

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

City Hall Council Chambers

400 Porter St., Taylor, TX 76574

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

The agenda packet is on the website at:

<http://www.taylortx.gov/Calendar.aspx?EID=4527&month=2&year=2022&day=8&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

RECOGNITION OF NEW COMMISSIONERS

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on January 11, 2022.
2. **PZ-2021-1359** – Consider approving Mule Loop Townhomes, Lot 1, Block 1, Preliminary Plat, consisting of approximately 2.94 acres to create one lot and one block, located about 1,400 feet north of the intersection of Debus Drive and West 2nd Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.
3. **PZ-2022-1364** – Consider disapproving Spring Creek Phase 1 (formerly Taylor 70), Subdivision Improvement Plans, consisting of approximately 27.93 acres, located at the northwest corner of North Drive and N.W. Carlos G. Parker Boulevard, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
4. **PZ-2022-1405** – Consider disapproving The Retreat at Mallard Preliminary Plat, consisting of approximately 19.62 acres, located approximately 1,030 ft. east of the intersection of Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
5. **PZ-2022-1410** – Consider disapproving Sierra Taylor Apartments Subdivision Preliminary Plat, consisting of 2.55 acres, addressed as 900 Mallard Lane, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

REGULAR AGENDA

ZONING

6. **PZ-2021-1357** – Hold a public hearing regarding a request to change the zoning of approximately 40.18 acres of land at the northeast corner of Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
7. **PZ-2021-1357** – Consider making a recommendation regarding a request to change the zoning of approximately 40.18 acres of land at the northeast corner of Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
8. **PZ-2022-1407** – Hold a public hearing regarding a request to change the zoning of approximately 0.287 acres of land, located at 205 E. Martin Luther King Jr. Boulevard and legally described as Lots 9 and 10, Block 92, City of Taylor, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2), Taylor, Williamson County, Texas.
9. **PZ-2022-1407** – Consider making a recommendation regarding a request to change the zoning of approximately 0.287 acres of land, located at 205 E. Martin Luther King Jr. Boulevard and legally described as Lots 9 and 10, Block 92, City of Taylor, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2), Taylor, Williamson County, Texas.

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: March 8, 2022

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **February 8, 2022**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts, Administrative Assistant

Date: 02.02.2022

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
January 11, 2022, 6:00 p.m.**

PRESENT

Donna Frazier
Nora Roy
Mike Eaton
Kellie Billings-Ray
Annette Maruska
Amy Everhart

ABSENT

Rick Selin

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 6:02 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 14, 2021.

PZ-2021-1345 – Consider approving Prospect Farms Final Plat, consisting of approximately 29.37 acres including right-of-way dedication to create two lots, located southwest of the intersection of Chandler Road and CR 101, more particularly described by Williamson Central Appraisal District Parcel R020981, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.

PZ-2021-1352 – Consider disapproving Castlewood Phases 2 & 3 Final Plat, consisting of approximately 26.18 acres including right-of-way dedication, located across from Taylor High School, addressed as 530 FM 973, part of and out of the G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

PZ-2021-1353 – Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

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

PZ-2021-1360 – Consider disapproving Taylor Plaza Replat No. 2, consisting of approximately 0.85 acres, being a replat of Taylor Plaza, addressed as 3100 North Main Street, Taylor, Williamson County, Texas.

PZ-2021-1363 – Consider disapproving RCR-Taylor Logistics Park Phase 2 Minor Plat, consisting of approximately 99.04 acres, addressed as 201 FM 3349 and located south of the intersection of US 79 and FM 3349, part of and out of the Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

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

REGULAR AGENDA

SUBDIVISION VARIANCE

PZ-2021-1391 – Hold a public hearing regarding a request for a subdivision variance at 215 Commercial Drive, approximately 4.68 acres, out of Lake Aire, Lot 1, Block 1, Taylor, Williamson County, Texas.

Public hearing was opened. Ms. Shelton stated that staff is recommending approval of the request for a variance to requirement to replat as all owners of the lot will not join the application process. Jen Paisley was present to answer questions. Discussion between Commission, Ms. Paisley, and Staff. Public hearing closed.

PZ-2021-1391 – Consider approving/disapproving a request for a subdivision variance at 215 Commercial Drive, approximately 4.68 acres, out of Lake Aire, Lot 1, Block 1, Taylor, Williamson County, Texas.

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

ZONING

PZ-2021-1381 – Hold a public hearing regarding a request to change the zoning of approximately 1,269.08 acres of land from, the zoning upon annexation of Single-Family Residential Zoning District (R-1) to Heavy Industrial Zoning District with a Commercial Planned Development Overlay (M-2/CPD), generally located at the former intersection of County Roads 401 and 404, more particularly described in the Official Public Records of Williamson County, Texas; 2021084492, 2021184511, 2021184854, 2021184843, 2021183753, 2021184494, 2021184917, 2021184513, 2021184841, 2021184270, 2021183993, 2021084038, 2021183313, 2021184492, 2021184507, 2021181069, 2021184013, 2021184352, 2021183985, 2021184141, 2021185096, 2021184038, 2021187920, 2021189911, 2021184919 and 2021184505, part of and out of the B. J. Tyler Survey, Abstract No. 631, the G.W. Tyler Survey, Abstract No. 636, the G. N. Tyler Survey, Abstract No. 634, the H.T. & B.R.R. Company Survey, Abstract Nos. 315, 318, and 381, the J. Ebberly Survey, Abstract No. 923, the L. A. Tyler Survey, Abstract No. 632, the T. B. Lee Survey, Abstract No. 800, and the W. Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

Public hearing opened. Mr. Yantis discussed the rezoning request for the Samsung project. He stated that the staff is recommending approval of the request to change the zoning on a little over 1,200 acres to establish the Heavy Industrial Zoning District as the base zoning and implement the Commercial Planned Development Overlay for the standards for the development.

Steve Drenner spoke on behalf of the applicant. There was discussion between Mr. Drenner, Commission, and Staff. Public hearing closed.

PZ-2021-1381 – Consider making a recommendation regarding a request to change the zoning of approximately 1,269.08 acres of land from, the zoning upon annexation of Single-Family Residential Zoning District (R-1) to Heavy Industrial Zoning District with a Commercial Planned Development Overlay (M-2/CPD), generally located at the former intersection of County Roads 401 and 404, more particularly described in the Official Public Records of Williamson County, Texas; 2021084492, 2021184511, 2021184854, 2021184843, 2021183753, 2021184494, 2021184917, 2021184513, 2021184841, 2021184270, 2021183993, 2021084038, 2021183313, 2021184492, 2021184507, 2021181069, 2021184013, 2021184352, 2021183985, 2021184141, 2021185096, 2021184038, 2021187920, 2021189911, 2021184919 and 2021184505, part of and out of the B. J. Tyler Survey, Abstract No. 631, the G.W. Tyler Survey, Abstract No. 636, the G. N. Tyler Survey, Abstract No. 634, the H.T. & B.R.R. Company Survey, Abstract Nos. 315, 318, and 381, the J. Ebberly Survey, Abstract No. 923, the L. A. Tyler Survey, Abstract No. 632, the T. B. Lee Survey, Abstract No. 800, and the W. Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

Mrs. Maruska made motion to approve. Second by Mrs. Billings Ray. All voted in favor. Motion carries.

DISCUSSION ITEMS

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

Mr. Yantis stated that there were no cases to go to Council but in December of 2021 a portion of the Samsung property was brought into the Taylor ETJ in accordance with the City's development agreement with Samsung. On Thursday, January 13, 2022, the annexation, and rezoning ordinances for Samsung would be considered for adoption.

Mr. Yantis also mentioned that the City is beginning a comprehensive plan amendment process to account for the impacts of the Samsung development on adjacent land uses, transportation and utility systems.

Adjourn

Meeting adjourned at 6:30 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

City of Taylor
Mule Loop Preliminary Plat
PZ-2021-1359
Staff Report

Requested Action:

Consider approving Mule Loop Townhomes, Lot 1, Block 1, Preliminary Plat.

Applicant:

Gregg Andrulis P.E./Civil Insite, LLC

Subject Property:

Approximately 2.94 acres to create one lot and one block, located about 1,400 feet north of the intersection of Debus Drive and West 2nd Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: MF-1/RPD

Current Use: Vacant

Purpose:

The purpose of the plat is to create one lot for future multi-family development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat meets the minimum requirements of the Subdivision Ordinance so staff recommends approval of the proposed plat.

Attachments:

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



City of Taylor

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

Gregory Andrulis
Civil Insite, LLC
10200 W HWY 290
Austin TX 78736
gregg@civilinsite.com

Date: Tuesday, January 25, 2022

Address: Cecilia St. & Debus Dr., Taylor 76574

Permit Number PZ-2021-1359

Dear Gregory Andrulis,

Staff has completed its review of plans for the Mule Loop Townhomes Block 1, Lot 1, Preliminary Plat, located at Cecilia St. & Debus Dr., Taylor 76574. Your plat application will be placed on the February 8, 2022, Planning and Zoning Commission meeting agenda with a recommendation of approval. There are some corrections that will need to be made prior to the recordation of the Final Plat. The comments are instructional and corrections to verbiage. Comments from this review follow.

Planning Department Comments

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

Approved with the following comments:

Updated January 15, 2022, the note below is still current. After the word "Georgetown" the state is "Text" instead of "Texas". The Clerk's certificate is still incorrect so copy and paste the correct certificate from the comment letter as stated previously and use it. Please use the exact wording required by the Williamson County Clerk's office. The Certificate on the plat is almost illegible on line 2 so just copy and paste. See below:

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

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

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

_____, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

Note 3 will need to be corrected on the final plat.

The Floodplain Note on Sheet 1 has Travis as the County instead Williamson.

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.

No objection taken for the preliminary plat submitted on 1/14/2022 with the following exceptions noted:

- Engineer shall verify all required drainage easements prior to final plat submittal.
- It is noted that the final plat shall establish specific minimum floor slab elevations for construction of any structures on a lot within the one hundred (100) year floodplain to be a minimum of two (2) feet above the one hundred (100) year floodplain. (per Subdivision Ord. 3.3 Final Plat).
- Update the P&Z Certificate.

Fire Department Comments (PZ)

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

Reviewed resubmittal with upload date of 1/14/2022 with no comments.

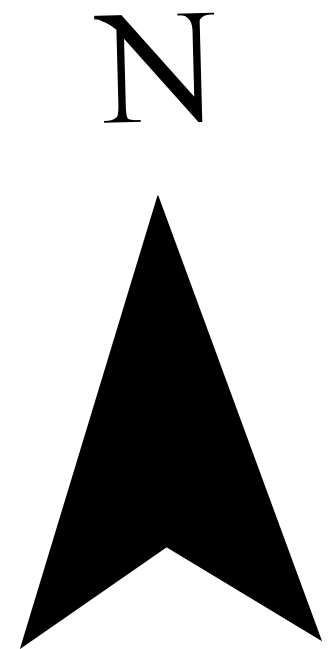
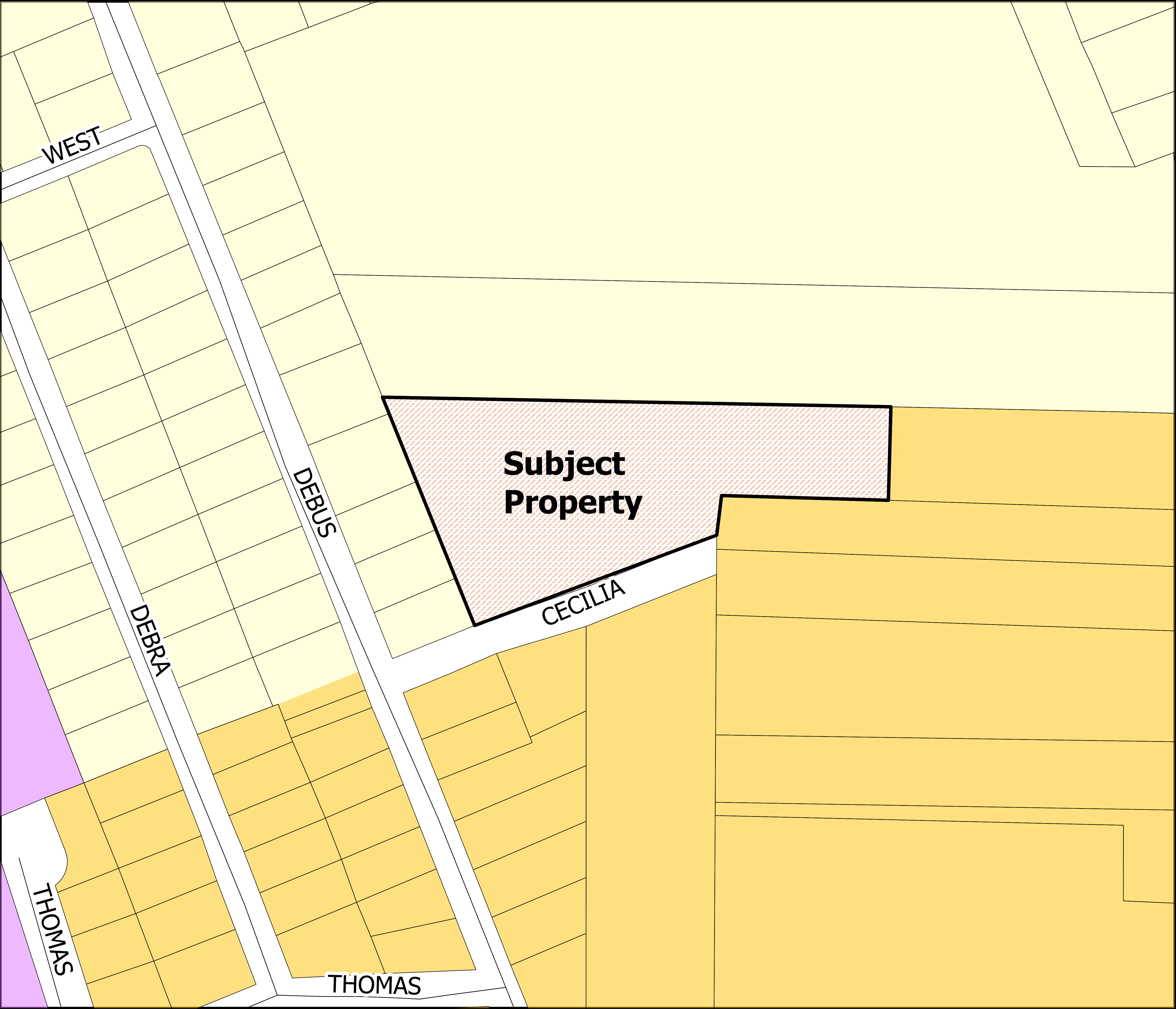
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,



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



PZ-2021-1359

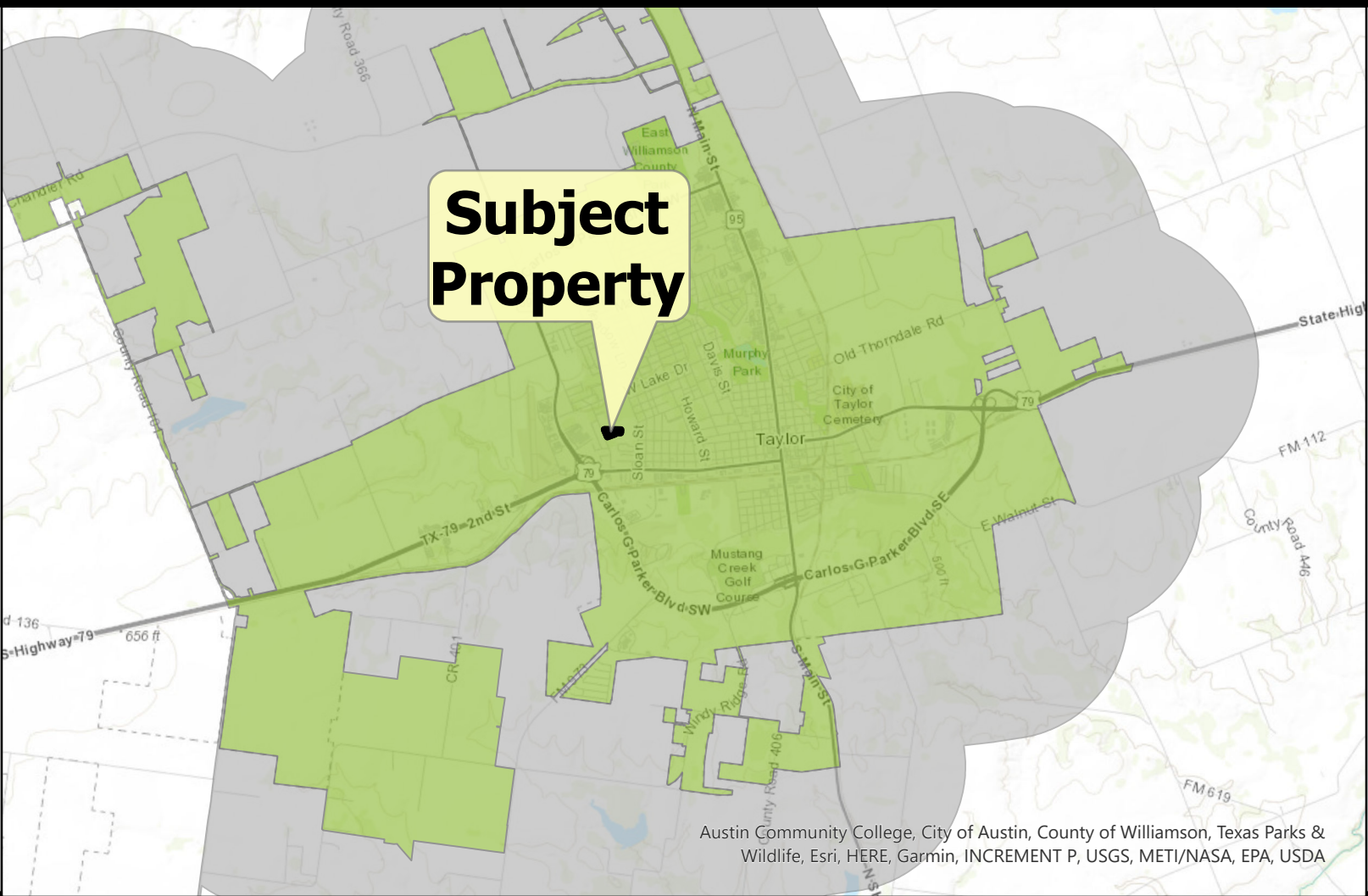
**Mule Loop Townhomes
Preliminary Plat
North of Cecilia St.
and East of Debus Dr.
Approximately 2.94 Acres**

Legend

- Subject Property
- Parcels
- Streets
- MF-2 Multi-Family
- R-1 Single Family
- MF-1/RPD

ZONING

- M-1 Light Industrial



**CONSISTING OF 2.9430 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; DOCUMENT NO. 2020167479,
O.P.R.W.C.T., PART OF AND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS**

BEARING BASIS:
ALL BEARINGS ARE
BASED ON THE TEXAS
STATE
COORDINATE SYSTEM,
GRAND NORTH,
CENTRAL
ZONE,
(4203), NAD83,
ALL
DISTANCES WERE
ADJUSTED TO
SURFACE USING A
COMBINED SCALE
FACTOR OF
1.000117908220.

_____	PROPERTY LINE
____ _	EXISTING PROPERTY LINES
____ _	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
△	CALCULATED POINT
■	IRON ROD WITH "TRIAD RPLS 5952" CAP FOUND (UNLESS NOTED)
⊕	SURVEY CONTROL POINT
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
W.C.A.D.	WILLIAMSON COUNTY APPRAISAL DISTRICT
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOCUMENT NO. 2020167477
{.....}	RECORD INFORMATION PER DEED VOL. 447, PG. 562
[.....]	RECORD INFORMATION PER PLAT CAB. GG, SLDs. 83-84
[[.....]]	RECORD INFORMATION PER DOC. NO. 2019012209

**SLOAN STREET
(60' R.O.W.)**

**CECILIA
STREET
50' R.O.W.)**

BLOCK 2
SUNSET ADDITION
TO THE CITY OF TAYLOR,
WILLIAMSON COUNTY,
TEXAS
CAB. A, SLD. 262-265
P.R.W.C.T.

P.O.B.
GRID N: 10183656.15
GRID E: 3209245.10
240.43° S
CECILIA STREET
(UNIMPROVED,
50' R.O.W.)

BLOCK 3
 1/2 SECTION 34
 TOWNSHIP 34N
 RANGE 12E
 COUNTY OF TAYLOR
 STATE OF TEXAS
 A.S.D. 262-265
 P.R.W.C.T.

OWNER: DANIEL HOUSTON

ACREAGE: 2.9430

SURVEYOR: JASON WARD, 4WARD LAND SURVEYING

SUBMITTAL DATE: SEPTEMBER 30, 2021

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

ACREAGE BY LOT:

LOT 1 (DEVELOPMENT)	2.9430 ACRES	128,199 SQ. FT.
TOTAL:	2.9430 ACRES	128,199 SQ. FT.

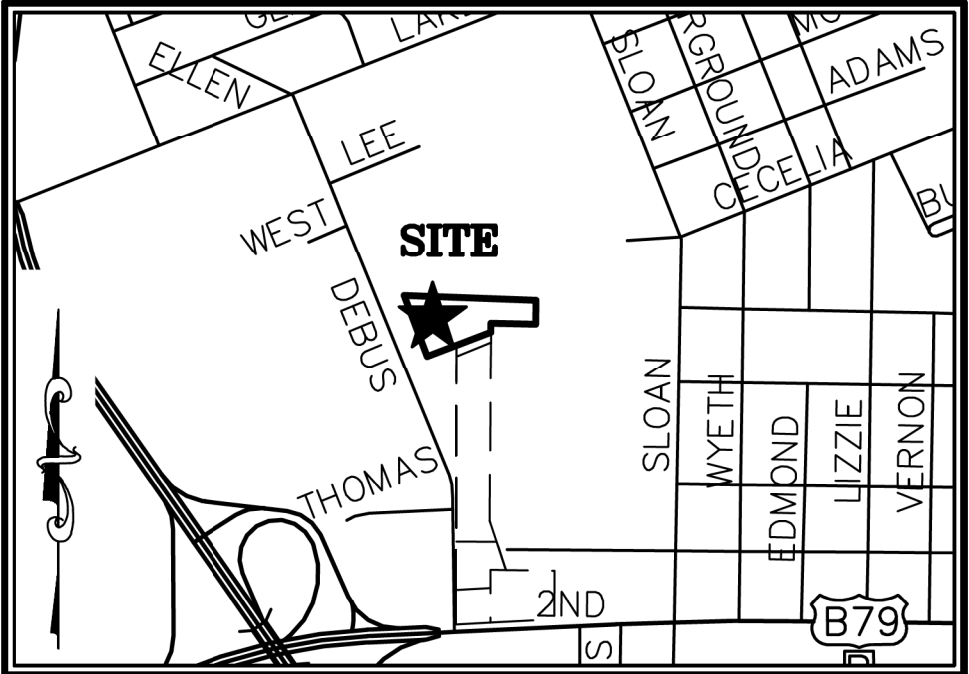
PATENT SURVEY: WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665

ENGINEER: GREGORY JAMES ANDRULIS, P.E.

NUMBER OF LOTS BY TYPE:

DEVELOPMENT: 1

<u>LOT SUMMARY:</u>		
TOTAL NUMBER OF LOTS : 1		
TOTAL NUMBER OF BLOCKS : 1		
<u>LOT 1 (DEVELOPMENT)</u>	2.9430 ACRES	(128,199 SQ. FT.)
TOTAL	2.9430 ACRES	(128,199 SQ. FT.)



VICINITY MAP

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N22°33'23"W	105.44'

BENCHMARK NOTE:
TBM #1- COTTON GIN SPINDLE WITH 4WARD WASHER SET IN ASPHALT ON THE WEST MARGIN OF DEBUS DRIVE, $\pm 154'$ SOUTHWEST OF A POWER POLE IN THE NORTH MARGIN OF CECILIA STREET, $\pm 25'$ NORTHEAST OF A FIRE HYDRANT IN THE WEST MARGIN OF DEBUS DRIVE.
ELEVATION = 576.20'.

TBM #2- COTTON GIN SPINDLE SET IN ASPHALT WITH 4WARD WASHER IN THE WEST MARGIN OF DEBUS DRIVE, $\pm 60'$ SOUTHEAST FROM A FIRE HYDRANT AND $\pm 185'$ SOUTHWEST OF A POWER POLE IN THE NORTH MARGIN OF CECILIA STREET
ELEVATION = 573.76'



4WARD
Land Surveying
A Limited Liability Company

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

Date:	1/13/202
Project:	0127
Scale:	1" = 50
Reviewer:	D
Tech:	D
Field Crew:	NH/MM
Survey Date:	AUG. 202
Sheet:	1 OF

P: \01278\Dwg\01278 Preliminary Plat.d

MULE LOOP TOWNHOMES, BLOCK 1, LOT 1, PRELIMINARY PLAT
CONSISTING OF 2.9430 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; DOCUMENT NO. 2020167479,
O.P.R.W.C.T., PART OF AND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

I, DANIEL HOUSTON, SOLE OWNER OF THE CERTAIN 2.9430 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020147477 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR, TO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEED APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

MULE LOOP TOWNHOMES, BLOCK 1, LOT 1, PRELIMINARY PLAT

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

DANIEL HOUSTON, OWNER
671 PURSLEY ROAD
DRIPPING SPRINGS, TX 78620

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DANIEL HOUSTON, 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:

ENGINEER'S CERTIFICATION:

I, GREGORY ANDRULIS, REGISTERED PROFESSION ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PARCEL IS ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0533F. EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

GREGORY ANDRULIS, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 116390, STATE OF TEXAS

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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 THE COMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVSION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

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

JASON WARD, R.P.L.S.
REGISTERED PROFESSIONAL SURVEYOR
NO. 5811 STATE OF TEXAS

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.9430 ACRES (128,199 SQUARE FEET) OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.941 ACRE TRACT CONVEYED TO DANIEL HOUSTON IN DOCUMENT NO. 2020147477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.9430 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH TRIAD RPLS 5952' CAP FOUND IN THE NORTH RIGHT-OF-WAY LINE OF CECILIA STREET (UNIMPROVED 50' RIGHT-OF-WAY, THIS PORTION OF CECILIA STREET HAVING BEEN PLATTED IN CABINET A, SLIDES 262-265 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, P.R.W.C.T.), BEING THE SOUTHWEST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF LOT 14, BLOCK 2 OF SUNSET ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, A SUBDIVISION RECORDED IN CABINET A, SLIDES 262-265 (P.R.W.C.T.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF,

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID CECILIA STREET, WITH THE WEST LINE OF SAID 2.941 ACRE TRACT, DIVERGING AWAY FROM THE EAST LINE OF SAID BLOCK 2, SUNSET ADDITION TO THE CITY OF TAYLOR, ALONG AN APPARENT GAP, N21°47'46"W, A DISTANCE OF 336.35 FEET TO A 1/2-INCH IRON ROD WITH TRIAD RPLS 5952' CAP FOUND FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING IN THE SOUTH LINE OF AN APPARENT GAP BETWEEN THE NORTH LINE OF SAID 2.941 ACRE TRACT AND THE SOUTH LINE OF LOT 1, BLOCK A, HUMMINGBIRD FIELDS, A SUBDIVISION RECORDED IN CABINET GG, SLIDES 83-84 (P.R.W.C.T.) FROM WHICH A CALCULATED POINT FOR THE RECORD LOCATION OF THE SOUTHWEST CORNER OF SAID LOT 1, BEARS N08°14'08"E, A DISTANCE OF 2.19 FEET;

THENCE, WITH THE NORTH LINE OF SAID 2.941 ACRE TRACT, DIVERGING TOWARD THE SOUTH LINE OF SAID LOT 1, ALONG AN APPARENT GAP, S89°02'36"E, A DISTANCE OF 686.99 FEET TO A 1/2-INCH IRON ROD WITH TRIAD RPLS 5952' CAP FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING IN THE WEST LINE OF A CALLED 2 ACRE TRACT CONVEYED TO GLADYS NELL KLEIN IN VOLUME 447, PAGE 562 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);

THENCE, WITH THE EAST LINE OF SAID 2.941 ACRE TRACT AND THE WEST LINE OF SAID 2 ACRE TRACT, S00°07'26"E, A DISTANCE OF 123.16 FEET TO A 1/2-INCH IRON ROD WITH TRIAD RPLS 5952' CAP FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER HEREOF, SAID POINT BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 2 ACRE TRACT, AND ALSO BEING IN THE NORTH LINE OF AN APPARENT GAP BETWEEN THE SOUTH LINE OF SAID 2.941 ACRE TRACT AND THE NORTH LINE OF A CALLED 1.880 ACRE TRACT CONVEYED TO TAMMY ANNE SHARP IN DOCUMENT NO. 2019012209 (O.P.R.W.C.T.);

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, VEERING TOWARD THE NORTH LINE OF A SAID 1.880 ACRE TRACT, ALONG AN APPARENT GAP, S89°54'19"W, PASSING AT A DISTANCE OF 218.86 FEET A 1" IRON PIPE FOUND FOR A POINT ON LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 232.94 FEET TO A 5/8-INCH IRON ROD WITH KONTUR TECH' CAP FOUND FOR AN INTERNAL ELL-CORNER HEREOF, SAID POINT BEING AN INTERNAL ELL-CORNER IN THE SOUTH LINE OF SAID 2.941 ACRE TRACT, AND BEING IN THE EAST LINE OF AN APPARENT GAP BETWEEN THE SOUTH LINE OF SAID 2.941 ACRE TRACT AND THE WEST LINE OF SAID 1.880 ACRE TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, DIVERGING TOWARD THE WEST LINE OF SAID 1.880 ACRE TRACT AND ALONG AN APPARENT GAP, S00°02'37"E, A DISTANCE OF 46.10 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING AND ANGLE POINT IN THE SOUTH LINE OF SAID 2.941 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF A 50' RIGHT-OF-WAY DEDICATION AS DEDICATED BY BOXWOOD SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021100139 (O.P.R.W.C.T.)

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, IN PART WITH SAID 50' RIGHT-OF-WAY DEDICATION, AND IN PART WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CECILIA STREET, S68°16'52"W, A DISTANCE OF 354.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.9430 ACRES (128, 199 SQUARE FEET) MORE OR LESS.

GENERAL NOTES:

- UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE #2021-12. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ORDINANCE, AMENDED. THE DETENTION FACILITIES ARE PRIVATELY OWNED AND WILL NOT BE MAINTAINED BY THE CITY OF TAYLOR.
- NO BUILDING PERMIT WILL BE ISSUED FOR THIS LOT UNTIL UTILITIES ARE EXTENDED TO IT.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

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

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR

DATE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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

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

CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

PLANNING AND ZONING COMMISSION

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS MULE LOOP TOWNHOMES, BLOCK 1, LOT 1 PRELIMINARY PLAT HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE DAY OF 20 A.D.

CHAIRMAN DATE

SECRETARY DATE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

I, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20 A.D., AT O'CLOCK M., AND DULY RECORDED ON THIS THE DAY OF 20 A.D., AT O'CLOCK M., IN OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER

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

CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

	Date:	1/13/2022
	Project:	01278
	Scale:	N/A
	Reviewer:	DV
	Tech:	DV
	Field Crew:	NH/MM
	Survey Date:	AUG. 2021
PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300		Sheet: 2 OF 2

**City of Taylor
Spring Creek Phase 1
(formerly Taylor 70),
Subdivision Improvement Plans
PZ-2021-1364
Staff Report**

Requested Action:

Consider disapproving Spring Creek Phase 1 (formerly Taylor 70), Subdivision Improvement Plans.

Applicant:

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

Subject Property:

Approximately 27.93 acres, located at the northwest corner of North Drive and N.W. Carlos G. Parker Boulevard, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

The subdivision improvement plans are for Spring Creek Phase 1.

Staff Recommendation:

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

Attachments:

1. Staff Comments
2. Location Map



City of Taylor

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

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

Date: Monday, January 31, 2022

Address: CR 367, Taylor 76574

Permit Number PZ-2021-1364

Dear Aimee Chavez,

Staff has completed its review of plans for the Spring Creek Phase 1 SIP that is to be located at CR 367, Taylor 76574. There are some corrections that need to be made prior to approval of the plans. Your plans will be placed on the February 8, 2022 Planning and Zoning Commission meeting agenda. Comments from this review follow.

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.

Traffic Impact Analysis Report

1. Refer to the Associated Documents portion of the permit page to download a PDF copy of the TIA Report comments summary. The remaining comments have been highlighted in the document.
2. Verify the buildout year of 2026 is still valid given the lapse of one year that the report was prepared.

[***Refer to the Associated Documents portion of the permit page to download a PDF copy of the engineering plan review comments on the plan sheets](#)

Subdivision Improvement Plan Review

Sheet# Sheet Name Comment Reference Doc. Spring Creek Subdivision – Subdivision Improvement Plans 2
CONSTRUCTION NOTES Verify alley sections correlate with geotech report 9 EROSION AND SEDIMENTATION
CONTROL PLAN 1 OF 3 **Engineering Manual 8.11.7**
Concentrated flow over steep channel slope
Check for erosion protection

Comment Response:

Rock rip rap has been provided with this submittal.

Response to Comment: Rock rip rap extents does not appear adequate for transition both horizontal and vertically
Engineering Manual

EM 8.11.7 Stream Stability 21 GRADING PLAN 1 OF 2 For drainage near CR 367, verify there are no issues with the transition from wide floodplain with roadway overtopping to proposed channel. Need to review models.

21 GRADING PLAN 1 OF 2 Verify County review and approval of pilot channel within roadside ditch

21 GRADING PLAN 1 OF 2 Drainage Easement filing information is to be completed. 21 GRADING PLAN 1 OF 2 3.c. - channel slope shall be a minimum of 2% unless velocity for 2-yr > 2fps, no slope may be less than 0.5%.

Comment Response:

Regarding the minimum channel slope, as this site is flat and in order to drain North Drive, we are proposing the minimum channel slope of 0.50%. Per the Engineering Manual, we have provided a pilot channel in these areas of 0.50% and the required 2% slope to the pilot channel with this resubmittal.

Response to Comment: Provide velocity information on plans Engineering Manual 8.13

21 GRADING PLAN 1 OF 2 3.e - design for fully-vegetated conditions <per HEC-RAS 0.03/0.04 used for channel and 0.06 used for overbanks> provide justification. Note vegetation maintenance plan major role in Manning's used

Comment Response:

Manning's has been adjusted with this resumibttal to reflect the 0.04 for the channel and 0.06 for the overbank areas.

Response to Comment:

Provide manning's in information on plans.

How will 0.04 be maintained? Engineering Manual 8.13

21 GRADING PLAN 1 OF 2 3.e - design to convey 100-yr + 1' freeboard

Comment Response:

A minimum of 1' of freeboard is met in all areas of the channel where feasible

Response to Comment:

Notate what areas are not feasible and why.

Engineering Manual 8.13

21 GRADING PLAN 1 OF 2 4.a - max velocity is 6 fps

Comment Response:

Rock rip rap has been provided in the area where channel velocity exceeds 6 fps. Please note that this location is at the exiting culvert outfall along CR 367 which is one of the reasons driving this value beyond a steeper slope in this location

Response to Comment:

Provide velocity information on plans. RAS model needs review

Engineering Manual 8.13

21 GRADING PLAN 1 OF 2 5. - min velocity is 2 fps

Comment Response:

Without grading onto the commercial properties along Carlos G. Parker Boulevard, it is difficult to meet the 2-fps requirement as we have to maintain the 0.50% channel slope from Carlos G Parker Boulevard back to our North Drive Improvements. As such, we would like to request a variance for this requirement due to existing conditions.

Response to Comment:

Who will maintain the channel and remove sediment accumulations from concrete pilot channel?

With low velocities sediment will drop out. Engineering Manual 8.13

21 GRADING PLAN 1 OF 2 8 maintenance access must be provided on one side of the channel

Comment Response:

Maintenance has been provided through the dedication of a drainage easement for the proposed channel

Response to Comment:

This is not in compliance with criteria. A variance is required. Engineering Manual 8.13

22 GRADING PLAN 2 OF 2 Engineering Manual 8.19

Lot to Lot Drainage does not meet requirements.

More than 1 lot draining to another

Back to front drainage.

Comment Response:

Drainage swales provided between lots. Callouts and details provided. See attached revised plans.

Response to Comment: Verify how proposed swales between properties will operate/be maintained with fencing installed along property line.

23 CHANNEL PROFILE 1 OF 2 Provide Velocities.

Provide Manning's "n" assumption

Engineering Manual

Section 2 - Plan Requirements 11.e-f e. Hydraulic Grade Line (HGL) or water surface profile for design event(s) shall be plotted with all drainage design. Capacity, design discharge, and velocity shall be noted on each segment of drainage facility, including outfalls, in the profile whenever one or more of these parameters changes.

f. Channels/Swales. Provide the following: channel bottom width, side slopes, concrete trickle or pilot channel, height of channel lining if used, maximum and minimum depth of channel, Manning's "n" value used, and typical channels cross sections to scale. For roadway swales provide proposed pavement centerline and stationing.

23 CHANNEL PROFILE 1 OF 2 Verify minimum freeboard is provided in the channel. Ordinance excerpt follows:

Engineering Manual

EM 8.13 Channels - e. Freeboard. The channel shall be designed to accommodate existing and fully-vegetated conditions. The flow from the 100-year frequency storm must be contained within the new or altered channel while allowing for one foot (1') of freeboard. Superelevation of the water surface shall be determined at all horizontal curves which deviate more than 45 degrees off the projected centerline. Freeboard shall not be obtained by the construction of levees.

24 CHANNEL PROFILE 2 OF 2 Verify: Large drop, steep channel slope, concerns of channel erosion near STA.

19+79.17 **Engineering Manual** EM 8.13 Channels 3. Configuration

a. Side Slopes. Minimum side slopes of four feet horizontal to one foot vertical (4:1) for earthen or as recommended from a geotechnical analyses, and two feet horizontal to one foot vertical (2:1) for concrete-lined side slopes.

c. Channel Slope. The flow line slope of the channel shall be a minimum of two (2%) percent unless the velocity for the 2-year frequency storm flow is greater than two feet per second (2 fps), in which case the channel slope may be a minimum of one percent (1%). Compliance with this requirement must take into account the variation in channel flow due to distributed inflows to the channel. A reinforced concrete pilot channel must be used if the channel slope is less than one percent (1%). The pilot channel must be at least four feet (4') wide, two inches (2") deep, and be capable of withstanding vehicular loading. Any grass-lined portion of the channel bottom must have a slope of at least two percent (2%) from that portion to the concrete-lined pilot channel. However, no open channel flow line slope may be less than one-half percent (0.5%).

24 CHANNEL PROFILE 2 OF 2 Channel near CR 367 - Transitioning from wide floodplain to narrow. Large vertical drop. Highly turbulent flow anticipated. Erosion protection does not appear adequate. Also, floodplain transition is abrupt and may not be accurate. Model updates need review. **Engineering Manual** EM 8.13 Channels

24 CHANNEL PROFILE 2 OF 2 Make reference on plan to the proposed handrail shown on Sheet 50

31 STORM DRAIN PROFILES SD-1A Velocity exceeds max allowable in profile SD-1A-7. **Engineering Manual** EM 8.10.2b - Maximum velocity in the pipe shall not exceed fifteen feet per second (15 fps) for the 25-year frequency storm (profile SD-1A-7)

31 STORM DRAIN PROFILES SD-1A Verify if linetype is for profile, if not remove from profile (profile SD-1A-7)

31 STORM DRAIN PROFILES SD-1A Where noted on the review drawing verify appropriate size of riprap. Not verified where D50 size specified.

Comment Response:

Rock rip-rap sizing (D50) and appropriate length is provided for all outfalls with a velocity greater

than 6 fps. See attached revised plans.

Response to Comments:

Provide calculation for D50 sizing

32 STORM DRAIN PROFILES SD-1B, SD-1C & SD-2A 1 OF 2 Match soffits where shown. **Engineering Manual** EM 8.10 Storm Drains.

c. Layout

1) At changes in conduit size, the soffit (top inside surface), not the flow line, of the two conduits should be aligned, where practical. 36 WATER LAYOUT 1 OF 2 Drainage Easement filing information is to be completed.

39 WATER PROFILE W-1I 1 OF 2 Drainage Easement filing information is to be completed.

40 WATER PROFILE W-1I 2 OF 2 Notate ARV graphic in sheet legend and on P&P

42 WASTEWATER LAYOUT 2 OF 2 Verify purpose of this segment of sanitary sewer. Remove if not necessary

43 WASTEWATER PROFILE WW-1A 1 OF 3 Update profile matchline reference from Sheet 87 to Sheet 44

46 WASTEWATER PROFILE WW-1B Verify: Concrete encasement to be used for service near Sta. 4+30

49 WASTEWATER PROFILE WW-1E & WW-1F Verify purpose of this segment WW-1F of sanitary sewer. Remove if not necessary.

50 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 1 OF 2 Move street light shown on Hartson Drive **Engineering Manual** 5.9 STREET LIGHTING Table 5.9.1 GENERAL REQUIREMENTS, required spacing

50 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 1 OF 2 Move street light shown on Greinert Drive **Engineering Manual** 5.9 STREET LIGHTING Table 5.9.1 GENERAL REQUIREMENTS, required spacing

50 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 1 OF 2 Use different graphic to indicate block numbers. Same graphic used for street sign callouts

50 SIDEWALK SIGNAGE AND STREET LIGHT

PLAN 1 OF 2 Notate sidewalk requirement for future contract 51 SIDEWALK SIGNAGE AND STREET LIGHT

PLAN 2 OF 2 Location of street light to be closer to common property lot line shown on Caraway Drive. Locate based on surface features shown. **Engineering Manual** 5.9 STREET LIGHTING Table 5.9.1 GENERAL REQUIREMENTS, required spacing

51 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 2 OF 2 Show dashed line for PUE and doc. information to be completed when final 51 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 2 OF 2 Notate sidewalk requirement for this area along Carlos G. Parker per Plat Requirements

53 PAVING AND STREET DETAILS 1 OF 2 For the local street and rural collector shown, verify section information on detail w/geotech report (i.e. thickness, type, extents of subgrade) similar to alley section. Verify sections match CAPEC requirements per Subdivision PD. What Sheet 2 is being referenced? Dimension extents of subgrade shown in the section detail.

54 PAVING AND STREET DETAILS 2 OF 2 Provide detail for proposed Type III Barricade

***Refer to the Associated Documents portion of the permit page to download a PDF copy of the engineering plan review comments on the plan sheets

Drainage Analysis Review

Doc. Spring Creek Subdivision – Drainage Report
Sheet# Sheet/Section Name Comment Reference

3 Hydrologic Analysis Results Please submit updated HEC-HMS and HEC-RAS models for review **Engineering Manual** EM8.21.B.7 – Drainage Study Guidelines.

3 Hydrologic Analysis Results Detention is required in Taylor. Is the channel improvements serving as detention? **Engineering Manual** EM8.1.3 - Detention Policy.

EX5 Post-project Drainage Area Map Drainage are shown is known to be inaccurate and needs to be corrected. **Engineering Manual** EM8.21.2 – Drainage Study Guidelines.

EX7 Topographic Work Map Verify how is wide floodplain transitioned to narrow floodplain through site? **Engineering Manual** EM8.20 – Floodplain Delineations Table 3 Peak Discharge Comparison - Junctions Need to review updated models for values noted **Engineering Manual** EM8.21.3.B.7 – Drainage Study Guidelines.

[***Refer to the Associated Documents portion of the permit page to download a PDF copy of the engineering plan review comments on the plan sheets](#)

Geotechnical Report and Letter Review

Doc. Spring Creek Subdivision – Geotechnical Report (Terradyne Project No.: A211079-R) Sheet# Sheet/Section Name Comment Reference

5 4.2 Subgrade Design Considerations – Soil Mitigation, 1. Need a more complete spec for this item. Verify if silt or fine sand ok for non-expansive fill

6 4.2 Subgrade Design Considerations – Soil Mitigation, 3. What are the field testing requirements if this option is used? Is the only design parameter swell, how is soil going to maintain the moisture content to keep swell down?

7 Table No. 3 - Urban Local Streets/Alleys (150,000 EASLs) For section values shown, need to provide a text/writeup of how they are equivalent or better to the City of Taylor Minimum specifications.

7 Table No. 4 - Rural Collector Streets (600,000 EASLs) For section values shown, need to provide a text/writeup of how they are equivalent or better to the City of Taylor Minimum specifications.

Fig. 2 Boring Log B-1 Update document figure. Unable to print or view properly in PDF FPS Report Page 1 Need to include FPS 21 run for Local Streets 150,000 ESAL

Mechanistic and Triaxial checks not included herein

FPS Report Page 3, Layer Code 4 (Subgrade) Subgrade modulus 3,000 in text, not 2,000,000

FPS Report Page 3, Layer Depth Need to show equivalent or better than 3"/18"/8"

ESAL Solver Sheet 1 Sections here do not match text Table 3, COT Min. 2"/14"/8" = SN 3.48 ESAL Solver Sheet 2 Verify COT Min. 3"/18"/8" = SN 4.48, SN shown is 4.24<4.48

Doc. Spring Creek Subdivision – Geotechnical Supplemental Pavement Design Recc. (Terradyne Project No.: A211079-R)

Sheet# Sheet/Section Name Comment Reference

2 Subgrade Design Considerations – Soil Mitigation, 1. Need a more complete spec for this item. Verify if silt or fine sand ok for non-expansive fill

2 Subgrade Design Considerations – Soil Mitigation,

3 What are the field testing requirements if this option is used? Is the only design parameter swell, how is soil going to maintain the moisture content to keep swell down?

3 Pavement Design Parameters Alleys designed same as local streets, therefore same ESAL requirement for both Local Streets and Alleys

3 Table No. 1 - Urban Local Streets/Alleys (150,000 EASLs) For section values shown (7"/12"), need to provide a text/writeup of how they are equivalent or better to the City of Taylor Minimum specifications. 1 of 3 Street Pave 12 Output Rigid ESALs - ESAL less than 150,000. 26,467 seems very low for 7" of conc over 12" LSS

Fire Department Comments (PZ)

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

Reviewed resubmittal with upload date of 1/14/2022 and all previous comments have been addressed.

Reviewed and approved with the comment that all fire hydrants shall a blue reflector marker located on the centerline of the pavement across from all fire hydrants as noted in Taylor's engineering manual found in the water construction notes, items #6.

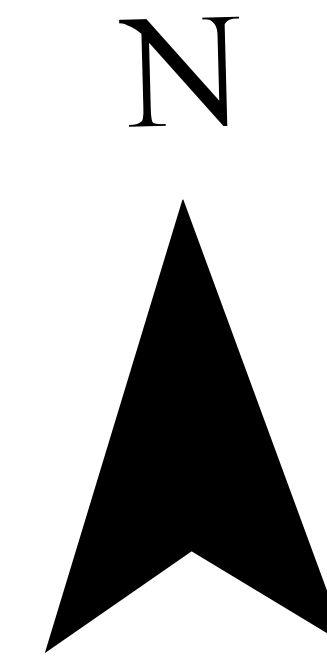
Please revise the plans to address the comments noted above. Following revision, submit the plans electronically with a resolution letter in PDF format.

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

Thank you,



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

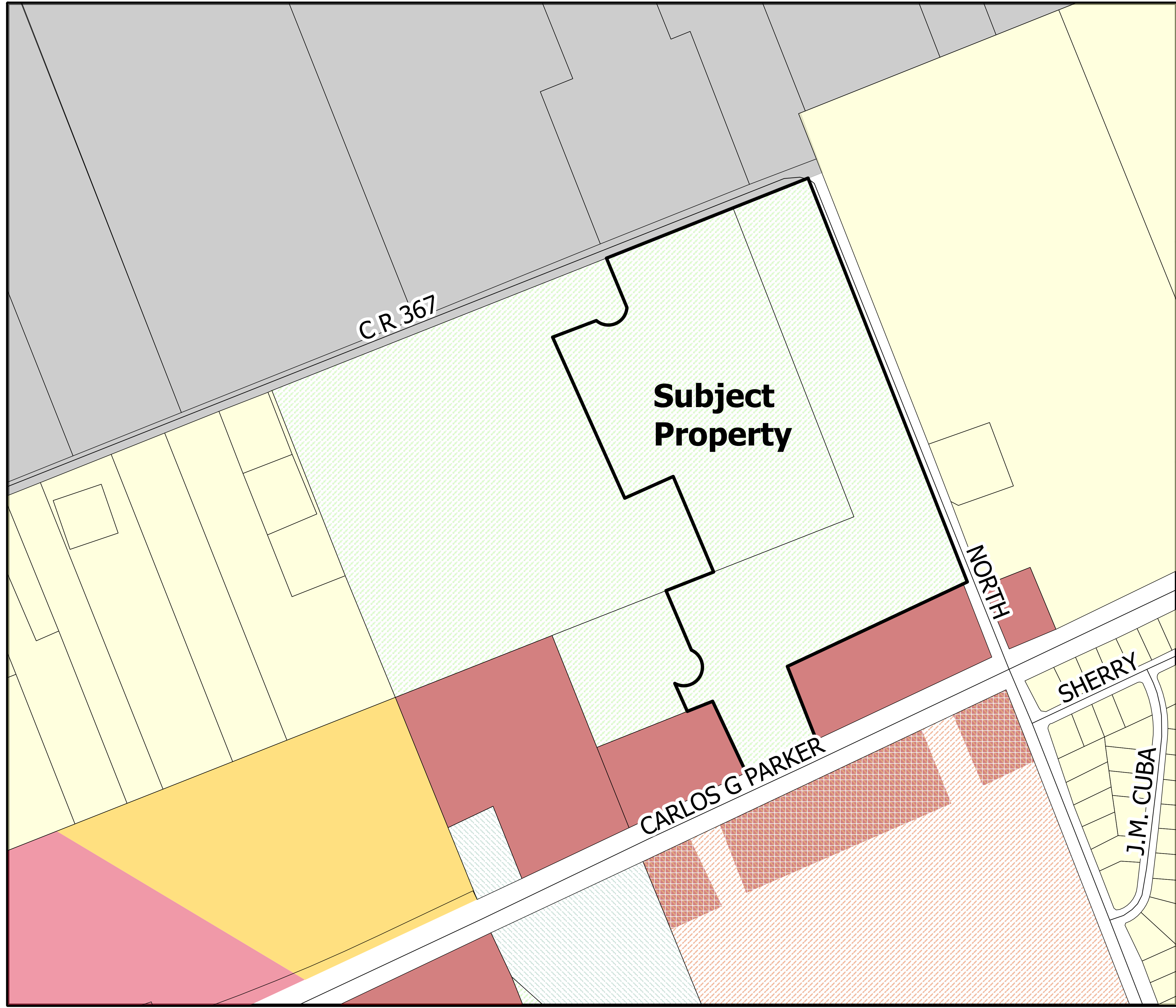


PZ-2021-1364

Spring Creek Phase 1
Subdivision Improvement Plans
Approximately 27.93 Acres

Legend

- | | |
|--------------------|-------------------------|
| ■ ETJ | ■ B-2 |
| ■ Subject Property | ■ MF-2 Multi-Family |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential |
| ZONING | ■ Planned Development |
| ■ B-1 | ■ R/A Rural Agriculture |
| ■ B-1/CPD | ■ MF-1/RPD |



City of Taylor
The Retreat at Mallard
Preliminary Plat
PZ-2022-1410
Staff Report

Requested Action:

Consider disapproving The Retreat at Mallard Preliminary Plat.

Applicant:

Trevor Tast, P.E./TX2 Engineering

Subject Property:

Approximately 19.62 acres, located approximately 1,030 ft. east of the intersection of Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1

Current Use: Vacant

Purpose:

The purpose of the plat is for the future development of 66 single-family lots.

Staff Recommendation:

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

Attachments:

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



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

Trevor Tast
TX2 Engineering
645 Floral Ave Ste C
New Braunfels TX 78130
Trevor@TX2Engineering.com

Date: Thursday, January 20, 2022

Address: Mallard Ln., Taylor 76574

Permit Number PZ-2022-1405

Dear Trevor Tast,

Staff has completed its review of plat application for The Retreat at Mallard Preliminary Plat located along the north right-of-way of Mallard Lane, in Taylor, Texas. There are some corrections that need to be made prior to approval of the plat. Your plat application will be placed on the February 8, 2022, Planning and Zoning Commission agenda with a recommendation of disapproval. Comments from this review follow.

Planning Department Comments

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

1. Street names do not meet with the County's approval. The street names have already been used.
2. Show sidewalks on the plat. Place a note about sidewalks and timing of construction in the General Notes. See Subdivision Excerpt below:

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.

3. The Notes on Sheet 1 are not the notes that are required per the application. Additionally, General Notes for plats are usually on the last sheet. See required notes below:

Required Notes (as applicable):

Utility Providers – Water: ____ ; Wastewater/septic: ____ ; Electricity: ____.

All structures and/or obstructions are prohibited in drainage easements.

There (are/are not) areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number _____, effective date of _____.

A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.

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

Minimum Fire Flow of __<per Fire Marshall>__ gallons per minutes for not less than two (2) hours shall be provided.

4. MPRCWT is not one of the initialisms the County uses. If an initialism, acronym, etc. is not used on the plat map remove it from the Legend.
5. Remove the setbacks as a replat will be necessary if the Zoning Ordinance changes. The setbacks are according to the current Zoning Ordinance. The Zoning Ordinance is being updated currently.
6. The title and plat description must be along the top of each sheet in the middle. The title needs updating. The description is incorrect.

The Retreat at Mallard Preliminary Plat (title)

Being a preliminary plat consisting of approximately 19.62 acres, part of and out of the William J. Baker Survey, Abstract No. 65, more clearly described in the Official Public Records of Williamson County, Texas, Document Number 2021110292, Taylor, Williamson County, Texas. See Subdivision Ordinance below:

3.2 Subdivision Preliminary Plat

1. Name of subdivision (check for duplication).
2. Legal description of the land being subdivided attached to preliminary plat.
7. The block lengths do not meet the Subdivision Ordinance regulation. See excerpt below:

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.

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: Six hundred (600) feet and the minimum block length is three hundred (300) feet, except upon approval by the City Planning and Zoning Commission.

8. On the thoroughfare Plan Jason Drive is extended. See the Thoroughfare Plan for width requirement.
Subdivision Ordinance below:

2.8 Streets

The street pattern of a neighborhood 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.

9. The notes and certificates can be placed on a sheet with the Line Table. The plat map can be oriented so that it is parallel to the sheet border so more can be placed on each sheet. The North arrow can be angled so that there will be three sheets. (This comment is a duplicate but I left it b/c the Engineering Dept. comment may be more clear to you.)
10. The application has the correct versions of the certificates. Use the Subdivision Application as your guide for the Certificates.

11. Why are the lot numbers on each lot twice. The lot number and the square footage of each lot should not be a watermark. Remove one of the lot number labels and change the line work.

12. The proposed utility easements between lots do not meet the minimum requirement for easements. See the Engineering Manual Excerpt:

6.2 LINE SIZES & LOCATIONS

5. **Easements** for water line construction shall meet the following requirements:

a. The **easement** width shall be a minimum of 20 feet.

b. In areas where multiple utilities or extended depth or larger utilities exist the **easement** may need to be wider as specified by the City.

c. Larger **easements** may be required by the City Engineer to provide adequate space for maintenance.

13. Information provided on first sheet per the application:

Site Data information in one location on first sheet:

Owner

Surveyor

Engineer

Lot and Block Table – Detail proposed lots per block, by type or use, including acreage or square feet, and length of each Block. Breakout by Phase if Phasing plan proposed.

Linear feet of new streets, table including type of street (residential, collector, etc.)

Right-of-way (ROW) otherwise dedicated if not new streets

Submittal date(s) in a table

Plat Certificates are generally on the last sheet and the County Clerk wants her Certification in the bottom right-hand corner with enough room to sign and fill in blanks.

As the layout must change to meet the requirements of the Comprehensive Plan and current regulations the comments are going to change upon further review.

Engineering Department Review

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

*Refer to the Associated Documents portion of the permit page to download a copy of the PDF containing engineering comments on the plat.

Sheet 1 of 4

1. Verify if proposed subdivision can be shown on one sheet. If needed, rotate drawing to have Mallard drawn/shown as "sheet" east /west" instead of "true" east west. Subdivision Ordinance excerpt:

3.2 Subdivision Preliminary Plat

6. Scale: One inch equals one hundred feet (1"=100') (consent of Planning and Zoning Commission needed for smaller scale and then only if lots are more than one-half (½) acre in area).
7. North arrow: North to be at top of sheet if possible.
8. Date: Each revision to bear new date.
2. For Plat Note #11, update note to say "City of Taylor Development Services". Include date of report on the reference.
3. For Plat Notes #11-12, use the standard plat note that requires a 10-ft PUE along all street frontages.
4. Engineer's Plat Certificate - Update to match language and template found in the "Engineer's Certification" in the City of Taylor - Subdivision Application; Plat Submittal Requirements.
5. Floodplain Administrator Certificate – Remove certificate if no floodplain exists within the subdivision (per Subdivision Application).
6. Owner Certificate – Update the total acreage shown; Include the "To Certify..." portion of the certificate; remove text "Excluding all drainage easements" and move to plat notes to denote the Drainage Easements to be maintained privately by an HOA/POA. Update the notary portion to match the language found in the "Owner's Signature Block" in the City of Taylor - Subdivision Application; Plat Submittal Requirements.
7. Surveyor's Certificate – Copy the Surveyor's Certificate from the Subdivision Application word for word;
8. Update P&Z Plat Certificate to match language and template found in the "P&Z Commission Preliminary Plats" in the City of Taylor - Subdivision Application; Plat Submittal Requirements. Certificate to include the "To Certify..." portion of the certificate.
9. (City of Taylor - Subdivision Application; Plat Submittal Requirements) - 5. Site Data information in one location on first sheet:

d. Lot and Block Table – Detail proposed lots per block, by type or use, including acreage or square feet, and length of each Block. Breakout by Phase if Phasing plan proposed.

e. Linear feet of new streets, table including type of street (residential, collector, etc.)

f. Right-of-way (ROW) otherwise dedicated if not new streets

Sheet 2 of 4

1. Per Subdivision Ordinance - 2.8 Streets; 2.8.4 Intersection Angles, 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. Include this information for the connection to the existing portion of Oaklawn Drive. Street name for Oaklawn to continue per Subdivision Ordinance - 2.8.11 Street Names - Street names shall be continuations of existing street names adjacent to or on-line, if they are not duplications. Proposed new names shall be submitted to the Development Services Director, or designee, for approval prior to the submittal of final plat.
2. Scale bar shows 1"=100'; however, plat is scaled 1"=60'. Update sheet to be 1"=100' to fit proposed plat on one sheet.
3. Lines outside of boundaries of proposed subdivision to be dashed. (TYP.) (3.2 - Subdivision Preliminary Plat, 9b.)
4. Include width of all street rights-of-way per Subdivision Ordinance (3.2 - Subdivision Preliminary Plat, 13a.) - Proposed Features Inside Residential Subdivision: a. Location, **width**, and name of streets.
5. Show contour lines. Topography Within the Subdivision: Water courses and ravines, showing high bank and width of existing or proposed easements, and contour lines at two (2) foot intervals and any other physical features pertinent to the subdivision per Subdivision Ordinance (3.2 - Subdivision Preliminary Plat, 11.)
6. Verify and update street names per Subdivision Ordinance - 2.8.11 Street Names - Street names shall be continuations of existing street names adjacent to or on-line, if they are not duplications. Proposed new names shall be submitted to the Development Services Director, or designee, for approval prior to the submittal of final plat.

7. Include street centerline and curve data on the plat. Per Subdivision Ordinance (3.2 - Subdivision Preliminary Plat, 16a.) Engineering Data Required: a. Streets: Complete curve data shown on each side of street; length and bearings of all tangents; dimensions from all angle points and points of curve to an adjacent side lot line.
8. Include information for adjacent parcels/tracts/subdivisions per Subdivision Ordinance (3.2 - Subdivision Preliminary Plat, 10.) Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines, watercourses, etc. See excerpt below:
9. Boundaries:
 - a. Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings.
 - b. Lines outside of boundaries of proposed subdivision to be dashed.
 - c. Provide a tie to an original corner of the original survey of which said land is a part.
10. Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines, watercourses, etc.

Sheet 3 of 4

1. Provide a tie to an original corner of the original survey of which said land is a part per Subdivision Ordinance (3.2 - Subdivision Preliminary Plat, 9c. 9).

Boundaries:

- a. Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings.
- b. Lines outside of boundaries of proposed subdivision to be dashed.
- c. Provide a tie to an original corner of the original survey of which said land is a part.
3. Bold text within subdivision (TYP.). Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings per Subdivision Ordinance (3.2 - Subdivision Preliminary Plat, 9a.)
4. Show other side of ROW for Mallard Lane on the plat drawing.

Sheet 4 of 4

1. Move Curve Table to Sheet 1

Fire Department Comments (PZ)

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

Plat shall include the following plat note:

Minimum Fire Flow of 500 gallons per minutes for not less than two (2) hours shall be provided.

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

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

Thank you,

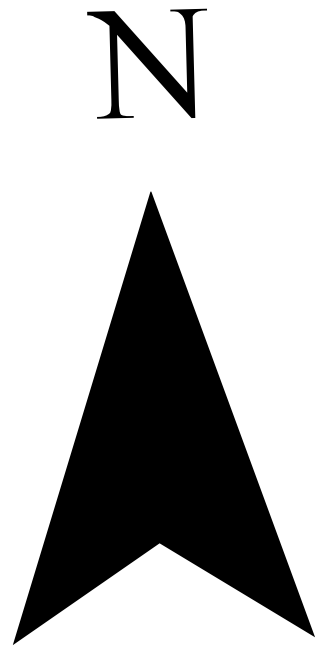
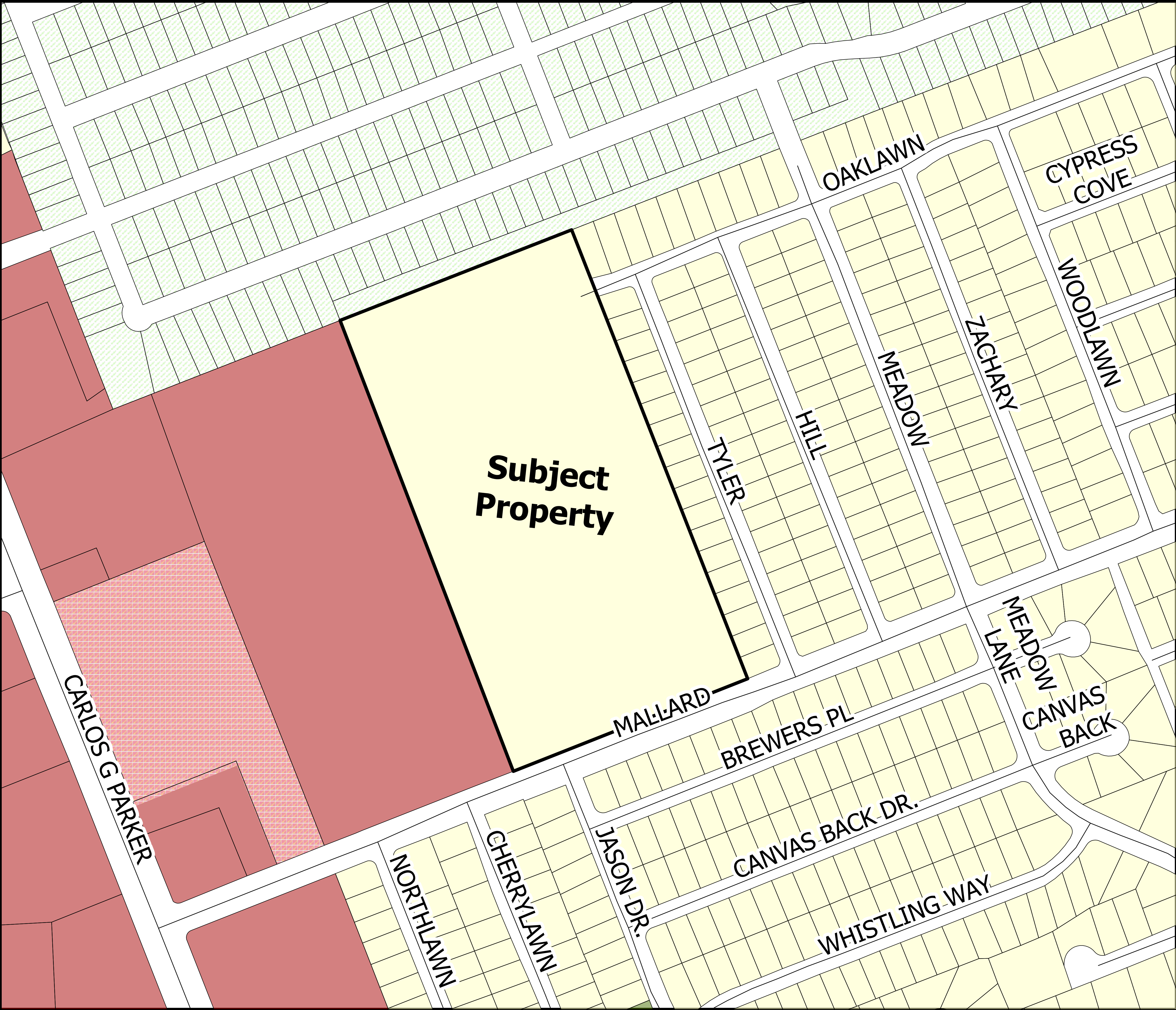


Shelly Shelton

Development Services

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

Attachment



PZ-2022-1405

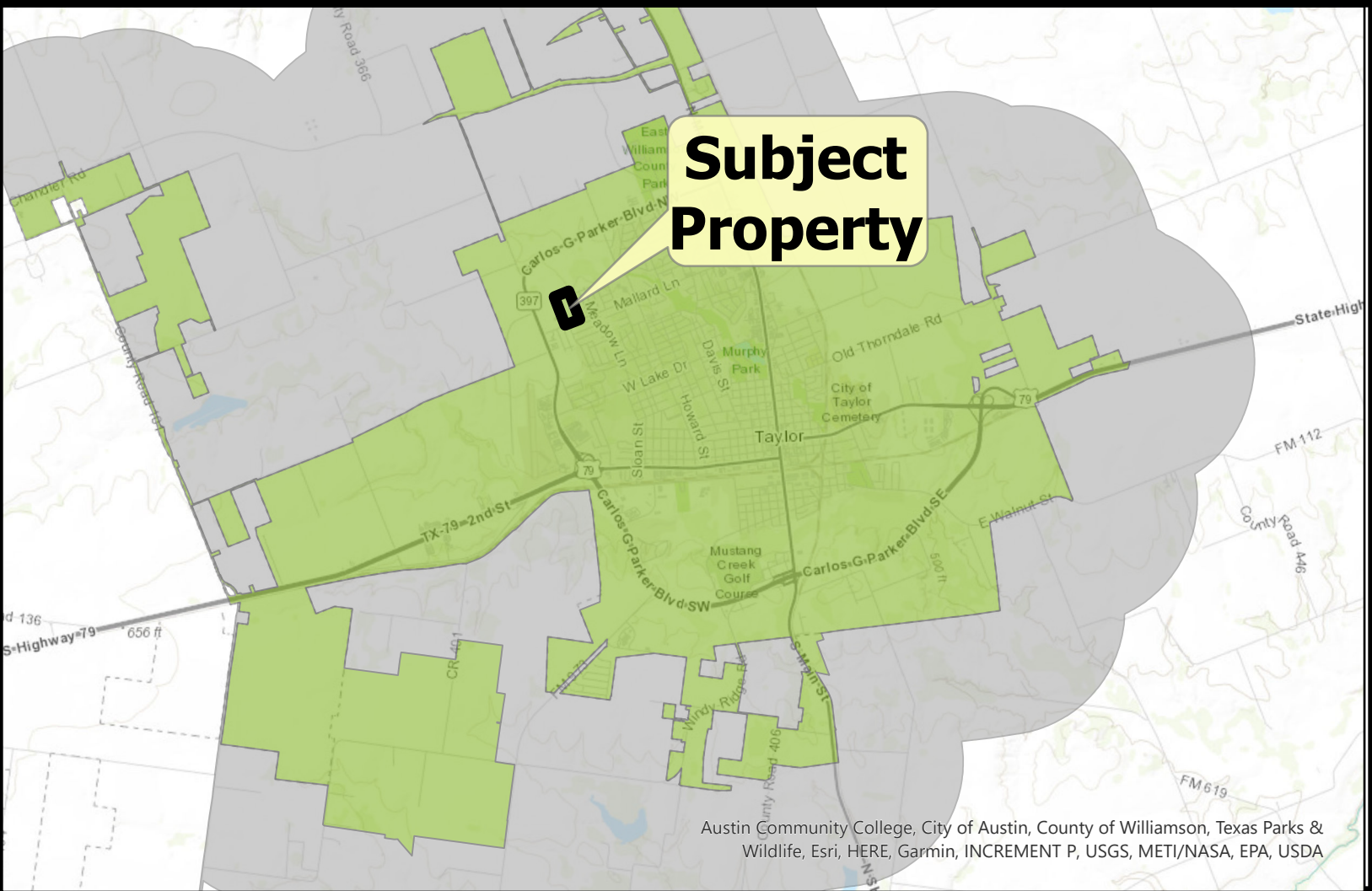
**The Retreat at Mallard
Preliminary Plat
Located Approximately 1,030 ft. East
of the Intersection of Carlos G. Parker
Blvd. and Mallard Ln.
Approximately 19.62 Acres**

Legend

- Subject Property
- Parcels
- Streets

ZONING

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





LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. REFERENCE SHEET 4 FOR LINE TABLE & CURVE TABLE INFORMATION.

NOTES:

- ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS SET WITH 1/2" IRON PIN PLASTIC CAP LABELED SUMMIT GEOMATICS.
- 66 LOTS, BEING 19.617 ACRES.
- THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF TAYLOR, TEXAS.
- THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
- THIS PROPERTY WILL BE SERVED BY THE CITY OF TAYLOR PUBLIC SEWER SYSTEM.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- WILLIAMSON COUNTY REQUIRES A MINIMUM 25' BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS ON COMMUNITY PANEL NO. 48491C0533F AND NO. 48491C0530F, EFFECTIVE DATE DECEMBER 20, 2019, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- A DRAINAGE STUDY HAS BEEN COMPLETED BY TX2 ENGINEERING FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE CITY OF TAYLOR ENGINEER'S OFFICE.
- THERE IS HEREBY DEDICATED A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.
- THERE IS HEREBY DEDICATED A FIVE (5) FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ADJACENT TO ALL NON-STREET LOT LINES.
- THERE IS HEREBY DEDICATED A PUBLIC DRAINAGE AND PUBLIC EMBANKMENT/BACKSLOPE EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES AS NECESSARY (17' MAXIMUM)

PUBLIC UTILITY NOTES:

- IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN THE PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH, AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
 - THIS PROPERTY LIES IN THE FOLLOWING PUBLIC UTILITY SERVICE AREAS:
 - ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY
 - SEWER: CITY OF TAYLOR
 - WATER: CITY OF TAYLOR

I, TREVOR TAST, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE BEST OF MY KNOWLEDGE AND ABILITIES, DO HEREBY CERTIFY THAT NO BUILDABLE PORTION OF A RESIDENTIAL LOT THAT IS PART OF THE RETREAT AT MALLARD PLAT IS ENCRoACHED BY A ZONE A OR ZONE AE SPECIAL FLOOD HAZARD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD INSURANCE MAPS NO. 48491C0533F AND NO. 48491C0530F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS, OUTSIDE OF ZONE A AND AE SPECIAL FLOOD HAZARD AREA. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT
NEW BRAUNFELS, COMAL COUNTY, TEXAS, THIS ____ DAY OF _____, A.D., 20 ____.

TREVOR TAST
REGISTERED PROFESSIONAL ENGINEER
NO. 124101

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

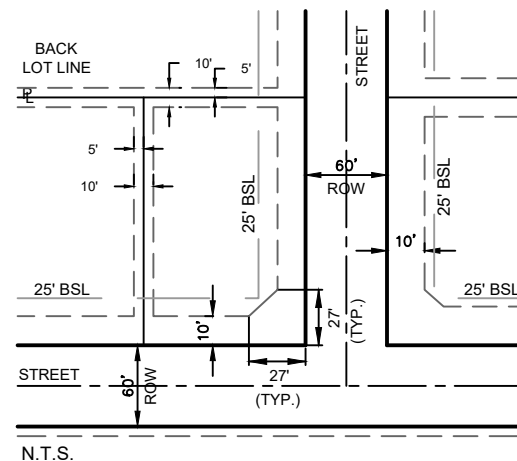
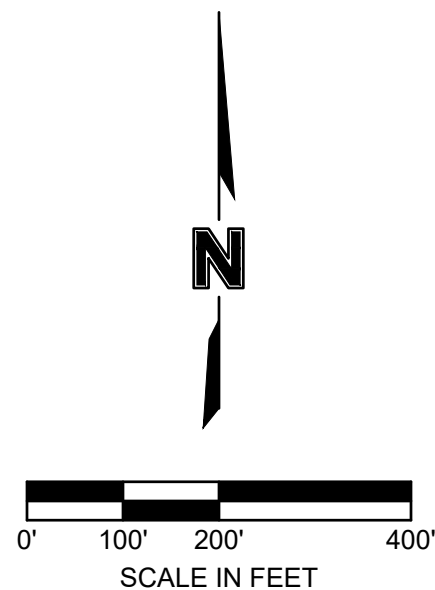
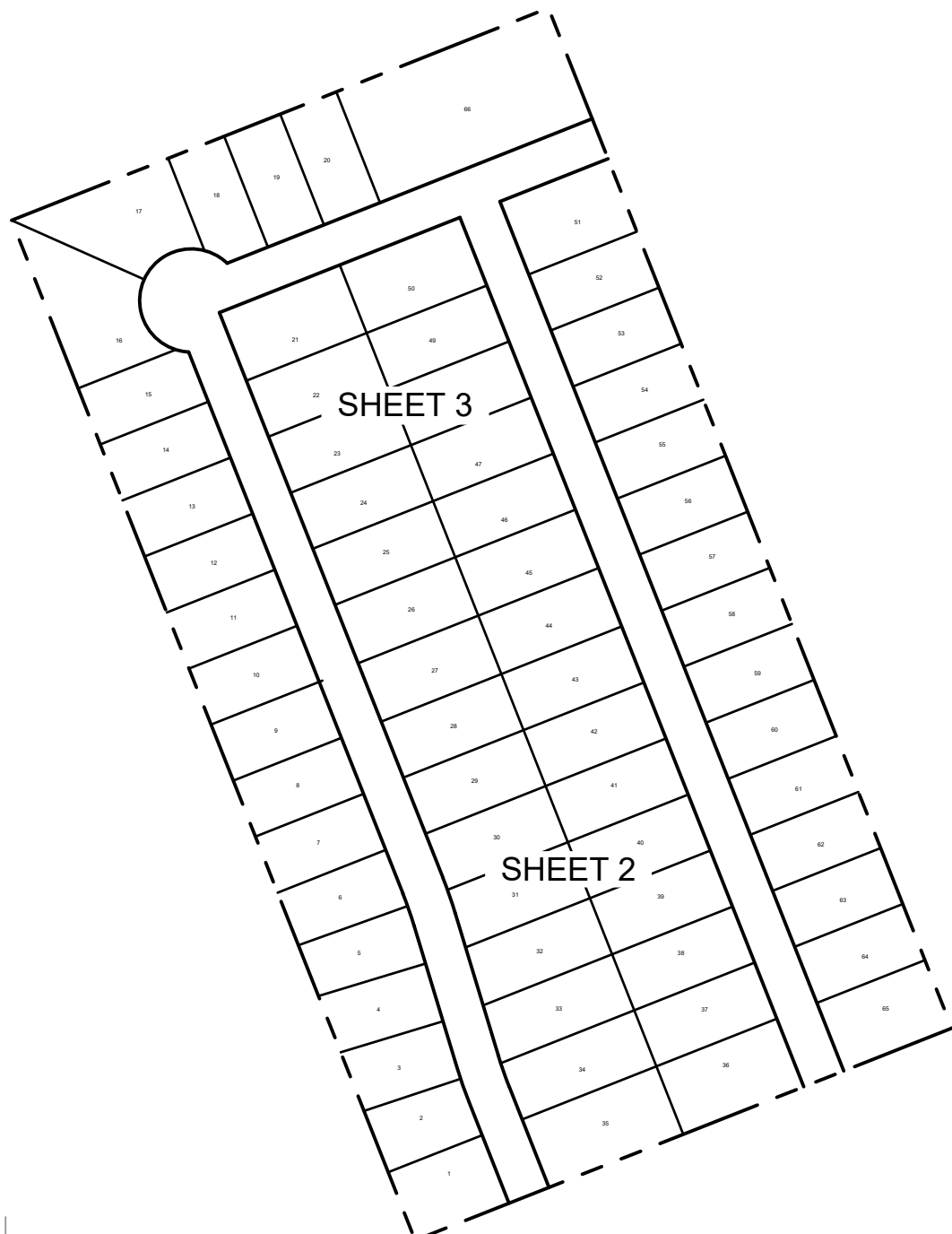
DATE

LEGEND

- | | |
|--------|---|
| ● | 1/2" DIAMETER IRON PINS FOUND |
| ■ | SPINDLE FOUND |
| ● | 60D NAIL FOUND |
| ⊙ | 4" FENCE POST FOUND |
| ○ | 1/2" DIAMETER IRON PINS SET |
| — | EASEMENT |
| — | BUILDING SETBACK LINE |
| — | ADJACENT PROPERTY LINES |
| - - - | EXISTING CONTOURS |
| — | SURVEY LINES |
| — | RIGHT-OF-WAY |
| D.E. | PUBLIC DRAINAGE EASEMENT |
| U.E. | PUBLIC UTILITY EASEMENT |
| OPRWCT | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS |
| MPRCWT | MAP & PLAT RECORDS, WILLIAMSON COUNTY, TEXAS |

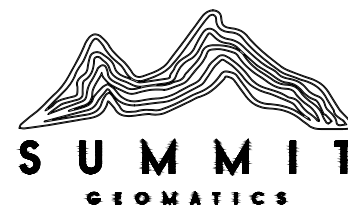
THE RETREAT AT MALLARD

19.62 ACRES
CALLED 19.617 ACRES
KALI KATE SERVICES, INC. AND BUDA MATERIALS AND ONE SEVEN, INC.
DOC. NO. 2019123450, O.P.R.W.C.



TYPICAL PUBLIC
UTILITY EASEMENTS

AN EASEMENT IS GRANTED TO PUBLIC UTILITIES, BEING TEN FEET ALONG THE ROAD FRONTAGE OF EACH LOT AND FIVE FEET ALONG THE SIDE AND BACK LOT LINES. SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT. ALL PUBLIC UTILITY EASEMENTS AT ROAD INTERSECTIONS MAY BE GRANTED UP TO 27 FEET WITHIN THE 25 FOOT BUILDING SET BACK.



SUMMIT GEOMATICS, INC.
3138 Samar Dr.
San Antonio, Texas 78217
Tel: 210-971-4870 • summit-geomatics.com
TBPELS Firm No. 10194657

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, CASTLEROCK COMMUNITITES LP, SOLE OWNER OF THE CERTAIN XX ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT #X021110292, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE, SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, PUBLIC PLACES, AND EASEMENTS, EXCLUDING ALL DRAINAGE EASEMENTS, SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS THE RETREAT AT MALLARD.

BY:
CASTLEROCK COMMUNITIES LP
2401 FOUNTAIN VIEW DR STE 215
HOUSTON, TX 77057-4804

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, STATE OF TEXAS NOTARY PUBLIC (PRINT NAME)

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, XXXX XXXXX, 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.

ROBERT HARPER
REGISTERED PROFESSIONAL LAND SURVEYOR #####
SUMMIT GEOMATICS
3138 SAMAR DR
SAN ANTONIO, TX 78217

SWORN AND SUBSCRIBED BEFORE ME

THIS ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, STATE OF TEXAS NOTARY PUBLIC (PRINT NAME)

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20 ____, A.D., AT ____ M. AND DULY RECORDED THE ____ DAY OF _____, 20 ____, A.D., AT ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT # ____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____
DEPUTY

THE SUBDIVISION TO BE KNOWN AS THE RETREAT AT MALLARD 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.

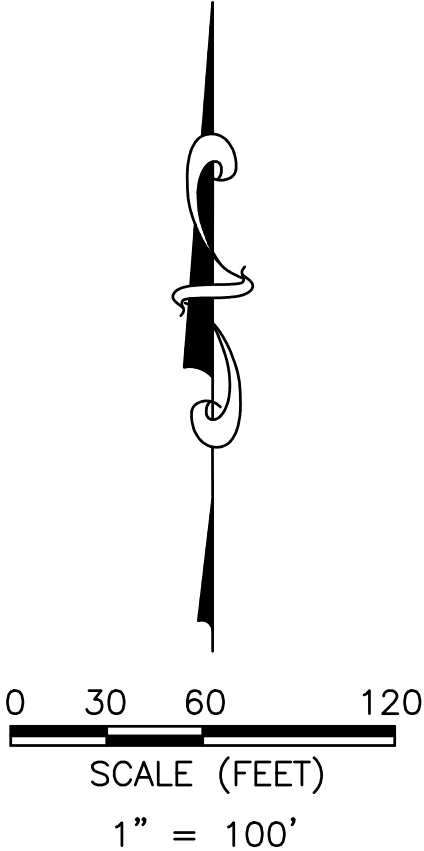
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CHAIRMAN

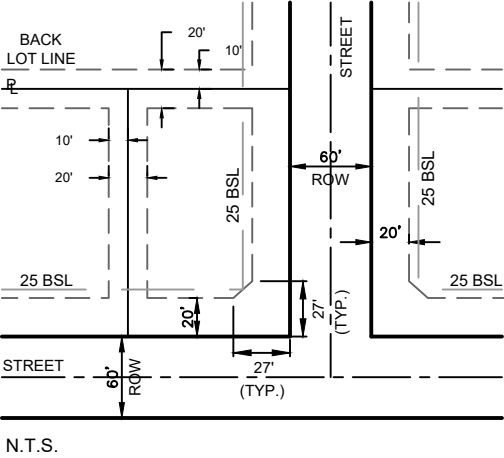
DATE

SECRETARY

TO
WBW LAND INVESTMENTS, LP, A TEXAS
LIMITED PARTNERSHIP
FILED: JANUARY 22, 2019
2019005182 OPRWC



LEGEND	
●	1/2" DIAMETER IRON PINS FOUND
■	SPINDLE FOUND
●	60D NAIL FOUND
⊙	4" FENCE POST FOUND
○	1/2" DIAMETER IRON PINS SET
ESMT	EASEMENT
BSL	BUILDING SETBACK LINE
---	ADJACENT PROPERTY LINES
- - -	EXISTING CONTOURS
---	SURVEY LINES
---	RIGHT-OF-WAY
D.E.	PUBLIC DRAINAGE EASEMENT
U.E.	PUBLIC UTILITY EASEMENT
OPRCCT	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
MPRCCT	MAP & PLAT RECORDS, COMAL COUNTY, TEXAS



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ALL PUBLIC UTILITY EASEMENTS AT ROAD
INTERSECTIONS MAY BE GRANTED UP TO 27 FEET
WITHIN THE 25 FOOT BUILDING SET BACK.

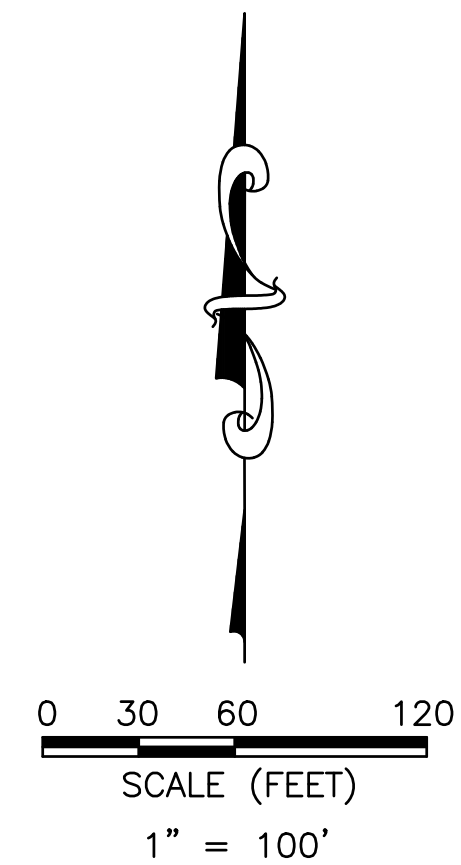
THE RETREAT AT MALLARD



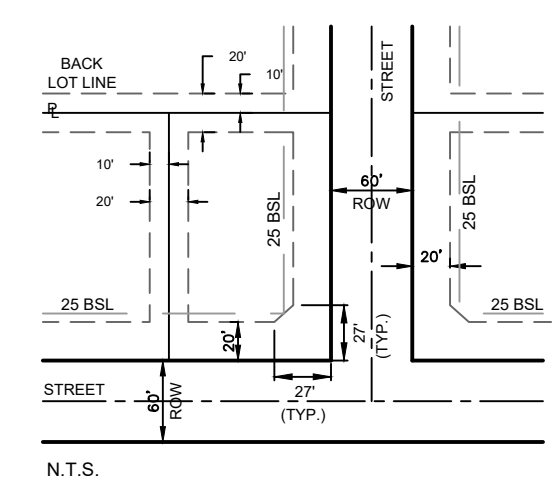
TX2 ENGINEERING
FIRM #: 20787

CONTACT
645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130
TEL: (816) 510-9151

SEE SHEET 4 FOR LINE AND CURVE TABLES.



LEGEND	
●	1/2" DIAMETER IRON PINS FOUND
■	SPINDLE FOUND
●	60D NAIL FOUND
⊙	4" FENCE POST FOUND
○	1/2" DIAMETER IRON PINS SET
ESMT	EASEMENT
BSL	BUILDING SETBACK LINE
---	ADJACENT PROPERTY LINES
- - -	EXISTING CONTOURS
---	SURVEY LINES
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D.E.	PUBLIC DRAINAGE EASEMENT
U.E.	PUBLIC UTILITY EASEMENT
OPRCCT	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
MPRCCT	MAP & PLAT RECORDS, COMAL COUNTY, TEXAS

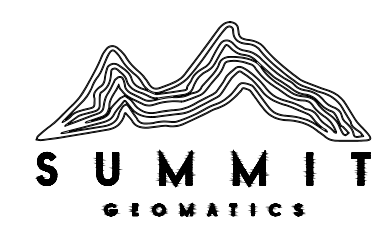


TYPICAL PUBLIC UTILITY EASEMENTS

AN EASEMENT IS GRANTED TO PUBLIC UTILITIES, BEING 20 FEET ALONG THE ROAD FRONTAGE OF EACH LOT AND TEN FEET ALONG THE SIDE AND BACK LOT LINES. SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT.

ALL PUBLIC UTILITY EASEMENTS AT ROAD INTERSECTIONS MAY BE GRANTED UP TO 27 FEET WITHIN THE 25 FOOT BUILDING SET BACK.

THE RETREAT AT MALLARD



SUMMIT GEOMATICS, INC.
3138 Samar Dr.
San Antonio, Texas 78217
Tel: 210-971-4870 • summit-geomatics.com
TBPELS Firm No. 10194657

SEE SHEET 4 FOR LINE AND CURVE TABLES.

City of Taylor
Sierra Taylor Apartments
Subdivision Preliminary Plat
PZ-2022-1410
Staff Report

Requested Action:

Consider disapproving Sierra Taylor Apartments Subdivision Preliminary Plat.

Applicant:

Dennis Axberg/AWA Architects

Subject Property:

Approximately 2.55 acres, addressed as 900 Mallard Lane, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-1

Current Use: Vacant

Purpose:

The purpose of the plat is for the future construction of an apartment complex.

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

Dennis Axberg
AWA Architects
2518 Belmeade Drive
Carrollton TX 75006
dennisaxberg@gmail.com

Date: Thursday, January 20, 2022

Address: 900 Mallard Lane, Taylor 776574

Permit Number PZ-2022-1410

Dear Dennis Axberg,

Staff has completed its review of the plat for the Sierra Taylor Apartments Subdivision Preliminary Plat, located at 900 Mallard Lane, Taylor 776574. Your plat application will be placed on the February 8, 2022, Planning and Zoning Commission meeting agenda with a recommendation of disapproval. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

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

1. The plat application must be a minor plat application not a preliminary plat application.
2. Same review comments as Javier Vasquez, Engineer with regard to removing buildings, etc. from the plat, title and description of plat in the middle at the top of each page), tie the plat to a corner of the original survey, Subdivision Ordinance excerpt below:

3.3 Final Plat

2. A title including name and subdivision, owner or owners, and registered professional land surveyor responsible for the plat and the scale and location of the subdivision with reference to an original corner of the original survey of which said land is a part, the date, north arrow, total acres and numbers of lots and blocks.
3. The certificate of the registered professional land surveyor who surveyed, mapped and monumented the land shall be placed on the face of the plat.
3. Remove Building lines/Setbacks as the current Zoning Ordinance will regulate the setbacks. The Zoning Ordinance is being updated this year so you do not want to create a nonconforming building from the get go.
4. Remove the topography as this is going to be a Minor Plat. Topography is only shown on the prelim. See below:

3.2 Subdivision Preliminary Plat

11. Topography Within the Subdivision: Water courses and ravines, showing high bank and width of existing or proposed easements, and contour lines at two (2) foot intervals and any other physical features pertinent to the subdivision.

5. Explain the radii at the northeast and southwest corners.
6. To further comment on Engineering's note 5., the Joint Use (the Fire Lane and Utility Easement) is not necessary as the Fire Lanes are not placed in easements in Taylor and the utilities will be private. There will be one tap with a master water meter and submeters for domestic use (tenants). For fire protection another meter is required. Most developments have an additional meter for irrigation so the sewer fee is not paid on that water

use.

Engineering Department Review

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

*Refer to the Associated Files portion of the permit page for PDF markup of engineering comments.

Sheet 1 of 2

1. Plat name and legal description to be shown at the top middle of the plat. (Reference: Taylor Plat Application)
2. Remove tree table from the plat sheet.
3. Provide a reference to an original corner of the original survey. (Reference: Taylor Subdivision Ord. 3.3 Final Plat)
4. Buildings, trees and site plan features can be submitted as a separate exhibit document for reference.
5. If no public utilities, show as a private utility easement on the plat. Show one location for water master meter if private utilities. Sub water meters and fire hydrants can be placed on private property and are to be maintained by Property Owner.
6. Detention areas shall be noted as drainage easements or detention reserves and will be privately maintained.
7. Verify proposed PUE to continue straight and not along curve.
8. Verify property corner exists at northeast corner and remove proposed curve.

Sheet 2 of 2

1. Remove text and repeat plat name and legal description title on this sheet. (Reference: Taylor Plat Application)
2. Metes and Bounds Description - Paragraph 6, verify and move information shown for Crystal Circle to paragraph 5 reference of Crystal Circle.
3. Surveyor's Certification - Remove month and update year in the signature block. (Reference: Taylor Plat Application)
4. Engineer's Certification - Update the year shown in the signature block. (Reference: Taylor Plat Application)
5. Owner's Certification - Update the text as shown in the PDF review markup to match the block provided in the Taylor Plat Application. (Reference: Taylor Plat Application)
6. County Clerk's Certification - Update the year shown in the signature block. Remove the text noted in the PDF review markup. Provide a blank underline for the County Clerk signature. (Reference: Taylor Plat Application)
7. Plat Notes - Update the plat note numbering as indicated on the PDF review markup.

Fire Department Comments (PZ)

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

Plat shall fill the blank of the plat note: Minimum fire flow of 500 gallons per minute for no less than two (2) hours shall be provided.

Utility plan will be reviewed with the site plan submittal.

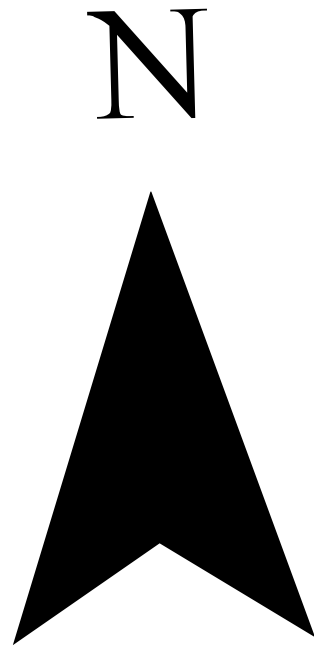
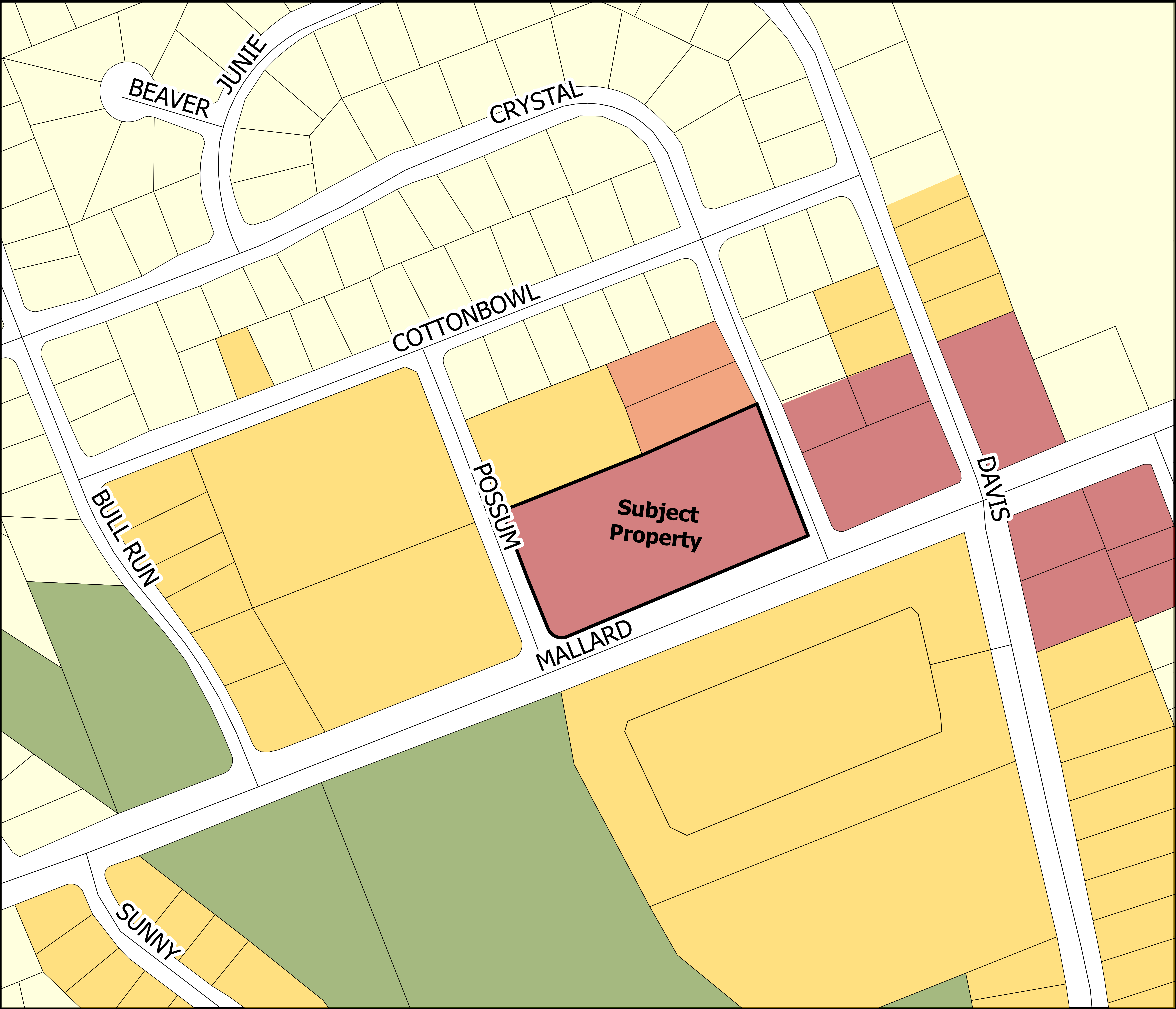
Please revise the plat to address the comments noted above. Following revision, submit the plat on a resubmittal date, electronically with a resolution letter in PDF format.

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

Thank you,



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



PZ-2022-1410

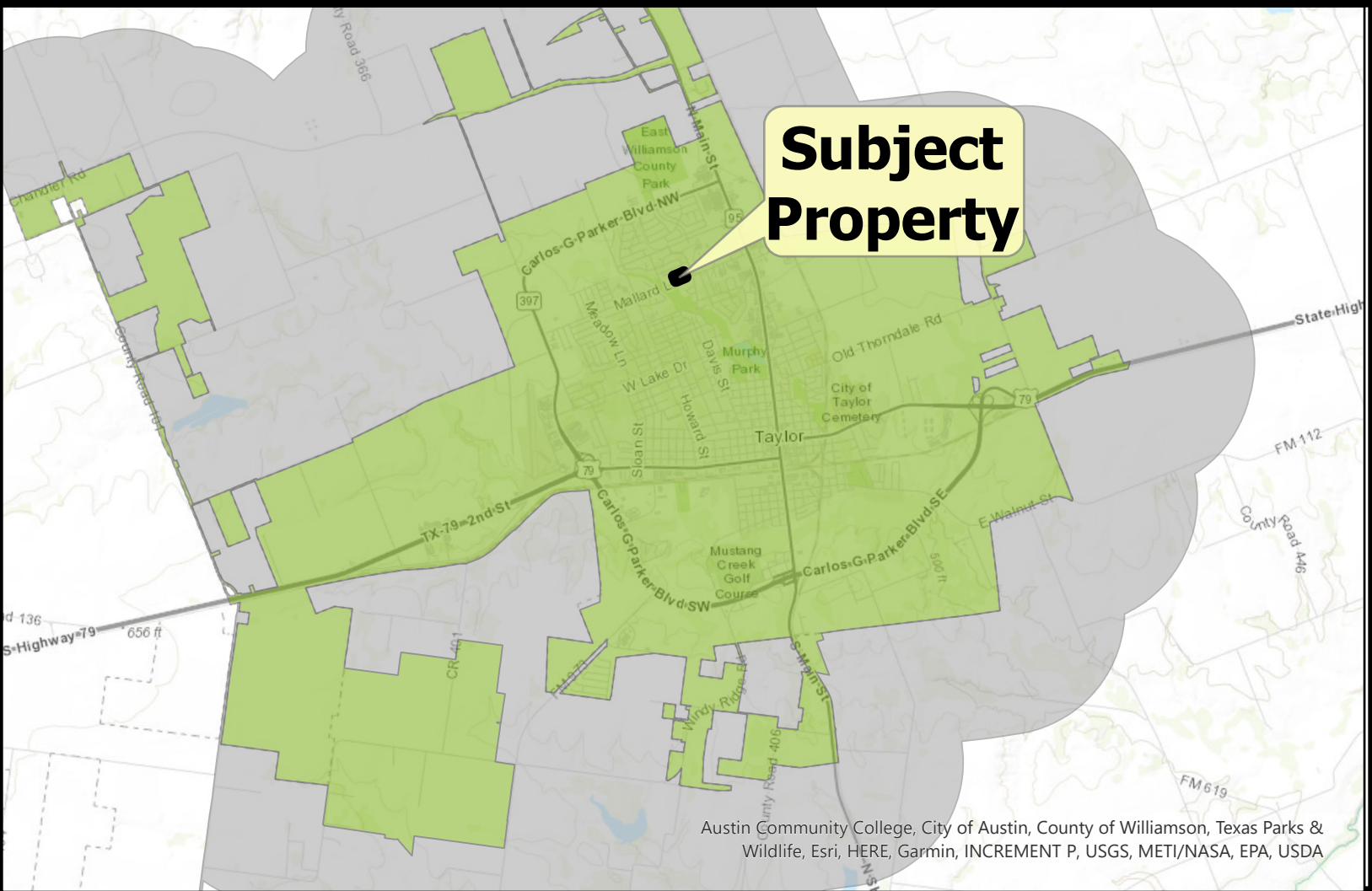
**Sierra Taylor
Apartments Subdivision
Preliminary Plat
900 Mallard Ln.
Approximately 2.55 Acres**

Legend

- Subject Property
- MF-1 Multi- Family
- MF-2 Multi-Family
- Parcels
- P Parks
- R-1 Single Family
- B-1

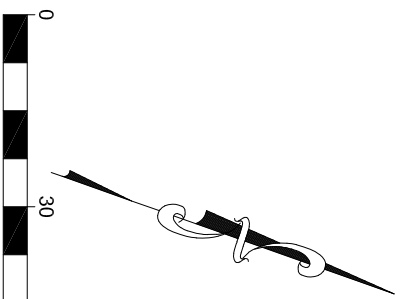
ZONING

B-1



0 80 160 320 US Feet

WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65



SCALE: 1"=30'

Note:
The bearing basis for this survey is the
State Plane Coordinate System,
NAD83, Texas Central Zone, (4203).
GEOID: 12A
Datum: NAVD83,
CONVERGENCE: 1' 29' 58.79"

LEGEND

- 1/2" IRON PIN FOUND
- CORNER NOT FOUND, REPLACED
- WITH 1/2" IRON PIN
- IRON PIN SET
- IRON PIPE FOUND
- EXISTING WIRE FENCE
- CHAINLINK FENCE
- BOARD FENCE
- POWER POLE
- WATER VALVE
- TELEPHONE CABLE
- WATERLINE EXISTING
- OVERHEAD POWER LINE
- CENTER LINE OF CHANNEL
- RECORD CALLS (BEARING / DISTANCE)
- RECORD FILE LOCATION
- VOLUME / PAGE
- DATA THIS SURVEY BEARING / DISTANCE
- SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
- TRACT LINES
- BOUNDARY LINES
- LAND GRANT LINES

All document references are in Williamson Co.
Official Public Records of Williamson Co., Tx. OPBWCT

TREE TABLE

297,	36"	ELM
298,	19"	ELM
299,	19"	ELM
300,	34"	ELM
301,	30"	ELM
302,	24"	ELM
303,	17"	OAK
304,	33"	ELM
305,	17"	ELM
306,	27"	ELM

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°40'46"	14.90'	23.58'	15.08'
C2	92°15'45"	14.96'	24.09'	15.57'
C3	89°58'01"	25.00'	39.28'	24.99'
C4	90°01'59"	25.00'	39.28'	25.01'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C6	13°56'36"	25.00'	6.08'	3.06'
C7	34°08'04"	25.00'	14.89'	7.68'
C8	34°23'43"	19.39'	11.64'	6.00'

Parcel Line Table		
Line #	Length	Direction
L1	0.68	N78°53'18"E
L2	21.70	N21°53'40"W
L3	26.00	N21°24'45"W
L5	7.19	N21°27'00"W
L6	26.00	S21°27'00"E
L7	26.00	S68°30'38"W

Parcel Line Table		
Line #	Length	Direction
L8	9.33	N68°35'48"E
L9	10.00	N21°22'13"W
L10	10.00	N68°35'48"E
L11	10.00	S21°22'13"E
L12	10.00	S68°35'48"W
L13	77.31	N68°35'48"E

Parcel Line Table		
Line #	Length	Direction
L14	5.00	S68°35'48"W
L15	5.50	S21°24'12"E
L16	5.00	S68°35'48"W
L17	5.50	N21°24'12"W
L18	5.62	N21°22'13"W
L19	10.00	S68°37'47"W

Parcel Line Table		
Line #	Length	Direction
L20	10.00	N21°22'13"W
L21	10.00	N68°37'47"E
L22	10.00	N21°22'13"W
L23	5.61	S36°09'44"E
L24	5.61	N69°23'39"W

EXISTING BUILDING

BLOCK B, TAYLOR SQUARE LTD
O&E, G. SL. 28
HAYMAKER LTD
DOC. 2019094487

LOT 1 BLK A BUZAN ESTATES
O&B, BB, SL. 242
RTC HOLDINGS LLC - 2801 CRYSTAL CIRCLE SERIES
DOC. 2016094483

N 10190324.61
E 321207.386

N 10190353.98
E 321248.20

JOINT USE ACCESS EASEMENT
(FIRELANE AND UTILITY EASEMENT)

JOSE GARCIA
2.55 ACRES
DOC. 2019094487
LOT 1, BLOCK A
2.552 ACRES

VACANT LAND
900 MALLARD LANE
TAYLOR, TX.

PROPOSED
BUILDING #1

PROPOSED
POOL & RECREATION

PROPOSED
CLUB OFFICE

PROPOSED
BUILDING #2

MALLARD LANE
(80' PUBLIC ROW)

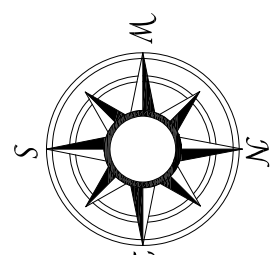


PRELIMINARY PLAT
SIERRA APARTMENTS SUBDIVISION
2.552 ACRES
WILLIAM J. BAKER SURVEY A-65
IN TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER:
JOSE GARCIA
DOC. 2019094487
11201 MORNING GLOORY TRAIL
AUSTIN, TEXAS 78750
PH. 512-810-2124
MATTHEW WIDDON
sierrabuilders12@gmail.com.

ARCHITECT:
DENNIS AXBERG
AWA ARCHITECTS
218 BELMEADE DRIVE
DALLAS, TEXAS
PH. (214)-794-5948
dennisaxberg@gmail.com

ENGINEER:
RANDALL HELMBERGER
HELMBERGER ASSOCIATES
WYLIE TEXAS
PH. (972)-442-7459
TBPE FIRM NO. F-000756
randyhelmbarger@verizon.net



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com
TBPE FIRM NO. 100002000
Surveying Services are regulated by the Texas Board of Professional Engineers
and Land Surveyors 1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

DATE: December 1, 2021
SUBMITTAL DATE: January 1, 2021
MAP#
PROJECT NAME: Taylor Mallard Lane
Dwg: Sierra Apartments Subdivision
Sheet One of Two

DESCRIPTION OF SIERRA APARTMENTS SUBDIVISION

BEING 2.552 ac. of the William J. Baker Survey, Abstract No. 65, in Williamson County, Texas; the same property that was called 2.55 acres as described in a deed from Oncor Electric Delivery Co. LLC to Jose Garcia, as described in Doc. 2019094487, of the Official Public Records of Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in October of 2018, under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847, Survey note: The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone (4203). Line codes herein are in agreement with the survey drawing that was prepared this date.

BEGINNING at a ½ inch iron pin that was found at the Southwest corner of the said Garcia tract called 2.55 ac. This corner exists at the intersection of the North line of Mallard Lane (80 feet wide per record) with the East line of Possum Trail (50 feet wide per record).

THENCE with the East line of Possum Trail, (50' R.O.W. Cab. E, Sl. 217, plat records) N 21° 24'45" W 242.17 feet to a ½ inch iron pin that was found on the South side of a fence corner, at the Northwest corner of Garcia and at the Southwest corner of the property conveyed to HYM Taylor Ltd. (Doc. 2013050664, Block B Taylor Square Ltd. a plat recorded in Cabinet G, Slide 28, Plat Records).

THENCE with the common boundary of Jose Garcia and HYM Taylor Ltd., N 68°36'03" E, passing the Southeast fence corner of said Block B, continuing along the South boundary of the property conveyed to RIC Holdings LLC - 2901 Crystal Circle Series Doc. 2016044863 (called Lot 1 Block A, Burzan Estates, a plat that is filed in Cabinet BB, Sl. 242), in all 445.02 feet to a ½ inch iron pin that was found at the beginning of a curve to the right (C1).

THENCE with the curved boundary of the Jose Garcia property, (C1) to the right having a radius of 14.90 feet and a central angle of 90°40'46", with the arc of the curve 23.58 feet, the chord bears S 66°34'06" E 21.20 feet to a ½ inch iron pin that was found at the end of the curve, a point in the West line of Crystal Circle.

THENCE with the West line of Crystal Circle, (50' wide, Cabinet G, Slide 365) S 21°27'00" E 211.12 feet to a ½ inch iron pin that was found. An iron pin that was found and not accepted stands (LD) N 78°53'18" E 0.68 feet.

THENCE with the arc of a curve (C2) to the right having a radius of 14.96 feet and a central angle of 92°15'45", continuing with the arc of the curve 24.09 feet, the chord bears S 23°03'03" W 21.57 feet to a ½ inch iron pin that was found at the end of the curve, in the North boundary of Mallard Lane.

THENCE with the North line of Mallard Lane, S 68°30'38" W 445.08 feet to the POINT OF BEGINNING.

Surveyor's Certification

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

I, William F. Forest, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 11th day of December, 2020.

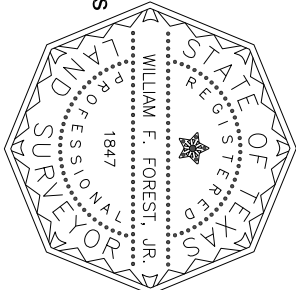
William F. Forest, Jr.

William F. Forest, Jr.,
Registered Professional Surveyor No. 1847, State of Texas
Forest Surveying and Mapping Co.

TBPELS, Firm Registration No. 10002000

1002 S. Ash Street

Georgetown, TX 78626



Engineer's Certification

I, Randall Helmberger, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Special Flood Hazard area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0533F, effective date December 20, 2019, and that the lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat

TO CERTIFY WHICH, WITNESS my hand and seal at Wylie, Collin County, Texas, this ____ day of _____, 2021.

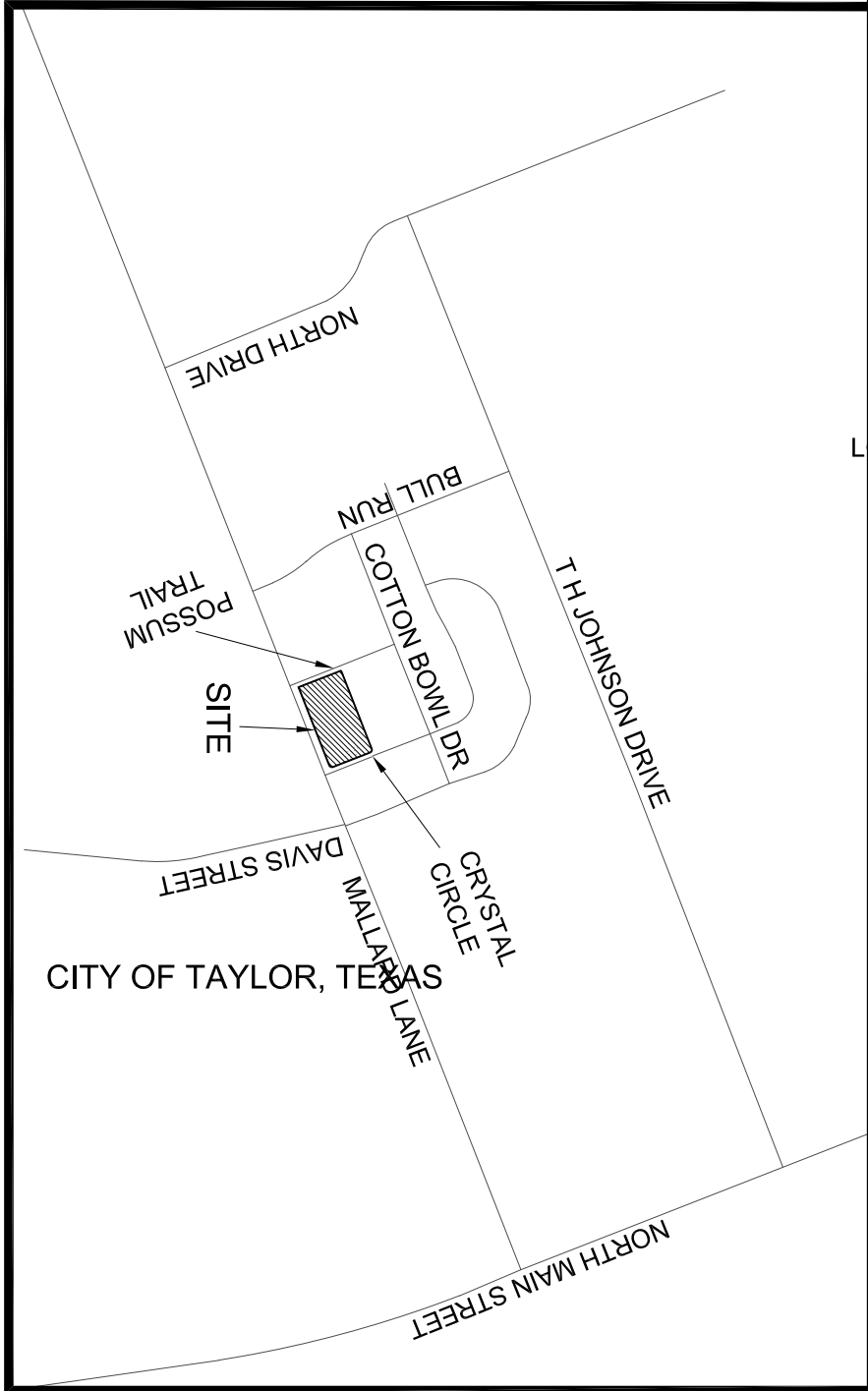
Randall Helmberger
Registered Professional Engineer No. 92572, State of Texas
Helmberger Associates
TBPELS, Firm Registration No. 00756
1525 Bozman Road
Wylie, TX 75098

PRELIMINARY PLAT

SIERRA APARTMENTS SUBDIVISION

2.552 ACRES

WILLIAM J. BAKER SURVEY A-65
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



GENERAL NOTES FOR PLAT:

- Utility Providers are, Water and Wastewater: City of Taylor, and Electric: ONCOR Electric Delivery
- All structures/ obstructions are prohibited in drainage easements. (if applicable)
- There are no areas within the boundaries of this subdivision that lie within the 100 year floodplain as defined by FEMA FIRRM Map, Community Panel Number 48491C0533F, effective date December 20, 2019.
- A ten foot (10') wide public utility easement shall be provided adjacent to all streets.
- All minimum yard (building) setbacks shall be in accordance with the City Of Taylor Zoning Ordinance, as amended.
- Parkland Dedication requirements are met by:payment of fees in lieu per residential lot, payable at the time of Final Plat recordation.
- Minimum Fire Flow of ____<per Fire Marshall>____ gallons per minutes for not less than two (2) hours shall be provided.
- The monuments of this plat have been rotated to the State Plane Coordinate System, NAD83, Texas Central Zone (4203), GEOID: 12A, NAVVD88.
- Sidewalks: The builder shall be responsible for constructing sidewalks in all residential districts. 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 the specifications provided by the City Engineer.

DEVELOPMENT SERVICES DIRECTOR

I, Tom Yantis, Development Services Director for the City of Taylor, Texas, do hereby this plat is approved for filing of record with the County Clerk of Williamson County, Texas

Tom Yantis, Development Services Director
City of Taylor

County Clerk's Certification

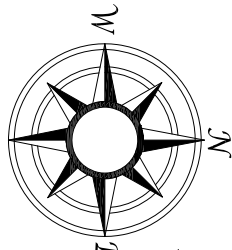
STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON \$

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ____ day of _____, 21____, A.D., at ____ o'clock, ____M., and duly recorded this the ____ day of _____, 21____, A.D., at ____ o'clock, ____M., in the Official Public Records of said County in Document No. _____.

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

Nancy Rister, Clerk, County Court of Williamson County, Texas <Leave enough room for seal to not overlap any text>

By: _____, Deputy



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com
TBPELS FIRM NO. 10002000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors 1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

DATE: December 1, 2021
FILE #
MAP#
PROJECT NAME: Taylor Mallard Lane
Dwg: Sierra Apartments Subdivision
Sheet Two of Two

City of Taylor
PZ-2021-1357
Zoning Map Amendment
Staff Report

Requested Action:

Zoning Map Amendment to change the zoning for a parcel of land, consisting of approximately 40.18 acres of land zoned Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.48 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

Applicant:

Elizabeth Krueger and Geraldo Reyes/E.V.K. Homes, LLC

Subject Property:

Approximately 40.18 acres, located at the northeast corner of Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:

Zoning: Single-Family Residential Zoning District (R-1)

Current Use: Agricultural

Proposed Zoning: 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.48 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD)

Future Land Use Plan: Neighborhood Infill

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	Agriculture	ETJ
South	NW Carlos G. Parker Boulevard ROW	R-1 across Carlos G. Parker Boulevard
East	Institutional/Public	R-1
West	North Drive ROW	B-1 and R-1/RPD

Purpose:

The purpose of the re-zoning is to develop a mixed-use community that's human scale and encourages pedestrian activities.

Staff Analysis:

The subject property is approximately 40.18 acres of agricultural land, located on the northeast corner of NW Carlos G. Parker Boulevard and North Drive. Currently, it is zoned Single-Family Residential Zoning District (R-1). The applicant proposes planned development overlays for future commercial and residential development on the subject

property. Along the frontage of Carlos G. Parker Boulevard, the developer is proposing commercial and mixed-use development on approximately 10.76 acres. In addition, on approximately 29.48 acres, the applicant is proposing residential and mixed-use development.

Not all of the proposed land uses and development standards are permitted in the R-1 Zoning District. For the planned developments to move forward, changes to the approved zoning map would be necessary. As proposed, a re-zoning to Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) would be the most appropriate for the land next to Carlos G. Parker Boulevard and the southern part of North Drive as it is an ideal buffer from the busy intersection. The base zoning of B-1 is appropriate as it permits local business to meet the daily needs of the surrounding neighborhoods. B-1 does not permit large format retail or intense commercial development. Additionally, the overlay permits the development standards to be tailored to the specific site while meeting the applicants' goals, e.g., pedestrian-friendly, concerning uses, setbacks, and orientation to NW Carlos G. Parker and the residential development.

On approximately 29.48 acres, the applicants plan to create a variety of residential lot types; however, the minimum lot size in the R-1 district is 7,000 square feet. Also, only low density, single-family detached residential development is permitted in the R-1 Zoning District, so the applicants are requesting a Residential Planned Development Overlay to allow for a variety of residential lots and housing types. The Residential Planned Development would permit the applicants to vary the lot widths and incorporate other types of residential development. The overlay permits the applicants to design their development so that the density is higher by the commercial development and lower to the north by the agricultural land use. Tailoring the development this way will provide choices for potential residents of the Northside Planned Development. The planned development design includes a grid layout for maximum connectivity to the entire community so it is easy to visit neighbors, access retail and enjoy the amenities that include; open and civic space along with water features.

In summary, the applicants' requests is to change the zoning district designation of R-1 at the northeast corner of NW Carlos G. Parker Boulevard and North Drive to B-1/CPD and R-1/RPD on approximately 40.18 acres. The B-1 Zoning District change would permit neighborhood commercial land uses compatible with existing and proposed residential land uses. Additionally, it would create a buffer between NW Carlos G. Parker and the proposed residential portions of the project. At the same time, the R-1/RPD Zoning District change would permit the developer to provide a variety of lot sizes and housing types within the context of a human scale neighborhood that offers a mix of land uses, different densities, and drainage/water features that serve as amenities and protect against flooding.

Staff Recommendation:

As City Staff, we are charged with using the Comprehensive Plan as a guide for making recommendations to the Planning and Zoning Commission on proposed re-zoning requests. Staff recommends approval of the request to rezone approximately 40.18 acres as the Northside Planned Development as it furthers the following policies in the Envision Taylor Comprehensive Plan:

LU1 New development should resemble the form and scale of traditional development patterns in Taylor.

LU3 New mixed-use centers should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.

LU9 Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.

LU11 Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.

T1 New streets should connect to Taylor's existing street grid and should be consistent with traditional block sizes in Taylor.

T8 Streets should be designed to prioritize economic productivity and placemaking while roads should be designed to prioritize vehicular throughput.

H1 Neighborhoods should have a mix of housing affordable to all income levels and age groups.

The subject property is in the Infill Neighborhood Sector (G-4) with a Future Land Use designation of Neighborhood Infill. The Neighborhood Infill areas are "anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing, infill neighborhoods accommodate smaller neighborhood-oriented retail and services."

The applicants' proposal is consistent with the goals and policies identified in the Envision Taylor Comprehensive Plan.

Planning and Zoning Commission Recommendation:

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

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

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

As noted previously, the proposed re-zoning is consistent with the Comprehensive Plan as it's designated as Neighborhood Infill on the Growth Sector Map and the FLUP.

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

The re-zoning is compatible with the surrounding area. There are commercially zoned properties on both sides of NW Carlos G. Parker Boulevard, between North Drive and Old

Georgetown Road. Across North Drive, the property has been re-zoned to B-1 and R-1/RPD. The project is like this proposal, as it is both commercial and residential with various lot sizes and housing types. To the south, the property was developed with single-family residential uses. To the east, Taylor Middle School fronts on Carlos G. Parker Boulevard.

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

Staff analysis indicates the re-zoning of the subject property will promote public health, safety, and welfare. In addition, the policies in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development. Therefore, the developer has incorporated applicable principles and policies into the layout of the development.

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

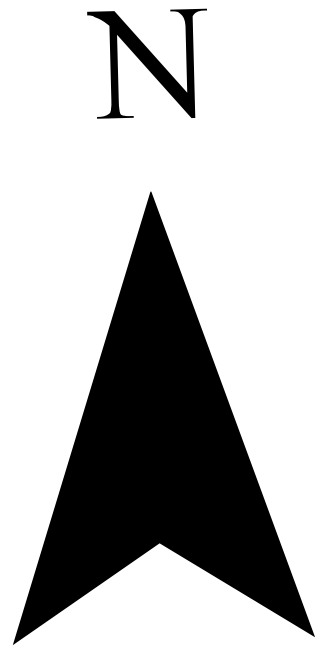
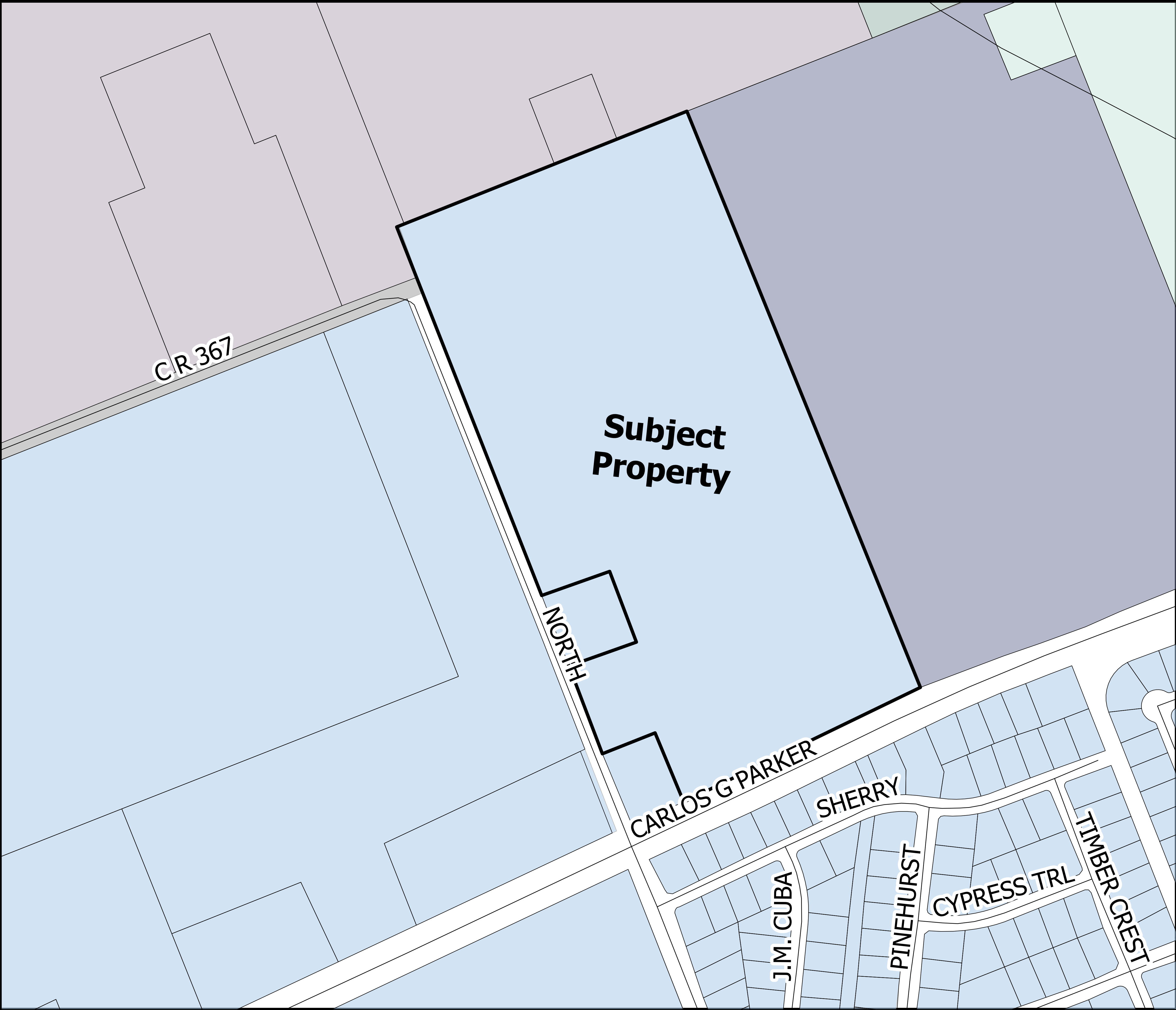
Adequate public facilities are available and will be extended for the project by the developer.

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

Taylor has been growing recently, so some new commercial development is inevitable and necessary. New commercial development will help meet the daily needs of residents. It will increase the tax base as residents will have more choices for shopping in Taylor. Additionally, people who want to purchase homes in Taylor need inclusive neighborhoods with something to offer everyone in all stages of life as one size does not fit all.

Attachments:

1. Growth Sector
2. FLUP
3. Current Zoning Map
4. Proposed Zoning Map
5. Draft Ordinance
 - a. Exhibit "A", Metes and Bounds
 - b. Exhibit "B," Proposed PD
 - c. Exhibit "C," Proposed Zoning Map

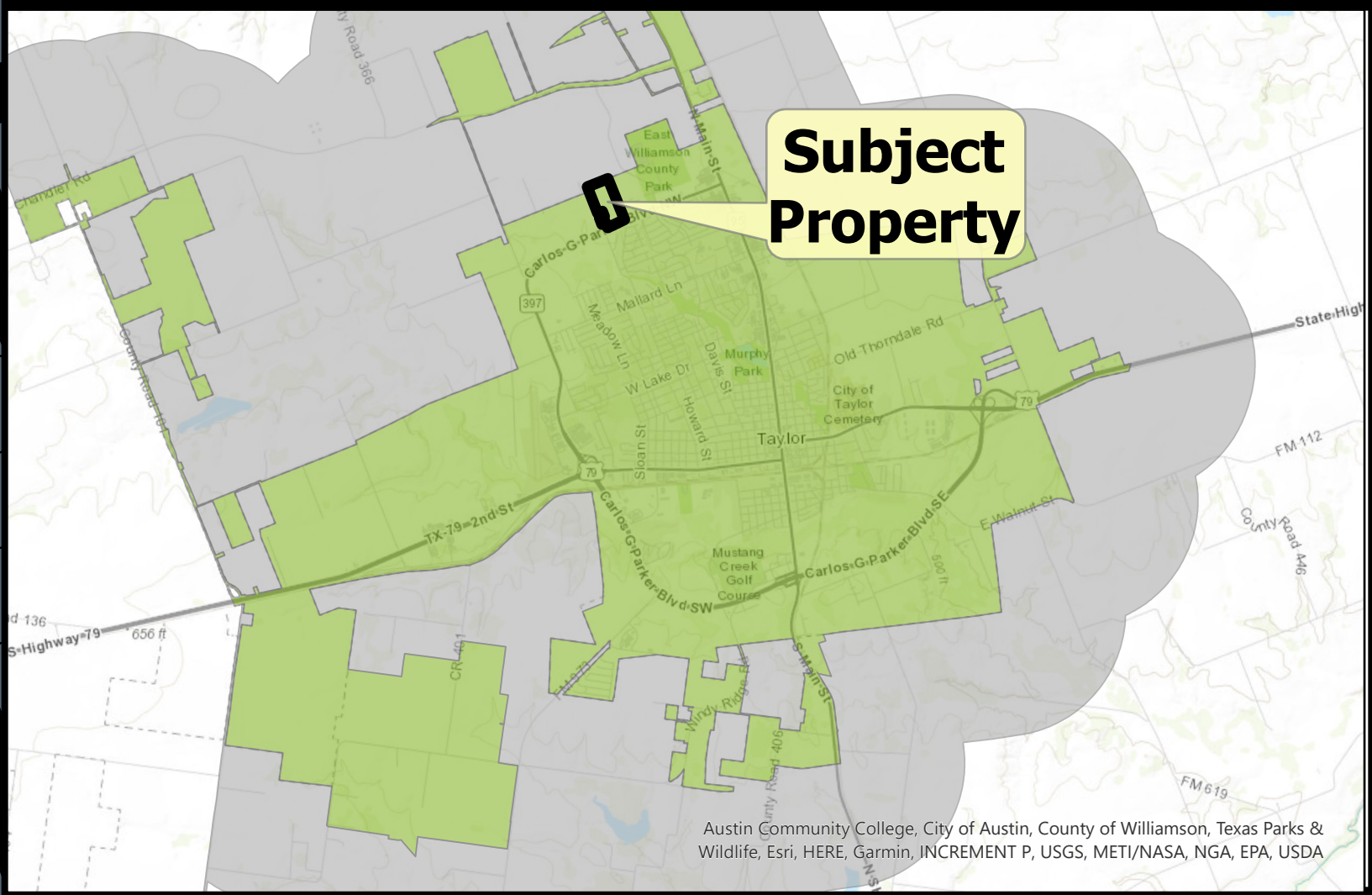


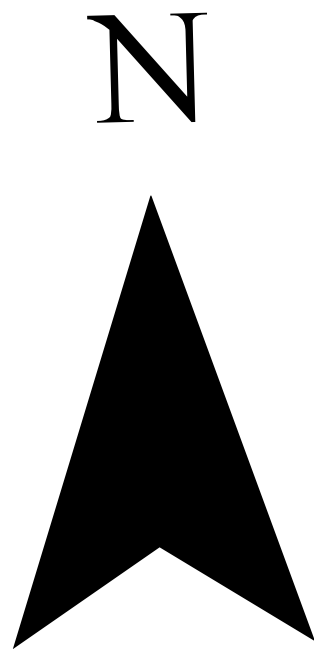
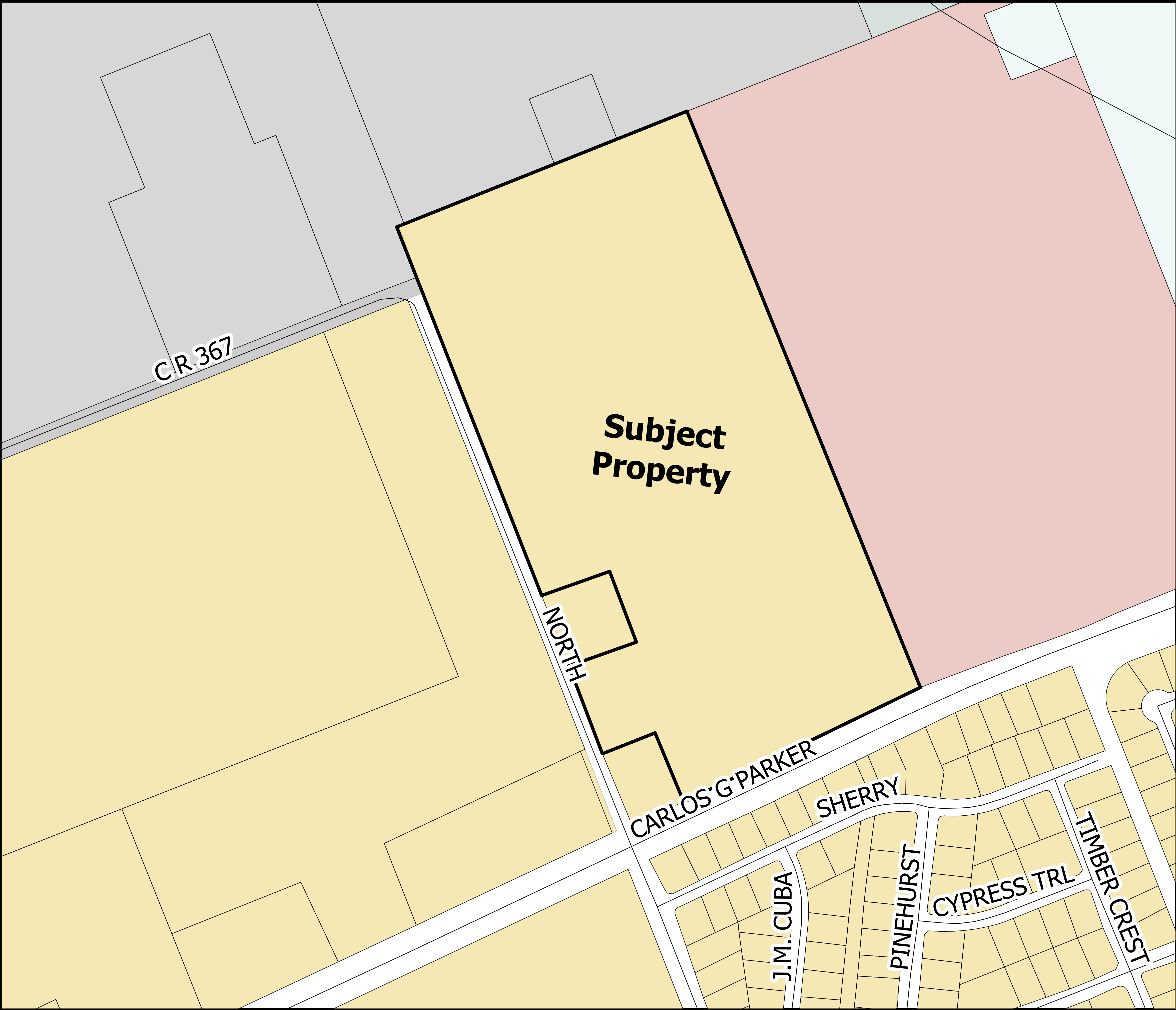
PZ-2021-1357

**Northside
Growth Sectors Map
Approximately 40.18 acres
of Infill Neighborhood Sector**

Legend

- | | |
|------------------|--------------------------------|
| ETJ | 2021 Growth Sectors Map |
| Subject Property | Open Sector |
| Parcels | Restricted Growth Sector |
| Streets | Infill Neighborhood Sector |
| | Infill Growth Sector |





PZ-2021-1357

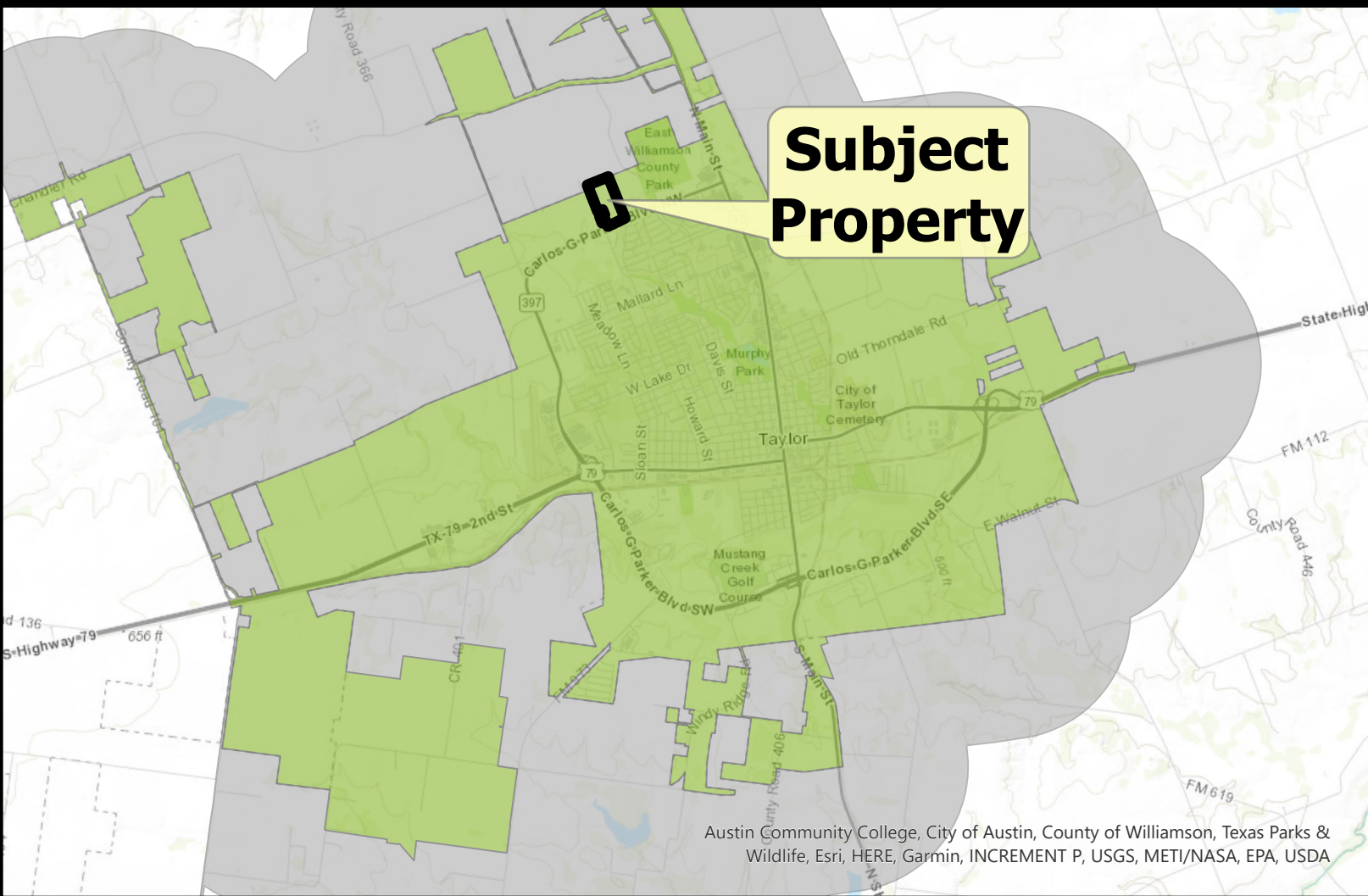
**Northside
Future Land Use Map
Approximately 40.18 acres
of Neighborhood Infill**

Legend

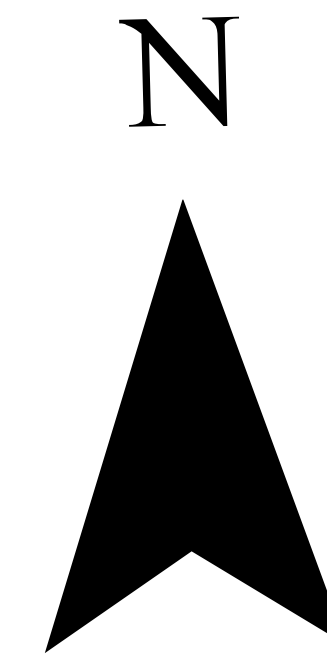
- ETJ
- Subject Property
- Parcels
- Streets

2021 Future Land Use Map

- Area of Minimal Change
- Civic Center: Community
- Neighborhood Infill
- Open Space



0 145 290 580 US Feet

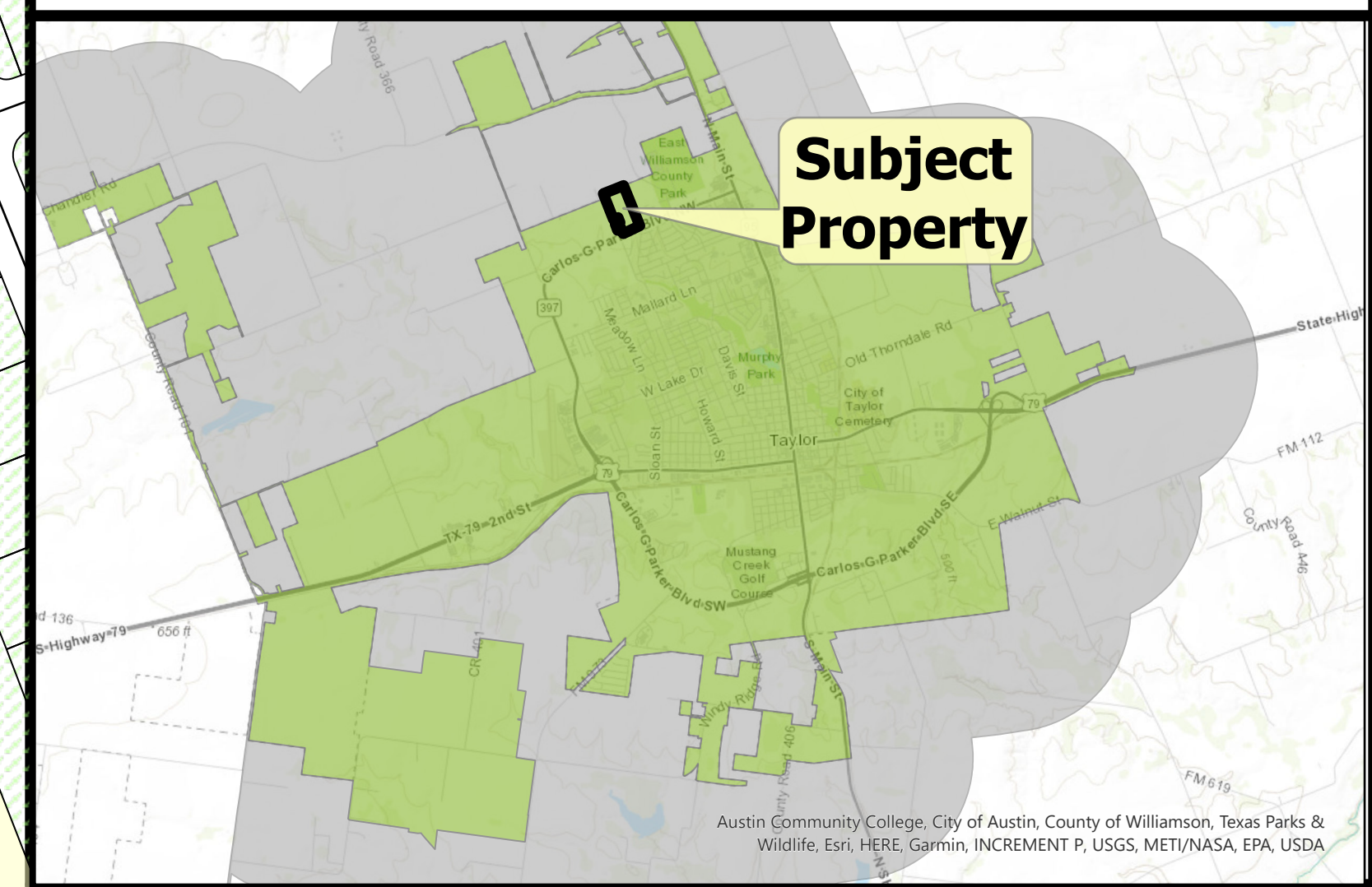


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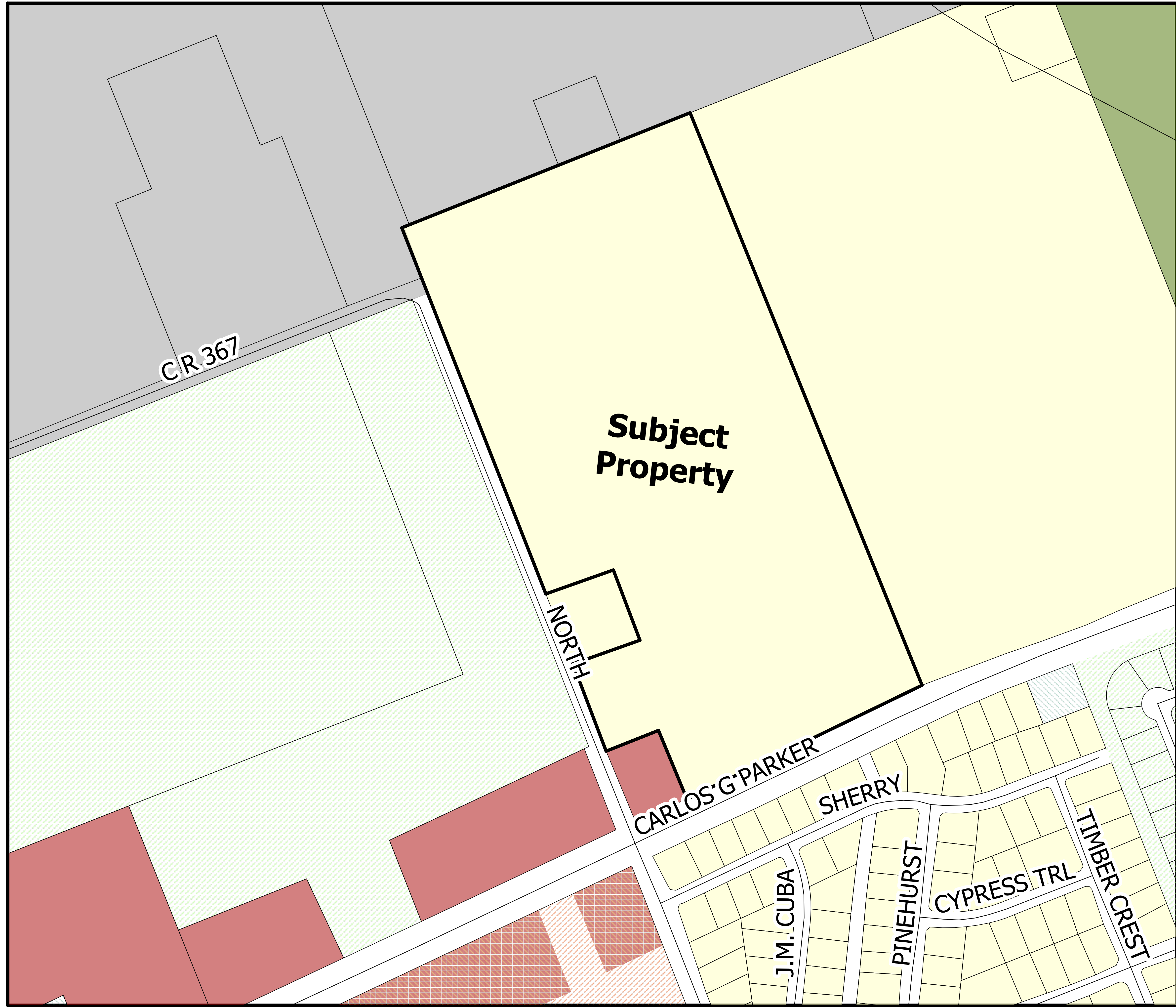
Northside
Current Zoning Map
Approximately 40.18 acres
of Single-Family Residential
Zoning District (R-1)

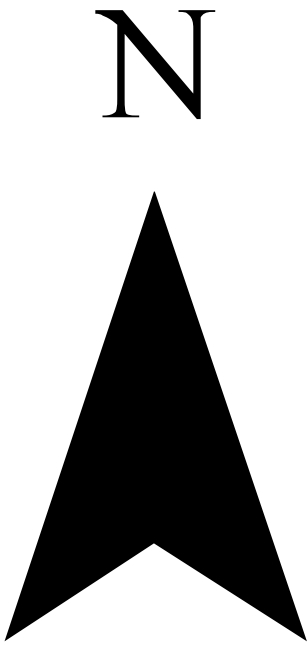
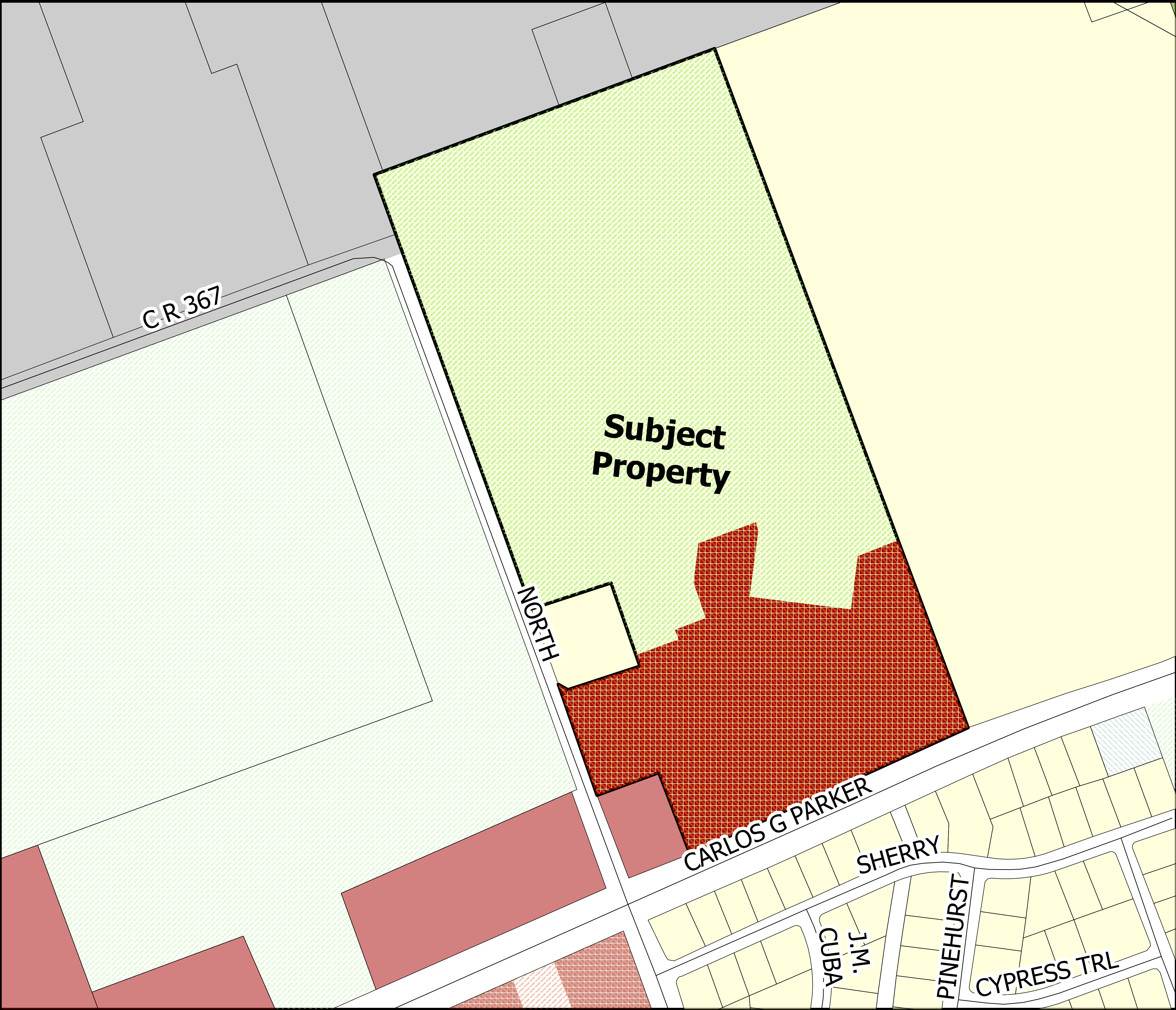
Legend

- | | |
|--------------------|--|
| ■ ETJ | ■ B-1/CPD |
| ■ Subject Property | ■ P Parks |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential Planned Development |
| ZONING | ■ R/A Rural Agriculture |
| ■ B-1 | ■ MF-1/RPD |



0 145 290 580 US Feet



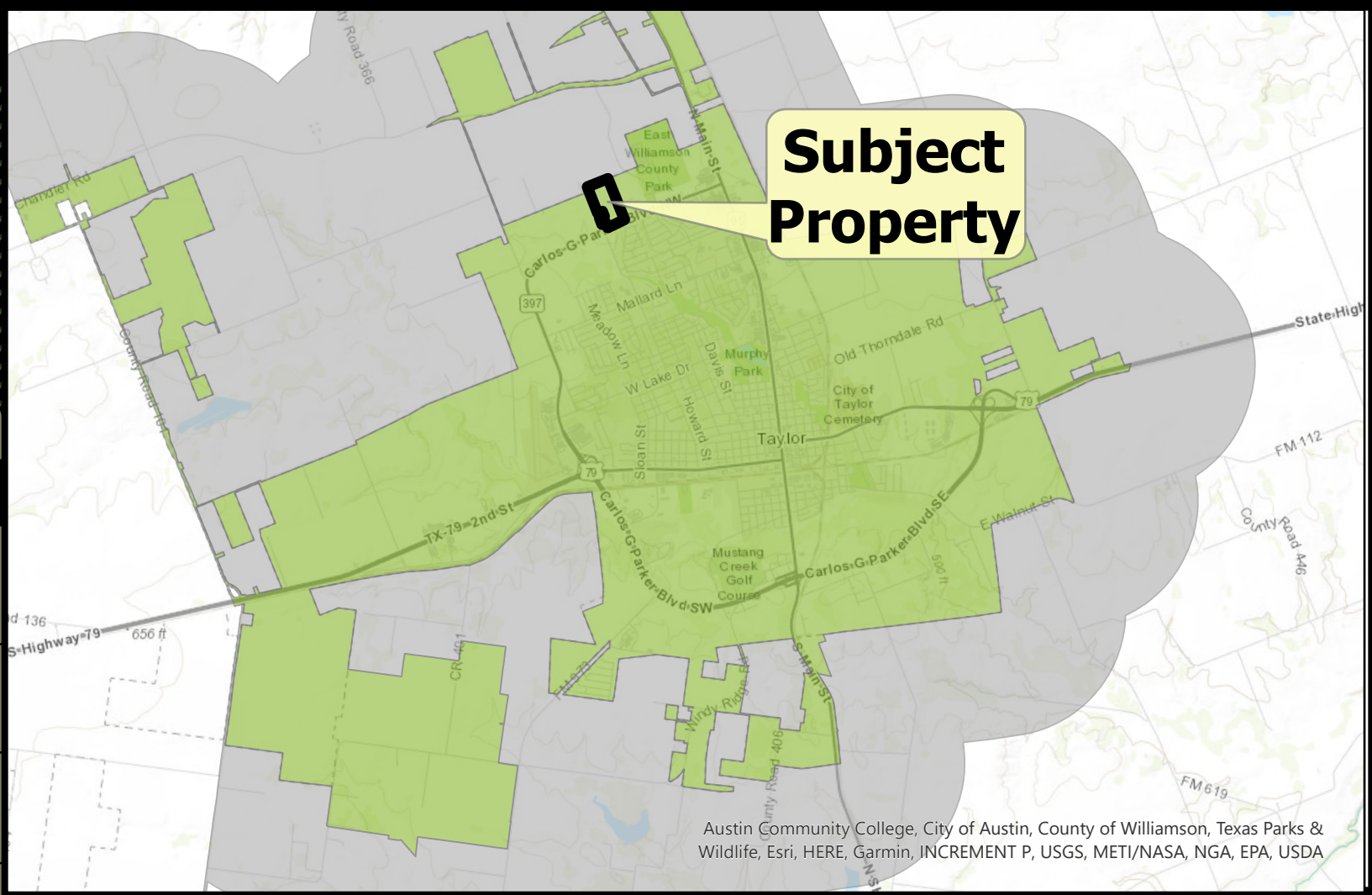


PZ-2021-1357

**Northside
Proposed Zoning Map
Approximately 29.42 acres of
R-1/RPD and 10.76
acres of B-1/CPD**

Legend

- | | |
|--------------------|--|
| ■ ETJ | ■ B-1/CPD |
| ■ Subject Property | ■ P Parks |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential Planned Development |
| ZONING | ■ R/A Rural Agriculture |
| ■ B-1 | ■ MF-1/RPD |



ORDINANCE NO. 2022-06

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 40.18 ACRES OF LAND AT THE NORTHEAST CORNER OF CARLOS G. PARKER BOULEVARD AND NORTH DRIVE, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R018652, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO APPROXIMATELY 10.76 ACRES OF LOCAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-1/CPD) AND 29.42 ACRES OF SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on February 24, 2022, to consider the request made by E.V.K. Homes, LLC through Elizabeth Krueger and Geraldo Reyes, for property which is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1-1/RPD); and

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

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

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

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

SECTION 2. The Property described in Exhibit “A” is changed from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1-1/RPD).

SECTION 3. The Commercial and Residential Planned Development overlays hereby referred to as the Northside Planned Development that shall be applied to and be required for the Property are described in Exhibit “B” attached hereto and incorporated herein for all purposes.

Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development standards in Exhibit “B”. Notwithstanding Section 2.18.4 of the Zoning Ordinance, the uses allowed in the Commercial Planned Development shall be all uses allowed within the B-1 zoning district as modified by the Planned Development standards in Exhibit “B”. Notwithstanding the right-of-way requirements and street configuration in the Transportation Plan for the Neighborhood Avenue shown within the boundaries of the Property, the right-of-way width and street configuration shall be as described in the Planned Development standards in Exhibit “B”.

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1-1/RPD as shown in Exhibit “C” attached hereto and incorporated 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 2022-06 was introduced before the Taylor City Council on the 24th day of February 2022.

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

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Exhibit "A"

STATE OF TEXAS
COUNTY OF WILLIAMSON

May 31, 2018

40.184 ACRES

These notes describe that certain tract of land located in the **W. J. BAKER SURVEY, ABSTRACT NO. 65, located in the City of Taylor** situated in Williamson County, Texas; subject tract being all of a called "40.164 Acres" conveyed in a Correction Warranty Deed from John H. Miles, JR. and wife, Ruth Ann Miles to Seguin Affordable Housing, L.P. dated 8-1-2002 and recorded in Document No. 2003088223 of the Official Public Records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on May 29, 2018, and being more fully described as follows:

BEGINNING at a 1/2" Iron rod found (capped) in the North line of Carlos Parker Blvd, being the Southwest corner of Lot 1, Block 1, of the North School Addition, a subdivision in Williamson County as recorded in Document No. 2002033288 of the Plat Records of Williamson County (PRWC), also being the Southeast corner of herein described tract, from which a Concrete Monument found in the South line of said "Lot 1, Block 1", bears North 64° 42' 56" East a distance of 42.00 feet;

THENCE South 64° 42' 33" West with the North line of Carlos G. Parker Blvd and the South line of said "40.164 Acres", a distance of **783.40 feet** to a 1/2" Iron rod found (capped 1433) at the Southeast corner of a called "0.924 Acres" conveyed in a General Warranty Deed from RCT Holdings, LLC to RCT Holdings, LLC - 404 Carlos Parker Blvd. Series dated 5-13-2016 and recorded in Document No. 2016044780 (OPRWC) also being the Southwestern-most corner of herein described tract;

THENCE North 21° 59' 27" West with the East line of said "0.924 Acres", a distance of **210.18 feet** to a set 1/2" Iron rod (capped BRYAN TECHNICAL SERVICES) being the Northeast corner of said "0.924 Acres" also being an interior corner of herein described tract;

THENCE South 69° 55' 18" West with the North line of said "0.924 Acres" a distance of **177.85 feet** to a 1/2" Iron rod found in the East line of North Drive, being the Northwest corner of said "0.924" and being an exterior corner of herein described tract;

THENCE North 21° 54' 12" West with the East line of North Drive a distance of **305.63 feet** to a 1/2" Iron rod found in the East line of North Drive, being an exterior corner of a called "1.163 Acres" conveyed in a Special Warranty Deed with Third Party Vendor's Lien from Kenmar Residential Services, Incorporated to Peaco Real Estate dated 3-1-2017 and recorded in Document No. 2017020661 (OPRWC) also being an exterior corner of herein described tract;

THENCE South 66° 19' 30" East with an exterior line of said "1.163 Acres" a distance of **28.49 feet** to a 1/2" Iron rod found at an exterior corner of a said "1.163 Acres" also being an interior corner of herein described tract;

THENCE North 68° 25' 28" East with the South line of said "1.163 Acres" a distance of **204.66 feet** to a 1/2" Iron rod found at the Southeast corner of a said "1.163 Acres" also being an interior corner of herein described tract;

THENCE North 21° 32' 06" West with the East line of said "1.163 Acres" a distance of **227.63 feet** to a 1/2" Iron rod found at the Northeast corner of a said "1.163 Acres" also being an interior corner of herein described tract;

THENCE South 67° 45' 24" West with the North line of said "1.163 Acres" a distance of **224.94 feet** to a 1/2" Iron rod found in the East line of North Drive, being the Northwest corner of a said "1.163 Acres" also being an exterior corner of herein described tract;

THENCE North 21° 42' 09" West with the East line of North Drive and passing the Southeast corner of a called "152.545 Acres" conveyed in a Special Warranty Deed from Wilbert J. Vorwerk, Individually and as Independent Executor of the Estate of Joyce Vorwerk, (Deceased) to Wilbert J. Vorwerk dated 5-13-2016 and recorded in Document No. 2016044897 (OPRWC) at approximately 1044.00 feet (no monumentation found), then continuing for a total a distance of **1198.46 feet** to a 1/2" Iron rod found in the East line of said "152.545 Acres" being the Southwest corner of a called "97.333 Acres" conveyed in a Independent Co-Executor's Deed from William B. Bohls and Stephen F. Bohls as the Independent Co-Executor's of the Estate of F. O. Bohls, (Deceased) to William B. Bohls and Stephen F. Bohls, Individually dated 11-18-1999 and recorded in Document No. 199980704 (OPRWC), also being the Northwest corner of herein described tract;

THENCE North 68° 00' 05" East with the South line of said "97.333 Acres" a distance of **967.96 feet** to a 1/2" Iron rod found at the Northwest corner of a said "Lot 1, Block 1" also being the Northeast corner of herein described tract;

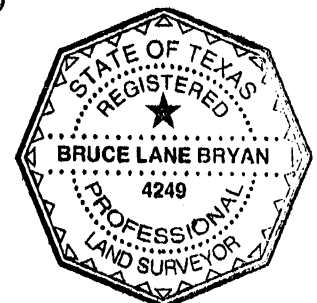
THENCE South 21° 30' 08" East with the West line of said "Lot 1, Block 1" a distance of **1880.06 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **40.184 Acres**.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central-zone) NAD 83/93 adjustment.

~~Bruce Lane Bryan~~

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.
911 North Main, Taylor, Texas 76574
Firm No. 10128500
www.bryantechnicalservices.com



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

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

5. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0535E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).

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

ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".

1. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.

SCHEDULE B ITEMS

FOIA b 5 PUE VOL 582, PAGE 246 DRWC - DOES NOT AFFECT

OBJ. - NOTED

OC. R.O.W. EASEMENT - JONAH WATER SUPPLY

ETERMINE LOCATION DUE TO VAGUE DESCRIPTION

OD. - NOTED

NOTE - NOT BEATEN TO GUNDEAR DIGITS

OG. - NOTED

CH. - NOTED

40.184 ACRE TRACT OUT
OF THE W. J. BAKER
SURVEY

ABSTRACT NO. 65
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



1111 NORTH MAIN
AYLOR, TX 76574

FIRM No. 10128500

surveying@austin.rr.com
www.bryanttechnicalservices.com

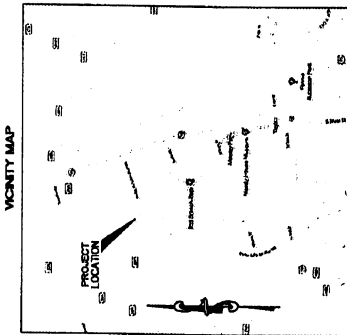
NO.	DATE	REVISIONS	BY
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DRAWN BY: AUC	CHECKED BY: BLB
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SCALE: 1" = 150'	APPROVED BY: BLB
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PROJECT NO. 18-481	DATE: MAY 29, 2018
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SCALE: = NONE

ASSIGNATIONS
 NO. - FOUND
 R. - IRON ROD
 L.F. - NOT FOUND
 L.W. - RIGHT-OF-WAY
 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 XRC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 XPC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 O W/L - DEED WITH VENDOR'S LIE
 WCB - WILLIAMSON COUNTY ROAD

LOT 1, BLOCK 1"
NORTH LOOP SCHOOL ADDITION
DOC NO. 2002033288 PRMC

THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY LONGHORN TITLE COMPANY, G.F. NO. 18056283. EFFECTIVE DATE: MARCH 12, 2018.



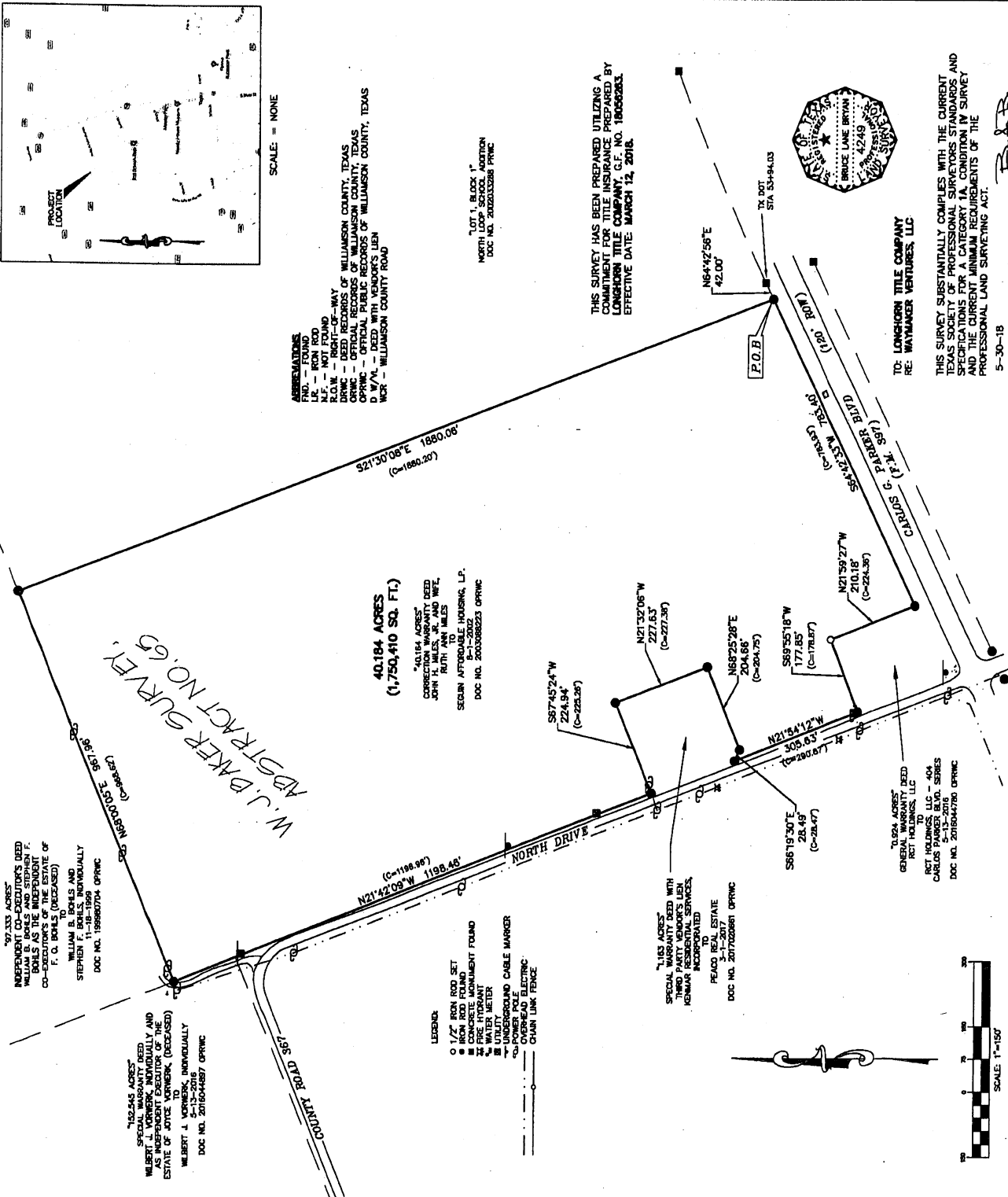
TO: LONGHORN TITLE COMPANY
 RE: WAYMAKER VENTURES, LLC.

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

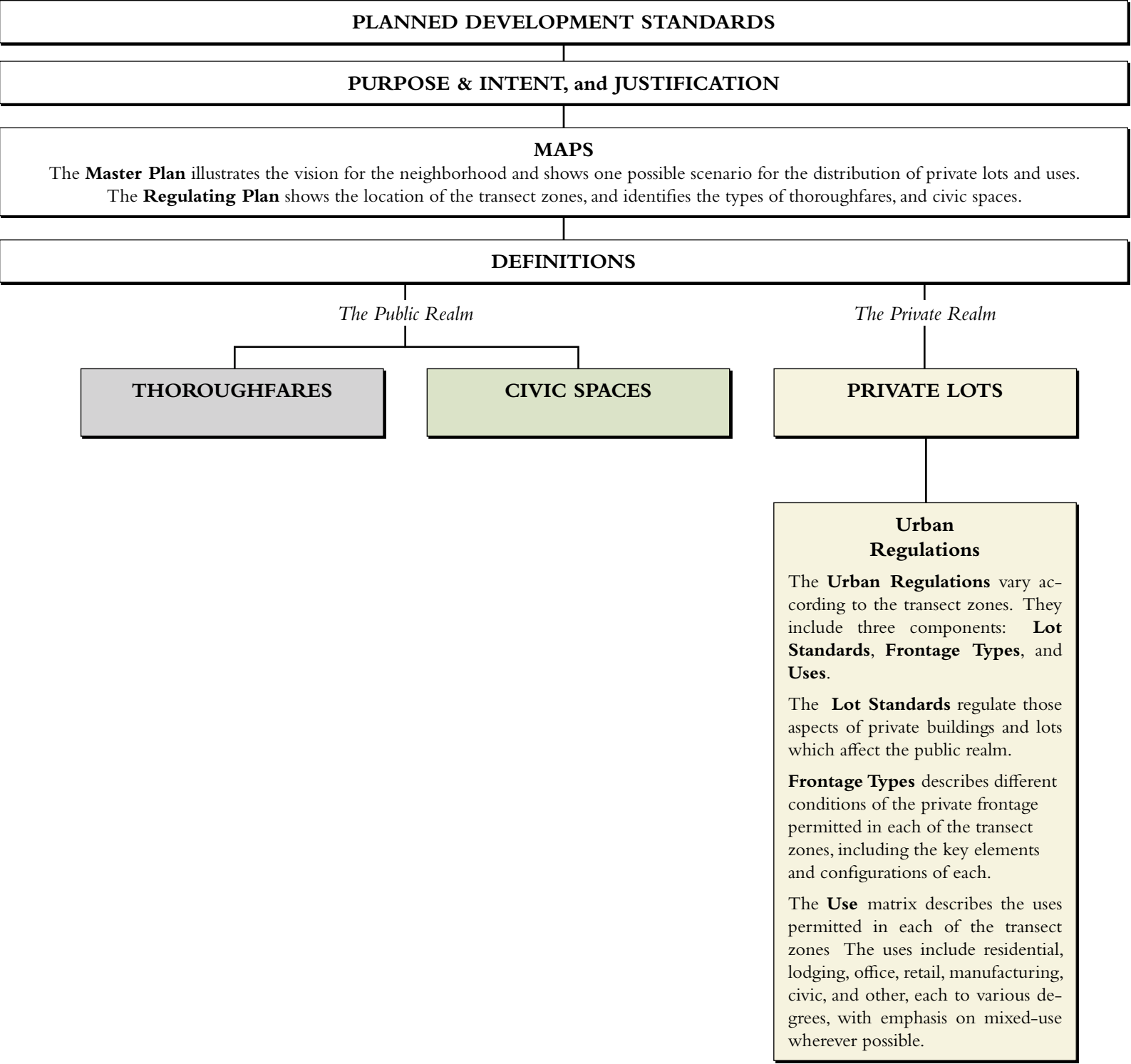
5-30-18

DATE

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



300
150
75
0
SCALE: 1"=150'



A MASTER PLAN FOR
N O R T H S I D E
TAYLOR, TEXAS

C: PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards..... C.1

Purpose & Intent C.2

Master Plan..... C.3

Regulating Plan C.4

Thoroughfare Types C.5-C.7

Thoroughfare Standards C.7

Civic Space Types & Standards C.8-9

Lot Standards C.10-C.12

Frontage Types C.13

Use..... C.14

Definitions..... C.15

Exhibit "B"



PURPOSE & INTENT

The intent of these PD Standards is to enable a pedestrian-friendly neighborhood design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 40 acres designed as a mixed-use, walkable community with a range of uses which may include lodging, office, retail, restaurant, and civic uses. The Regulating Plan allows flexibility with the parameters of the PD Standards. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market’s needs as the city grows.

At the Scale of the Neighborhood:

- Various daily needs occur within a walk of most dwellings.
- An interconnected network of thoroughfares is designed to disperse traffic.
- A range of civic spaces (parks, greens, squares, and plazas) is distributed throughout the neighborhood.
- Most commercial, civic and institutional activity is embedded in the Neighborhood Center.
- The transect zones reflect distinct physical environments, providing meaningful choices to potential residents.
- A range of housing types are provided to accommodate a diversity of household types and market demand.

At the Scale of the Block and the Building:

- The design of thoroughfares and buildings should reinforce safe environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the physical definition of thoroughfares and civic spaces.
- Civic buildings are distinctive and reflect their importance.
- The neighborhood evolves harmoniously and orderly.
- Architecture and landscape design should grow from climate, topography, history, and regional building practices.



A Typical Rural to Urban Transect, with Transect Zones

JUSTIFICATION

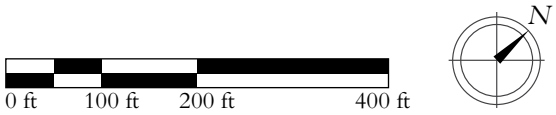
The primary reason for requesting the zoning change is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management and the like. This new community closely aligns with the City’s long-term vision/goals and will help the City meet the ever growing demand for walkable communities.

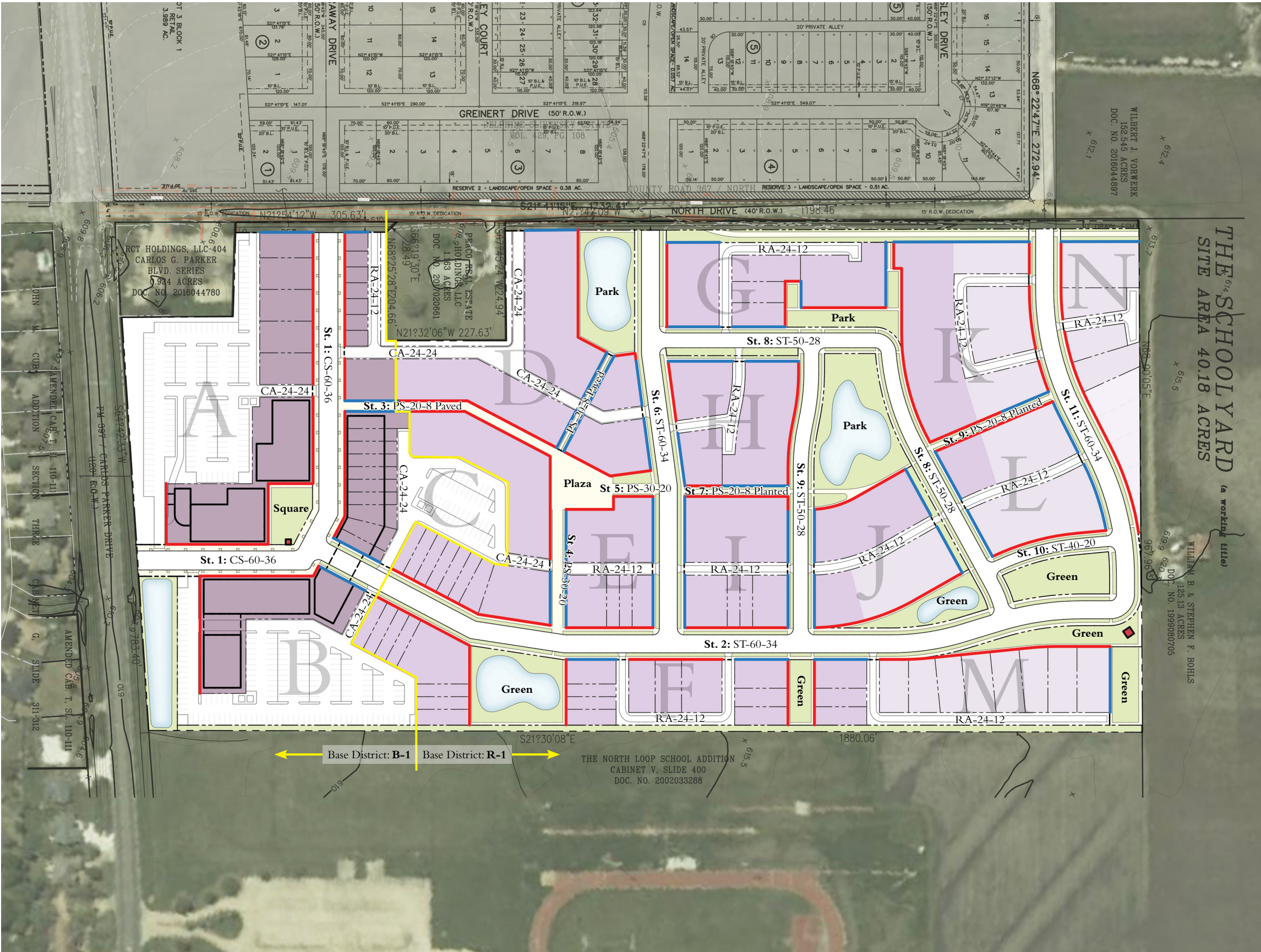
Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of the PD Standards. In the event of a conflict between the PD Standards and any otherwise applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
2. It is the design purpose and intent not the “letter” of the PD Standards to which improvements should conform.
3. The PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. It is expected that the standards for the typical condition will be applied to the actual condition, and modified or refined in a reasonable manner that achieves the intent of the PD.
4. There are two types of deviations from these PD Standards: Warrants and Variances (see Definitions). Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of “scrivener’s errors” within this document shall be handled by Warrant.
5. Sources for various texts, definitions and illustrations include the Lexicon of the New Urbanism and Smartcode v9.2 by Andres Duany, et. al.



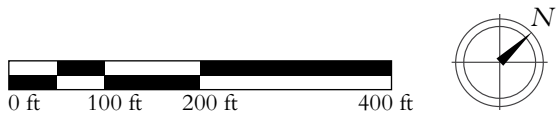
- Notes:**
1. Parking lots facing Carlos G. Parker Blvd. are screened with clustered, mixed shrubs and trees.
 2. A single row of street trees complements those in ROW, if any, along Carlos G. Parker Blvd.
 3. Street 2 and/or Street 11 are intended to connect to the property to the north with the exact location of the connection(s) to be determined if and when the property to the north is developed.
 4. Street 9 and/or Street 6 may connect to the property to the east with the agreement of the applicant and the property owner to the east.

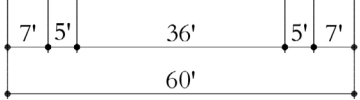
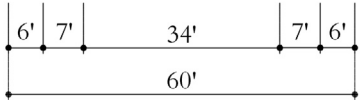
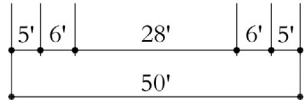
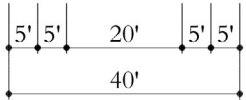
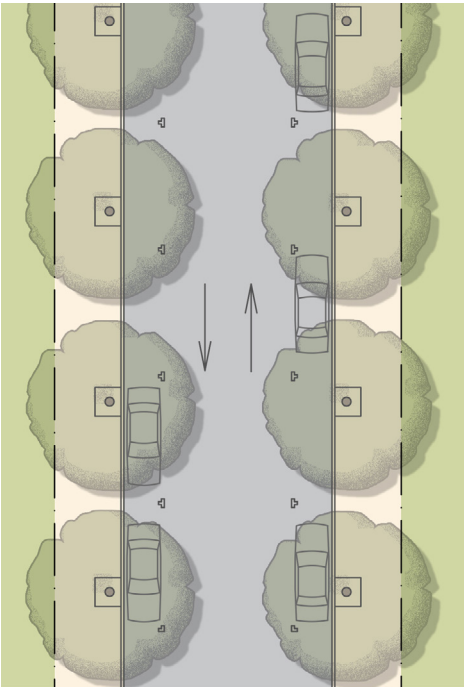
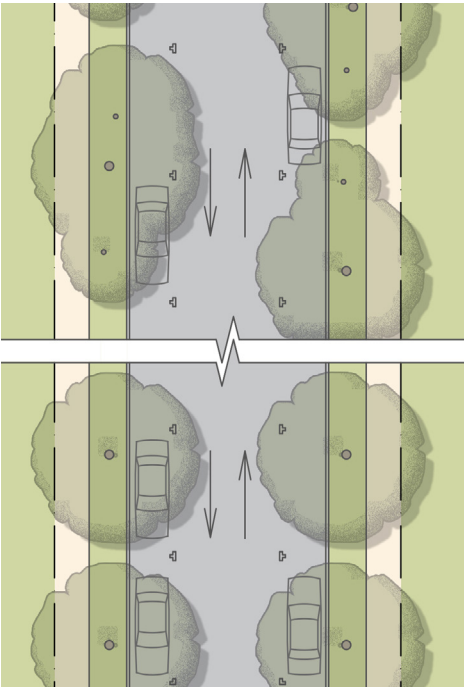
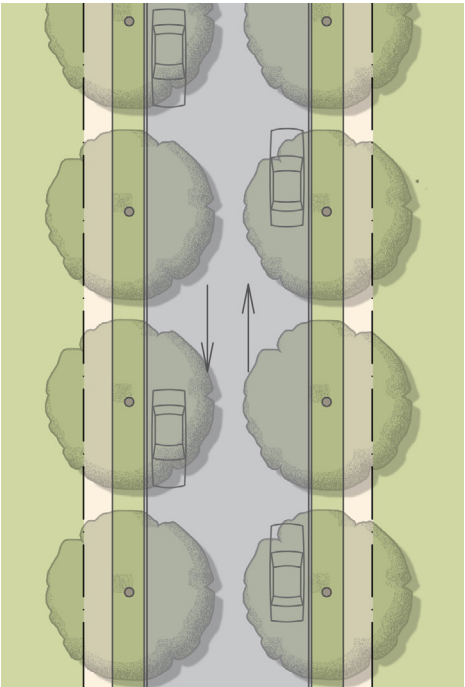
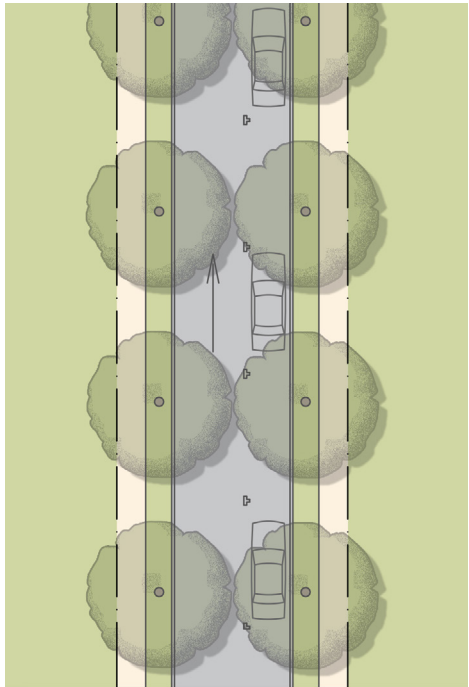
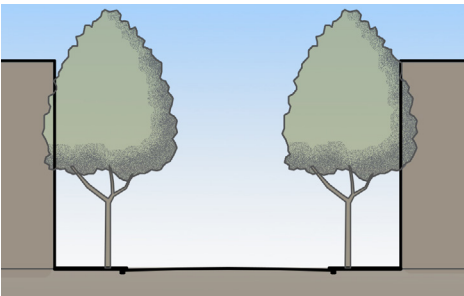
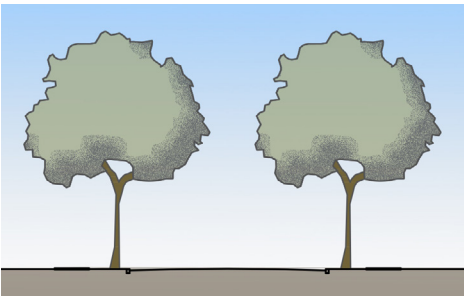
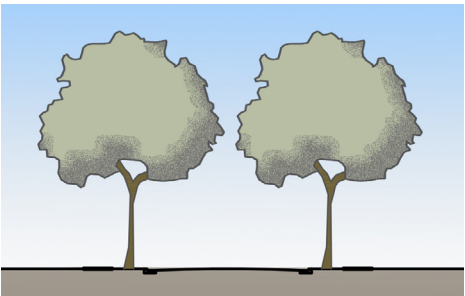
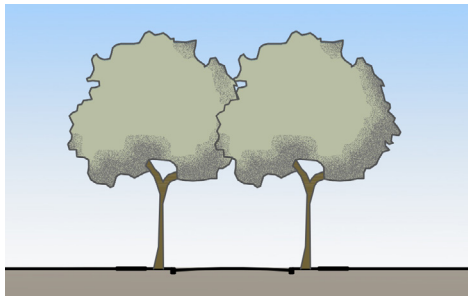




- T3: Neighborhood Edge Zone
- T4: Neighborhood General Zone
- T5: Neighborhood Center Zone
- Block Letter
- St. #: X-#-# Thoroughfare Number & Type (see C.5-C.7)
- Civic Space (see C.8-C.9)
- Civic Building
- R.O.W.
- Lot Line
- Primary Frontage
- Secondary Frontage
- Base Zoning District

- Notes:**
- The exact locations of boundaries between base zones may be adjusted to accommodate future adjustments to the Master Plan.
 - Although Street 6 is intended to align with the street across North Drive, a median is not proposed for Street 6 and the dimensions of Street 6 shall be as noted on the Regulating Plan and Thoroughfares Types (See C.5).





ST-40-20

YS-50-28

ST-60-34

CS-60-36

Street
40 ft. ROW
20 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
5 ft. Tree Lawn
Allee, 25 ft. o.c.
5 ft. Sidewalk

Yield Street
50 ft. ROW
28 ft. Pavement
Yield Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
6 ft. Tree Lawn
Allee, 25 ft. o.c.
5 ft. Sidewalk

Street
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
T3: Clustered / T4-5: Allee, 25 ft. o.c.
6 ft. Sidewalk

This thoroughfare type overrides City standards for Neighborhood Avenue.

Commercial Street
60 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25 ft. o.c.
7 ft. Sidewalk

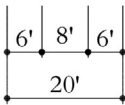
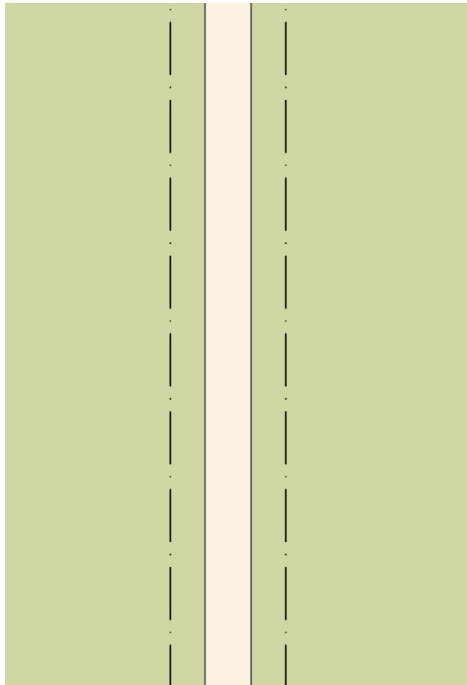
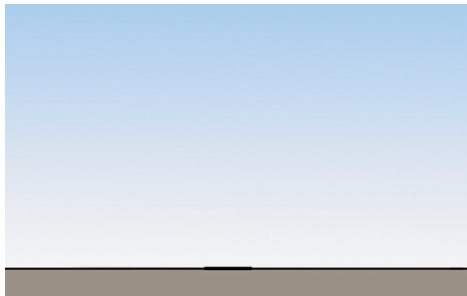
- Thoroughfare Type**
- RD Road
 - ST Street
 - YS Yield Street
 - CS Commercial Street
 - LN Lane
 - RA Rear Alley
 - PT Path
 - PS Passage

Right-of-Way Width

Pavement Width

XX-##-##

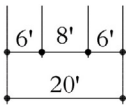
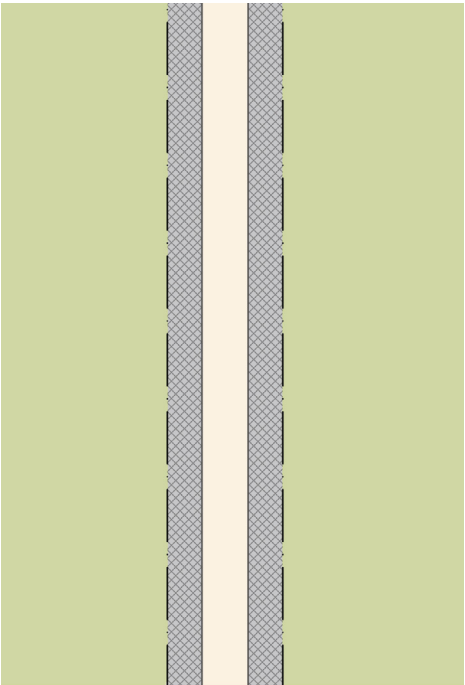
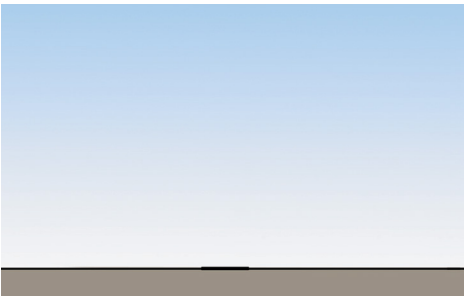
Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Notes



PS-20-8 Planted

Passage
20 ft. ROW
8 ft. Pavement
N/A
N/A
N/A
N/A
N/A
6 ft. Planting Zone
Clustered
8 ft. Pavement

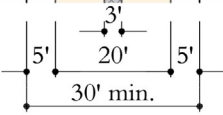
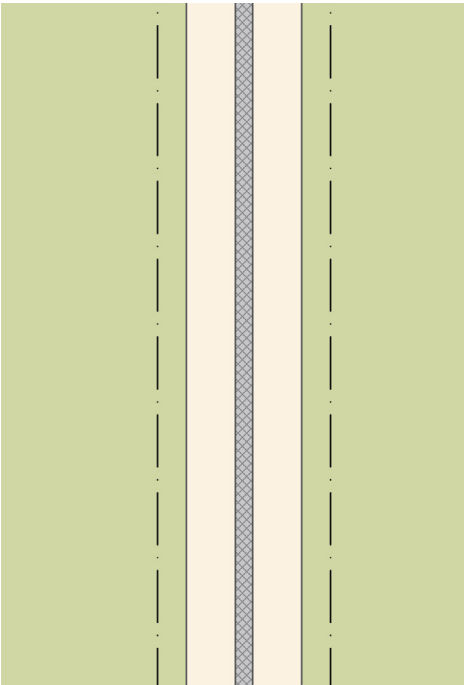
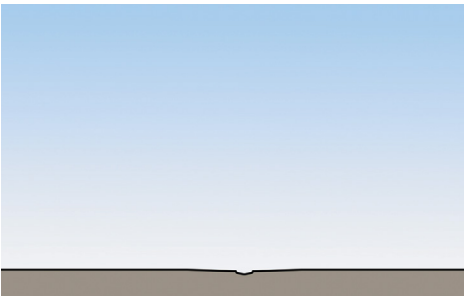
This thoroughfare type will be privately owned and maintained.



PS-20-8 Paved

Passage
20 ft. ROW
8 ft. Pavement
N/A
N/A
N/A
6 ft. Brick or Slate Pavers
N/A
N/A
N/A
8 ft. Pavement

This thoroughfare type will be privately owned and maintained.



PS-30-20

Passage
ROW Width Varies, min. 30 ft.
20 ft. Pavement
N/A
N/A
N/A
3 ft. Cobblestone Center Drain
Inverted Crown
5 ft. Planting Zone
Ground cover
20 ft. Pavement

This thoroughfare type will be privately owned and maintained.

- Thoroughfare Type
- RD

Road
- ST

Street
- YS

Yield Street
- CS

Commercial Street
- LN

Lane
- RA

Rear Alley
- PT

Path
- PS

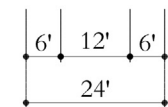
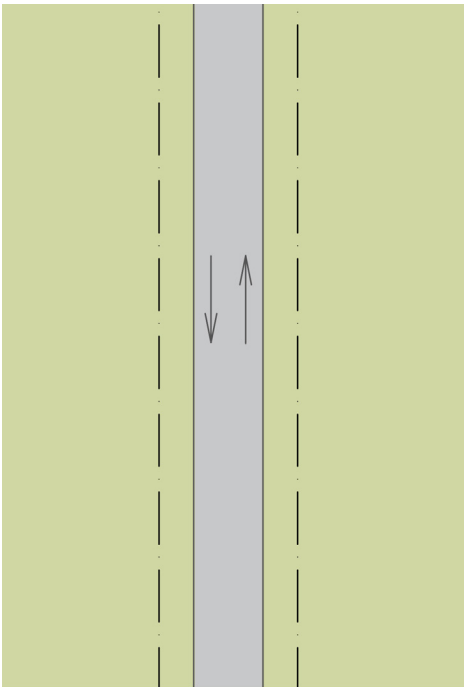
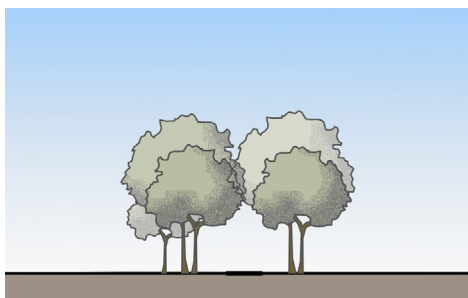
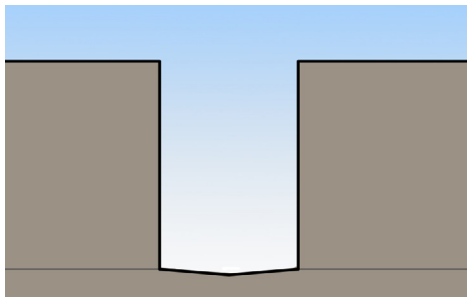
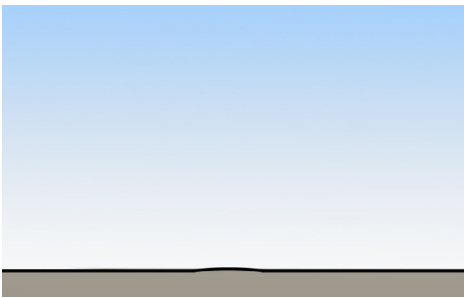
Passage

Right-of-Way Width

Pavement Width

XX-##-##

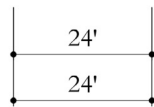
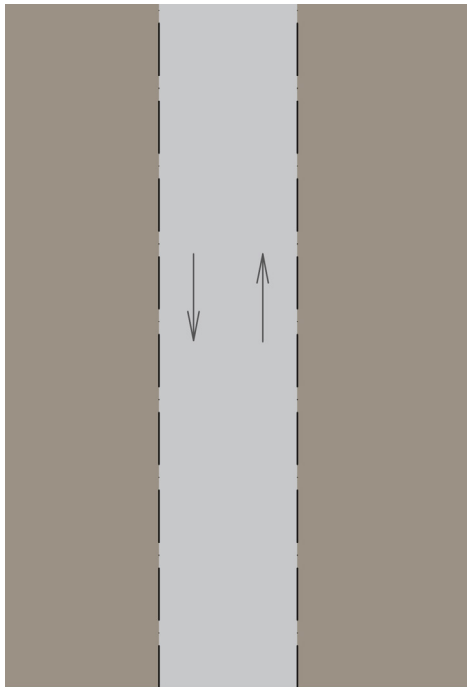
Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Notes



RA-24-12

Rear Alley
24 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
6 ft. Lawn
Varies
No Sidewalk

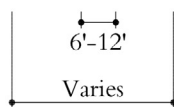
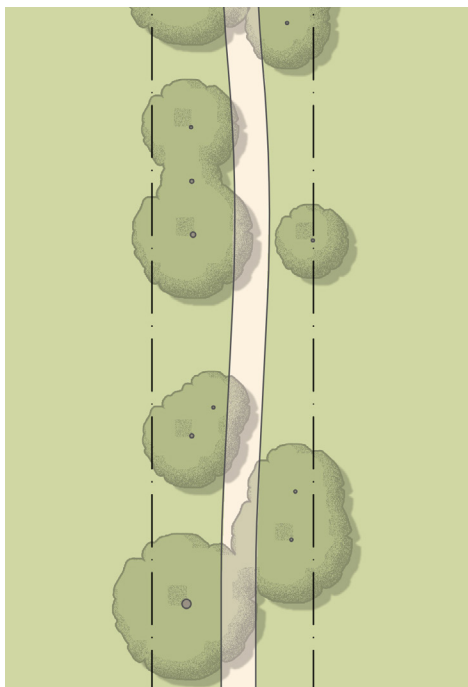
This thoroughfare type will be privately owned and maintained.



CA-24-24

Commercial Alley
24 ft. ROW
24 ft. Pavement
Slow Movement
Two-Way Traffic, Fire Access
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk

This thoroughfare type will be privately owned and maintained.



PT-V-6-12

Path
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Open
Trees, ground cover, shrubs, lawn
6 ft. to 12 ft. Pavement

This thoroughfare type will be privately owned and maintained.

Thoroughfare Type

RD Road

ST Street

YS Yield Street

CS Commercial Street

LN Lane

RA Rear Alley

PT Path

PS Passage

Right-of-Way Width

XX-##-##

Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type

Notes

THOROUGHFARE STANDARDS

Thoroughfare Standards contained herein supersede the provisions of appendix C, Chapter 6, Table 5.2.1 and section 5.5 of the Taylor Code of Ordinances. The following apply to all thoroughfares (C.5-C.7):

- Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by the Property Owners' Association (POA).
- Street Trees.** The following apply to street trees:
 - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by Warrant.
 - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by Warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances. At retail frontages, the spacing of the trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
 - Trees shall be maintained by the POA to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) for moving vans, buses, emergency vehicles, and the like.

- The public frontage in T3 shall include trees planted in a naturalistic or regularly-spaced allee pattern of a single or alternated species with shade canopies of a height that, at maturity, clears at least one story.
 - The public frontage in T4 and T5 shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one story.
- Utility Easements.** Typically, water and sewer shall be provided in primary thoroughfares and other utilities shall be provided in secondary thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
 - Carlos G. Parker Blvd and North Dr Rights-of-Way.** Within each of these RsOW, it would be ideal to have a sidewalk of 5'-8' in width adjacent to the R.O.W. boundary and a planting strip of 7' minimum with street trees. Because Carlos G. Parker Blvd is a TxDOT one ROW/Road, improvements to it may be limited and would require coordination with the State Agency.
 - Encroachments over Rights-of-Way.** Portions of buildings may be permitted to encroach over RsOW as consistent with the Lot Standards (See C.10 and C.12).



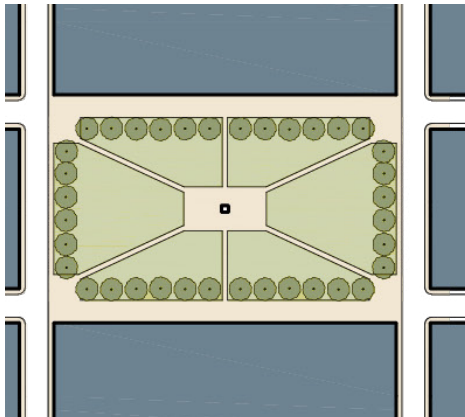
Park

A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, and open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a greenway.



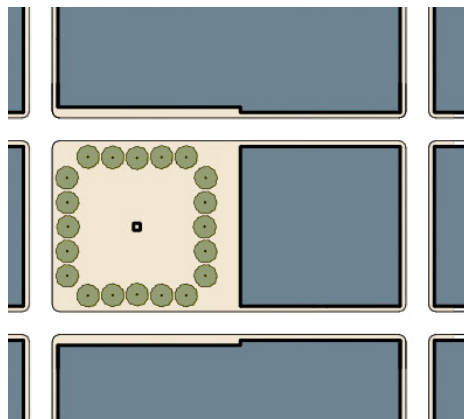
Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.



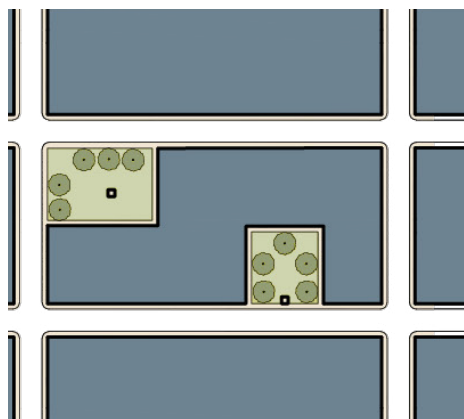
Square

A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.



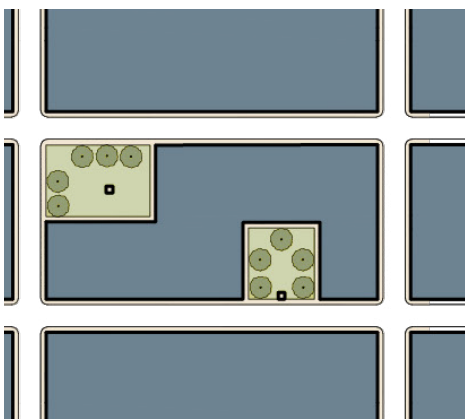
Plaza

A public space at the intersection of important streets set aside for civic purposes and commercial activities. A plaza is circumscribed by frontages, although not necessarily thoroughfares; its landscape consists of durable pavement for parking and trees requiring little maintenance.



Pocket Park

A small open space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere.



Playground

An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size.

CIVIC SPACE STANDARDS

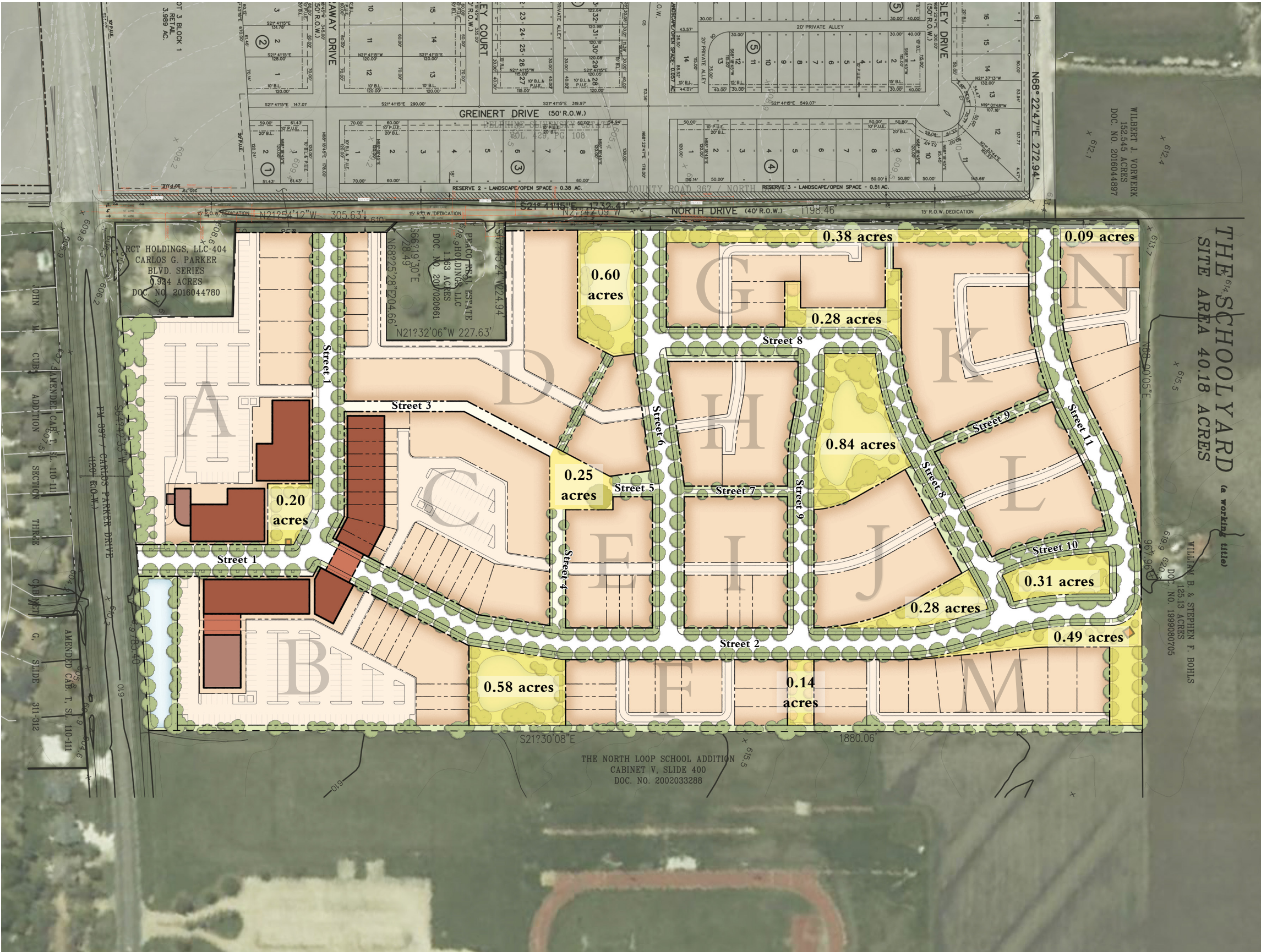
The following apply to all civic spaces:

- Maintenance and Ownership.** All civic spaces shall be owned and maintained by the POA.
- Open Space.** A minimum of 5% of the gross area of the property, including stormwater management areas which are above the floodplain, shall be open space (*See C.9*).

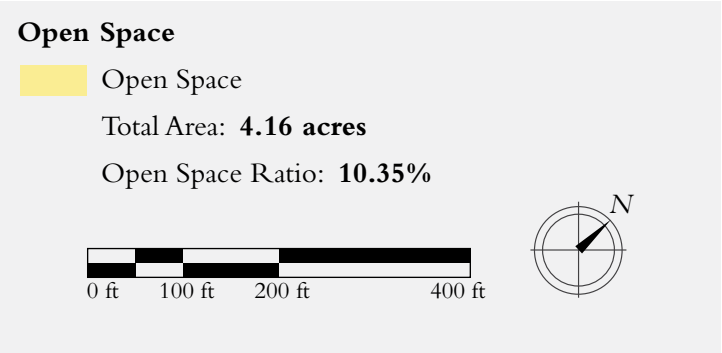
		T3	T4	T5
PK	Park	×	×	
GR	Green	×	×	
SQ	Square	×	×	×
PZ	Plaza		×	×
PG	Playground	×	×	×
PP	Pocket Park	×	×	×

Notes:

- Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic space.



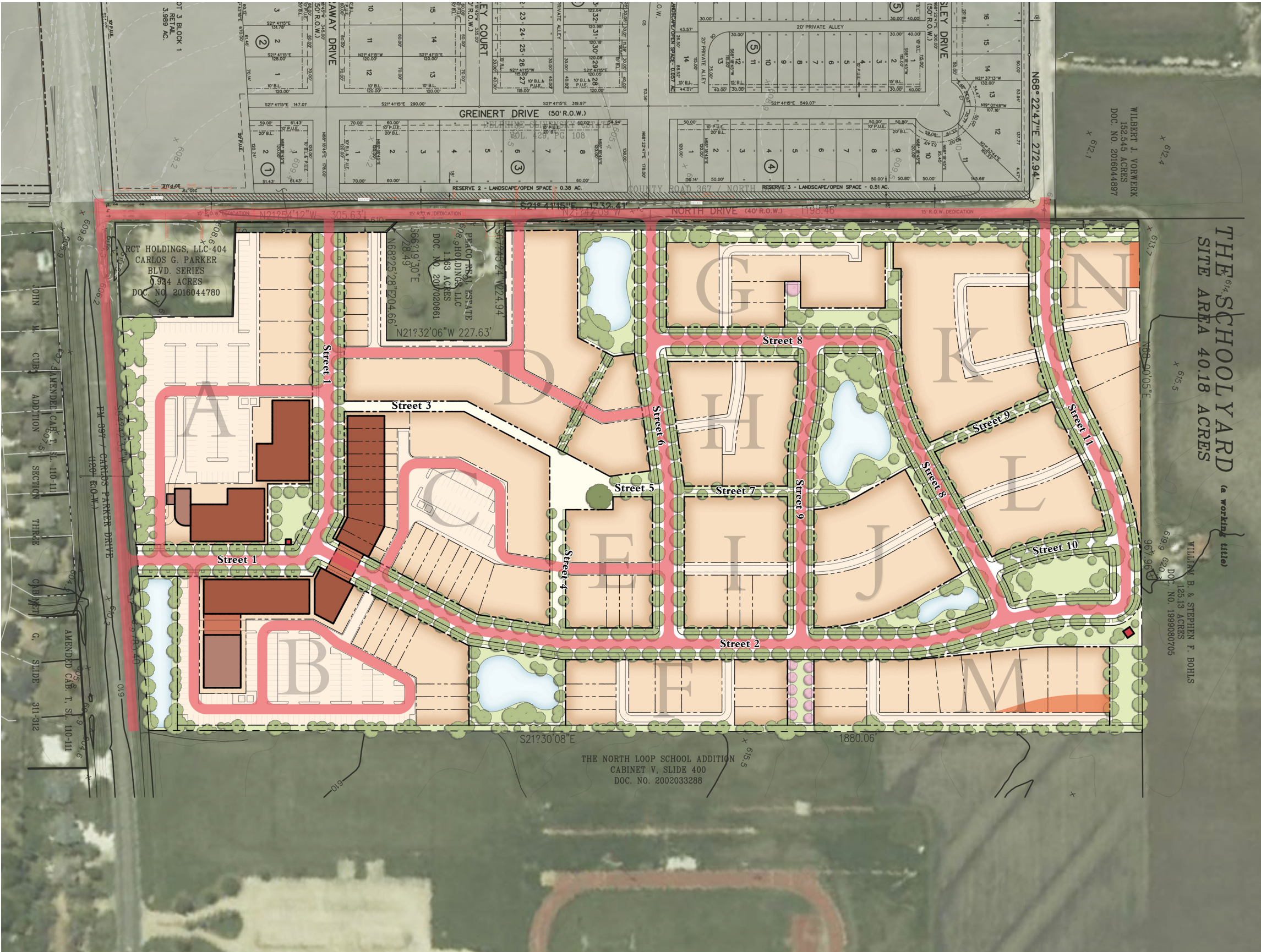
- Notes:**
1. Refinements to the location and area of open spaces are anticipated as the master plan is further refined (including its storm water management system). However, in no case shall the Open Space Ratio be less than 5% (*See C.8*).
 2. Street 2 and/or Street 11 are intended to connect to the property to the north with the exact location of the connection(s) to be determined if/when the property to the north is developed. Such connection(s) may reduce the open space shown.
 3. Street 9 and/or Street 6 may connect to the property to the east with the agreement of the applicant and the property owner to the east. Such connection(s) may reduce the open space shown.



LOT STANDARDS

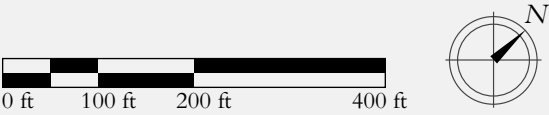
The following pages of lot standards (*C.10 and C.12*) apply to all private lots:

1. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the Permitted Encroachments chart (*See C.12*). Projections of windowsills, belt courses, bay windows, cornices, eaves, footings, and other ornamental features may project into any setback.
2. **Encroachments Over Rights-Of-Way.** Where shown on the Master Plan (*See C.2*), portions of buildings may span the full width of the ROW. These portions must maintain a minimum 13 ft. 6 in. clearance above grade, and shall be no deeper than 40 ft. as measured parallel to the adjacent ROW boundary.
3. **Dwelling size.** There is no minimum dwelling size.
4. **Number of buildings and units.** Lots may have more than one building. Corner lots may have two accessory units provided that one faces the secondary frontage.
5. **Building entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory buildings may face any thoroughfare type.
6. **Building height.** Building height shall be as shown on the Lot Requirements chart (*See C.12*). Exemptions from height limits include: church spires and belfries, monuments, ornamental towers and spires, water and fire towers, chimneys, flag poles, necessary mechanical appurtenances, and civic structures.
7. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise. Front yards of a depth greater than 12 ft. require one deciduous tree of a minimum height of 30 ft. at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a terrace, stoop, or porch. Lawn is prohibited at frontages in T5 and in all zones where the lawn area is 6 ft. or less in either dimension. Plant material, including ground cover, shall be planted no farther apart than 12 in. Required plant materials shall comply with City requirements. Artificial plants may not be used to satisfy the requirements herein. Erosion control is required where there is no landscape or hardscape.
8. **Site Perimeter Landscaping.** There is no site perimeter landscaping requirement.
9. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 ft. to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line.
10. **Parking Standards.** There shall be no minimum or maximum parking standards.
11. **Parking Lots.** Given the intention of building a compact, walkable, urban community, parking lots shall be relegated to the interior of the block and shielded from frontages with buildings and walls. Walkable communities require less parking and thus reduce the size and number of parking lots required. The following requirements apply:
 - Surfacing. Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, graded and drained to dispose of surface water into appropriate structures.
 - Parking lots shall not face frontages, with the exceptions of frontages along Carlos G Parker Blvd NW and North Dr.
 - Parking lots on adjacent private lots shall connect to one another.
 - Light Spillover. Given the intention of making parking lots as compact as possible and creating shared access from one owner's parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
 - Landscaping. Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces are exempt from landscaping requirements.
12. **Emergency Access.** Emergency vehicle access is provided as shown on the Emergency Vehicle Access Diagram (*See C.11*), typically within 150 feet of all buildable area on a lot. This access, which may be provided by primary or secondary thoroughfares, shall be paved with a clear width of 20 ft. and a 15 ft. inside turning radius, except for those thoroughfares designated as Yield Streets (YS). Buildings on portions of lot greater than 150 ft. from the Emergency Vehicle Access Route may require a fire suppression system to meet building and fire code requirements.
13. **Other subdivision standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. No maximum block length is required. Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys.

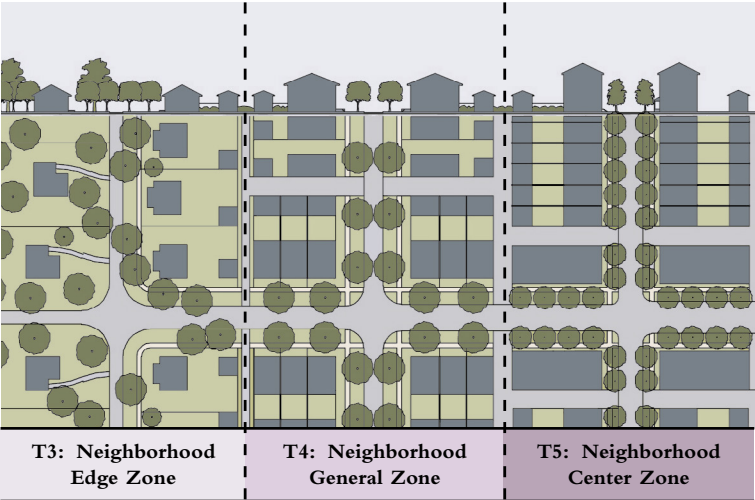


Emergency Vehicle Access

- Emergency vehicle access route
- Portions of lots over 150' from emergency vehicle access route (*see Standard #11 on C.10*)



Lot Requirements



a. LOT DIMENSIONS

Lot Width	50 ft. min., 120 ft. max.	12 ft. min., 96 ft. max.	12 ft. min., 180 ft. max.
Lot Coverage	70% max.	80% max.	95% max.

b. SETBACKS - PRINCIPAL BUILDING

(b.1) Front Setback (Principal)	18 ft. min., 30 ft. max.	0 ft. min 18 ft. max	0 ft. min 12 ft. max
(b.2) Front Setback (Secondary)	12 ft. min., 30 ft. max.	0 ft. min 18 ft. max	0 ft. min 12 ft. max
(b.3) Side Setback	5 ft. min.	0 ft. min	0 ft. min 24 ft. max
(b.4) Rear Setback	4 ft. min.	4 ft. min	4 ft. min
Primary Frontage Buildout	40% min	50% min	60% min

c. SETBACKS - OUTBUILDING

(c.1) Front Setback	20 ft. min from facade	20 ft. min from facade	40 ft. max from rear prop
(c.2) Side Setback	0 ft. or 5 ft. min	0 ft. min or 5 ft. min	0 ft. min
(c.3) Rear Setback	4 ft. min	4 ft. min	4 ft. max

d. BUILDING HEIGHT

(d.1) Principal Building	2 1/2 Stories max	3 Stories max	5 Stories max
(d.2) Outbuilding	2 1/2 Stories max	2 1/2 Stories max	2 1/2 Stories max

e. PRIVATE FRONTAGES (see C.13)

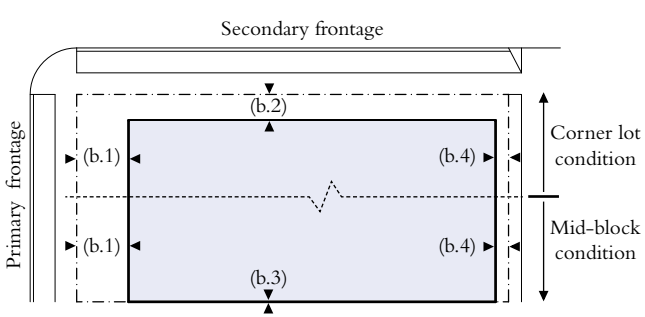
Common Lawn	permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	not permitted
Stoop	permitted	permitted	permitted
Storefront & Awning	not permitted	permitted	permitted
Gallery	not permitted	permitted	permitted

f. BUILDING USE (see C.14)

Residential	open	open	open
Lodging	not permitted	limited	open
Office	not permitted	limited	permitted
Retail	not permitted	limited	permitted
Manufacturing	restricted	limited	open
Civic	permitted	permitted	permitted

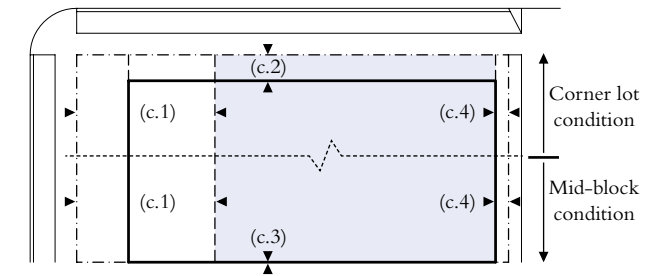
Setbacks: Principal Building

- The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the minimum specified frontage buildout percentage. (The frontage buildout requirement does not apply at secondary frontages.)



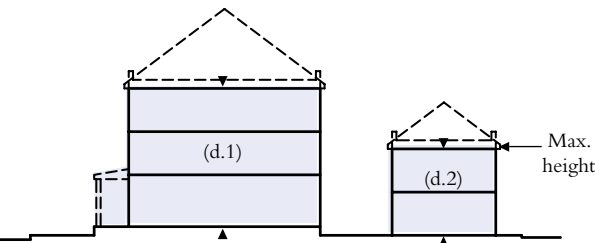
Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



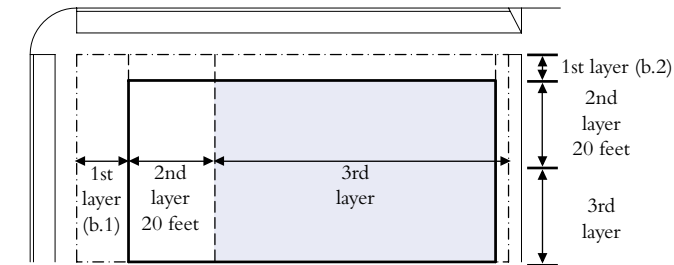
Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.



Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages may be permitted in the first or second layer by variance.



Permitted Encroachments

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) ¹
Patios ²		•	
Decks ²		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps ²	•	•	
Porches and Steps ³	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
At Commercial Uses Only			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Arcades ⁴	•	•	•
Colonnades ⁴	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Marquees	•	•	•
Signs	•	•	•
Lights	•	•	•
Buildings ⁴ (Also see requirement on C.8)	•		•

Notes:

- All encroachments into utility easements are subject to the permission of the affected easement owner.
- To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.
- May encroach into setbacks up to 6 feet.
- May encroach into setbacks up to 12 feet.
- Conditioned habitable space may encroach into the R.O.W above an Arcade or Colonnade as indicated, if a 12'-6" height clearance is maintained.

Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.

Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.

Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.

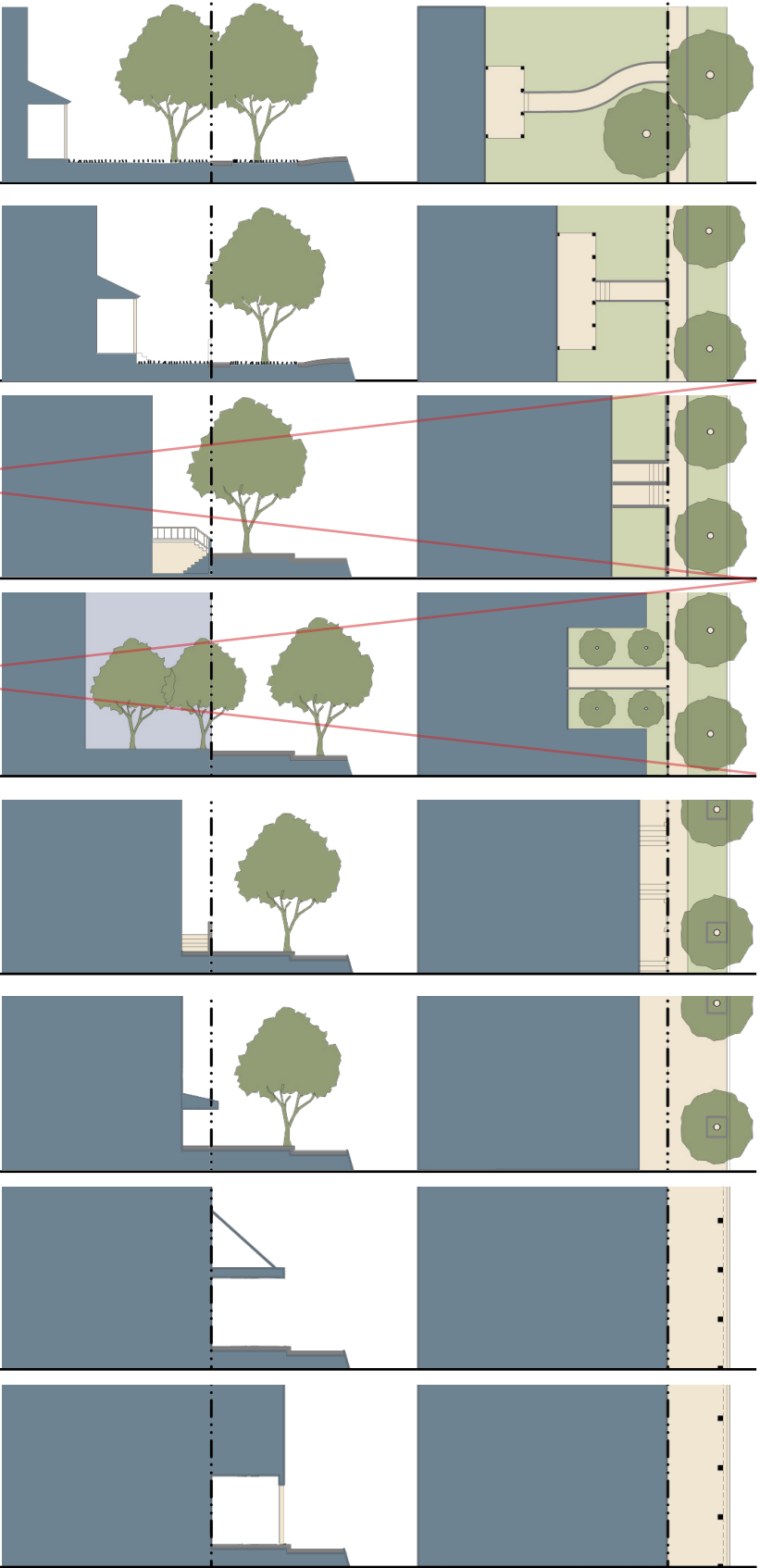
Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.

Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.

Storefront and Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.

Gallery: a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.

Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.



T3 Neighborhood Edge Zone

T4 Neighborhood General Zone

T5 Neighborhood Center Zone

	T3: Neighborhood Edge Zone	T4: Neighborhood General Zone	T5: Neighborhood Center Zone	Uses Prohibited in this PD
Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.	Open Residential: Up to six dwelling units and one accessory dwelling unit are permitted on each lot.			The uses listed below, regardless of whether the proposal will be a primary or accessory use, shall be prohibited in this PD:
Lodging: Premises available for short-term human habitation, including daily and weekly rental.	Lodging uses are not permitted.	Limited Lodging: The property shall be owner-occupied. The number of bedrooms available for lodging shall be limited to 8. Breakfast may be provided to overnight guests before noon each day. (e.g. bed & breakfast or inn)	Open Lodging: Food service may be provided at all times. The maximum length of stay shall not exceed 90 days.	• Adult Entertainment • Automobile and/or Truck Washing Facility • Automobile Body Repair Shop • Automobile Fueling Station • Cell Towers exposed to view • Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling • Commercial Amusement, Outdoor • Commercial Kennels and Animal Husbandry • Commercial Stable • Concrete or Asphalt Batching Plant • Construction and Demolition Debris Disposal Facility • Distribution Facilities • Solid Waste Incinerators • Junk & Wrecked Vehicle Salvage Yard Facility • Methane Recovery Facility associated with Soil Removal • Mineral Extraction and Surface Mining • Motor Vehicle Impound lots • Mover Storage Facility • Moving Truck and Trailer Rental • Outdoor Vending Machines, except those for bikes, scooters, etc. • Paint Mixing & Spraying Facility • Petroleum or Related Products Refining or Distributor • Plastic & Rubber Products Manufacture • Race Tracks • Recycling and Salvage Center (except architectural salvage) • Salvage Motor Vehicle Auction or Pool Facility • Sanitary Landfill • Shooting Range, Outdoor • Solid Waste Disposal Facility • Truck Stop • Truck Terminals • Wind Energy Conversion System, Large Wind Farms • Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, socio-economic disruption, etc.). Impacts confined to this community are not considered adverse. • Similar Uses: For a proposed use not listed herein, a Waiver or a Warrant may be issued as described elsewhere in these PD Standards.
Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.	Office uses are not permitted.	Limited Office: The area available for office use shall be limited to the first story.	Office uses are permitted.	
Retail: Premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.	Retail uses are not permitted.	Limited Retail: The building area available for retail use shall be limited to the first story of buildings on corner lots. The specific use shall be further limited to neighborhood store or food service seating no more than 30.	Retail uses are permitted.	
Manufacturing: Premises available for the creation, assemblage, and/or repair of artifacts including their retail sale except when such activity creates adverse impacts.	Restricted Manufacturing: Manufacturing uses are permitted in rear yards only. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	Limited Manufacturing: Manufacturing uses shall be limited to the first story of buildings on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	Open Manufacturing: Manufacturing uses are permitted. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	
Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.	Civic uses are permitted in any Transect Zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.			

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment not greater than 700 square feet sharing ownership and utility connections with a Primary Building; it may or may not be within an Outbuilding. *See C.11 and C.14.*

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path. *See C.5-C.6.*

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure connecting a Primary Building to an Outbuilding. *See C.16.*

Bed and Breakfast: *See C.14.*

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. *See C.8.*

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See C.13.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system. *See C.5-C.7.*

Driveway: a vehicular lane within a Lot, often leading to a garage.

Dwelling Unit: one or more rooms used, or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See C.16.*

Elevation: *See C.16.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit. *See C.10 and C.12.*

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit. *See C.10 and C.12.*

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Facade: *See C.16.*

Frontage: *See C.13 and C.16.*

Frontage Line: *See C.16.*

Frontage Buildout: That portion of a setback line which shall have a building facade on it.

Gallery: *See C.13.*

Green: *See C.8.*

Inn: *See C.14.*

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. (Syn. flexhouse.)

Lodging: *See C.14.*

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Layer: a range of depth of a Lot within which certain elements are permitted. *See C.16.*

Lot Line: *See C.16.*

Lot Width: the length of the Primary Frontage Line of a Lot. *See C.12.*

Manufacturing: *See C.14.*

Office: *See C.14.*

Open Space: land intended to remain undeveloped; it may be for Civic Space. *See C.8.*

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See C.16.*

Park: *See C.8.*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages. *See C.6.*

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network. *See C.7.*

Pavement Radius: *See C.16.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See C.8.*

POA: Property Owners Association

Primary Building: the main building on a Lot, usually located toward the Frontage. *See C.16.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See C.16. See Frontage.*

Private Frontage: *See C.16. See Frontage.*

Public Frontage: *See C.16. See Frontage.*

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges. *See C.7.*

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode. *See C.3.*

Residential: *See C.14.*

Retail: *See C.14.*

Right-of-Way (R.O.W.): *See C.16.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is all located to the more rural Transect Zones (T1-T3).

Secondary Frontage: *See C.16. See Frontage.*

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on C.12. *See C.16.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity. *See C.5-C.7.*

Square: *See C.8.*

Stoop: *See C.13.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See C.13.*

Story: a habitable level within a building, excluding an Attic or raised basement. *See C.12.*

Street (ST): a local urban Thoroughfare of low speed and capacity. *See C.5.*

Swale: a low or slightly depressed natural area for drainage.

T-zone: *See Transect Zone.*

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See C.5-C.7 and C.16.*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism. *See C.2 and C.4.*

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. *See C.4. (syn. T-zone)*

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See C.16.*

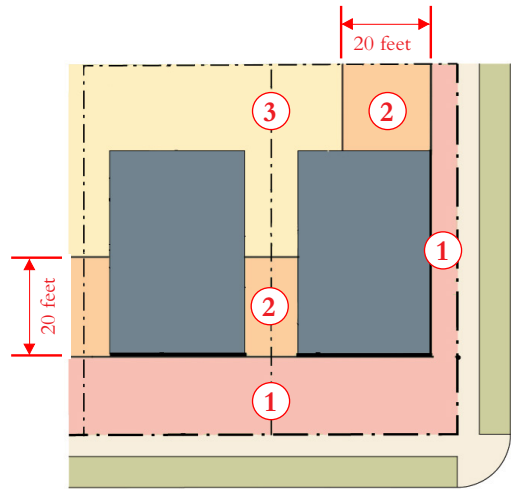
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. *See C.14.*

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing. *See C.2.*

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively. *See C.2.*

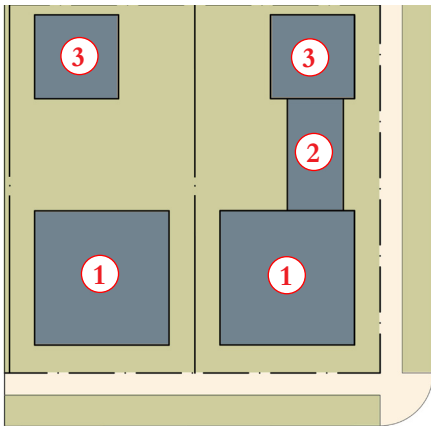
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare. *See C.5.*

Lot Layers



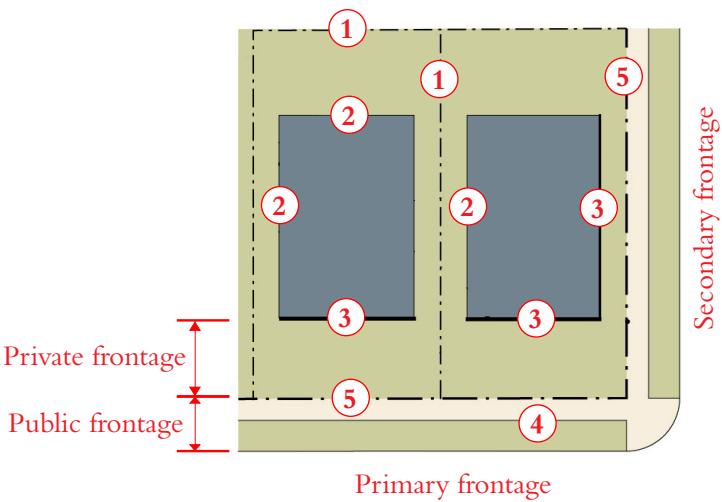
- ① 1st Layer
- ② 2nd Layer
- ③ 3rd Layer

Principle Building & Outbuilding



- ① Primary Building
- ② Backbuilding
- ③ Outbuilding

Frontage & Lot Lines



- ① **Lot Line:** the boundary that legally and geometrically demarcates a lot.
- ② **Elevation:** an exterior wall of a building not facing a frontage line.
- ③ **Facade:** the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
- ④ **Right-of-Way (R.O.W.):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.
- ⑤ **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is co-incident with the property line(s), at frontages.

Frontage: the area between a building facade and a thoroughfare or civic space, inclusive of its various built and planted components. Frontage is divided into private frontage and public frontage.

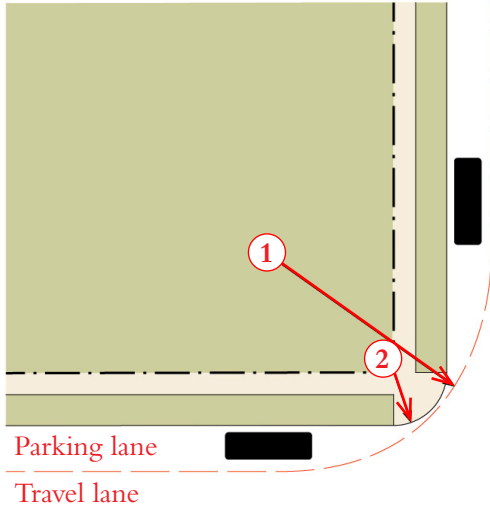
Primary Frontage: on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

Secondary Frontage: on lots with multiple frontages, the frontage(s) that are not the primary frontage.

Private Frontage: the privately held Layer between the Frontage Line and the Primary Building Facade.

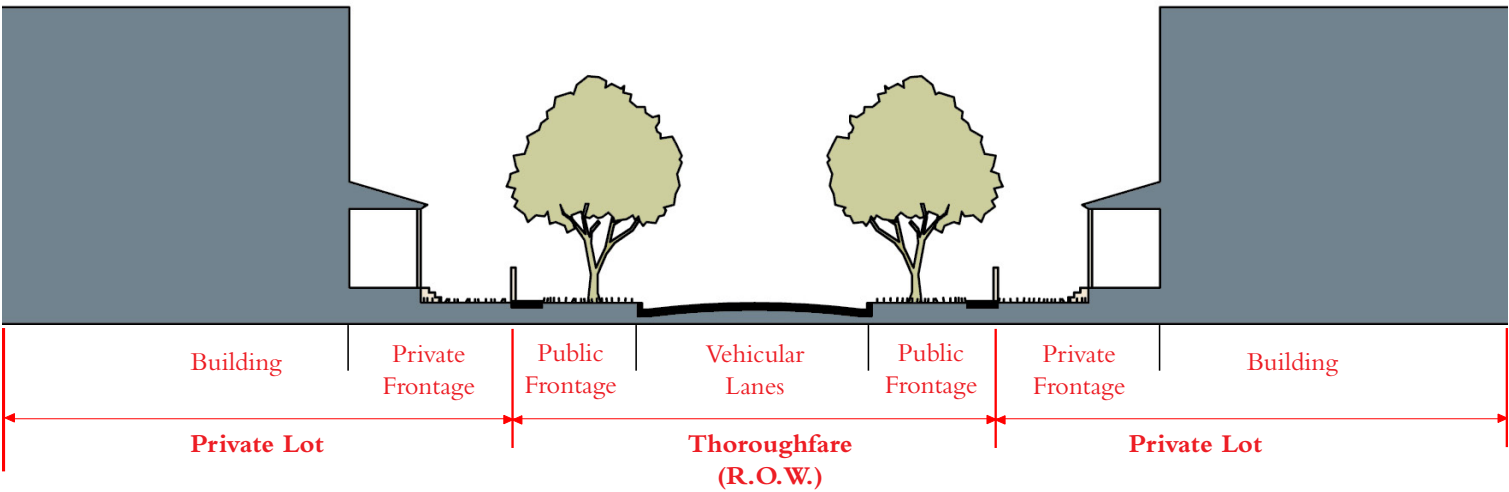
Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

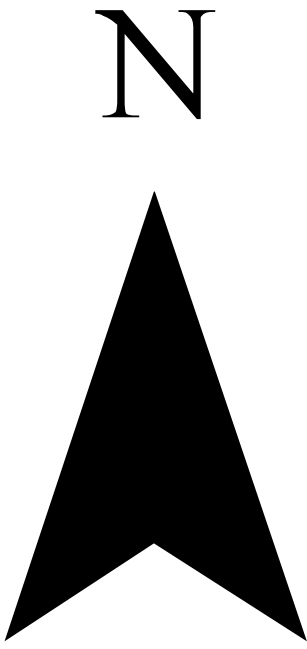
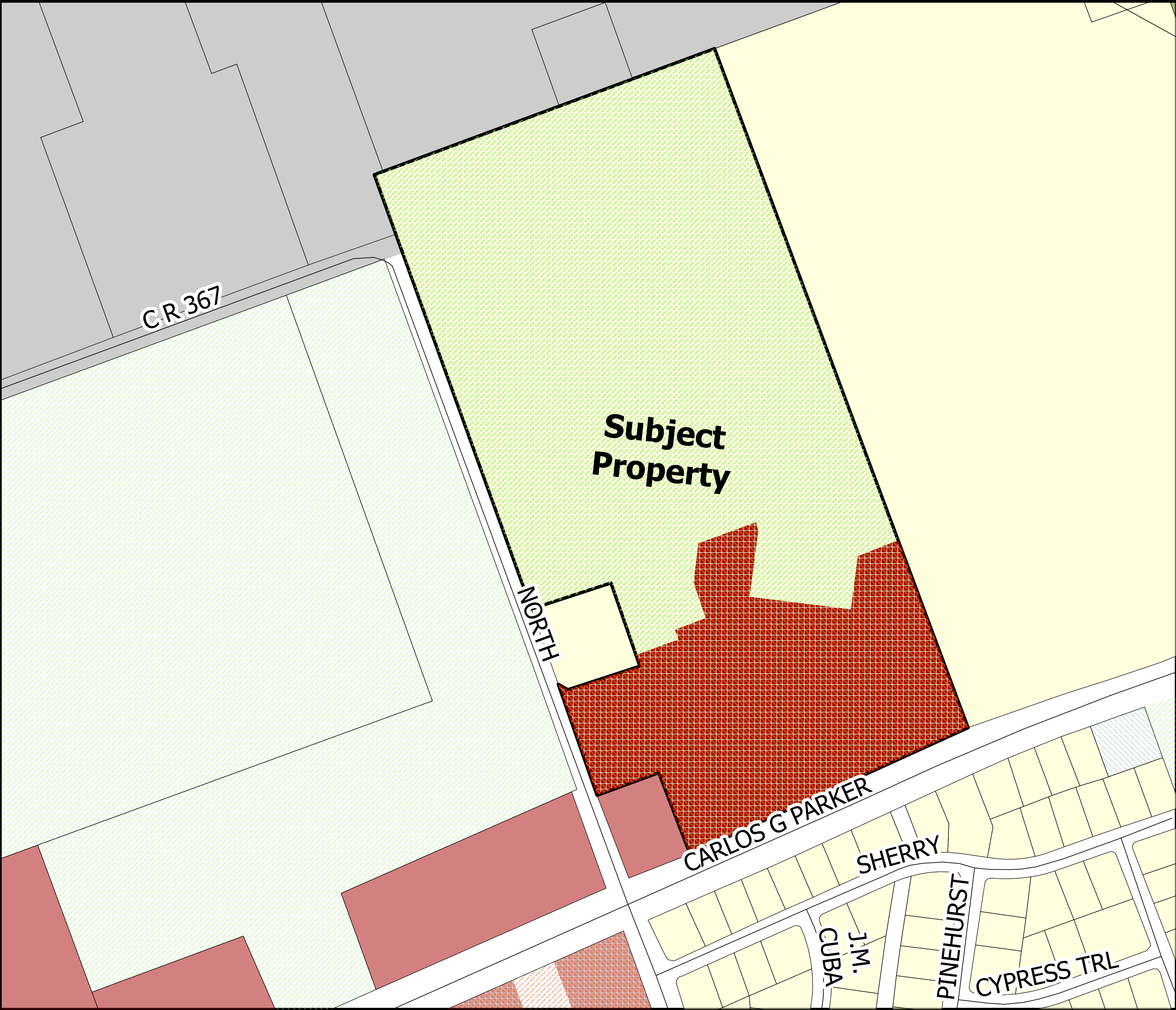
Turning Radius



- ① **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
- ② **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

Thoroughfare & Frontages



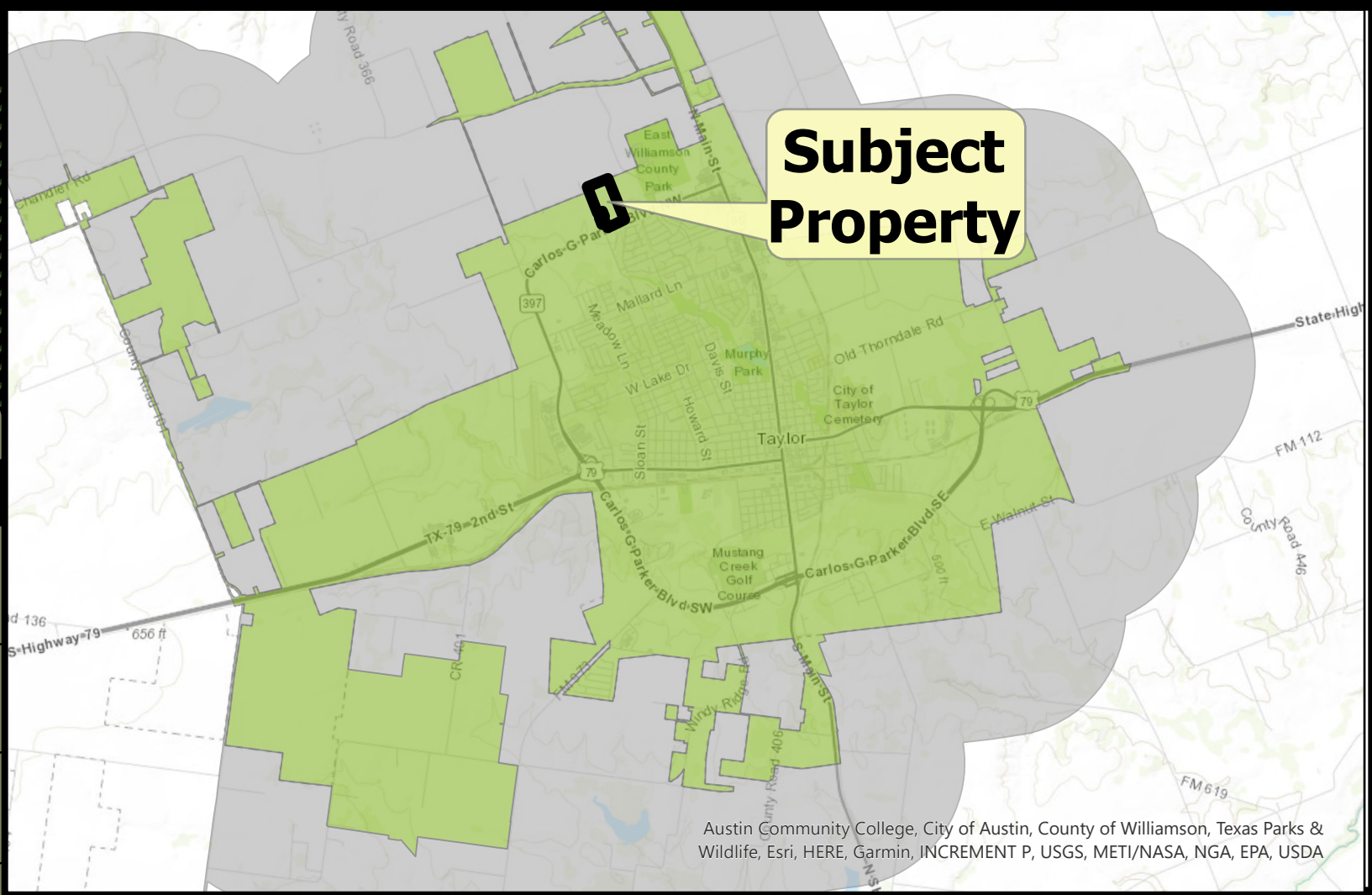


PZ-2021-1357

**Northside
Proposed Zoning Map
Approximately 29.42 acres of
R-1/RPD and 10.76
acres of B-1/CPD**

Legend

- | | |
|--------------------|--|
| ■ ETJ | ■ B-1/CPD |
| ■ Subject Property | ■ P Parks |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential Planned Development |
| ZONING | ■ R/A Rural Agriculture |
| ■ B-1 | ■ MF-1/RPD |



0 145 290 580 US Feet

City of Taylor
PZ-2022-1407
Zoning Map Amendment
Staff Report

Requested Action:

Zoning Map Amendment to change the zoning of approximately 0.287 acres of land, located at 205 E. Martin Luther King Jr. Boulevard and legally described as Lots 9 and 10, Block 92, City of Taylor, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2).

Applicant:

Darion Pugh/DP Rentals, LLC

Subject Property:

Approximately 0.287 acres of land, located at 205 E. Martin Luther King Jr. Boulevard and legally described as Lots 9 and 10, Block 92, City of Taylor, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2), Taylor, Williamson County, Texas.

Parcel Information:

Zoning: Light Industrial Zoning District (M-1)

Current Use: Residential

Proposed Zoning: Multi-Family Residential Zoning District (MF-2)

Future Land Use Plan: Neighborhood Infill

Growth Sector: Infill Neighborhood Sector

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	Industrial	M-1
South	Martin Luther King Jr. Blvd. ROW/Residential	R-1 across Martin Luther King Jr. Blvd.
East	Vacant lot	M-1
West	Booth St. ROW/Residential	B-3

Purpose:

The purpose of the re-zoning is to permit multi-family residential development on two lots within a historically residential neighborhood.

Staff Analysis:

The subject property is approximately 0.287 acres and two lots, located at 205 E. Martin Luther King Jr. Blvd. Currently, it is zoned Light Industrial Zoning District (M-1). The applicant is proposing to re-zone to Multi-Family Residential Zoning District (MF-2) to permit the construction of duplexes.

The proposed land use, “Two Family Dwelling (Duplex),” is not permitted in the M-1 Zoning District. For any duplex development to move forward, changes to the approved zoning map would be necessary. As proposed, a re-zoning to Multi-Family Residential Zoning District (MF-2) would be the most appropriate. This zoning district encourages dense, residential development, which the applicant proposes and the kind of development the lots were initially platted for.

In summary, the applicant requests to change the zoning district designation of M-1 to MF-2 on approximately 0.287 acres. The MF-2 Zoning District change would permit multi-family and single-family residential uses compatible with existing and proposed residential land uses. Additionally, it would encourage the development of infill lots and permit the developer to provide a broader amount of housing types within an existing residential neighborhood.

Staff Recommendation:

As City Staff, we are charged with using the Comprehensive Plan as a guide for making recommendations to the Planning and Zoning Commission on proposed re-zoning requests. Staff recommends approval of the request to rezone approximately 0.287 acres as it furthers the first key takeaway within Chapter 2 of the Comprehensive Plan, *“focus on developing small and infill lots”* and both H1, *“neighborhoods should have a mix of housing affordable to all income levels and age groups,”* and H4, *“infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single-family development.”*

The subject property is in the Infill Neighborhood Sector where there is infrastructure for development that fits in with existing development. The density is proposed to be increased to use our existing infrastructure wisely.

Staff uses the Future Land Use Plan map as a guide as it is the graphic representation of the desires in the Comprehensive Plan. It shows where development and redevelopment should be in Taylor. The subject property is designated Neighborhood Infill. Neighborhood Infill designation is for areas with existing infrastructure for housing and smaller neighborhood retail development.

Planning and Zoning Commission Recommendation:

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

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

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

The re-zoning request is consistent with the Comprehensive Plan, as it furthers the intent and goals of Chapter 2 and Chapter 4.

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

The re-zoning is compatible with the surrounding area. The proposed re-zoning will encourage development compatible within the existing neighborhood and will permit more dense development than single-family residential, by-right.

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

Staff analysis indicates the re-zoning of the subject property will promote public health, safety, and welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

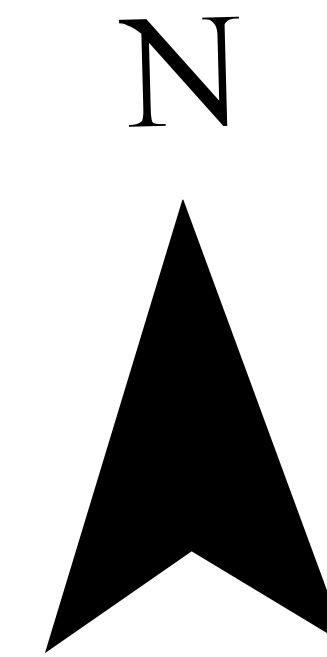
Adequate public facilities are directly available, and no utility extensions will be required for any future development.

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

Taylor has been growing recently, so infill and Missing Middle development will be vital. New multi-family development will help meet the daily needs of new residents and increase the tax base. People are relocating to Taylor and buying their first homes here, so Taylor wants inclusive neighborhoods to offer everyone in all life stages.

Attachments:

1. Growth Sector
2. FLUP
3. Current Zoning Map
4. Proposed Zoning Map
5. Draft Ordinance
 - a. Exhibit "A", Survey
 - b. Exhibit "B," Proposed Zoning Map



PZ-2022-1407

**205 E. Martin Luther King Jr. Blvd.
Growth Sectors Map
Approximately 0.287 acres of Infill
Neighborhood Sector**

Legend

-  Subject Property
-  Parcels
-  Streets

2021 Growth Sectors Map

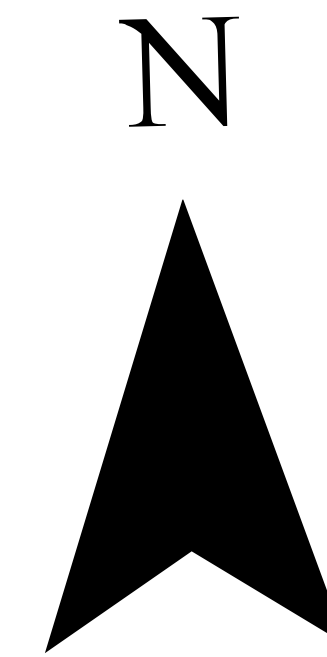
-  Infill Neighborhood Sector
-  Infill Growth Sector



BOOTH

**Subject
Property**

MARTIN LUTHER KING JR BLVD



PZ-2022-1407

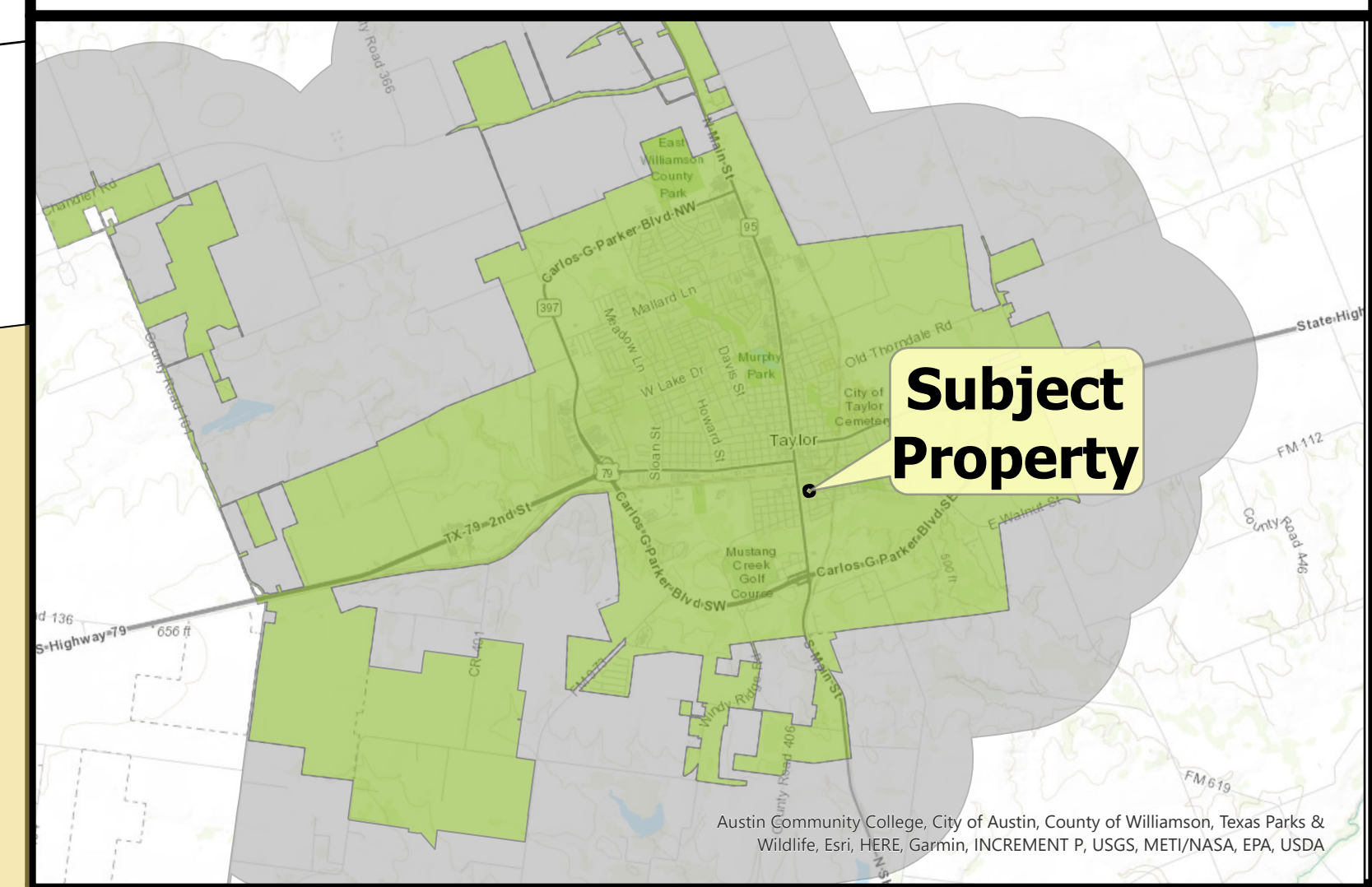
**205 E. Martin Luther King Jr. Blvd.
Future Land Use Map
Approximately 0.287 acres of
Neighborhood Infill**

Legend

-  Subject Property
-  Parcels
-  Streets

2021 Future Land Use Map

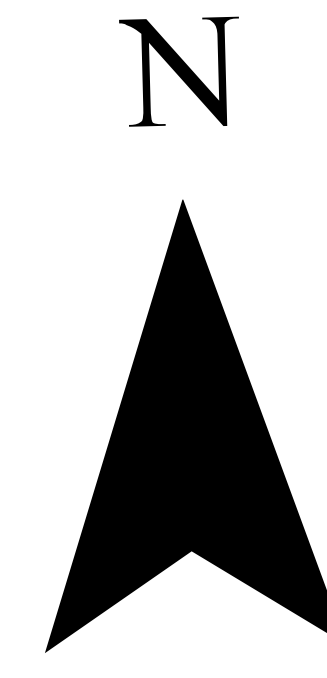
-  Market Center: Neighborhood
-  Neighborhood Infill



BOOTH

**Subject
Property**

MARTIN LUTHER KING JR BLVD



PZ-2022-1407

**205 E. Martin Luther King Jr. Blvd.
Current Zoning Map
Approximately 0.287 acres of Light
Industrial Zoning District (M-1)**

Legend

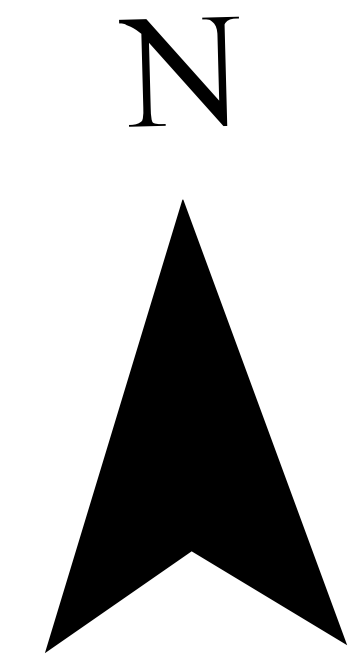
- | | |
|------------------|----------------------|
| Subject Property | ZONING |
| Parcels | B-3 Central Business |
| Streets | M-1 Light Industrial |
| | R-1 Single Family |



BOOTH

**Subject
Property**

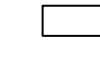
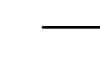
MARTIN LUTHER KING JR BLVD



PZ-2022-1407

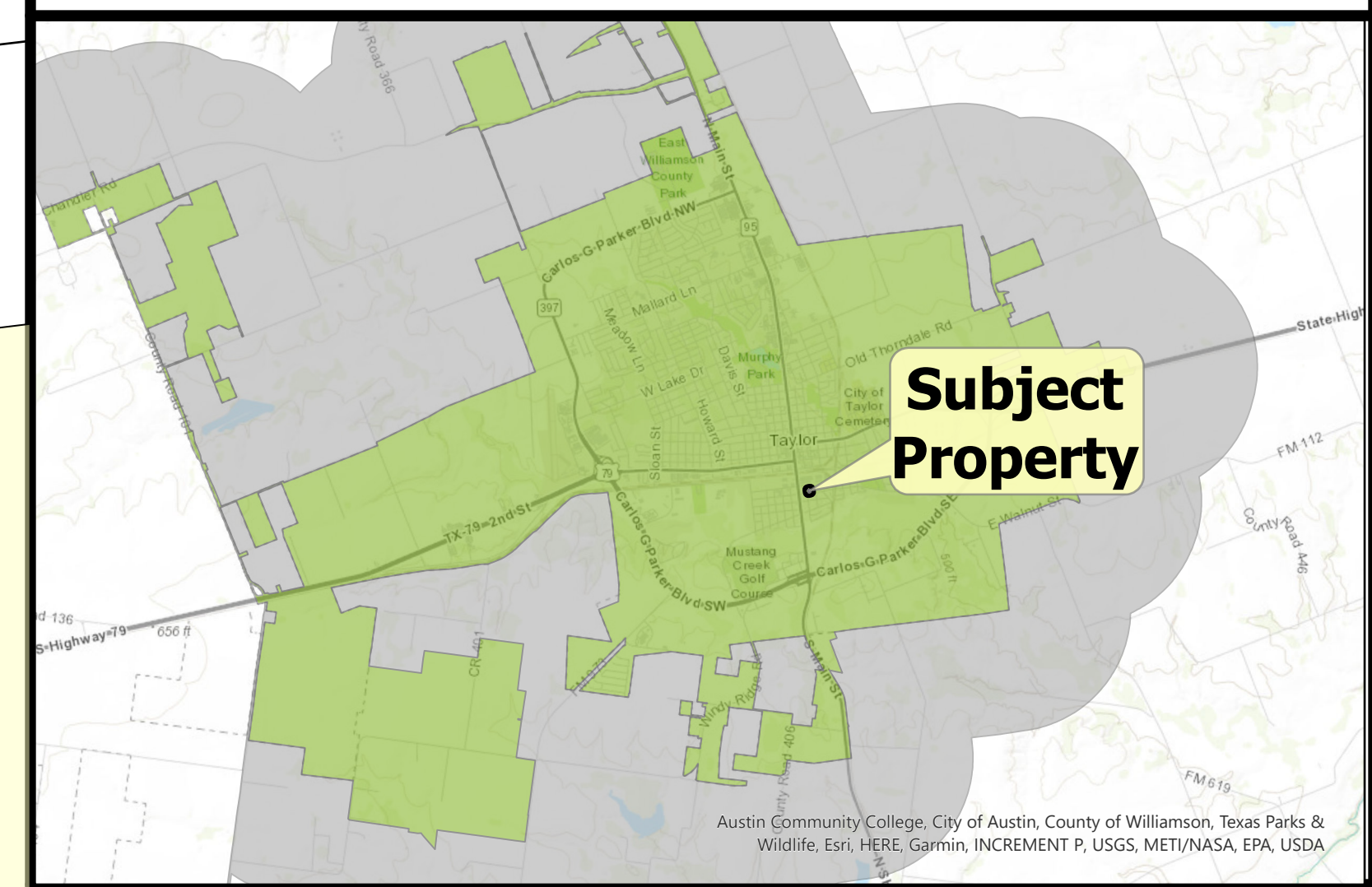
**205 E. Martin Luther King Jr. Blvd.
Proposed Zoning Map
Approximately 0.287 acres of Multi-
Family Residential Zoning District
(MF-2)**

Legend

- | | |
|--|--|
|  Subject Property |  M-1 Light Industrial |
|  Parcels |  R-1 Single Family |
|  Streets |  MF-2 Multi-Family |

ZONING

-  B-3 Central Business



BOOTH

**Subject
Property**

MARTIN LUTHER KING JR BLVD

ORDINANCE NO. 2022-08

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 0.287 ACRES OF LAND LOCATED AT 205 EAST MARTIN LUTHER KING JR BLVD, LEGALLY DESCRIBED AS LOTS 9 AND 10, BLOCK 92, CITY OF TAYLOR, FROM LIGHT INDUSTRIAL ZONING DISTRICT (M-1) TO MULTI-FAMILY RESIDENTIAL ZONING DISTRICT (MF-2), TAYLOR, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on February 24, 2022, to consider the request made by DP Rentals, LLC through Darion Pugh, 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 Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2); and

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

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

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

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

SECTION 2. The Property described in Exhibit "A" is changed from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2).

SECTION 3. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2) as shown in Exhibit "B" attached hereto and incorporated herein for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2022-08 was introduced before the Taylor City Council on the 24th day of February 2022.

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

Brandt Rydell, Mayor

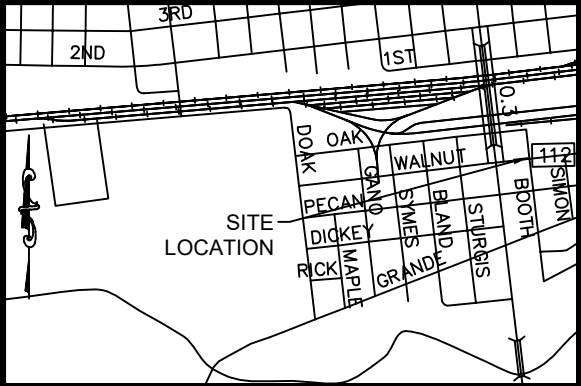
ATTEST:

Dianna Barker, City Clerk

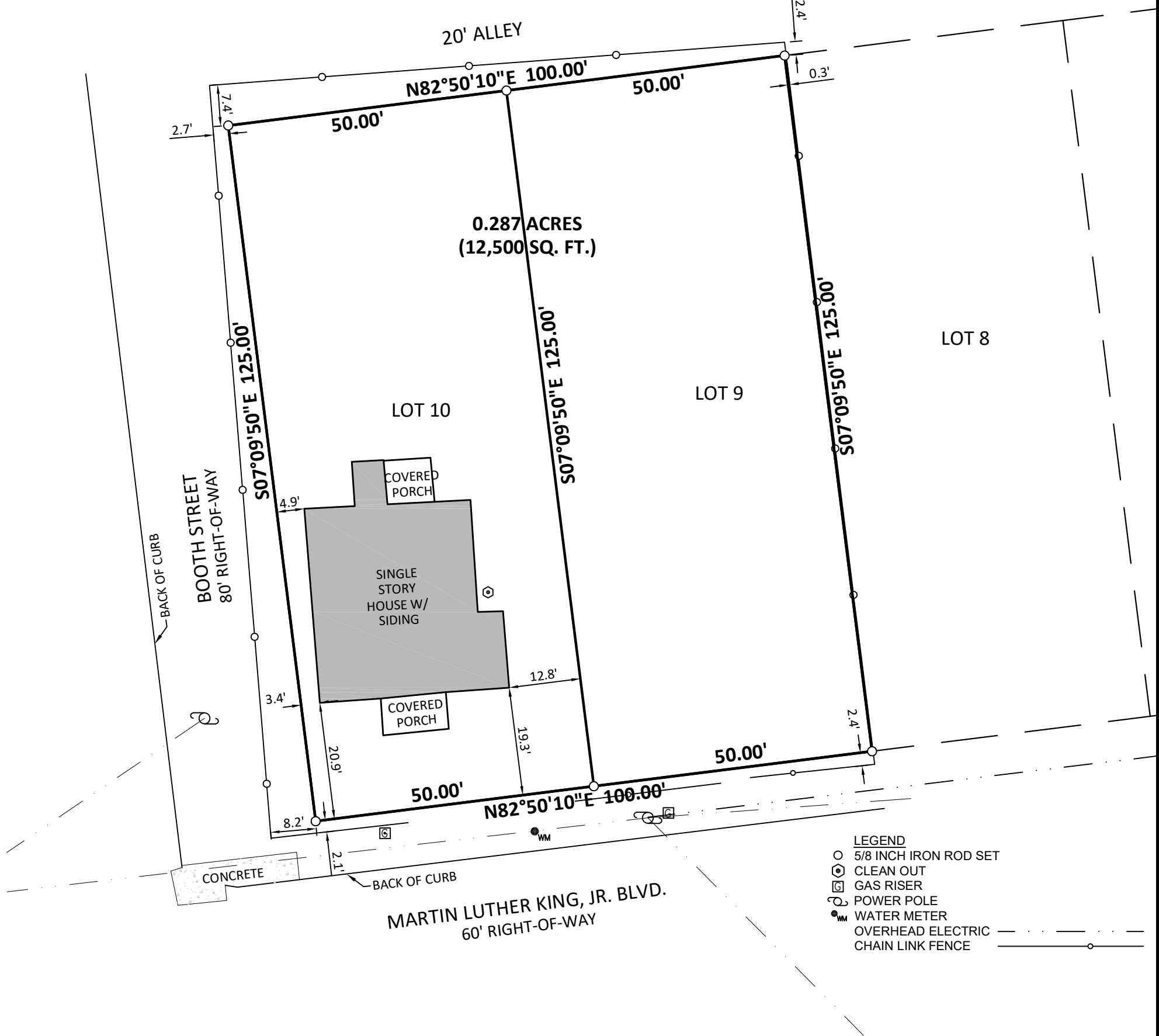
APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

BEING LOTS 9 & 10, BLOCK 92, CITY OF TAYLOR, A SUBDIVISION IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT RECORDED IN CABINET A, SLIDE 186 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



LOCATION MAP (NOT TO SCALE)



TO: STEWART TITLE OF AUSTIN, LLC
RE: DP RENTALS LLC

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **FEBRUARY 9, 2021**, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

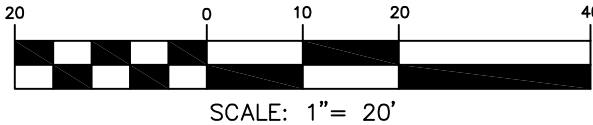
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0533F**, **EFFECTIVE DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONE "X"**, WHICH IN THIS CASE **IS NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Corey J. Hall
COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362

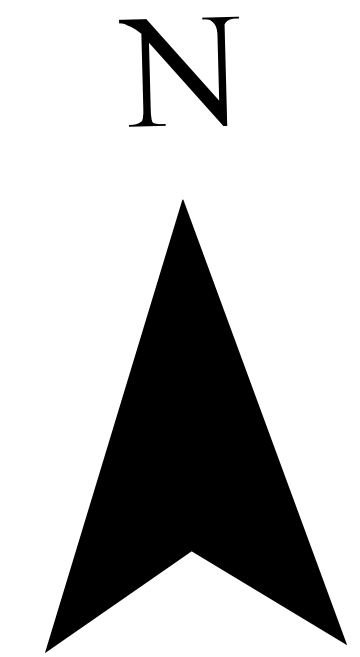


NOTES:

1. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **STEWART TITLE OF AUSTIN, LLC**, G.F. NO. 1062171. EFFECTIVE DATE: DECEMBER 15, 2020. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
2. THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN CABINET A, SLIDE 186 OF THE PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.



 KONTUR TECHNICAL, LLC 26 WOODLAND LANE, ROUND ROCK, TEXAS 78664 TEL: (512) 360-0012 TBPELS REGISTRATION #10194591	LAND TITLE SURVEY 205 MARTIN LUTHER KING, JR. BLVD. TAYLOR, TEXAS 76574	DRAWN BY: BRC	DATE: 2/23/2021
		JOB NO.: 4004.001	SCALE: 1" = 20'
			SHEET 1 OF 1



PZ-2022-1407

205 E. Martin Luther King Jr. Blvd.
Proposed Zoning Map
Approximately 0.287 acres of Multi-Family Residential Zoning District (MF-2)

Legend

- Subject Property
- Parcels
- Streets
- M-1 Light Industrial
- R-1 Single Family
- MF-2 Multi-Family

ZONING

- B-3 Central Business

BOOTH

Subject Property

MARTIN LUTHER KING JR BLVD

