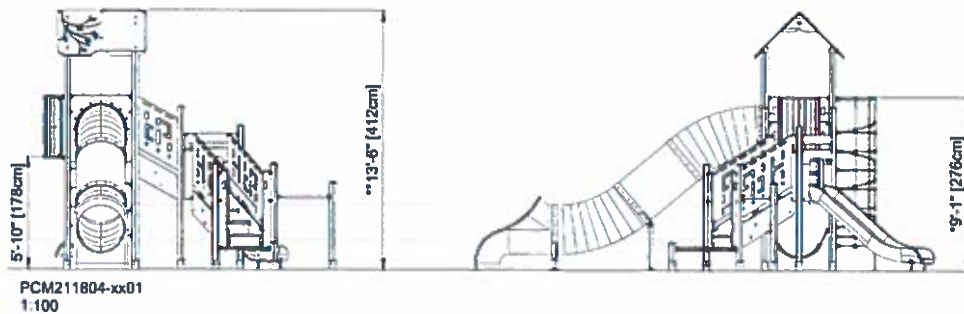
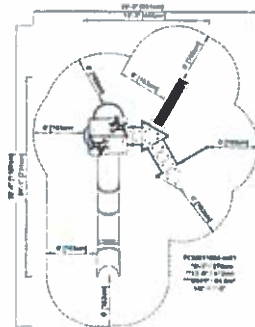
CLIMBING



SLIDING



IN-
GROU. ASTM



* = Highest designated play surface.
** = Total height of product.

Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	21 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



To verify product certification,
visit www.ipema.org

Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

**STANDARD ORDINANCE, AND STANDARD RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE, AND PLANNED DEVELOPMENT DEVELOPMENT PLAN
COMPARISON TABLE**

EXHIBIT E

Item	St. R-1 Ordinance - By-Right	Std. Residential Planned Dev. - By-Right	Sundance Subdivision PDDP (* - Exceeds By-Right)
Zoning	R-1	R-1	R-1
Side Setback	5'	None noted	5'
Street Side Setback	10'	None noted	* 10' + PUE fence restriction
Front Setback	25'	None noted	25'
Rear Setback	10'	None noted	10'
Lot Width	70'	None noted	50'
Lot SF	7,000	6,000	6,000
Min Lot Depth	100'	None noted	100'
Corner Lots	5' Wider than avg. interior lots in block	None noted	* 10' Wider than average interior lots in the block
Max Accessory Height	N/A	N/A	* 10' (7' along TxDOT ROW)
Parkland	5% Residential Area	None noted	* 5% Residential & commercial area + park improvements
2 Primary Parks with improvements including: soccer goals, benches, playscapes, walking trail, upgraded fencing along residential lots & Pocket Parks to be located between Major Parks			
Sidewalks	1 Side of residential street only	None noted	* 2 Sides of residential streets
Exterior Finishes	3 Sides masonry (1st floor only), full facade	None noted	* 4 Sides masonry / Architectural exceptions
Covered Parking	1 Car covered parking	None noted	* 2 Car Garage
Back Patio	None required	None noted	* 100 SF
Home size	1,400-SF Minimum	None noted	1,400-SF Minimum
Landscaping	None required	None noted	* Full sod yards front & back, 1 tree/5 shrubs typ., corner lots 2 trees/5 shrubs
Fencing/Maintenance Along TxDOT ROW	No minimum height stated	None noted	* 6' Tall fencing w/ masonry columns at 50' centers
Trail/Esm/Maintenance Along TxDOT ROW	None required	None noted	* 5' Wide Trail/W&WW Esmt/HOA Maintenance
Architectural - No repealing structures	None required	None noted	* No 3 adjacent homes w/ same floor plan either side street

ORDINANCE NO. 2021- 07

AN ORDINANCE REPEALING AND REPLACING SUNDANCE PLANNED DEVELOPMENT, ORDINANCE 2017-32; CONSISTING OF APPROXIMATELY 69.97 ACRES OF LAND; LOCATED ACROSS FROM AVERY GLEN SUBDIVISION AND TAYLOR HIGH SCHOOL MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R331183, R019232, AND R019652; PART OF AND OUT OF M. DENTLER SURVEY, ABSTRACT 211, H. & T. B. RR. SURVEY, ABSTRACT 315, AND GEORGE M. REESE SURVEY, ABSTRACT 533, WILLIAMSON COUNTY, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on February 25, 2021, to consider the request made by Townbridge Capital, represented by Aaron Levy, for property which is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to repeal and replace the approved Sundance Planned Development for the Property consisting of approximately 69.97 acres of residential and commercial zoning with planned development overlays to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 09, 2021, to consider the request and made an affirmative recommendation to the City Council; and

WHEREAS, the City Council, after the public hearing, approved the request to repeal and replace the approved Sundance Planned Development for the Property with the new Castlewood South Residential Planned Development.

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 Sundance Planned Development is repealed and replaced by Castlewood South approximately 69.97 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

SECTION 3. The Official Zoning Map of the City of Taylor, Texas, will show the Property as approximately 69.97 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) as shown in Exhibit “B” attached hereto and incorporated by reference herein for all purposes.

SECTION 4. The Residential Planned Development hereby referred to as the Castlewood South Residential Planned Development that shall be applied to and be required for the Property is shown in Exhibit “C” attached hereto and incorporated by reference herein for all purposes.

SECTION 5. 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 6. 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 7. In accordance with Article VIII of the City Charter, Ordinance 2021-07 was introduced before the Taylor City Council on the _____ day of March 2021.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2021.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Mark Schroeder
City Attorney

Exhibit “C”
CASTLEWOOD SOUTH PLANNED DEVELOPMENT
Taylor, Texas
Residential Planned Development

A. PROPERTY

The Castlewood South Residential Planned Development (previously known as Sundance Development) encompasses 69.97 acres located immediately south of the Castlewood Subdivision and on the west side of FM 973 directly across from Avery Glen Subdivision in Taylor, Texas and more particularly described in Exhibit 1. It is hereinafter referred to as “the property”.

B. PURPOSE

The purpose of the request for rezoning is to revise the approved Sundance Development PDDP layout and develop the subject property for lots of various sizes comprised of single-family detached and single-family alley-loaded homes. The Castlewood South RPD is a summary of the development and design standards for the property, and a site layout plan of the proposed development as described in Zoning Ordinance Ch2, Article IV, Section 2.17 Residential Planned Development District [RPD].

C. SITE LAYOUT PLAN

A Site Layout Plan has been attached to this Development Plan as Exhibit 2 to illustrate the land use and design intent for the property. The Site Layout Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. The Site Layout Plan depicts roadways, residential areas, and park areas that will be developed in multiple phases as shown in Exhibit 2, provided the minimum requirements of the RPD are met. Approval of this RPD and Concept Site Layout Plan does not constitute approval of a preliminary plat.

D. PERMITTED USES

Primary Use. The primary use of the development shall be for single family residential housing, including single-family detached, small lot single-family detached, and small lot detached alley-loaded single-family housing. The request for the R-1/RPD allows the developer and home builders to provide several distinct types of housing products for a broad variety of people at different stages of life or with different lifestyles.

E. ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs) are encouraged. They may be above or attached to garages and may be standalone dwellings. ADUs are permitted by-right without applying for a specific use permit. ADUs may be up to 30% of the size of the primary structure on the same lot or 600 square feet, whichever is greater.

F. DESIGN STANDARDS

The general style of homes shall be of similar design standards per the attached Exhibit 3. The following design criteria must be reflected in both elevation and plan:

- All homes must include a front covered porch of no less than twenty-four (24) square feet and with a minimum width of four (4) feet. Home styles without front porches require approval from the Director of Development Services and cannot exceed 15% of the total homes in the subdivision.

- The front façade of garages may be no more than five (5) feet closer to the front building line than the front façade of the living area of the home.

Fences:

- All rear and side yard fencing shall be typical 6-ft privacy fencing constructed of 4-inch or 6-inch cedar pickets. View fencing, such as wrought iron, may be substituted in locations adjacent to detention ponds.
- All front yard fencing on alley-loaded small lots may not be greater than 4-ft in height. Cedar picket and wrought iron fencing are permitted for these locations.
- All fencing along FM 973 shall be 6-ft privacy fencing constructed of steel posts with 4-inch or 6-inch cedar pickets-with cap and trim. Masonry columns shall be installed at a maximum spacing of 64-ft and constructed of stone, brick, or stucco. Columns must be capped and may be constructed with similar material with a minimum reveal of 1-inch from the face of the column.

G. DEVELOPMENT STANDARDS

Requirement	Single-Family Standard Lots	Single-Family Standard Small Lots	Single-Family Alley-Loaded Small Lots
Minimum Lot Width (feet)	50	45	35
Minimum Lot Depth (feet)	120	120	110
Minimum Lot Square Footage	6,000	5,400	3,850
Setbacks			
Front (feet)	20	20	5
Interior Side (feet)	5	5	5
Street Side (feet)	10	10	10
Rear (feet) – Primary Structure	10	10	10
Rear (feet) – ADU, storage, and parking	5	5	5
Maximum Height (feet) ¹	35	35	35
Off-Street Parking Spaces ²	2	2	2

¹Two- and one-half stories and 27-ft for accessory structures.

² Off street parking – each lot is required to have two off-street parking spaces and a minimum of one (1) car garage, the second parking space may be in the front setback driveway.

H. SIDEWALKS

Sidewalks shall be ADA compliant and constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders. All ADA ramps at crosswalks per approved improvement plans and all sidewalks adjacent to common areas, will be part of the public improvements and constructed by the developer.

H.1. Sidewalk Requirement Table

	Width	Sidewalk Placement	Material
Residential ROW	4 ft	5 ft behind back of curb	Concrete
Collector ROW	5 ft	5 ft behind back of curb	Concrete
Parks and Greenspace	See Park Exhibits	See Park Exhibits	See Park Exhibits
FM 973 ROW	5 ft	5 ft from property line	Crushed Granite

I. ALLEYS

Alleys are privately owned and maintained by the Property Owners' Association and shall have a minimum 20-foot right-of-way width. All alleys will be part of the public improvements and are to be constructed by the developer.

J. LANDSCAPE REQUIREMENTS

All landscaping selections shall be from the preferred plant list in Chapter 28 - Vegetation from the City of Taylor Code of Ordinances. All common area landscaping shall be maintained by the Property Owners' Association.

Street Trees:

- Street trees on all streets shall be installed between the back of the curb and the sidewalk with spacing per section J.1. Tree Requirement Table.
- The developer shall be required to install the street trees adjacent to all common areas and along FM 973. The homebuilder(s) shall be required to install the street tree(s) adjacent to each single-family lot.
- Street trees along FM 973 must be evergreen and may include Live Oak, Monterrey Oak, Arizona Cypress, or other native and adapted species per approved landscaping plan.

J.1. Tree Requirement Table

	Number of Trees	Minimum Size	Minimum Height at time of planting	Maximum Spacing	Tree Location
Single-Family Standard Lots	1 per dwelling unit ¹	2-inch caliper at 3-feet above grade	6-feet		Street tree
Single-Family Small Lots	1 per dwelling unit	2-inch caliper at 3-feet above grade	6-feet		Street tree
Single-Family Small Lots Alley-Loaded	1 per dwelling unit	2-inch caliper at 3-feet above grade	6-feet		Street tree or within 6-feet of the front property line if the lot does

					not have street frontage
Parks	Varies	2-inch caliper at 3-feet above grade	6-feet	50-feet	Street tree
Sign Location	2 per sign	2-inch caliper at 3-feet above grade	6-feet		Per landscape plan
Detention Ponds	Varies	2-inch caliper at 3-feet above grade	6-feet	50-feet	Around perimeter of pond and street tree if the pond has street frontage
FM 973	Varies	2-inch caliper at 3-feet above grade	6-feet	50-feet	Street tree

¹ Minimum number of trees is two (2) for corner lots 60-feet wide or greater.

K. PARKLAND AREAS

The park and playground requirements of Subdivision Ordinance Section 2.12 will be met by the provision of two parkland and four pocket park sites of approximately 2.25-acres, 1.96-acres, 0.08-acres, 0.08-acres, 0.46-acres, and 0.07-acres for a total of 4.9-acres, all of which is out of the floodplain and each is shown in **Exhibit 2**, see **Exhibits 4, 5, and 6** for general Park Layouts. All of the park sites shall be owned and maintained by the Property Owners' Association.

L. COMMON AMENITY AREAS

The Common Amenity Area requirements will be met by integrating the following amenities on-site:

- A playground suitable for ages 5-14 within the 2.25-acre Park
- A playground suitable for ages 2-5 within the 1.96-acre Park
- Park benches within each park (3 min. (per 2.25 and 1.96-acre park), 1 min. (per 0.46-Acre park), 6-ft min. length, ground anchored)

Pedestrian access:

- 1.96-Acre Park to include 6-ft wide concrete sidewalk around the perimeter of the site including along the front property line of alley-loaded small lots, with a 6-ft crushed granite path through the (2) 0.08 ac pedestrian connections between alley-loaded blocks and to the central playground.
- 2.25-Acre Park to include a 6-ft wide concrete sidewalk adjacent to the streets, along the front property line of alley-loaded small lots and a meandering 6-ft wide crushed granite path through the park connecting -to the playground.
- 0.46-Acre Park to include a 4-ft wide concrete sidewalk adjacent to the local streets and 5-ft wide concrete sidewalk adjacent to the collector street.

- Detention ponds shall include a 5-ft wide crushed granite path around the perimeter and connecting to adjacent paths and sidewalks. A crushed granite path shall be installed behind houses adjacent to FM 973 in lieu of concrete sidewalks and the crushed granite path shall be maintained by the property owners' association.
- P.O.A. lots 2, 5, and 6 (See Exhibit 2) shall have 5-ft wide crushed granite paths to connect pedestrian paths of detention ponds and FM 973 to sidewalks.

M. STREET DESIGN

Street design shall be the same as the street design approved in Castlewood Subdivision as shown in the attached Exhibit 7 – Street Design Section.

N. PROPERTY OWNERS' ASSOCIATION

A property owners' association shall be created to own and maintain the parks, drainage lots, detention ponds, and residential sign/monument easements and enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

LIST OF EXHIBITS

Exhibit 1 – 69.97-Acre Legal Description of Site (metes-and-bounds)

Exhibit 2 - Site Layout Plan

Exhibit 3 - Examples Identifying General "Style" of Homes

Exhibit 4 – 1.96-Acre Park General Layout

Exhibit 5 – 2.25-Acre Park General Layout

Exhibit 6 – 0.46-Acre Park General Layout

Exhibit 7 – Street Design Section

EXHIBIT 1

LEGAL DESCRIPTION:

BEING 69.97 ACRES OF LAND OUT OF THE H. & T.B.R.R. SURVEY, ABSTRACT 315, M. DENTLER SURVEY, ABSTRACT 211, AND GEORGE M. REESE SURVEY, ABSTRACT 533, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN 150 ACRE TRACT, CONVEYED TO JOHN FRED HAFFERIK ET. AL. RECORDED IN DOCUMENT 2011036448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 69.97 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET 973, BEING THE SOUTHEAST CORNER OF THE BILLIE G. MILLER, ET. AL. TRACT RECORDED IN DOCUMENT 2010074538, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 44°27'04" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF **2,760.45 FEET** TO AN IRON ROD FOUND IN THE SAID WESTERLY RIGHT-OF-WAY LINE, BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO EUGENE MUNDKOWSKY RECORDED IN VOLUME 837, PAGE 121, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (W.C.A.D. SHOWS CURRENT OWNER AS LINDA ROZNOVAK, DENNIS MUNDKOWSKY AND RONALD MUNDKOWSKY WITH NO DEED INFORMATION), ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82°26'22" WEST, ALONG THE NORTH LINE OF MUNDKOWSKY TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF **347.70 FEET** TO AN IRON ROD FOUND IN THE EAST LINE OF A TRACT CONVEYED TO ALAN C. TEICHELMAN AND SUSAN KAYE SCHAEFER RECORDED IN DOCUMENT 2016002249, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID MUNDKOWSKY TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01°52'07" EAST, ALONG THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF **2323.70 FEET** TO A CONCRETE MONUMENT FOUND IN THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT, ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JULIUS CHARLES STELZER, III RECORDED IN DOCUMENT 2008077958, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINES OF SAID STELZER TRACT, A TRACT CONVEYED TO WILLIAM LYN DAVIS, III RECORDED IN DOCUMENT 1996038661, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAID BILLIE G. MILLER TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) **SOUTH 82°36'18" EAST**, FOR A DISTANCE OF **1916.08 FEET** TO A CONCRETE MONUMENT FOUND;
- 2) **SOUTH 21°47'09" EAST**, FOR A DISTANCE OF **126.85 FEET** TO A CONCRETE MONUMENT FOUND;
- 3) **SOUTH 82°33'45" EAST**, FOR A DISTANCE OF **256.99 FEET** TO THE POINT OF BEGINNING AND CONTAINING 69.97 ACRES, MORE OR LESS.

NOTES:

1.) BEARING BASIS OF THE CONTROL POINTS LISTED HEREON IS BASED ON THE NAD 83 CONTROL DATUM, GEOID MODEL 12B, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM, ALL COORDINATES AND DISTANCES SHOWN AND LISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF TEXAS DOES HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY ON THE GROUND, AND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

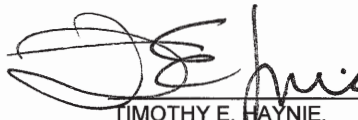
 08-03-17
TIMOTHY E. HAYNIE,
TEXAS REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 2380



EXHIBIT "A"

FIELD NOTES TO ACCOMPANY SKETCH FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



**HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

JOB NUMBER: 783-17-02

JOB DATE: 2017-04-11

SCALE: 1"=500'

TECH: J. WARREN

CHECKED BY: B. JONES

SHEET:
1 OF 2

X:\1783 SUNDANCE CANYON\1783-17-02 TAYLORDWG\EXHIBITS\1783-Taylor Sundance Overall Exhibit.dwg Aug 03, 17 12:37 pm

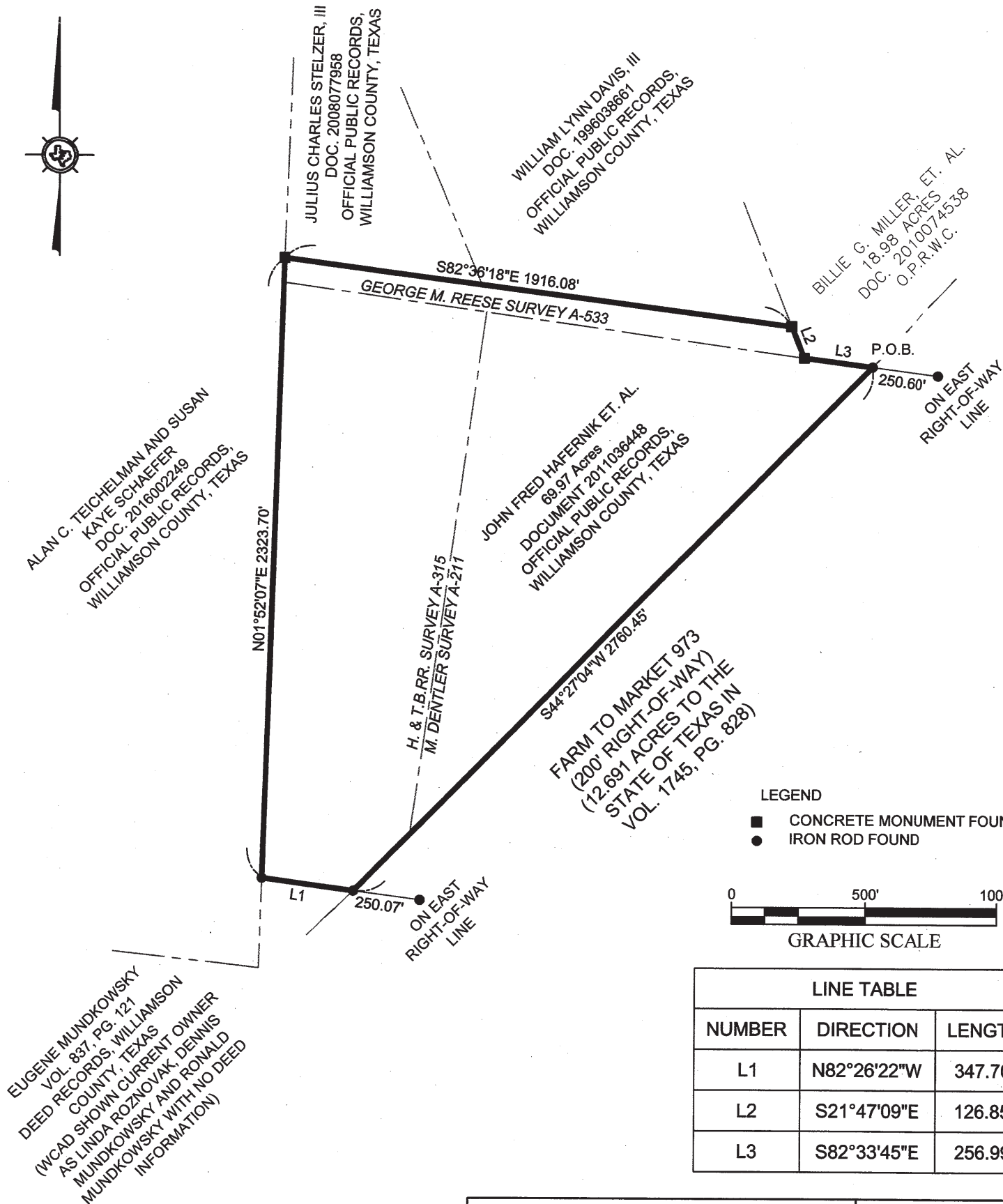


EXHIBIT "A"

SKETCH TO ACCOMPANY FIELD NOTES FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



**HAYNIE
CONSULTING, INC.**

Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

JOB NUMBER: 783-17-02

JOB DATE: 2017-04-11

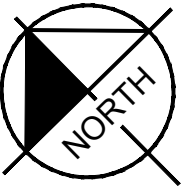
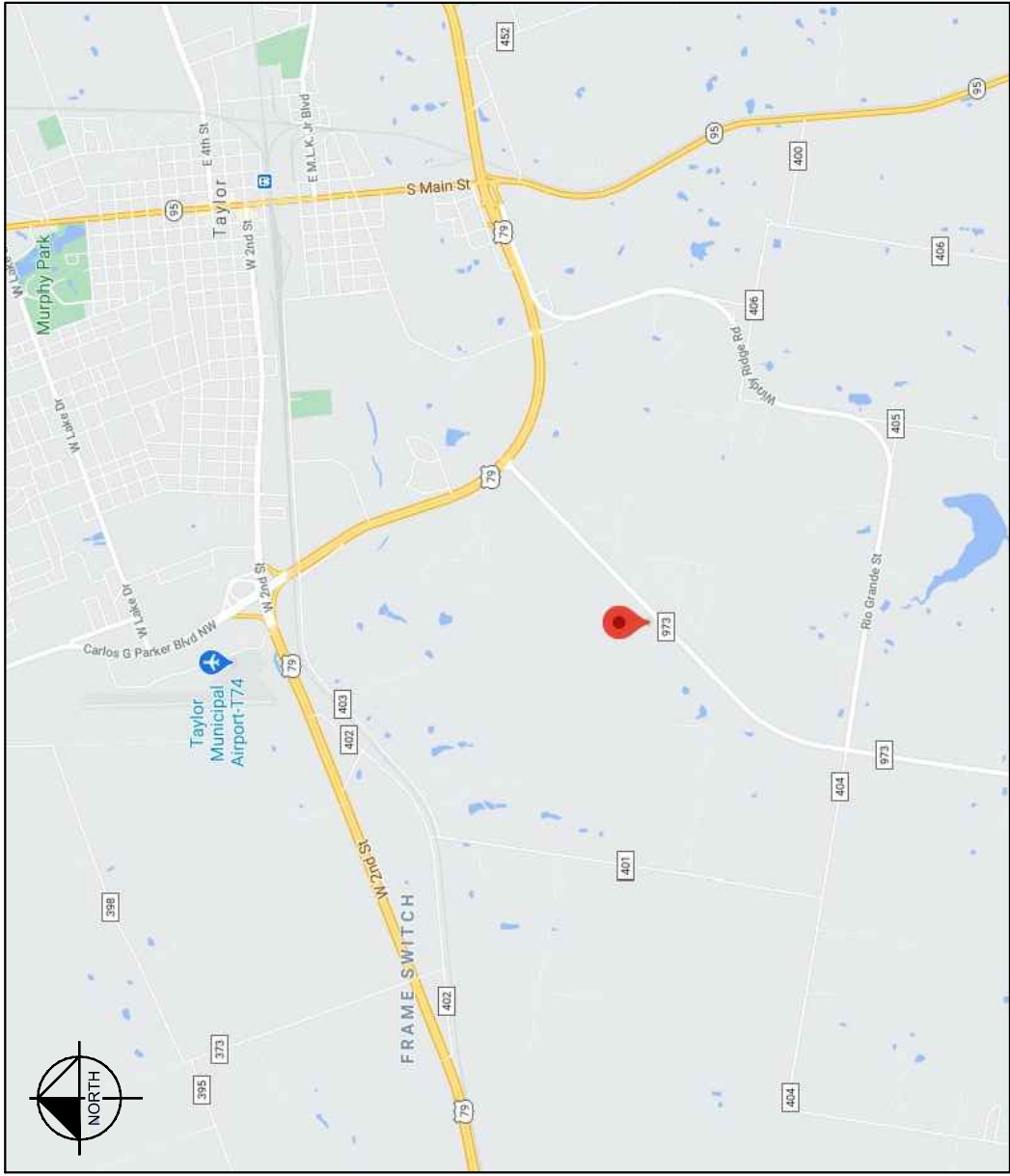
SCALE: 1"=500'

TECH: J. WARREN

CHECKED BY: B. JONES

SHEET:

2 OF 2

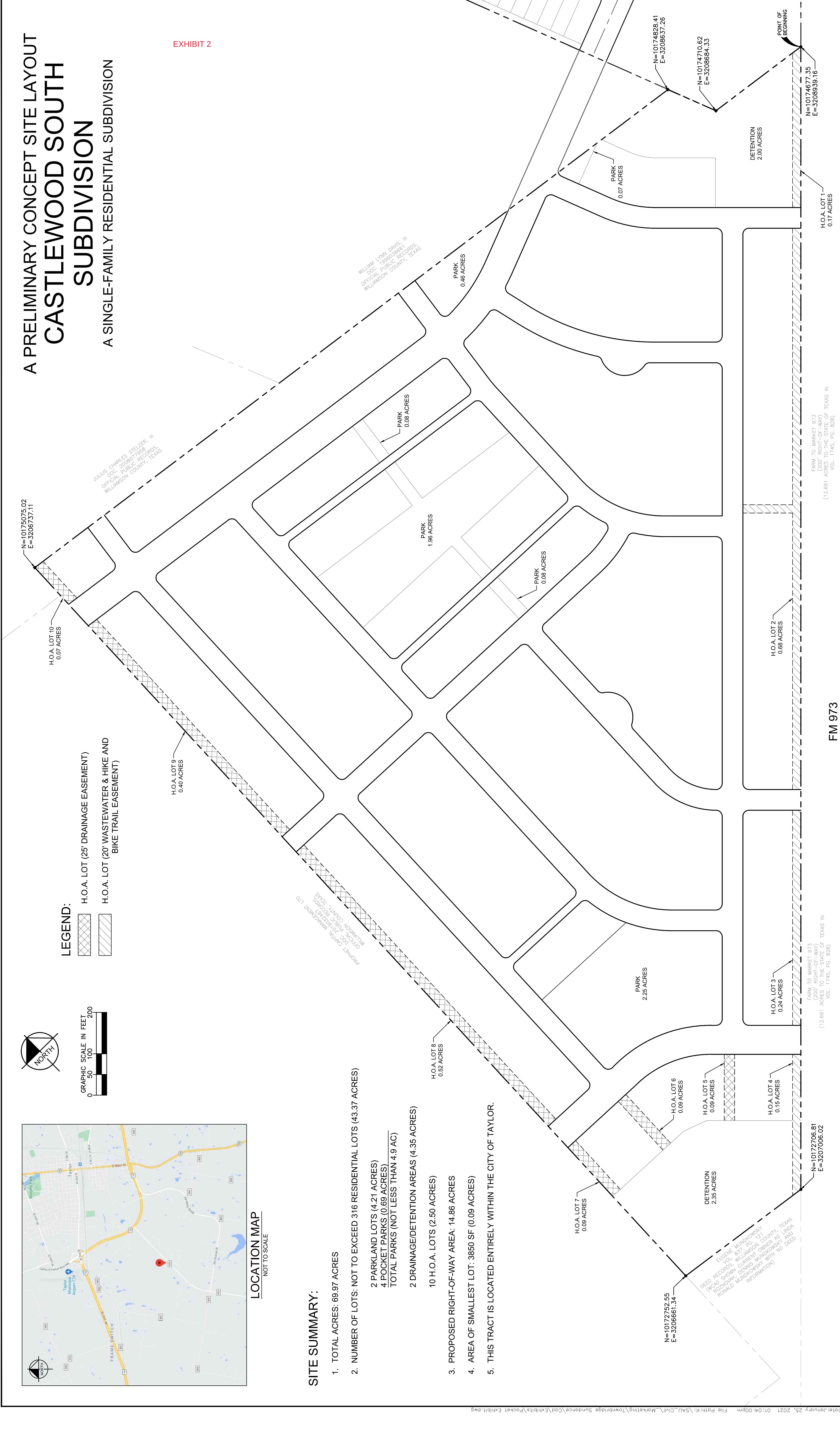


LEGEND:

- H.O.A. LOT (25' DRAINAGE EASEMENT)
- H.O.A. LOT (20' WASTEWATER & HIKE AND BIKE TRAIL EASEMENT)

SITE SUMMARY:

- TOTAL ACRES: 69.97 ACRES
- NUMBER OF LOTS: NOT TO EXCEED 316 RESIDENTIAL LOTS (43.37 ACRES)
 - 2 PARKLAND LOTS (4.21 ACRES)
 - 4 POCKET PARKS (0.69 ACRES)
 - TOTAL PARKS (NOT LESS THAN 4.9 AC)
- 2 DRAINAGE/DETENTION AREAS (4.35 ACRES)
- 10 H.O.A. LOTS (2.50 ACRES)
- PROPOSED RIGHT-OF-WAY AREA: 14.86 ACRES
- AREA OF SMALLEST LOT: 3850 SF (0.09 ACRES)
- THIS TRACT IS LOCATED ENTIRELY WITHIN THE CITY OF TAYLOR.

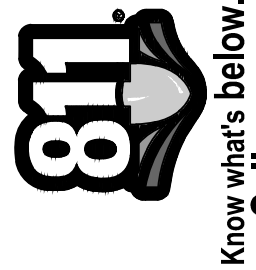


FM 973



© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
2600 VIA FORTUNA TERRACE I, SUITE 300 AUSTIN, TX 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928



P.O. BOX 90638, AUSTIN, TX 78709

EXHIBIT 'B'
CASTLEWOOD SOUTH SUBDIVISION
PRELIMINARY CONCEPT SITE LAYOUT
CITY OF HUTO, WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

1 of 1

PP-2021-####

EXHIBIT 3

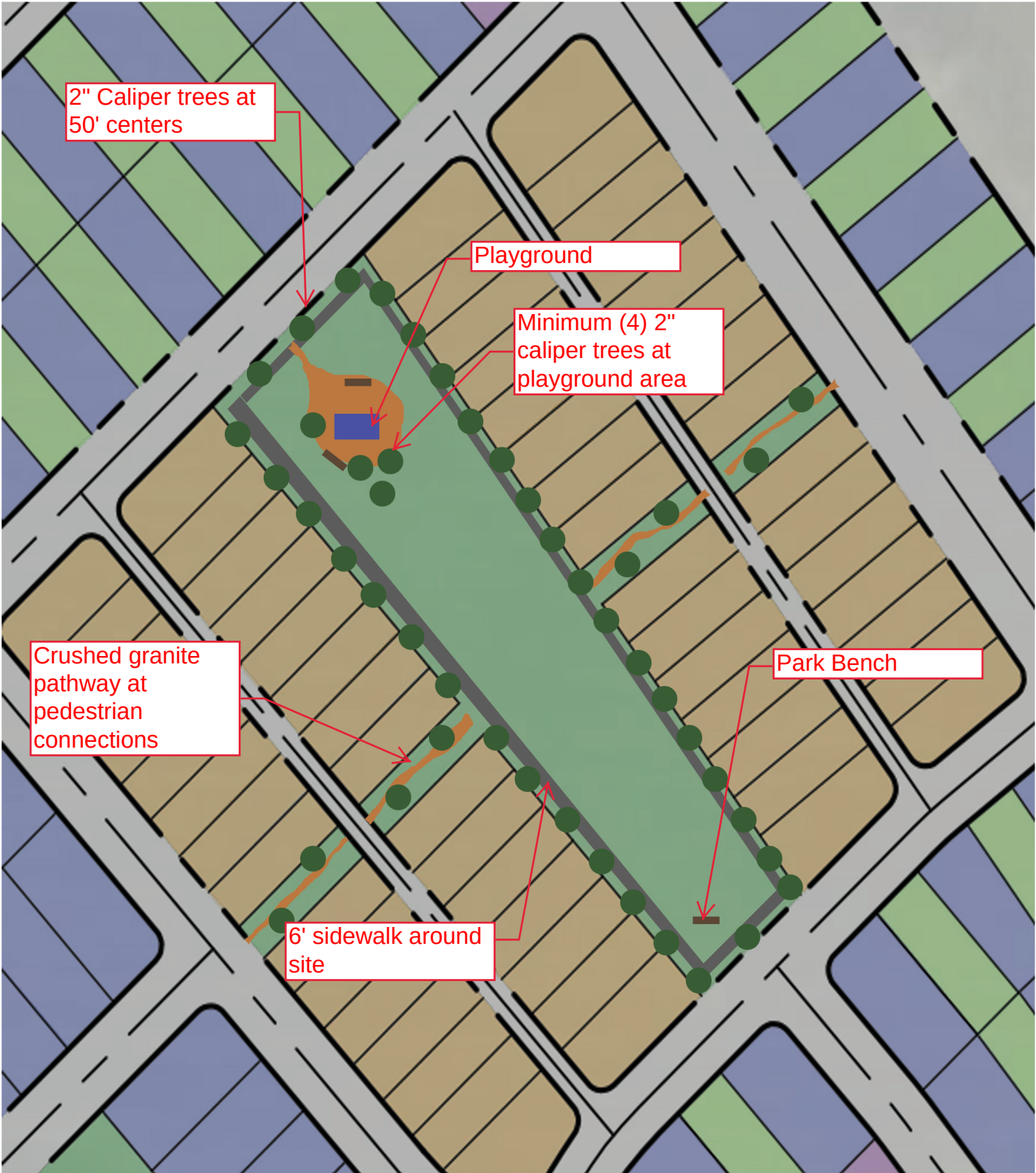




Alley-loaded elevations



EXHIBIT 4



ELE400050

Tower



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	1	1
Required	2	1	1

Up, around and under ? lots of spatial physical activity is what the Tower offers. A play switcher on the lower curved panel provides a point for experimentation, as do the rings on the stair handrails. Stairs, a sloping rock climb and a curly climber offer 3 levels of challenge to the top. Once up to the large lookout deck, children can zoom down the curved slide or twist down the curly climber. Underneath the deck there is a play counter for recreation or role-play.

Product line	Multi play structures
Product category	ELEMENTS™
Best user age	2 - 5
Max. fall height (Feet)	217
Total height (Feet)	300
Safety zone area	38 m2








ASTM

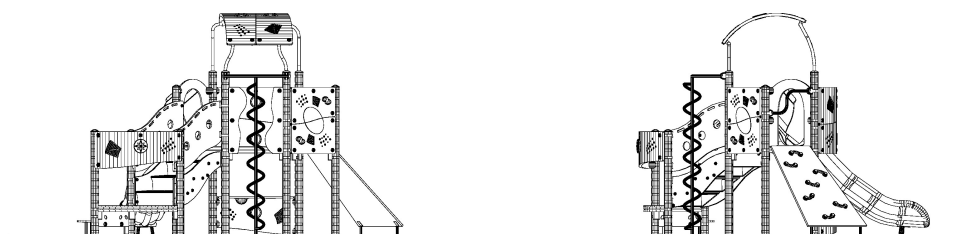
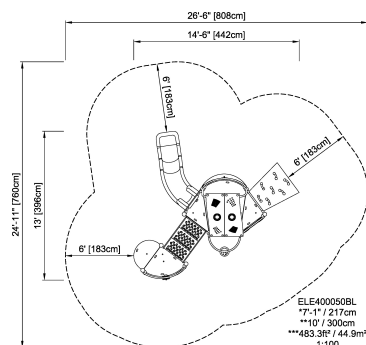
GATHERING

CLIMBING

SLIDING

PRETENDING

EXPERIMENTING



ELE400050BL
ELE400050GR
ELE400050RE
1:100

* = Highest designated play surface.
** = Total height of product.

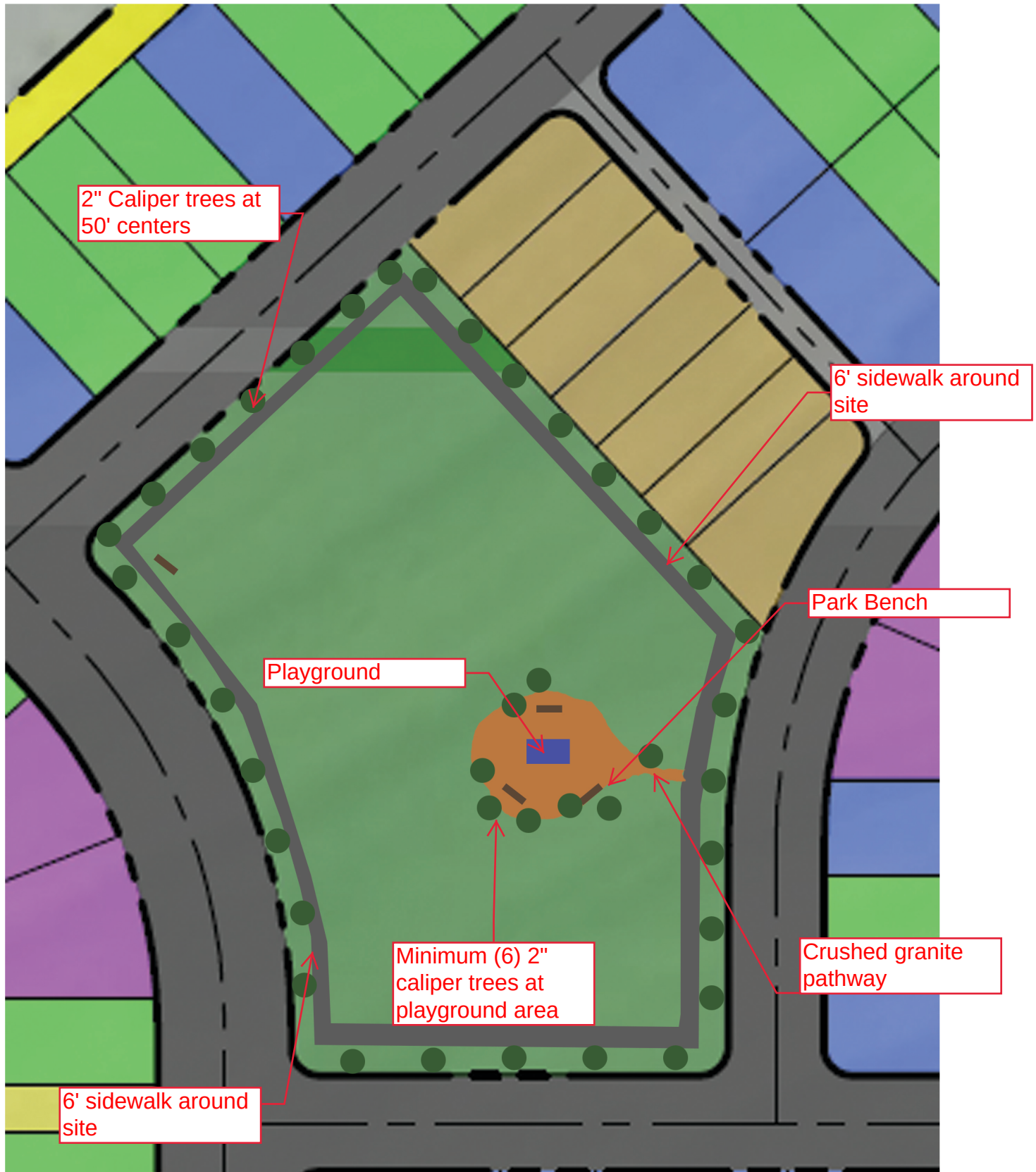
Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	20 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



To verify product certification,
visit www.ipema.org

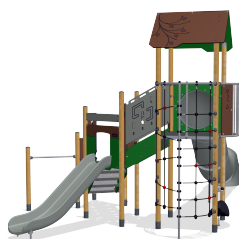
Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

EXHIBIT 5



PCM211804

Double Tower with Tower Net, Physical, Plastic Tube Slide ADA



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	2	2
Required	2	1	1

Product line	Multi play structures
Product category	MOMENTS™ School age
Best user age	5 - 12



GATHERING



CLIMBING

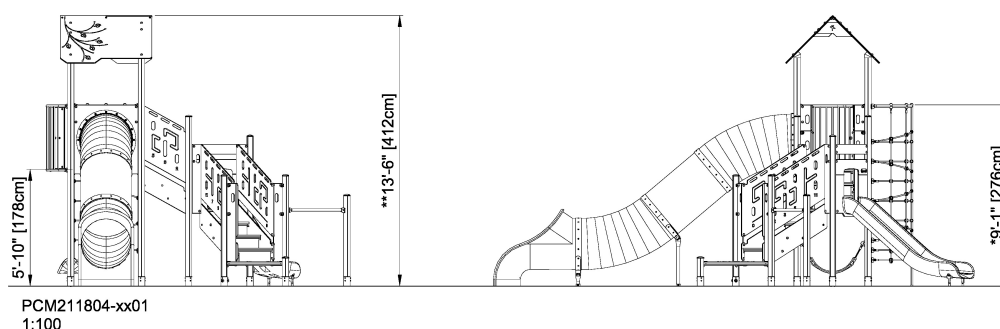
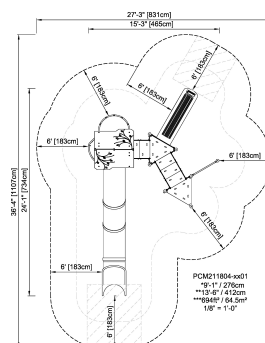


SLIDING



IN-
GROU.

ASTM



* = Highest designated play surface.
 ** = Total height of product.

Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	21 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



To verify product certification,
 visit www.ipema.org

Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

EXHIBIT 6

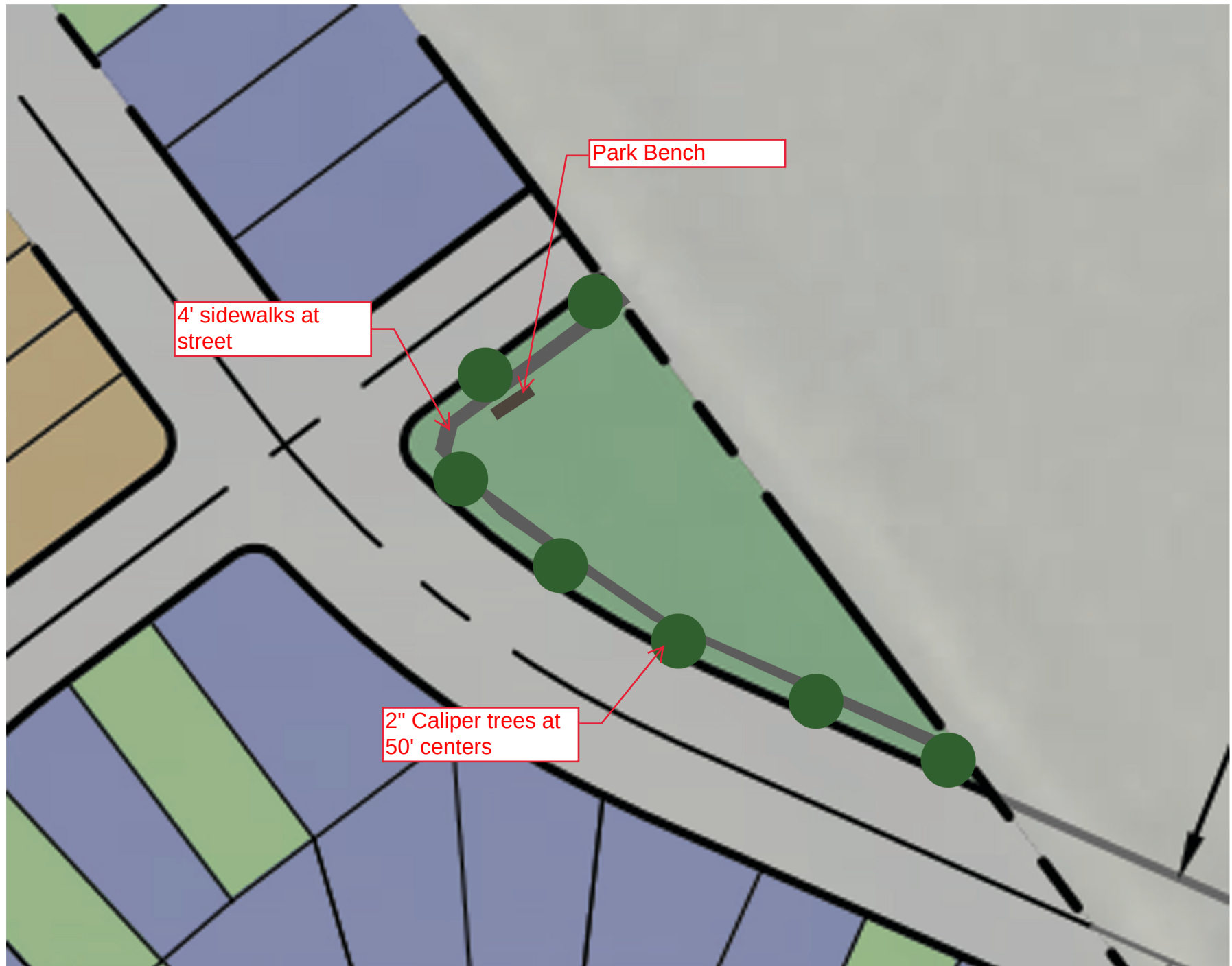
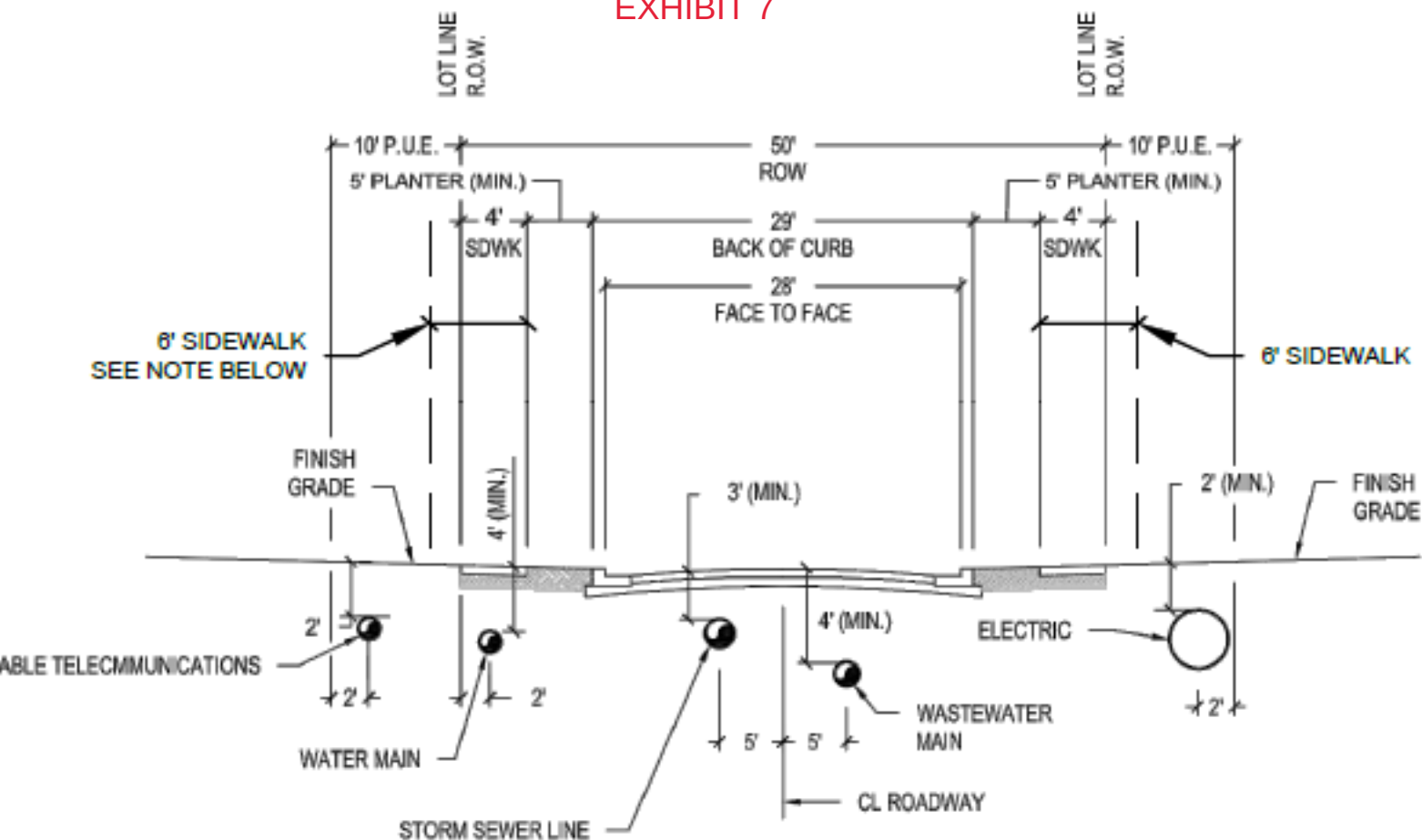
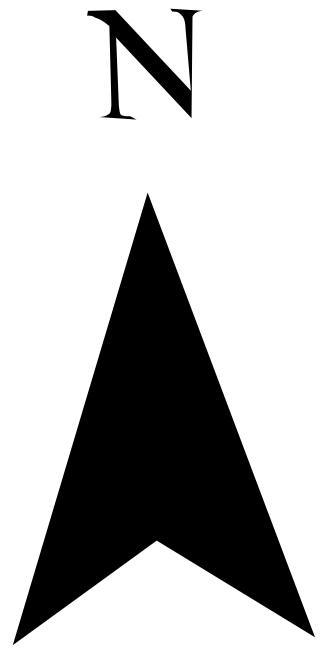


EXHIBIT 7





Subject Property



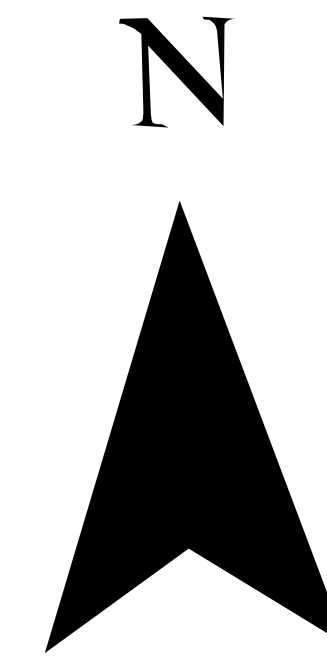
PZ-2021-1277

**Current Zoning Map
Approximately 69.97 Acres**

Legend

- Streets
- ▭ Subject Property
- ZONING
 - B-1
 - I Institutional
 - R-1/RPD: Residential Planned Development
 - R/A Rural Agriculture





PZ-2021-1277

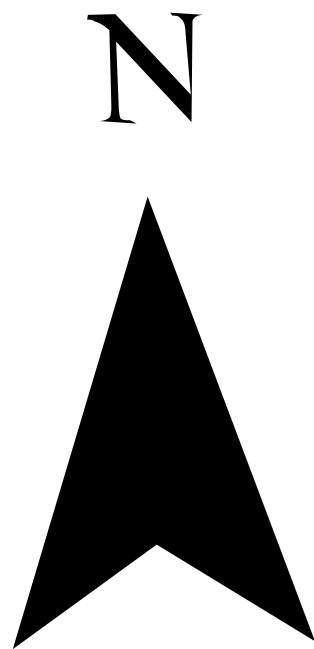
**Future Land Use Map
Approximately 69.97 Acres**

Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
- GATEWAY COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- ▨ AGRICULTURE/OPEN SPACE

Subject Property





PZ-2021-1277

**Proposed Zoning Map
Approximately 69.97 Acres**

Legend

- Streets
- ▬ Proposed R-1/RPD Zoning
- ZONING
- B-1
- I Institutional
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



City of Taylor
PZ-2020-1269
Located at Carlos G. Parker Blvd. & Mallard Ln.
Staff Report

Requested Action: Amend the official zoning map to General Business (B-2) Base Zoning District with a Commercial Planned Development Overlay (B-2/CPD) on a parcel of land approximately 6.70 acres from Local Business Zoning District (B-1).

Applicant: S&D Plumbing, Sam Dowdy Sr.

Subject Property: Approximately 6.70 acres, more or less, more particularly described by Williamson Central Appraisal District Parcel R018623; part of and out of the William J. Baker Survey, Abstract No. 65, located at the northeast intersection of Carlos G. Parker Boulevard and Mallard Lane, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: Local Business (B-1)

Current Use: Vacant Land

Proposed Zoning: General Business with a Commercial Planned Development Overlay (B-2/CPD)

Future Land Use Plan: Single-Family

Adjacent Parcel Information

Direction	Land Use	Zoning
North	City of Taylor Volunteer Fire Department (Public)	Local Business (B-1)
South	Mallard Lane R.O.W. and Vacant Land	Local Business (B-1)
East	First Baptist Church (Institutional)	Local Business (B-1)
West	Carlos G. Parker Boulevard R.O.W. and Vacant Land	Local Business (B-1)

Purpose:

The purpose of the Commercial Planned Development (CPD) with the base zoning district of General Business (B-2) is to allow for the development of a master planned commercial business park anchored by S&D Plumbing, a local plumbing contractor. In addition to the land uses allowed within the B-2 zoning district, the CPD will also allow for the "Contractor with Outside Storage

Yard" land use which is only allowed within the Light and Heavy Industrial Districts (M-1 and M-2). This additional permitted land use will allow S&D Plumbing to store vehicles and equipment in a screened and secured, outdoor storage yard.

Staff Analysis:

As City Staff, we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on proposed rezoning requests.

The Comprehensive Plan includes Land Use Goals and Objectives along with associated actions to achieve those objectives. Some of the relevant Comprehensive Plan goals, objectives, and actions to consider for this rezoning case include:

Land Use Goal: A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small-town atmosphere of the City.

Objective L3: *Provide viable retail, office and industrial areas that support opportunities for economic development.*

Action L3.5: *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397, and FM 973.*

Action L3.6: *Guide new commercial development to clusters (shown on the Future land Use Plan instead of scattered and/or "strip" development).*

Action L3.9: *Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.*

In addition, the City uses the Future Land Use Plan (FLUP) map as our guide for managing development. The City has zoned land within the City limits for the uses shown on the FLUP, as zoning is our primary land management tool. Overall, the FLUP map and the zoning map are consistent.

The Future Land Use Plan map identifies the subject property as an area for Single-Family land uses. The graphic representation on the map is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community. It is meant to guide us with regard to general land use patterns rather than a rigid, parcel-specific mandate for how land shall be developed. The land use narrative associated with the land use classification on the FLUP is inconsistent with development proposed by the applicant; however, upon further analysis by Staff, it was determined that since the subject property is surrounded by commercial properties as well as located at the intersection of an arterial roadway and a collector roadway, the intent of the Comprehensive Plan will be met. Additionally, a commercial land use will be particularly beneficial not only as a buffer between existing, adjacent residential neighborhoods and Carlos G. Parker Blvd., but such a location for commercial uses will encourage the provision of commercial services to the aforementioned neighborhoods.

Alongside the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides, which are used to make land use decisions and zoning regulations. Some of the relevant statements include:

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Potential negative land use impacts (noise, odor, pollution, excessive light, traffic, etc.) should be considered and minimized.*

- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*
- *Parking, both on and off street, should be located to provide accessibility in safe and attractive ways.*

Commercial

- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.*
- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*
- *Parcels should be large enough to accommodate commercial use.*
- *Commercial uses with more intensive operational or traffic service characteristics should be located away from most residential areas.*
- *Buffers should separate commercial uses from residential areas, especially where the commercial use involves visible storage or display of merchandise or materials.*
- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

When considering both the City of Taylor's Comprehensive Plan and current zoning, this request is consistent with the Goals, Objectives and Actions identified in the Comprehensive Plan.

Additionally, Chapter 4 of the Taylor Comprehensive Plan is devoted to Land Use the purpose of which is to address use of the land in Taylor so that growth is managed. During the process of preparing the Comprehensive Plan, issues were identified, along with Land Use Goals and Objectives with associated actions to achieve those objectives. A desire to have local neighborhood commercial uses that are accessible was noted and this became one of the Land Use Goals in the Comprehensive Plan¹. One of the Land Use Objectives to guide us toward this goal is setting aside appropriate areas for land uses that support sustainable economic development². As prescribed in the Comprehensive Plan we are charged with using our codes to make this possible e.g., zoning³. Consequently, working within the parameters we have, a

¹ **Land Use Goal:** *A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City. Page 4-11, Taylor Comprehensive Plan, 2004*

² **Objective L3:** *Provide viable retail, office and industrial areas that support opportunities for economic development.*

³ **Action L3.9:** *Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.*

rezoning to B-2 with a CPD is the action that can be taken to move toward reaching this objective and ultimately the goal of having accessible local businesses close by⁴.

By using a CPD overlay⁵, we can work toward meeting the general planning policies so the adjacent residents benefit from this development, especially since service-oriented commercial properties are only beginning to develop in this area. In the Zoning Ordinance, land uses are permitted by-right or, on occasion, by condition of a specific use permit. However, the applicant is proposing to have plumbing contractors with outside storage, which is a use that is not permitted in any commercial zoning districts.

An effective way to manage outside storage is by screening⁶, which is used to mitigate incompatibilities between different land uses. The property owner has proposed more screening on his site layout plan than required in the B-2 Zoning District, as the development will have a fence and vegetation to screen between the properties to the north and the east. Also, one of the types of screening permitted in the Zoning Ordinance is chain link fencing. As chain link fencing is not opaque it serves little purpose with regard to screening so removing it from the permitted materials will help to ensure compatibility through screening⁷.

⁴ **Retail/Office**

- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development. Page 4-8, Taylor Comprehensive Plan, 2004*

⁵ **2.18.1 Purpose**

The CPD district is intended to allow and encourage greater design flexibility and variety in commercial planned developments.

2.18.2 Applicability

The CPD district is an overlay district that modifies the standards of the underlying base district. The CPD district may only be applied in areas zoned B-1 and B-2, and shall be indicated on the Zoning Map with the base district symbol followed by a slash and the CPD district symbol (i.e., B-2/CPD). All regulations of the underlying base district that are not in conflict with the regulations of the CPD district shall apply. In the event of conflict between the regulations of the CPD district and the underlying base district, the regulations of the CPD district shall control.

2.18.5 Unified Design Requirements

The CPD district shall be developed under unified control as an integrated development project, with common building design, signage and landscaping standards. City of Taylor Zoning Ordinance, 2001

⁷ **Chapter 11. – Definitions**

Screening Device - A barrier or enclosure made of stone, brick, pierced brick or block, wood, or other permanent material of equal character, density, and acceptable design, including but not limited to masonry walls, chain link fences, barbed wire fences, picket fences and privacy fences. Taylor Zoning Ordinance, 2001

Staff Recommendation

Staff recommends approval of the requested re-zoning with the Commercial Planned Development overlay, which includes tailored development standards and adjustments to the land use tables.

Planning and Zoning Commission Recommendation

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

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

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

The staff analysis indicates that this request for re-zoning is consistent with the intent of the Comprehensive Plan as the re-zoning would permit the use of existing resources while encouraging new commercial development.

The Planning Principles and Policy Guides recommend using Planned Developments (PDs) to facilitate development. The PD approach is particularly helpful for infill development. The PD provides the opportunity to tailor the zoning to the development; to ensure the least negative impact on any land use as stated in the Planning Principles and Policy Guides. Planning Principles and Policies are particularly concerned with any negative impacts on residential uses. Tenets of principles and guides promote mitigation for differing land uses and compatibility. Re-zoning to B-2 and incorporating the PD overlay is consistent with the Planning Principles and Policy Guides as would support tailoring the permitted land uses and development standards for the proposed development on an individual basis rather than a one size fits all approach.

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

The staff analysis indicates that the re-zoning is compatible with the surrounding uses. Tailoring the permitted land uses to the subject property will help establish appropriate land uses. The higher standards incorporated into the overlay will promote a contextual cohesion with regard to the future development of the subject property and the surrounding development.

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

The purpose of the Comprehensive Plan and the City's development ordinances is to promote the health, safety, and general welfare by promoting safe, orderly, and economically sustainable development. According to the staff analysis, the purposes of the Planning Principles and Policy Guide of the Comprehensive Plan will be met as the proposed development will comply with all ordinances and the development standards incorporated in the CPD overlay.

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

As this is infill development there is adequate infrastructure for the proposed redevelopment, including frontage on a collector road and a connection to Carlos G. Parker Blvd. As stated in the Comprehensive Plan, *"We would like to be a community that is prepared for and amenable to new development while recognizing the fundamental importance of its established neighborhoods, corridors, and historic areas."* This development fulfills that vision by locating where the City established a development pattern for the efficient use of land, infrastructure, and fiscal resources.

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

Development of the subject property for more intense uses including Office Warehouses and Contractors with Outside Storage Yard is not possible at this time without a change of zoning that permits commercial land uses such as B-2. The overlay permits tailoring the land uses further and incorporating development standards that accommodate this particular site.

Attachments:

1. Proposed Ordinance with exhibits
2. Current Zoning Map
3. Future Land Use Plan Map
4. Proposed Zoning Map

ORDINANCE NO. 2021-05

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 6.70 ACRES, PART OF AND OUT OF WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, GENERALLY LOCATED AT THE NORTHWEST INTERSECTION OF CARLOS G. PARKER BLVD. AND MALLARD LN. AND MORE PARTICULARLY DESCRIBED AS WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R018623, TAYLOR, WILLIAMSON COUNTY, TEXAS, FROM LOCAL BUSINESS ZONING DISTRICT (B-1) TO GENERAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-2/CPD); 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 25, 2021, to consider the request made by S&D Plumbing, represented by Sam Dowdy Sr., for property which is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Local Business Zoning District (B-1) to General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 9, 2021, to consider the zoning request, and recommended the 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 Property is changed from Local Business Zoning District (B-1) to General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Local Business Zoning District (B-1) to General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD) as shown in Exhibit “B” attached hereto and incorporated herein for all purposes.

SECTION 4. The Commercial Planned Development hereby referred to as the S&D Plumbing Planned Development that shall be applied to the Property is described in Exhibit “C” attached hereto and incorporated by reference herein.

SECTION 5. 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 6. 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 7. In accordance with Article VIII of the City Charter, Ordinance 2021-05 was introduced before the Taylor City Council on the _____ day of February 2021.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2021.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Mark Schroeder
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, 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. 2021-05, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2021, 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 _____, 2021.

Dianna Barker

City Clerk

EXHIBIT A

DRAFT

Exhibit "C"
**Dowdy Commercial
Rezoning and Commercial Planned
Development (CPD)**

1. PROPERTY

The subject property is located northeast of the intersection of Carlos G Parker Blvd and Mallard Lane. The 6.602-acre portion of the William J. Baker Survey, Abstract No. 65, is particularly described in **Exhibit A – Legal Description**.

2. PURPOSE

The purpose of the Commercial Planned Development (CPD) with the base zoning district of General Business (B-2) is to allow for the development of a master planned commercial business park anchored by S&D Plumbing, a local plumbing contractor. In addition to the land uses allowed within the B-2 zoning district, the CPD will also allow for the "Contractor with Outside Storage Yard" land use which is only allowed within the Light and Heavy Industrial Districts (M-1 and M-2). This additional permitted land use will allow S&D Plumbing to store vehicles and equipment in a screened and secured, outdoor storage yard.

3. APPLICABILITY TO BASE ZONING

The base zoning district for this Commercial Planned Development is General Business District (B-2). Unless otherwise modified by this CPD ordinance, the standards of the B-2 zoning district shall apply. In addition to those land uses allowed within the B-2 zoning district, the land use "Contractor with Outside Storage Yard" is permitted.

4. SITE LAYOUT PLAN

A **Site Layout Plan** has been attached as **Exhibit B** to illustrate the land use and design intent for the property.

5. UNIFIED DESIGN

This CPD shall be developed under unified control as an integrated development project, with common building design, signage and landscaping standards. Coordinated architectural, signage and landscaping plans shall be submitted with the Site Development Permit application.

6. SCREENING AND LANDSCAPING

A coordinated landscaping and screening plan for the entire property shall be submitted at the time of Site Development Permit application. For the purposes of the landscape requirements in Chapter 28 of the City of Taylor Code of Ordinances, the land use for this CPD shall be "Business Park".

A solid, 6-foot tall fence constructed of wood pickets or masonry shall be installed around the perimeter of the outdoor storage yard with landscaping consistent with the overall landscape plan installed on the outside of the fenced area.

A **Conceptual Screening Plan** for the proposed outdoor storage yard is attached as **Exhibit C**.

7. ARCHITECTURAL STANDARDS

All buildings within this CPD shall be designed under a unified set of architectural standards which shall be submitted for review with the Site Development Permit application and, once approved, shall be submitted with each Building Permit application for each building within the CPD. The architectural standards shall include, but not be limited to, coordinated architectural character, exterior color schemes, roof types and pitches, and locations of signage on the building façade.

8. SIGNAGE

All signage within the CPD shall be designed under a unified set of signage standards which shall be submitted for review with the Site Development Permit application and, once approved, shall be submitted with each Sign Permit application for each sign within the CPD. The signage standards shall include, but not be limited to, coordinated materials and color schemes.

A **Conceptual Signage Plan** is attached as **Exhibit D**.

9. LIST OF EXHIBITS

Exhibit A – Legal Description
Exhibit B – Site Layout Plan
Exhibit C – Conceptual Screening Plan
Exhibit D – Conceptual Signage Plan

'EXHIBIT A'
METES AND BOUNDS DESCRIPTION

OF 6.602 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 27.317 ACRE TRACT DESCRIBED IN THE DEED TO THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 2288, PAGE 127 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.602 ACRES OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF MALLARD LANE (80' RIGHT-OF-WAY – DOC. NO. 2017006232), ALSO BEING THE SOUTH LINE OF SAID 27.317 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, FIRST BAPTIST CHURCH OF TAYLOR SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN DOCUMENT NO. 2017006232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 BEARS, N 68°29'56" E, A DISTANCE OF 540.31 FEET;

THENCE, S 68°14'25" W, WITH THE NORTH LINE OF SAID MALLARD LANE, AND SOUTH LINE OF SAID 27.317 ACRE TRACT, A DISTANCE OF 135.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO RONALD TODD RANDIG AND MELISSA M. RANDIG, RECORDED IN DOCUMENT NO. 2010066274 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 21°33'34" W, DEPARTING THE NORTH LINE OF SAID MALLARD LANE, AND WITH THE EAST LINE OF SAID RANDIG TRACT, A DISTANCE OF 295.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID RANDIG TRACT, AND A RE-ENTRANT CORNER HEREOF;

THENCE, S 68°27'32" W, WITH THE NORTH LINE OF SAID RANDIG TRACT, A DISTANCE OF 295.27 FEET TO AN IRON ROD FOUND WITH CAP STAMPED 'RPLS 1433' IN THE EAST LINE OF FARM-TO-MARKET ROAD NO. 397 (120' RIGHT-OF-WAY), ALSO BEING THE WEST LINE OF SAID 27.317 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 21°38'41" W, WITH THE COMMON LINE OF SAID FARM-TO-MARKET ROAD NO. 397, AND SAID 27.317 ACRE TRACT, A DISTANCE OF 572.77 FEET, TO AN IRON ROD FOUND WITH CAP STAMPED 'RPLS 1433, FOR THE SOUTHWEST CORNER OF LOT 1, THE FIREMAN'S ADDITION, AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN CABINET O, SLIDE 368 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SOUTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO THE CITY OF TAYLOR, TEXAS, RECORDED IN DOCUMENT NO. 9818754 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND NORTHWEST CORNER HEREOF;

THENCE, N 68°13'27" E, WITH THE SOUTH LINE OF SAID CITY OF TAYLOR TRACT, AT 149.81 FEET PASSING AN IRON ROD FOUND CAPPED 'RPLS 4249', CONTINUING IN ALL, A DISTANCE OF 432.17 FEET TO A CALCULATED POINT IN THE WEST LINE OF SAID LOT 1, BLOCK A, FIRST BAPTIST CHURCH OF TAYLOR SUBDIVISION, FOR THE SOUTHEAST

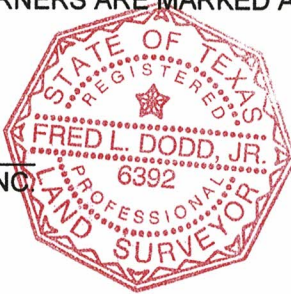
CORNER OF SAID LOT 1, THE FIREMAN'S ADDITION, AND NORTHEAST CORNER
HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS, S 68°13'27" W, 0.36 FEET;

THENCE, S 21°32'12" E, WITH THE WEST LINE OF SAID LOT 1, BLOCK A, FIRST BAPTIST
CHURCH OF TAYLOR SUBDIVISION, A DISTANCE OF 869.64 FEET TO THE **PLACE OF**
BEGINNING, AND CONTAINING 6.602 ACRES OF LAND, MORE OR LESS.

BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS
CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.999878267 AND
CONVERGENCE ANGLE 01°29'23".

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS
DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND
SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

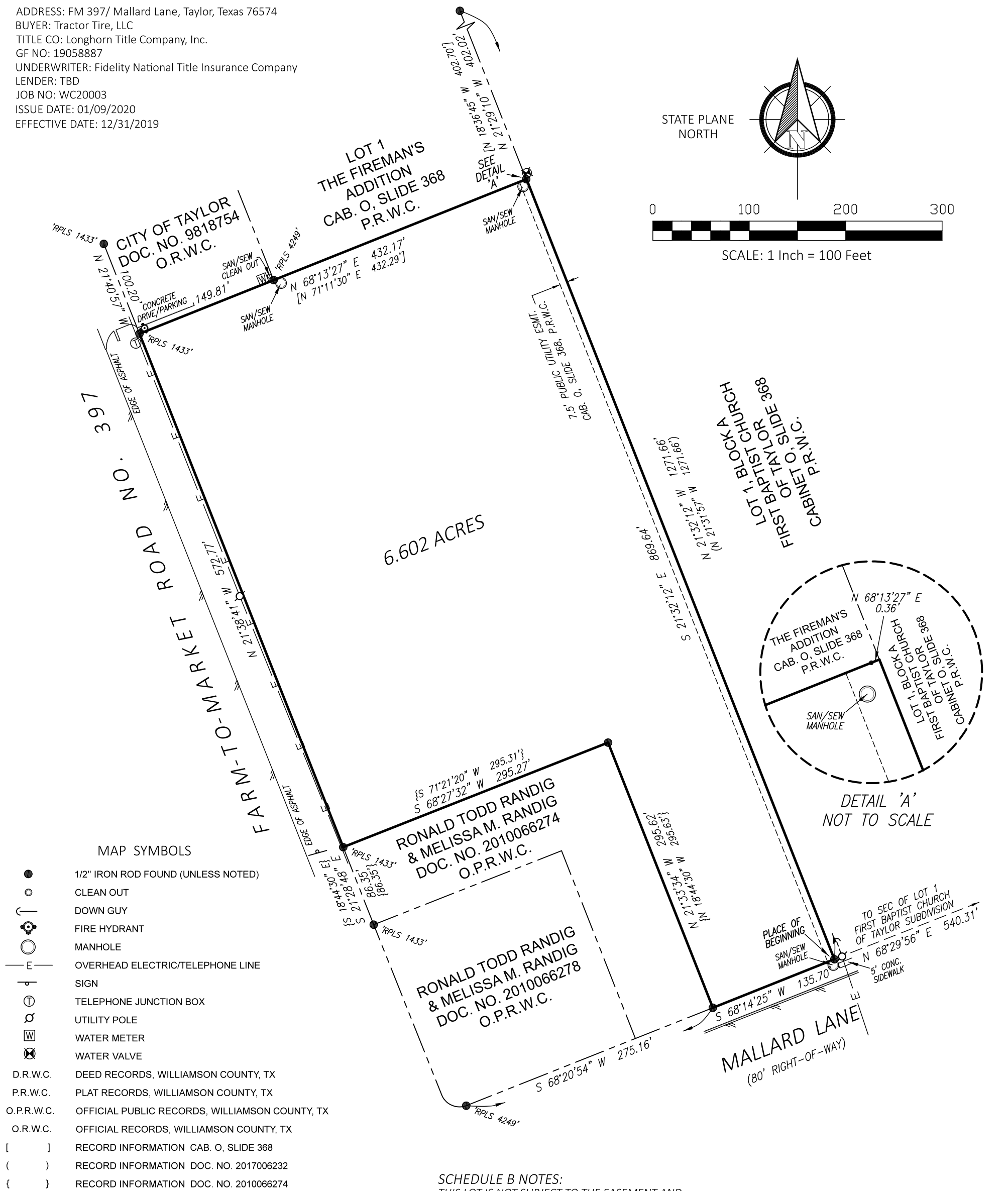
DATE: 01-26-2019
FRED L. DODD, JR, SURVEYOR, INC.
P.O. BOX 1695
LIBERTY HILL, TX 78642



Fred L. Dodd Jr.
FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS

6.602 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THE CALLED 27.317 ACRE TRACT DESCRIBED IN THE DEED TO THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 2288, PAGE 127 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.602 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

ADDRESS: FM 397/ Mallard Lane, Taylor, Texas 76574
BUYER: Tractor Tire, LLC
TITLE CO: Longhorn Title Company, Inc.
GF NO: 19058887
UNDERWRITER: Fidelity National Title Insurance Company
LENDER: TBD
JOB NO: WC20003
ISSUE DATE: 01/09/2020
EFFECTIVE DATE: 12/31/2019

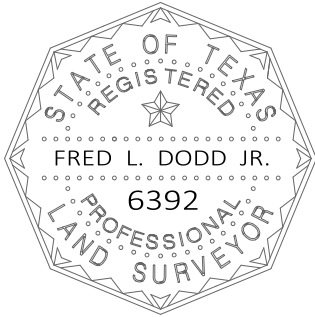


NOTES:
1) BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.999878267 AND CONVERGENCE ANGLE 01°29'23".
2) SYMBOLS MAY BE EXAGGERATED FOR CLARITY.

SCHEDULE B NOTES:
THIS LOT IS NOT SUBJECT TO THE EASEMENT AND RIGHT-OF-WAY IN VOL. 353, PG. 25, D.R.W.C.

SURVEYOR'S CERTIFICATION:
I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS SHOWN.

Fred L. Dodd Jr.
FRED L. DODD, JR. RPLS NO. 6392
DATE: 01/25/2020 JOB NO. WC20003

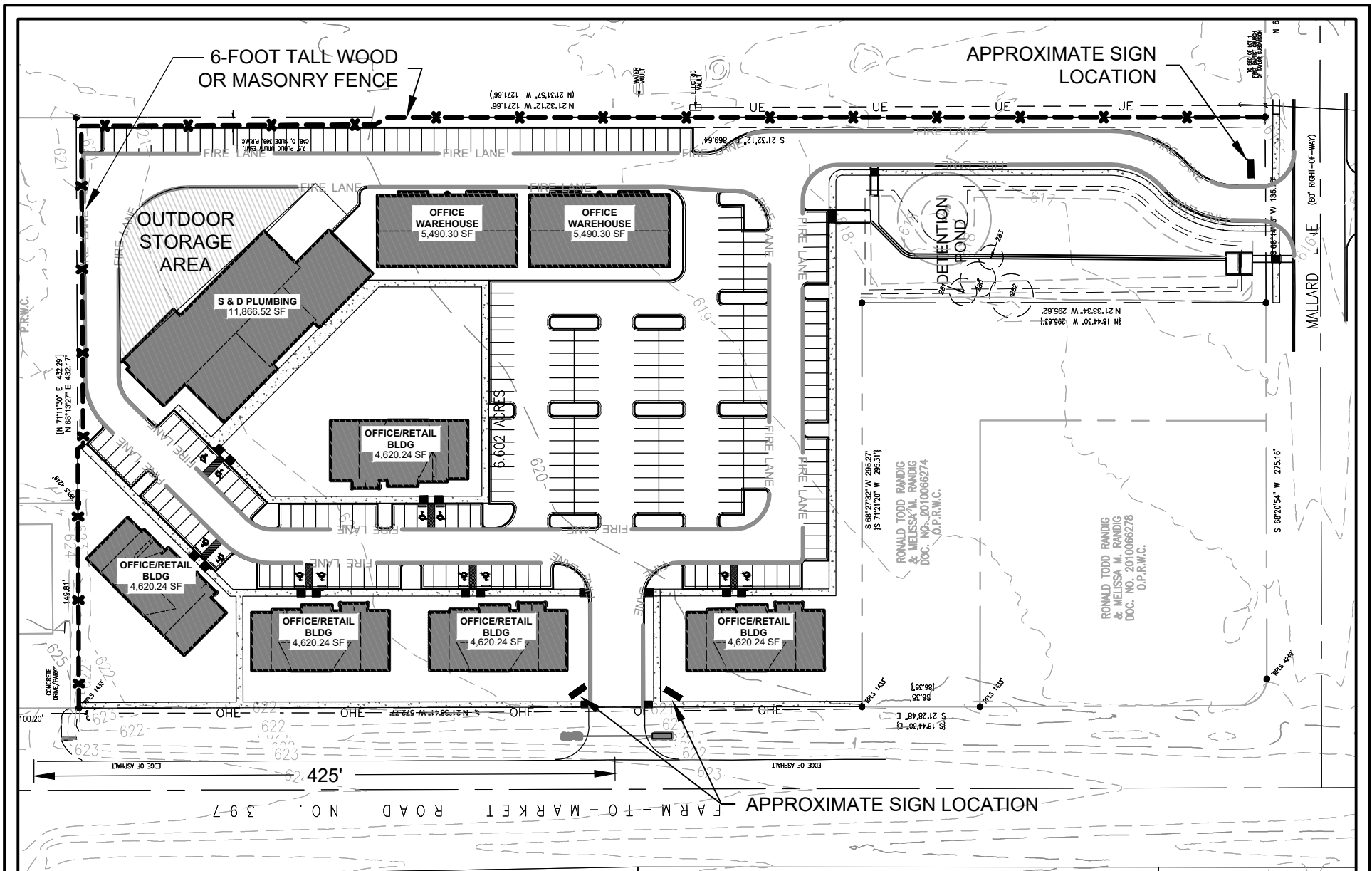


FRED L. DODD JR.
SURVEYOR, INC.
PROFESSIONAL LAND SURVEYING

INFO@DODDSURVEYING.COM
OFFICE (512) 953-5705

WWW.DODDSURVEYING.COM

P.O. BOX 1695
LIBERTY HILL, TX 78642

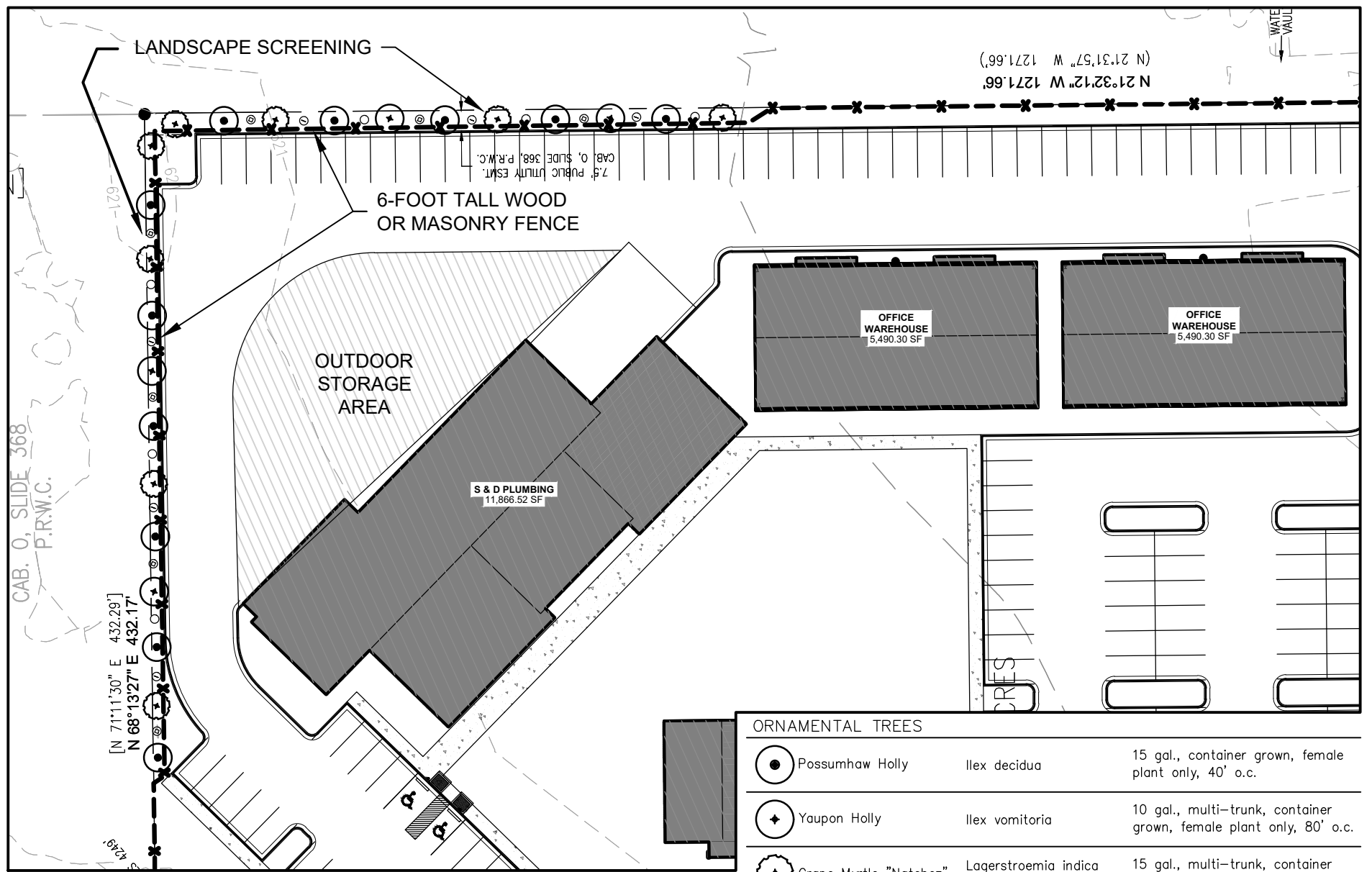


DOWDY COMMERCIAL

EXHIBIT B

SITE LAYOUT PLAN

January 26, 2021



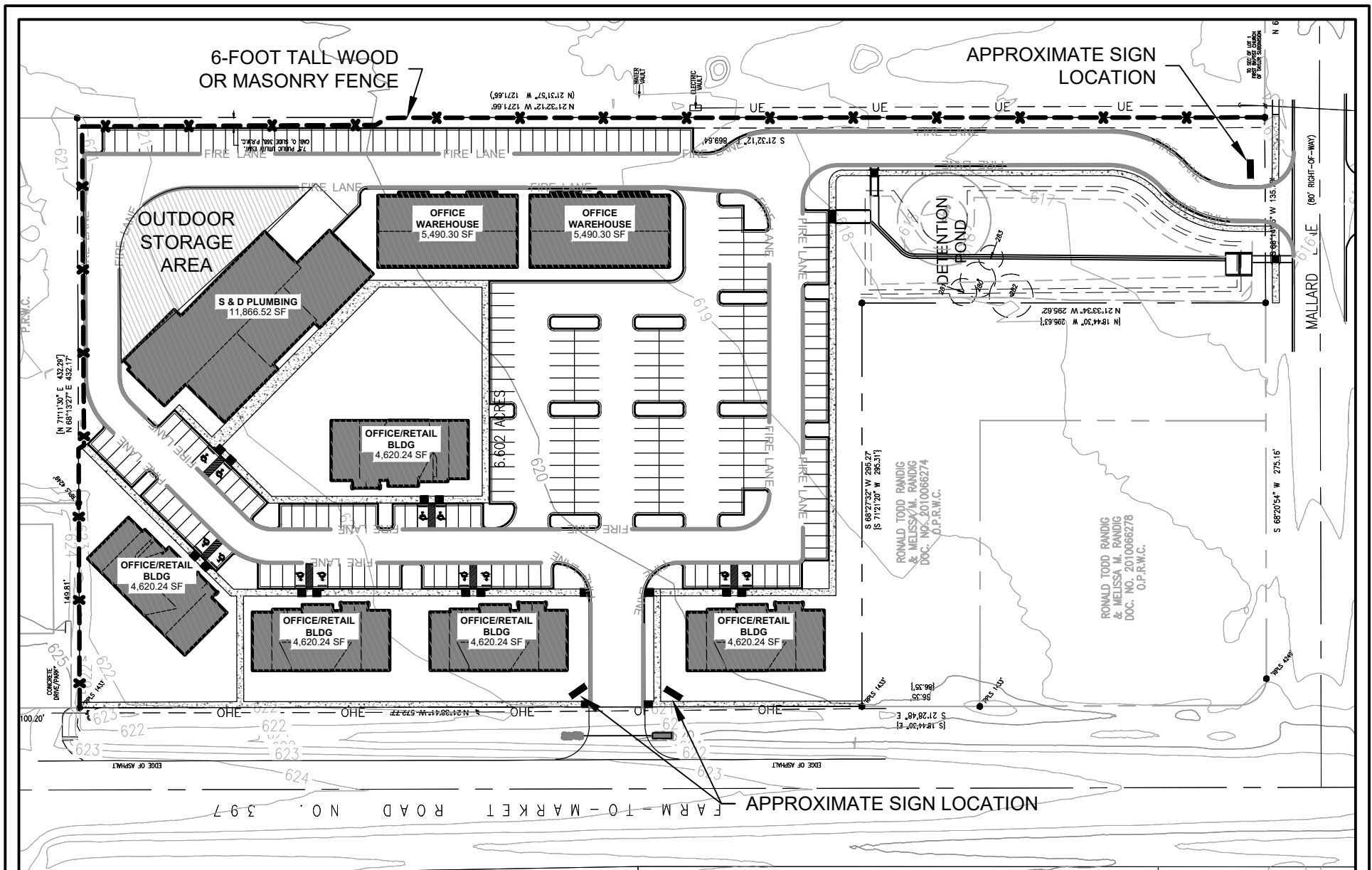
DOWDY COMMERCIAL EXHIBIT C CONCEPTUAL SCREENING PLAN JANUARY 26, 2021

ORNAMENTAL TREES

●	Possumhaw Holly	Ilex decidua	15 gal., container grown, female plant only, 40' o.c.
✦	Yaupon Holly	Ilex vomitoria	10 gal., multi-trunk, container grown, female plant only, 80' o.c.
✿	Crape Myrtle "Natchez"	Lagerstroemia indica "Natchez"	15 gal., multi-trunk, container grown, 80' o.c.

SHRUBS

⊖	Compact Texas sage	Leucophyllum frutescens "Compactum"	5 gallon, container grown, 3' o.c.
①	Indian Hawthorn	Raphioliopsis indica "Jack Evans"	5 gallon, container grown 3' o.c.
○	Dwarf Wax Myrtle	Myrica pusilla	5 gallon, container grown 3' o.c.



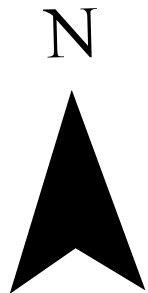
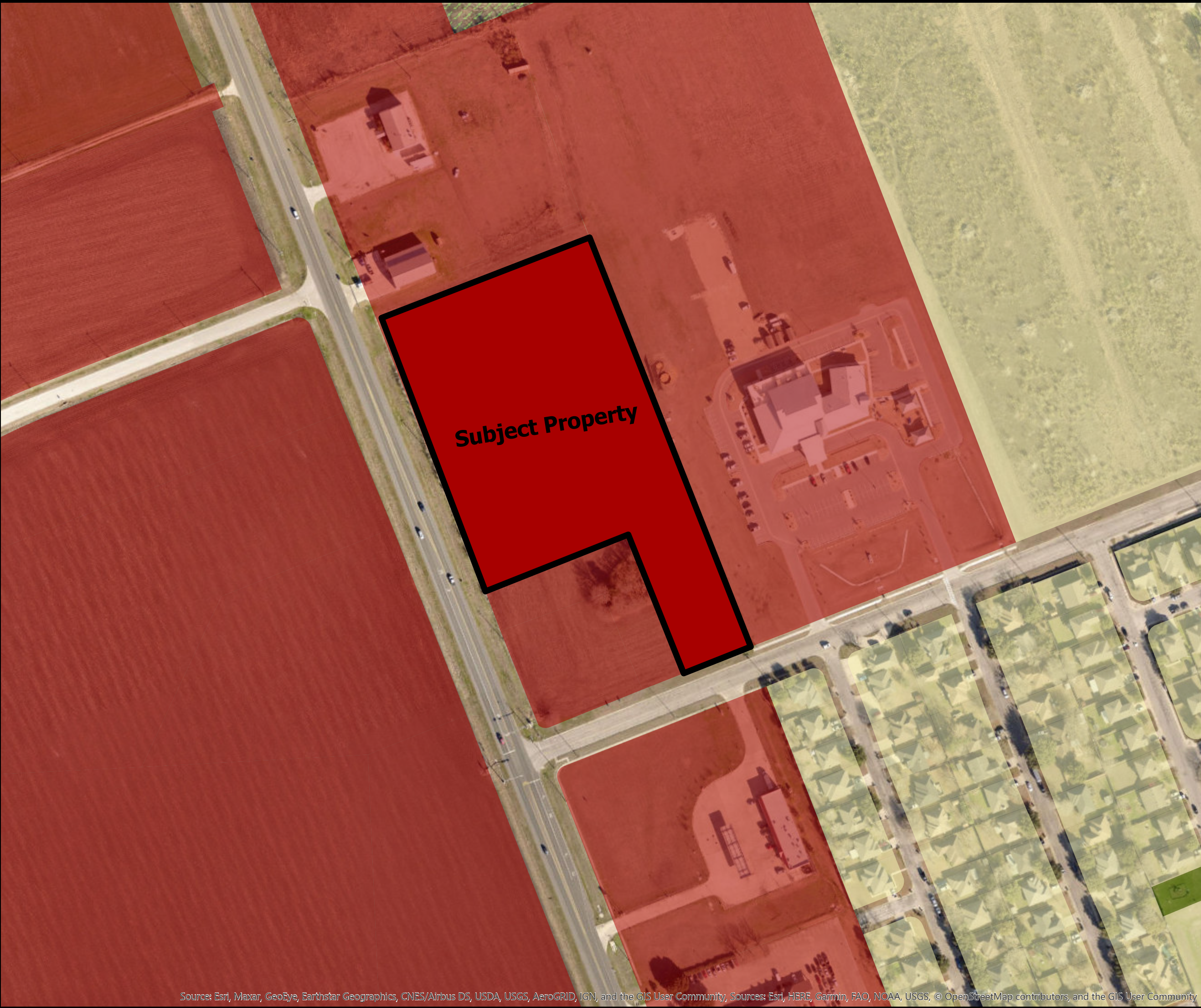
SIGNAGE SHOWN IS INTENDED TO BE GROUND MONUMENT SIGNAGE (8'X10') WITH VARIED PLACARDS FOR THE DIFFERENT BUSINESSES IN THE PROJECT. THE SIGNS WILL BE ROCK IN CONSTRUCTION WITH UP LIGHTING FROM THE LANDSCAPE AREAS AROUND THE SIGN. THE INTENT IS TO IDENTIFY THE DIFFERENT BUSINESS AND PROVIDE A WAYFINDING FOR THOSE UNITS.

DOWDY COMMERCIAL

EXHIBIT-D

CONCEPTUAL SIGNAGE PLAN

JANUARY 26, 2021



PZ-2020-1269

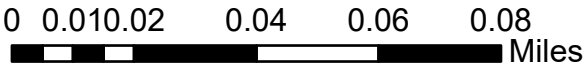
**Current Zoning Map
Approximately 6.70
Acres**

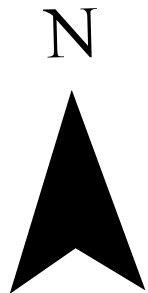
Legend

-  Subject Property
- ZONING**
-  B-1
-  P Parks
-  R-1 Single Family
-  R-1/RPD: Residential Planned Development



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, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





PZ-2020-1269

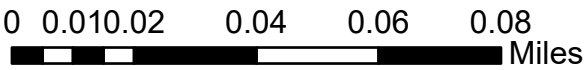
**Future Land Use Map
Approximately 6.70
Acres**

Legend

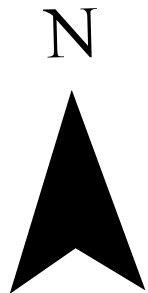
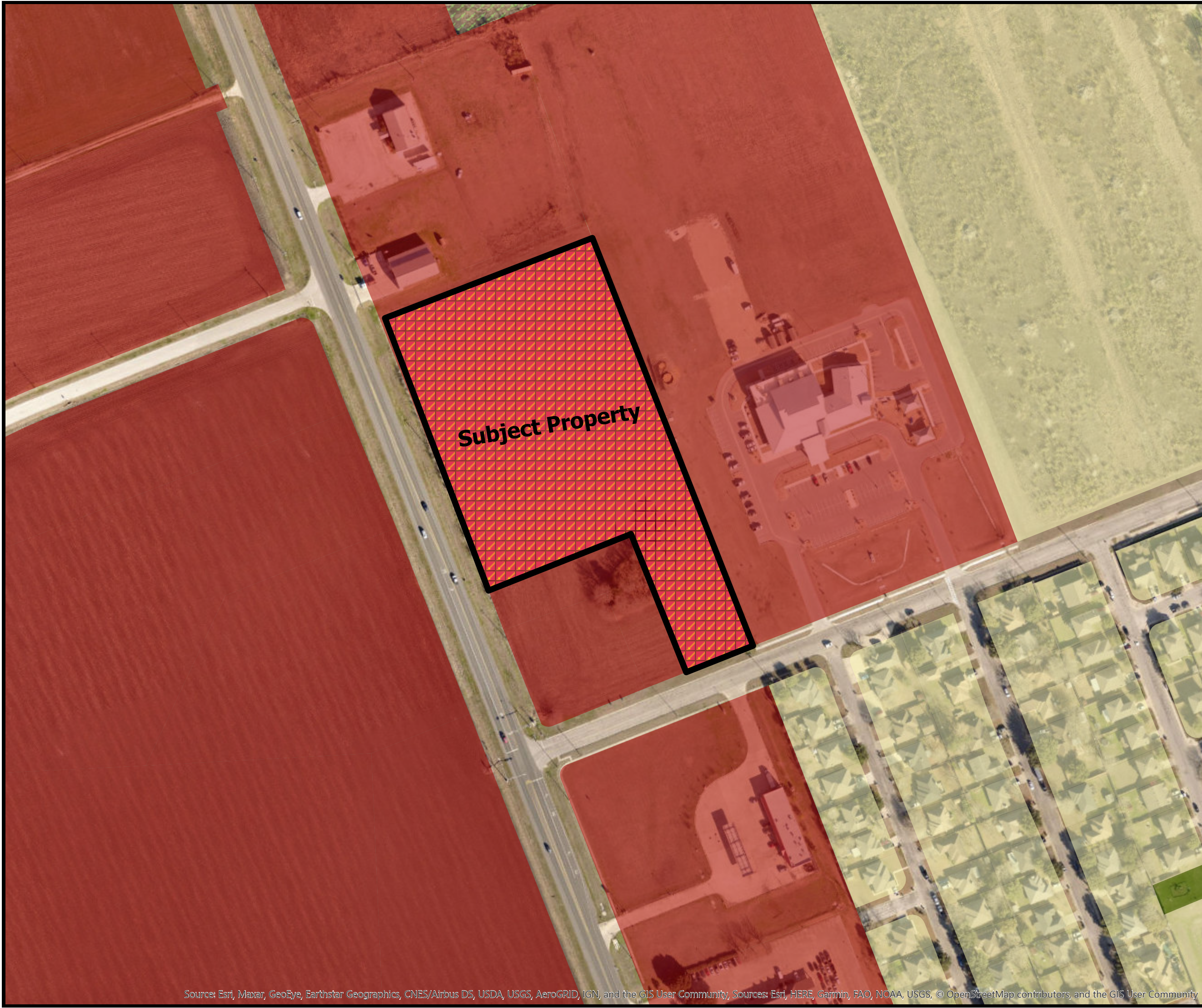
-  Subject Property
- 2013 Future Land Use**
-  BUSINESS PARK
-  COMMERCIAL
-  SINGLE FAMILY
-  PUBLIC
-  SEMI-PUBLIC/INSTITUTIONAL



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Gepland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



PZ-2020-1269

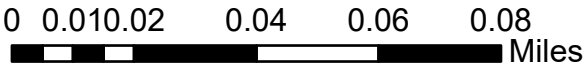
**Proposed Zoning Map
Approximately 6.70
Acres**

Legend

-  Proposed B-2/CPD Zoning
- ZONING**
-  B-1
-  P Parks
-  R-1 Single Family
-  R-1/RPD: Residential Planned Development



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, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



City of Taylor
Consider Amendments to the Subdivision Ordinance
Staff Report
February 9, 2021

Requested Action: Consider a recommendation to City Council regarding an amendment to the Subdivision Ordinance related to block dimensions, subdivision layout and related items.

Applicant: City of Taylor

Purpose:

City staff have noticed a lack of understanding of the requirements related to the layout of new subdivisions on the part of property owners and their consultants. This issue is primarily related to the requirement of the subdivision ordinance to create complete city blocks surrounded on four sides by streets when laying out a new neighborhood.

Background:

Over the past year or more, staff has processed several proposed preliminary plat applications that do not comply with the requirements of the subdivision ordinance as it relates to the layout of new neighborhoods. Many of these have come before the Planning and Zoning Commission with recommendations of denial due to their lack of compliance with the requirements of the ordinance. One case sought a variance to the requirements which the P&Z denied.

Because we continue to see a lack of understanding or compliance with the subdivision ordinance related to the layout of new neighborhoods, staff proposed a number of amendments to the Subdivision Ordinance to help alleviate these issues.

Staff presented the proposed amendments to the Commission for discussion at their December 8, 2020 meeting and the Commission agreed that staff should proceed with preparing a draft of the revisions. Staff presented a draft red-line of the Subdivision Ordinance at the Commission's meeting on January 11, 2021 and the Commission directed staff to prepare the formal ordinance for consideration.

Attached to this agenda item is the proposed ordinance amending the Subdivision Ordinance.

ORDINANCE NO. 2021-08

AN ORDINANCE AMENDING APPENDIX C - SUBDIVISION ORDINANCE OF THE CITY OF TAYLOR; PROVIDING AN EFFECTIVE DATE; PROVIDING A PENALTY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the City Council of the City of Taylor desires to amend the Subdivision Ordinance related to the design of new subdivisions and related items; and

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed amendments and recommended approval at a meeting on February 9, 2021;

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

SECTION 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. The City Council hereby modifies and amends the Chapter 2 and Chapter 5 of the Subdivision Ordinance as set forth in Exhibit "A" attached hereto and incorporated in this Ordinance as though fully transcribed herein for all purposes.

SECTION 3. Prior ordinances of the City or the Taylor City Code dealing with or applicable to the Subdivision Ordinance are hereby amended to the extent of any conflict herewith, and all ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any code or ordinance of the City, the terms and provisions of this Ordinance shall govern.

SECTION 4. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be subjected to a fine not to exceed the sum of Five Hundred and No/100 Dollars

(\$500.00) for each offense, except where a different penalty has been established by State law for such offense in which event the penalty shall be fixed by state law and if deemed a violation of any provision which governs fire safety, zoning or public health or sanitation shall be punished by a penalty of fine not to exceed the sum of Two Thousand and No/100 Dollars (\$2,000.00) for each offense; and each and every day such violation is continued shall be deemed to constitute a separate offense.

SECTION 6. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases , clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

In accordance with Article VIII, Section 1 of the City Charter, Ordinance No. 2021-08 was introduced before the Taylor City Council on the _____ day of _____, 2021.

PASSED, APPROVED, and ADOPTED on this _____ day of _____, 2021.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Mark Schroeder, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, 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. 2021-08, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2021, 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 on this ____ day of _____, 2021.

Dianna Barker
City Clerk

Exhibit "A"

Chapter 2. - Subdivision Improvements

ARTICLE II: - ~~RESIDENTIAL-SUBDIVISION~~ DESIGN AND IMPROVEMENT STANDARDS

2.6 - Lots

The lot design of a neighborhood should provide for lots of adequate width and depth to provide open area and to eliminate overcrowding. Lots should be rectangular so far as practicable and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines.

1. All lots must front on a public street right-of-way.
2. ~~All lots shown on the plat shall be for residential purposes unless otherwise noted.~~
3. Double frontage lots are prohibited, ~~except when backing on an arterial street.~~
4. Unless approved by the Planning and Zoning Commission, no residential lots shall ~~face on~~ antake vehicular access from an arterial street.
5. All lots shown must conform to the minimum requirements of the zoning district in which it is located.
6. An individual sewer tap and water tap shall be installed for each lot.

2.7 - Blocks

A block is an arrangement of lots, and in some cases alleys, bounded on all sides by streets (see Figure 2.7.1). A new subdivision consists of lots within blocks that are surrounded by streets. Exceptions to the requirement for a block to be bounded on all sides by streets may be approved by the Planning and Zoning Commission at the Preliminary Plat stage and may be considered when the provision of a street is not feasible due to natural or man-made features.

A subdivider may propose to create a portion of a block along the boundary of the property being subdivided if the subdivider can demonstrate that the remainder of the block can feasibly be completed on the adjacent property and, that upon completion, the block will comply with the maximum dimensions of this ordinance (see figure 2.7.2).

An exception to the requirement for new subdivisions to create complete blocks may be approved for minor plats of four or fewer lots if the exception will not adversely impact the existing or future street network or the development of adjacent properties.

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

Maximum block length ~~for residential: One thousand two~~ Six hundred (~~1,200~~600) feet and the minimum block length ~~for residential~~ is three hundred (300) feet, except upon approval by the City Planning and Zoning Commission.

Maximum block length along an arterial street: ~~One thousand s~~ Six hundred (~~1,600~~) feet and the minimum block length along an arterial street is four hundred (400) feet, except upon approval by the Planning and Zoning Commission.

Block length is measured along the front of lots within a block face between intersecting streets (see Figure 2.7.3). A cul-de-sac does not create a break in the block for the purposes of measuring block length (see Figure 2.7.4).

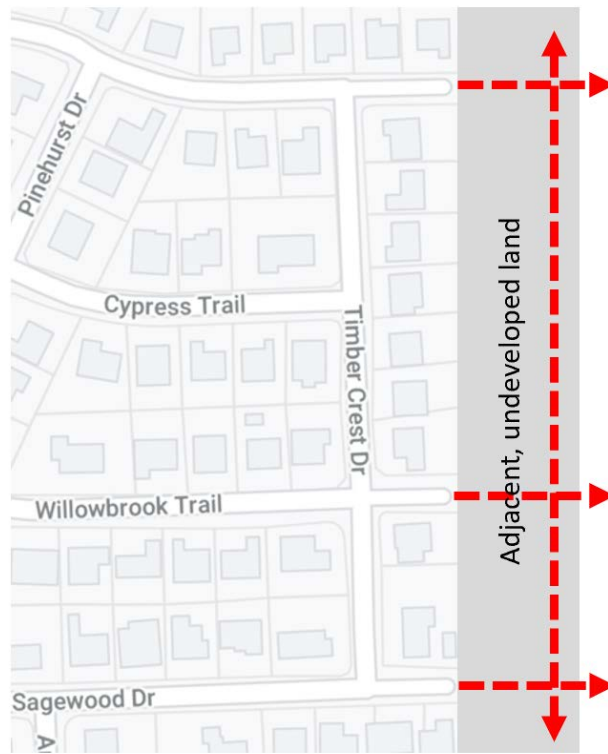




Figure 2.7.3

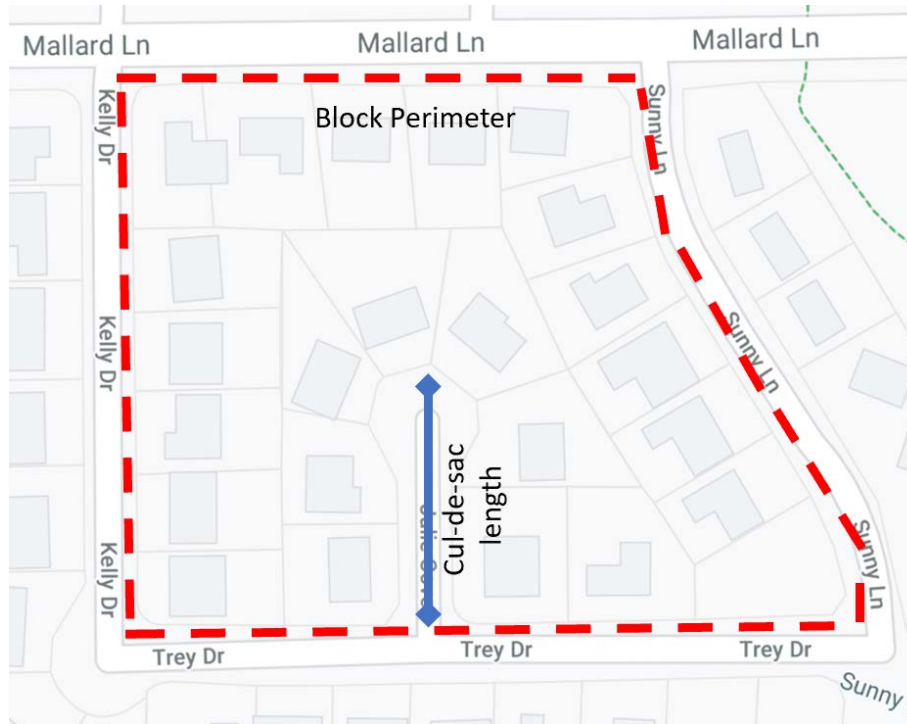


Figure 2.7.4

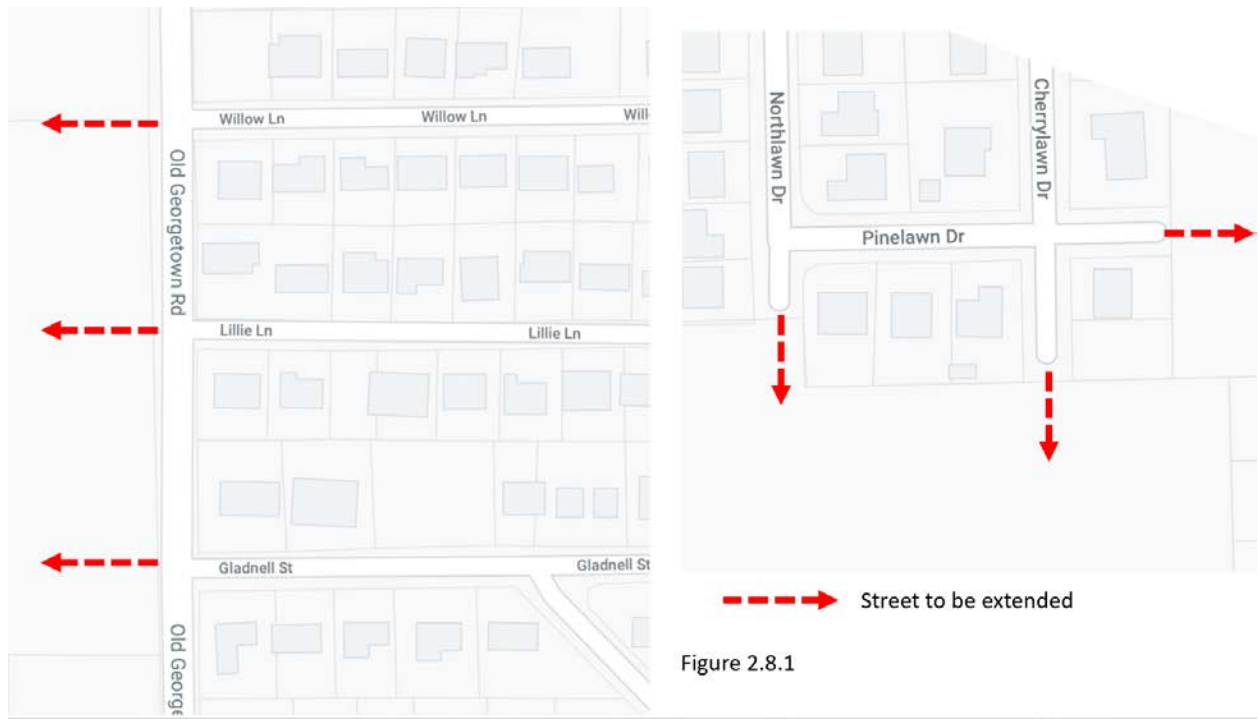
2.8 - Streets

The street pattern of a neighborhood ~~should provide adequate circulation within the subdivision and yet discourage excessive through traffic on local streets~~ shall follow the traditional grid pattern of Taylor, providing walkable blocks and an interconnected network of streets that extend to and from adjacent neighborhoods and undeveloped properties. The subdivider shall be responsible for the construction of all interior street improvements.

The subdivider shall be responsible for the construction of the adjacent half of all perimeter streets surrounding the subdivision that are not improved to city standards. Perimeter street subdivision requirements include any residential subdivision with greater than four (4) lots. In lieu of constructing perimeter streets, the City Manager may approve an escrow of one-half ($\frac{1}{2}$) of the cost. The cost must be approved by the City Engineer.

2.8.1 Street Arrangements

Unless otherwise approved by the Planning and Zoning Commission, provision shall be made for the extension of ~~arterial streets~~ all streets that have been built to the boundary of a property being subdivided or project to the property from across an existing right-of-way (see Figure 2.8.1.1). Collector streets shall be provided for the circulation of traffic through the subdivision and the connection thereof to the arterial streets. Adequate minor streets shall be provided to accommodate the subdivision. Off-center divisions should be avoided. All ~~arterial and collector~~ streets shall be continuous or in alignment with existing streets unless variations are deemed advisable by the City Engineer due to topography and requirements of traffic circulation.



2.8.4 Intersection Angles

1. All streets are to intersect at a ninety (90) degree angle. Variations must be approved by the City Engineer.
2. Acute angle intersections approved by the City Engineer are to have twenty-five (25) foot radius at acute corners.
3. Street intersections with or extending to meet an existing street will be tied to the existing street on centerline with dimensions and bearings to show relationship.

2.8.8 Cul-de-sacs

Cul-de-sacs may be approved when a street cannot be extended due to unique circumstances such as topography, other natural features or existing development. Cul-de-sacs shall not be longer than six hundred (600) feet and shall have a turnaround roadway (cul-de-sac) of eighty (80) feet and a street right-of-way of at least one hundred (100) feet at the closed end. Where a cul-de-sac dead ends to parkland, open space, trails, school sites or other similar features, a dedicated, public pedestrian access way of no less than twenty (20) feet wide shall connect the end of the cul-de-sac to the adjacent feature.

Temporary turnarounds shall be used at the end of a street that is more than four hundred (400) feet in length and will be extended in the future. Note for temporary turnaround: "Cross-hatched area is temporary easement for turnaround until street is extended (direction) in a recorded plat."

2.8.10 Alleys

When alleys are provided, they shall have a minimum right-of-way width of twenty (20) feet.

2.14 - Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the subdivider shall be responsible for the construction of all other sidewalks including all required ADA

ramps. Sidewalks shall be installed on at least one (1) side of the street, be a minimum of four (4) feet in width and be in compliance with the Americans with Disabilities Act (ADA). All sidewalks must be in compliance with specifications provided by the City Engineer.

2.15 - Acceptance of public improvements

Prior to final acceptance for maintenance of the completed improvements by the City Council, the subdivider shall file with the City Engineer or City Manager the following:

1. A two-year, ~~one hundred ten~~ per cent (100%) maintenance bond of the contract price of the public improvements executed by a corporate surety licensed to do business in the State of Texas, conditioned that the improvements are free from defects in materials and workmanship.
2. ~~Three (3) sets of reproducible~~ One electronic copy of "record drawings" for each project, which further contain or have attached certification from a professional engineer that all improvements comply with this Ordinance.
3. An affidavit from the subdivider stating that to the best of his information and belief, the contractor has complied with the regulations contained in this Ordinance.
4. A waiver of liens from all contractors and subcontractors for the subdivision infrastructure.
5. A sealed letter of concurrence from the design engineer stating that all subdivision improvements were constructed in accordance with the approved engineered plans.
6. Exemption: No maintenance or performance bond is required when the cost of the public improvements are expected to be less than five thousand (\$5,000.00) dollars.

~~ARTICLE III: COMMERCIAL DESIGN AND IMPROVEMENT STANDARDS~~

~~2.18 - Lots~~

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

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

~~2.19 - Blocks~~

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

~~2.20 - Streets~~

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

~~2.20.1 Street Arrangements~~

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

~~2.20.2 Arterial Street Requirements~~

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

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

~~2.20.3 Collector Street Curves~~

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

~~2.21 Utility Easements~~

~~The subdivider may be responsible for dedicating utility easements to the City. Easements shall be worked out with private utility companies prior to plat submittal to the City.~~

~~2.22 Drainage~~

~~Adequate drainage shall be provided within the limits of the subdivision. The protection of adjoining property will be considered in the review of plans submitted. The subdivider shall be responsible for constructing all drainage improvements.~~

~~2.22.1 Design~~

~~Design of all drainage facilities, including but not limited to streets, inlets, storm sewers, outfalls, culverts, ditches and channels shall conform to normally accepted engineering standards as determined by the City Engineer. Under no circumstances will drainage be allowed to result in a negative effect upstream or downstream.~~

~~2.23 Water and Sewer~~

~~The subdivider is responsible for extending utilities to the development site and shall make the necessary arrangements therefore with the applicable private utility companies and the City. The City may participate in the oversizing of utilities if desired to serve further development.~~

~~2.23.1 Utilities Furnished or Supplied by City~~

~~Sewer. Sanitary sewers shall be installed to serve each subdivided or platted lots within the corporate limits of the City and within the extraterritorial jurisdiction. All sewer systems shall be extended across lots to the adjacent property lines.~~

~~Water. Water lines shall be installed to serve each subdivided or platted lots within the corporate limits of the City and within the extraterritorial jurisdiction. All water systems shall be extended across lots to the adjacent property lines.~~

~~All public improvements shall be the responsibility of the developer. Upon approval and acceptance of the water and sewer utilities by the City, the systems become the property of the City.~~

~~2.23.1.1 Private Utilities~~

~~Within new subdivisions, all private utilities, except for distribution mains, shall be placed underground by the developer. There shall be no overhead power lines for street lights. Gas meters shall be placed underground in an appropriate box located in the parkway as approved by the City, or placed adjacent to the residential structure. If adjacent to the residential structure, the backside of the meter and pressure reducing valve shall be at least one (1) foot from the finished edge of the residence, but not more than two (2) feet.~~

~~2.23.2 Fire Flow Requirement~~

~~No building permit shall be issued by the City for construction, if that proposed construction does not meet the fire flow requirements. Minimum acceptable flow for fire protection is five hundred (500) gallons per minute (gpm) for a duration of not less than two (2) hours. This flow must be met with the water supply system remaining at or above a pressure of twenty (20) pounds per square inch (psi). All water mains must be a minimum of eight inches (8") diameter. Water mains shall be Polyvinyl Chloride Pipe (PVC) and shall be designed, manufactured, and tested in accordance with the applicable requirements of AWWA C-900 and AWWA M-23. Eight inch (8") through twelve inch (12") pipe shall be pressure class 150, DR18. Pressure class requirements for larger diameter pipes shall be subject to the approval of the City Engineer. These requirements apply to all new development. Any variation in these requirements is subject to the approval of the City Engineer.~~

~~2.24 Sidewalks~~

~~The subdivider is responsible to note the location of sidewalks on the plat. Sidewalks shall be constructed and extended across their property along the perimeter of all property boundaries adjacent to public right-of-ways. Sidewalks shall be a minimum of four (4) feet in width and be in compliance with the Americans with Disabilities Act (ADA). All sidewalks must be in compliance with specifications provided by the City Engineer.~~

~~2.25 Acceptance of Public Improvements~~

~~Prior to final acceptance for maintenance of the completed improvements by the City Council, the subdivider shall file with the City Engineer or City Manager the following:~~

- ~~1. A two (2) year, ten per cent (10%) maintenance bond of the contract price executed by a corporate surety licensed to do business in the State of Texas, conditioned that the improvements are free from defects in materials and workmanship.~~
- ~~2. Three (3) sets of reproducible "record drawings" for each project, which further contains or has attached certification from a professional engineer that all improvements comply with this Ordinance.~~
- ~~3. An affidavit from the subdivider stating that to the best of his information and belief, the contractor has complied with the regulations contained in this Ordinance.~~

~~2.26 Final Plat Acceptance, Filing, and Issuance of Building Permit~~

~~The acceptance of a final plat by the City does not in any manner obligate the City to finance or furnish any improvements of any kind within the approved subdivision.~~

~~The duly approved plat shall be recorded for record with the Williamson County Clerk's Office following the acceptance of the public improvements by the City, if applicable; and in the event there are no public improvements, prior to the issuance of the building permit.~~

~~2.27 Building Permits and Fees~~

~~Plans submitted for building permits shall include the necessary drainage related facilities.~~

~~Permits for the construction of new, renovated, expanded or reconstructed facilities that include public improvements, shall not be issued until the City has approved the construction plans and all of the applicable fees are paid.~~

~~Permits for the construction of new, renovated, expanded or reconstructed facilities that do not include public improvements, shall not be issued until the City has approved the construction plans, the payment of all applicable fees, and the duly approved plat is filed for record with the Williamson County Clerk's office except as otherwise provided below:~~

- ~~(1) A plat is not required for any modification to an existing structure if said modification is within the existing footprint of said structure.~~
- ~~(2) A plat is not required for expansion to existing structures or site modifications, unless said expansion or site modification triggers a traffic impact analysis, requires the extension of public utilities or roadways, or encroaches upon the 100 year floodplain as set forth by this Code.~~
- ~~(3) A plat is not required for approval of a sign permit.~~

2.128 - Work in right-of-way

Any work occurring within the City's Right-of-Way including, without limitation, installation or relocation of utilities such as electric, gas, cable, landscaping, or drainage shall require a permit prior to any work.

Chapter 5. - Definitions

5.1 - Terms Defined

Block - A tract of land bounded by streets, or by a combination of streets and ~~public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines~~other natural or man-made features, as approved by the Planning and Zoning Commission, that prevent the extension of the street network.