

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

January 12, 2021, 6:00 P.M.

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

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

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

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, January 12, 2021 in order to receive video conferencing instructions.

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

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

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on December 8, 2020.

REGULAR AGENDA

ZONING

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

DISCUSSION ITEMS

4. **Update and direction to staff regarding Subdivision Ordinance amendments related to subdivision layout and block standards**
5. **Update regarding Council actions**

ADJOURN

Next Meeting Date: February 9, 2021

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before January 12, 2021. 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:

1/8/2021

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
December 8, 2020, 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

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

ABSENT

Kellie Billings-Ray

OTHERS PRESENT

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

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the meeting on November 10, 2020.

Motion made by Mr. Stevens to approve minutes from November 10, 2020 as presented. Second by Mrs. Maruska. All voted Aye.

PZ-2020-1260 – Consider approving Taylor 70 Preliminary Plat; Being approximately 70.65 acres, located at the northwest corner of North Drive and NW Carlos G. Parker, of land out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for approval of the proposed plat as the minimum requirements of the Subdivision Ordinance have been met. Mr. Corwin was present to answer questions. Discussion between Board and Staff.

Mr. Stevens made motion to approve plat. Second by Mrs. Frazier. All voted aye.

PZ-2019-1129 – Consider disapproving Taylor Estates Preliminary Plat; being 52.13 acres, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as the minimum requirements of the Subdivision Ordinance have not been met. Mrs. Frazier made motion to disapprove the preliminary plat. Second by Mr. Aplin. All voted aye.

PZ-2020-1267 – Hold the public hearing regarding a request to change the zoning at 1902 Old Granger Road from Single-Family Residential (R-1) to Local Business (B-1).

Public hearing opened. Ms. Shelton made presentation including staff recommendation for approval of the proposed rezoning as it is Consistent with the intent of the Comprehensive Plan, and consistent with surrounding zoning. Mr. Northcutt and Ms. Buzan were present to answer questions. Public hearing closed.

PZ-2020-1267 – Consider making a recommendation regarding a request to change the zoning at 1902 Old Granger Road from Single-Family Residential (R-1) to Local Business (B-1).

Mr. Selin made motion to approve proposed rezoning recommendation to Council. Second by Mr. Eaton. All voted aye.

Discuss possible amendments to the Subdivision Ordinance related to subdivision layout and block standards.

Mr. Yantis discussed possible amendments to the Subdivision Ordinance related to subdivision layout and block standards. Because we continue to see a lack of understanding or compliance with the subdivision ordinance related to the layout of new neighborhoods, staff is seeking direction from P&Z as to whether we should initiate a set of amendments to the ordinance to try to clarify the requirements by improving the definitions, including illustrations and examples, and eliminating any inconsistencies in the ordinance. Discussion between Commission and Staff. All Commission members present voted in favor of having staff initiate a set of amendments to the ordinance.

Update regarding Council actions

Mr. Yantis stated that there are currently no updates regarding Council actions.

Adjourn

The meeting was adjourned at 6:50 p.m.

Carrie Orts
Administrative Assistant, Development Services

Don McAlister
Planning & Zoning Commission Chairman

**City of Taylor
PZ-2020-1271
Zoning Map Amendment
Staff Report**

Requested Action: Zoning Map Amendment to the official zoning map to rezone approximately 11.75 acres of Single-Family Residential Zoning District (R-1) to General Business Zoning District (B-2).

Applicant: Julie Downs on behalf of the property owner

Subject Property: Is approximately 11.75 acres, currently addressed as 4030 and 4050 North Main Street, more particularly described by Williamson Central Appraisal District Parcels R362217 and R462592; Thaler Addition, Lot One (North part and South part), Block One, Taylor, Williamson County, Texas.

Parcel Information

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

Current Use: Agricultural (Hay Production)

Proposed Zoning: General Business Zoning District (B-2)

Future Land Use Plan: Commercial

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Vacant land with telecommunications tower	Light Industrial Zoning District (M-1)
South	Single-Family Home	Single-Family Residential District (R-1)
East	Union Pacific Railroad and Agricultural Land	N/A (ETJ)
West	North Main Street Right-of-Way/State Highway 95 and Vacant land	Local Business Zoning District (B-1)

Purpose:

The applicant is proposing to rezone the subject properties from Single-Family Residential (R-1) to General Business (B-2). The owner of the subject property intends to sell the properties. Rezoning may make the property more marketable.

Staff Analysis:

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

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

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

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

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

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

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

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

The Future Land Use Plan map identifies the subject property as an area for Commercial land uses. The graphic representation on the map is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community. It is meant to guide us with regard to general land use patterns rather than a rigid, parcel-specific mandate for how land shall be developed. The land use narrative associated with the land use classification on the FLUP is consistent with development proposed by the applicant.

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

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Potential negative land use impacts (noise, odor, pollution, excessive light, traffic, etc.) should be considered and minimized.*
- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*
- *Parking, both on and off street, should be located to provide accessibility in safe and attractive ways.*

Commercial

- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.*

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

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

Staff Recommendation

Staff recommends approval of the requested re-zoning as the request is consistent with the Comprehensive Plan and the Future Land Use Plan.

Planning and Zoning Commission Recommendation

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

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

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

The staff analysis indicates this request to re-zone two parcels of land, consisting of 11.77 acres, to R-1 from B-2 is consistent with the Comprehensive Plan. As stated above in the analysis, the request to rezone the subject properties does promote **Objective 3; Action L3.5** (appropriate commercial activity along corridors with adequate infrastructure and accessibility), **Action L3.6** (guide new commercial development to clusters), and **Action L3.9** (review and monitor zoning and other development ordinances to achieve appropriate regulations). The applicant is not choosing to start a business in this location, but r-zoning the property will allow for commercial development to occur in the future.

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

The staff analysis maintains that this proposed rezoning is compatible with the surrounding area. Although the adjacent zoning varies from residential to industrial, the Future Land Use Plan indicates that this area will be a commercial corridor as more development occurs over time.

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

The regulations adopted by the City of Taylor promote the public health, safety and welfare.

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

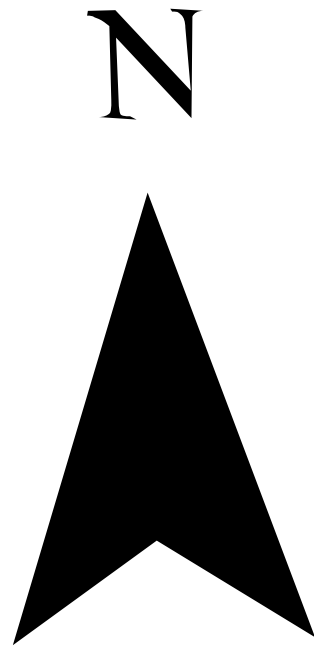
Infrastructure is available to serve development if the zoning designation were to be changed. The cost of any improvements will be borne by the developer.

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

When referencing the Future Land Use Plan and the current zoning trends along the North Main Street (State Highway 95) corridor, it is evident that a commercial designation would be appropriate and necessary in this area. According to the City of Taylor's Thoroughfare Plan, Main Street is a major arterial road, which is a designation that is ideal for commercial development. Additionally, the Union Pacific railroad is adjacent to this property and having a commercial development would be more ideal as opposed to residential development, the current zoning designation.

Attachments:

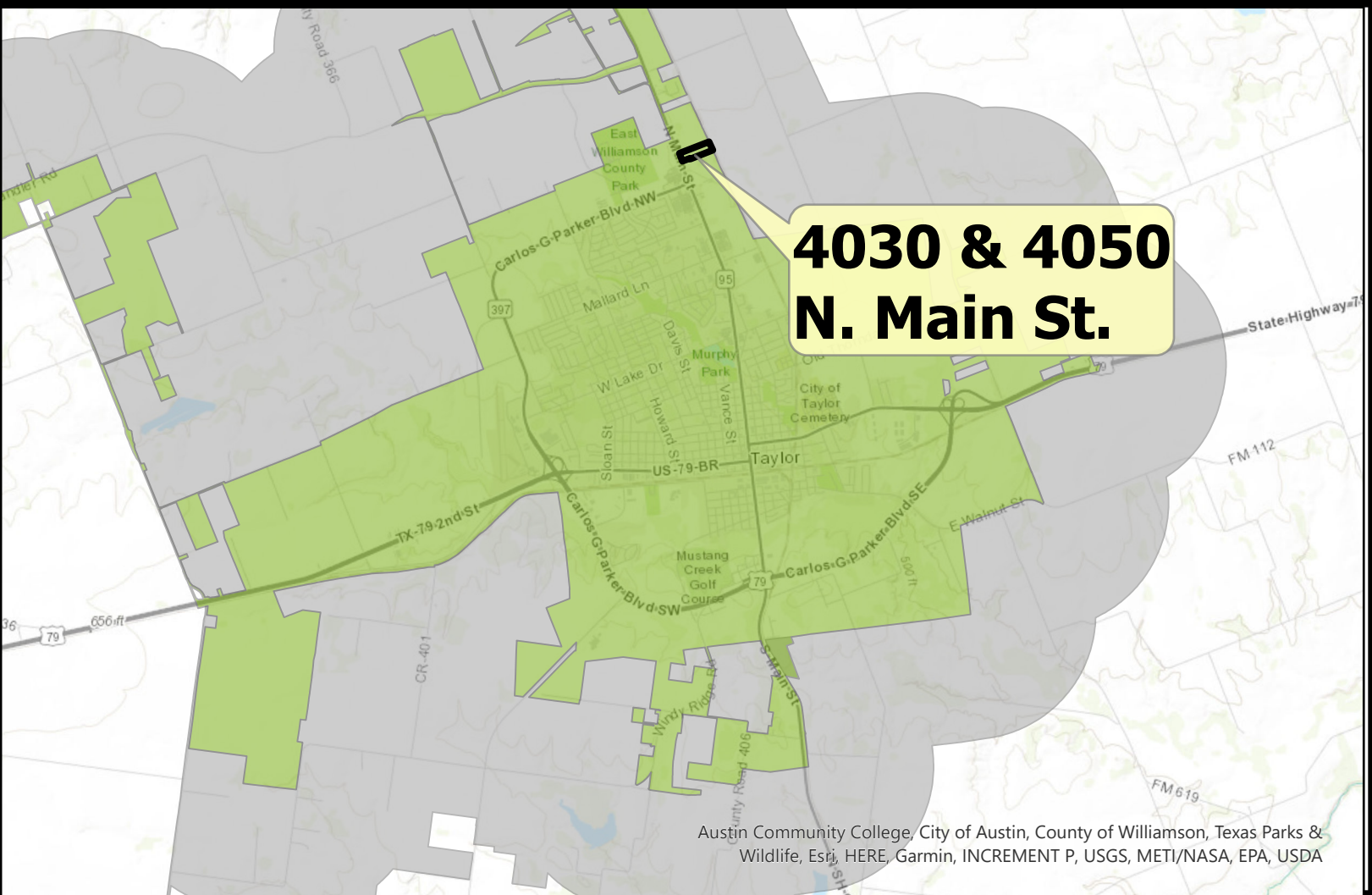
1. Location Map
2. Future Land Use Plan Map
3. Proposed Zoning Map

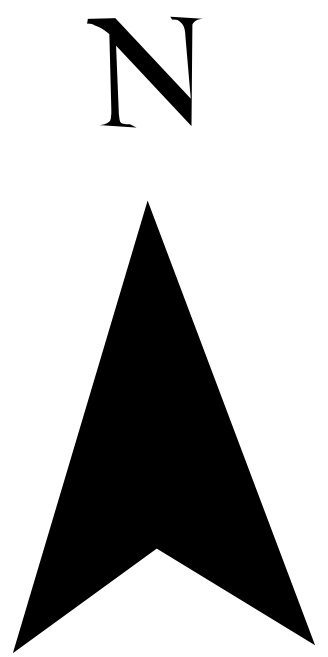
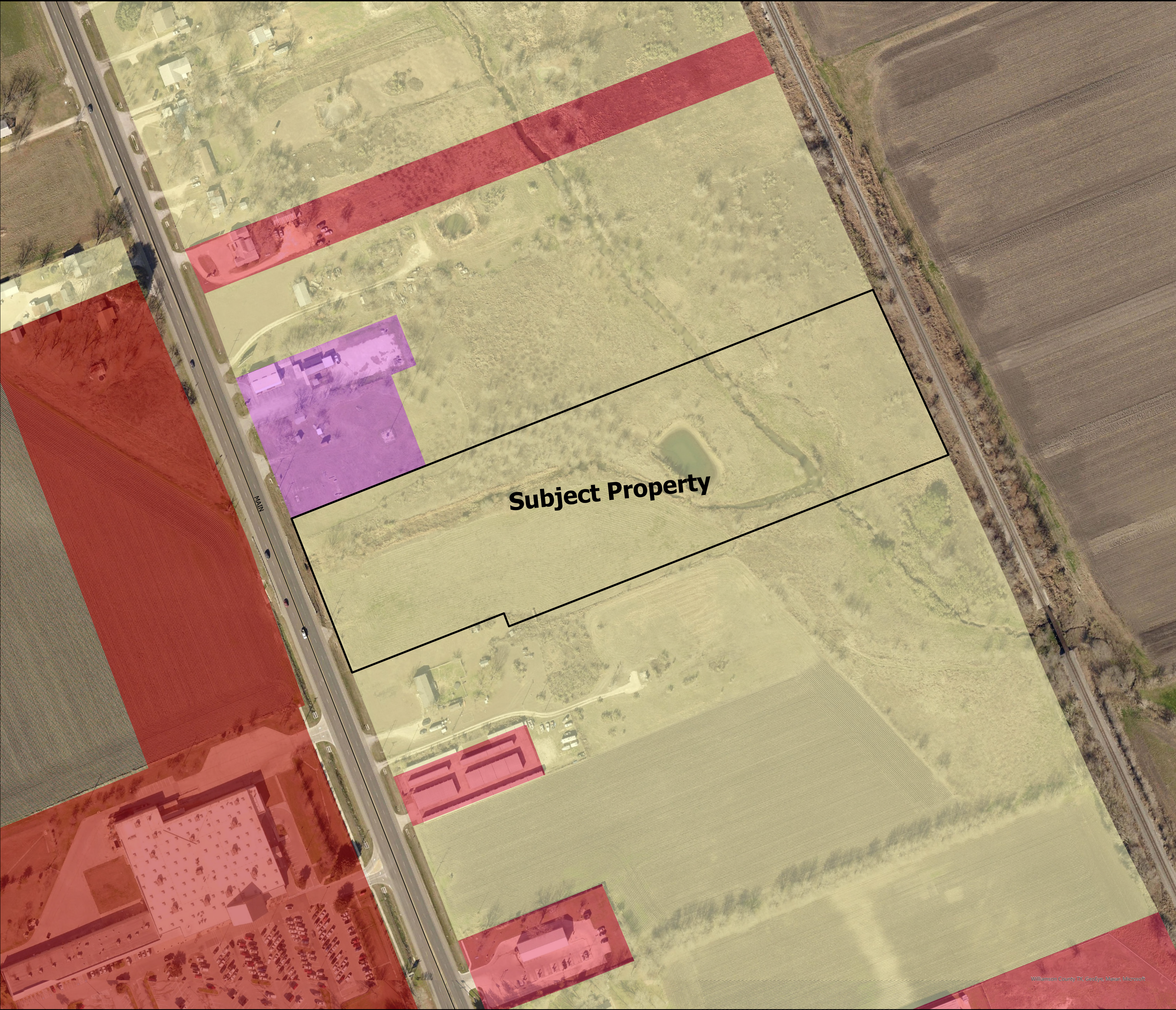


PZ-2020-1271
4030 and 4050 N. Main
St. Future Land Use
Plan Map

Legend

- Streets
- ▬ Subject Property
- 2013 Future Land Use
- COMMERCIAL
- AGRICULTURE/OPEN SPACE





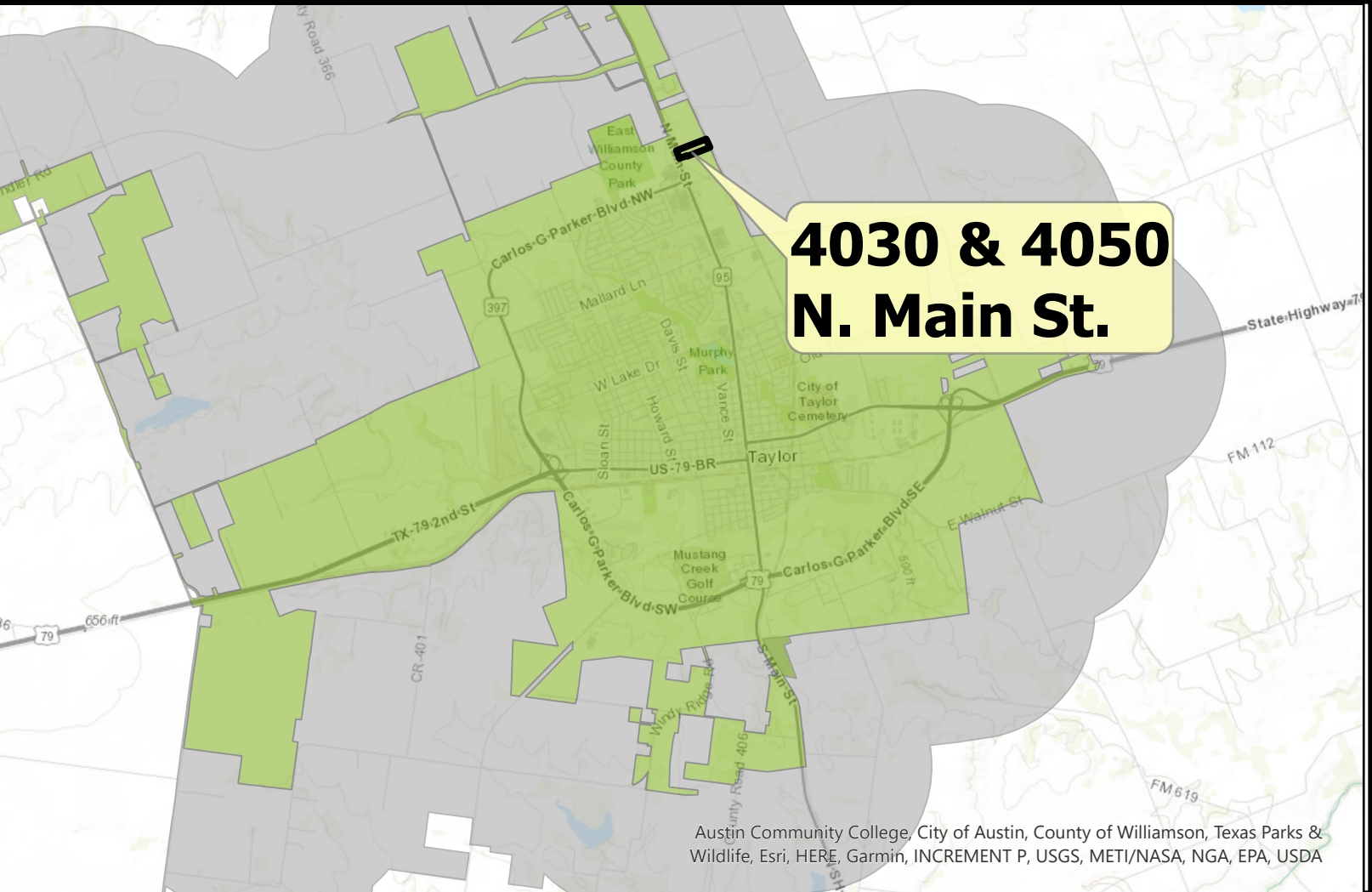
PZ-2020-1271

**4030 and 4050 N. Main St.
Current Zoning**

Approximately 11.77 Acres

Legend

- Streets
- ▭ Subject Property
- ZONING
 - B-1
 - B-2
 - M-1 Light Industrial
 - R-1 Single Family
 - R/A Rural Agriculture



ORDINANCE NO. 2021-04

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 11.75 ACRES, ADDRESSED AS 4030 AND 4050 NORTH MAIN STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R362217 AND R462592; AND LEGALLY DESCRIBED IN THIS ORDINANCE AS LOT 1, BLOCK 2, THALER ADDITION, TAYLOR, WILLIAMSON COUNTY, TEXAS, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO GENERAL BUSINESS ZONING DISTRICT (B-2); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 28, 2021, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Single-Family Residential Zoning District (R-1) to General Business Zoning District (B-2); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 12, 2021, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

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

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

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

SECTION 2. The zoning district of the Property is changed from Single-Family Residential Zoning District (R-1) to General Business Zoning District (B-2).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single-Family Residential District (R-1) to General Business Zoning District (B-2).

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 2021-04 was introduced before the Taylor City Council on the _____ day of January, 2021.

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

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

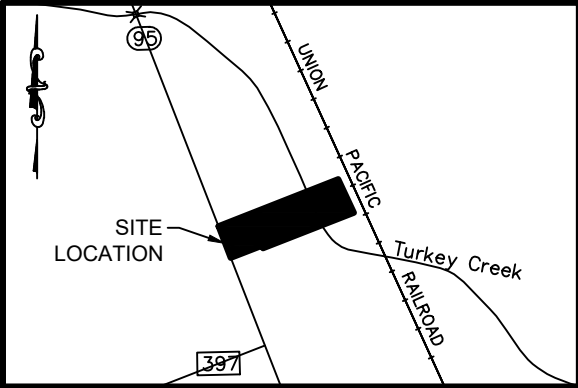
I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2021-04, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2021, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2021.

Dianna Barker
City Clerk

EXHIBIT A
(legal description)

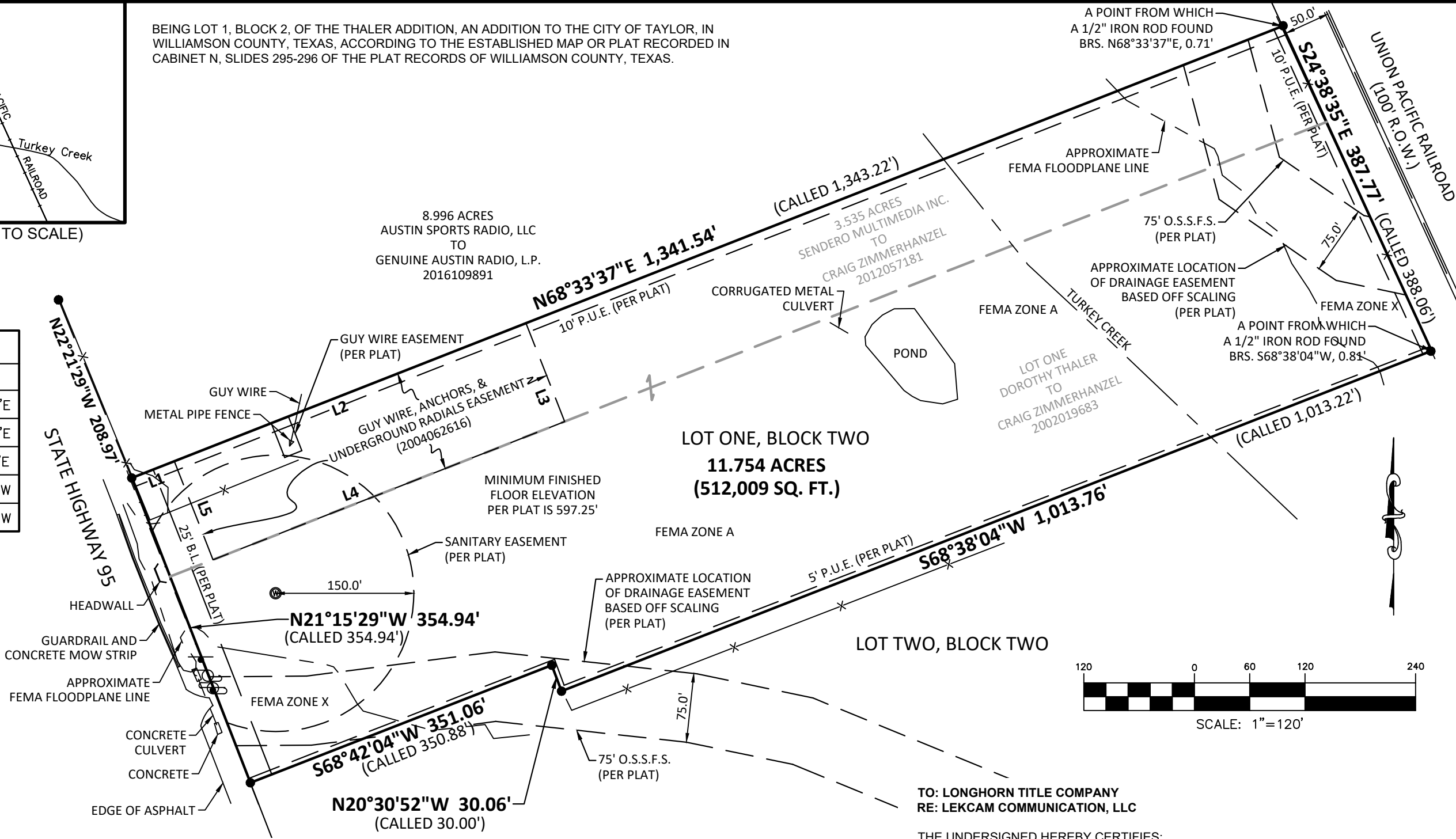
DRAFT



LOCATION MAP (NOT TO SCALE)

BEING LOT 1, BLOCK 2, OF THE THALER ADDITION, AN ADDITION TO THE CITY OF TAYLOR, IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT RECORDED IN CABINET N, SLIDES 295-296 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.63	N68°33'37"E
L2	410.00	N68°33'37"E
L3	114.75	S21°27'47"E
L4	410.00	S68°32'13"W
L5	114.92	N21°27'47"W



NOTES:

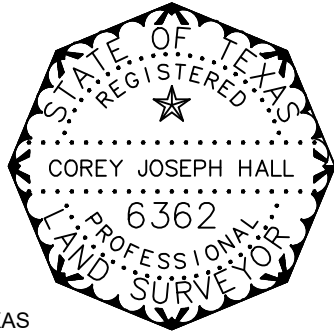
1. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **LONGHORN TITLE COMPANY**, G.F. NO. **20060408**. EFFECTIVE DATE: **NOVEMBER 30, 2020**. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS 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 N, SLIDES 295-296 PRWC; 288/436, 337/281, 308/445, 354/262, 564/83 DRWC; 2004062616 OPRWC.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

LEGEND

- 1/2 INCH IRON ROD FOUND
- POWER POLE
- UNDERGROUND CABLE MARKER
- ⊙ WATER WELL
- EXISTING FENCE
- OVERHEAD ELECTRIC

ABBREVIATIONS

- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



TO: LONGHORN TITLE COMPANY
RE: LEKCAM COMMUNICATION, LLC

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **DECEMBER 15, 2020**, 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 **48491C0531F**, EFFECTIVE **DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONE "X"**, WHICH IN THIS CASE **IS PARTIALLY** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Corey J. Hall

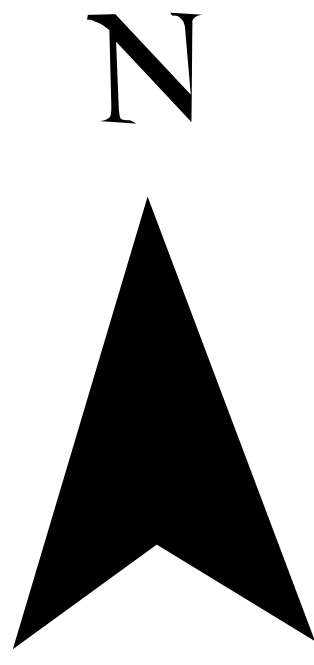
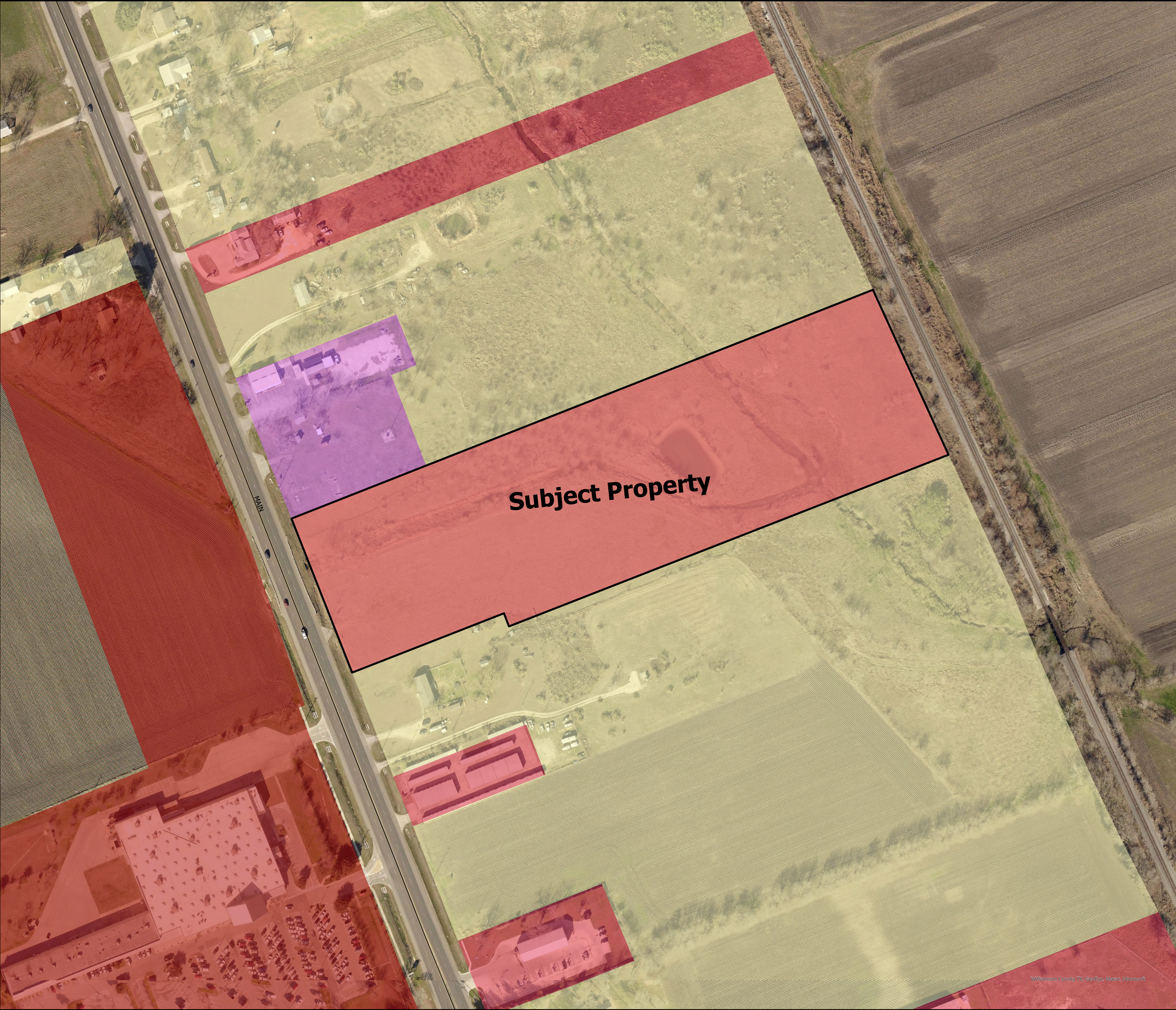
COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362

LAND TITLE SURVEY
4030 & 4050 N. MAIN ST.
TAYLOR, TEXAS 76574



26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

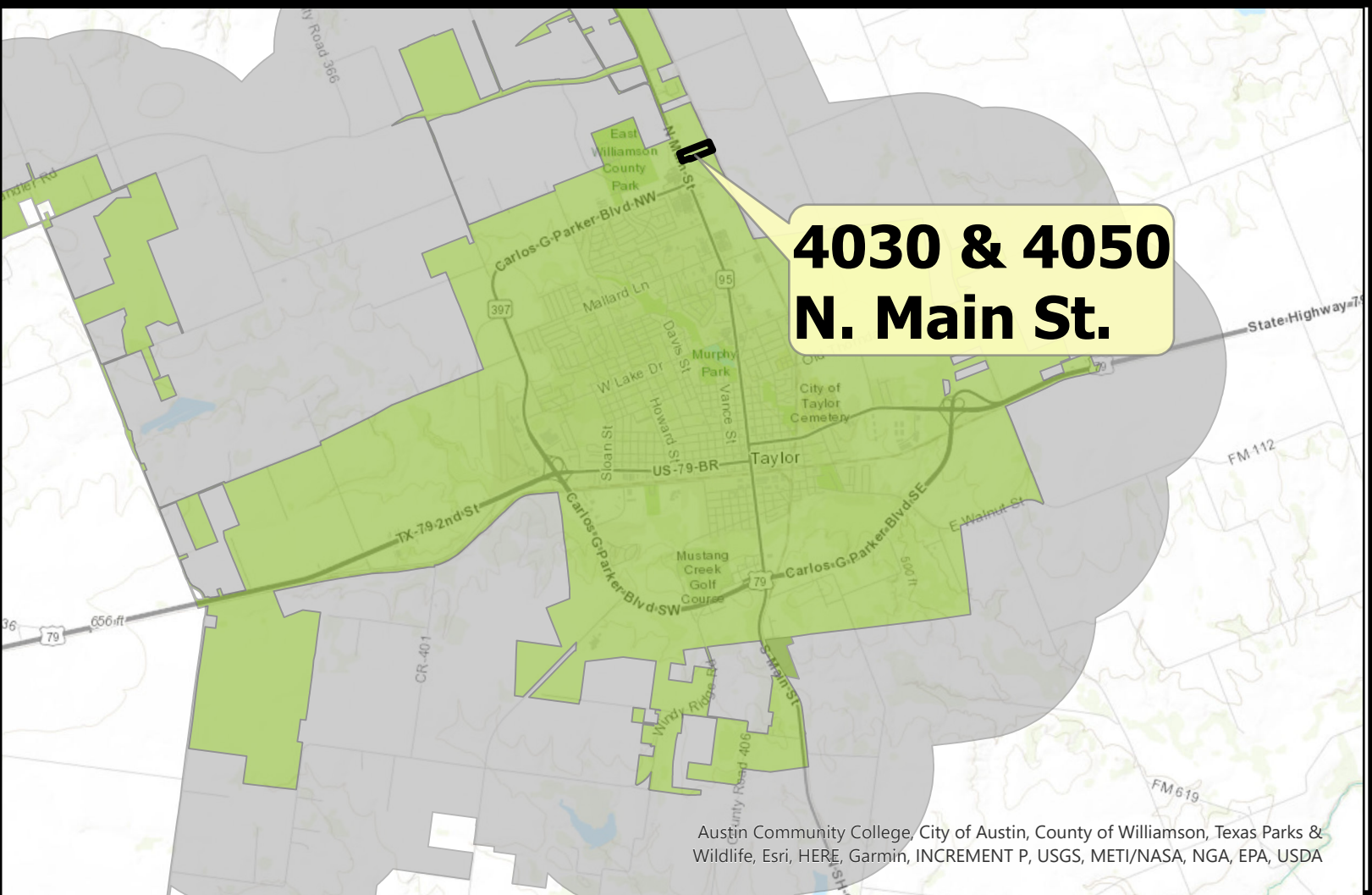
DRAWN BY: CJH
DATE: 12/15/2020
JOB NO.: 4050.001
SCALE: 1" = 120'
SHEET 1 OF 1



PZ-2020-1271
4030 and 4050 N. Main
St. Proposed Zoning
Map

Legend

- Streets
- ▬ Proposed B-2 Zoning
- ZONING
- B-1
- B-2
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture



0 150 300 600 Feet

City of Taylor
Discussion Regarding Possible Amendments to the Subdivision Ordinance

Staff Report
January 12, 2021

Requested Action: Update and discussion regarding proposed amendments to the Subdivision Ordinance.

Applicant: City of Taylor

Purpose:

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

Staff would like to propose some possible amendments to the subdivision ordinance to try to make the requirements clearer by utilizing illustrations and examples.

Background:

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

Because we continue to see a lack of understanding or compliance with the subdivision ordinance related to the layout of new neighborhoods, staff is seeking direction from P&Z as to whether we should initiate a set of amendments to the ordinance to try to clarify the requirements by improving the definitions, including illustrations and examples and eliminating any inconsistencies in the ordinance.

Following is a list of some of the proposed categories of amendments that staff is proposing:

- Chapter 2, Articles II and III, clarify how new subdivisions shall be designed so that it is clear how blocks and lots are created.
- Include illustrations in Chapter 2 that show a compliant subdivision layout and demonstrate how block dimensions are measured.
- Update/clarify the requirements for streets in new subdivisions to be extended to the boundary of the subdivision to facilitate the creation of compliant blocks on adjacent property.
- Clarify the requirement for streets to be extended where they have been terminated at the boundary of an existing subdivision.

- Update the block dimension standards to better reflect the traditional block sizes in Taylor.
- Provide an exception provision to platting or to meeting the full requirements of the subdivision ordinance when a division is being made to convey a portion of a property to a family member.

Staff presented the concepts above to the Commission in December and the Commission agreed that staff should proceed with preparing a draft of the revisions. Attached to this agenda item is a draft red-line of the Subdivision Ordinance with staff's proposal for implementing these revisions.

Staff is seeking direction from the Commission to prepare the formal ordinance amendments.

Chapter 2. - Subdivision Improvements

ARTICLE I: - GENERAL

2.1 - Purpose

The purpose of this Ordinance is to control the subdivision of land in order to provide for orderly development and to secure adequate provisions for traffic, light, air, recreation, transportation, water, drainage, sewage and other facilities.

(Ord. No. 2003-33, 9-23-03)

2.2 - Applicability

This chapter shall apply to any land within the corporate limits and extraterritorial jurisdiction (ETJ) of the City of Taylor, unless specifically exempted by this article.

(Ord. No. 2003-33, 9-23-03)

2.3 - Authority

It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks and streets within the City or within the extraterritorial jurisdiction without the approval of the Planning and Zoning Commission. The City shall withhold all City improvements, including the maintenance of streets and furnishing of sewage and water service from all additions and subdivisions, the platting of which has not been approved by the Planning and Zoning Commission.

It shall also be unlawful for any such owner or agent to offer for sale or sell property therein or thereby, which has not been laid out, subdivided, platted or replatted with the approval of the Planning and Zoning Commission

No street number and no building permit shall be issued for the erection of any building in the City on any piece of property, other than an original or a resubdivided lot in a duly approved and recorded subdivision, without the written approval of a plat or subdivision by the Planning and Zoning Commission, the approval of construction plans, the acceptance of the public improvements, and a duly approved and recorded subdivision or plat recorded with the Williamson County Clerks Office, except as otherwise provided for in this ordinance.

(Ord. No. 2003-33, 9-23-03; [Ord. No. 2016-04, § 2, 5-26-2016](#))

2.4 - Engineer Required

The subdivider shall retain the services of a professional engineer, licensed in the State of Texas, whose seal shall be placed on each sheet of the drawings, and who shall be responsible for the design and inspection of the drainage, roads and streets, and sewer and water facilities within the subdivision.

(Ord. No. 2003-33, 9-23-03)

2.5 - Monuments

Monuments, consisting of one-half (½) inch reinforced steel or larger, twenty-four (24) inches in length, shall be placed and countersunk at the corners of all lot lines. At least two (2) benchmarks for each subdivision shall be permanently installed in an approved manner, with the location and the

elevation as shown on the construction plans. Permanent benchmarks shall be brass disks set in an approved location with the elevation and benchmark numbers stamped in the disc.

(Ord. No. 2003-33, 9-23-03)

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

2.6 - Lots

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

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

(Ord. No. 2003-33, 9-23-03; [Ord. No. 2016-04, § 2, 5-26-2016](#))

2.7 - Blocks

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

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

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

Formatted: Indent: First line: 0.31"

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

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

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

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

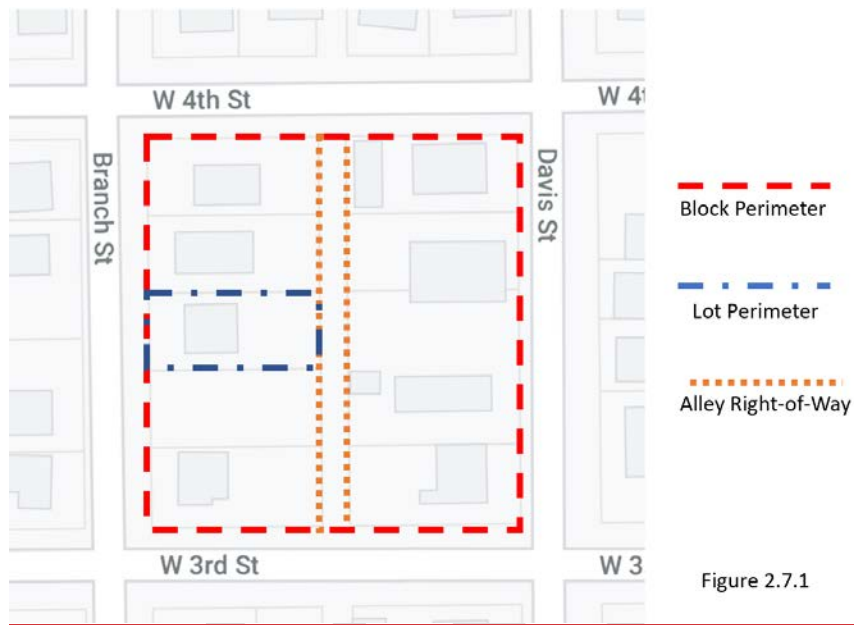




Figure 2.7.2



Figure 2.7.3

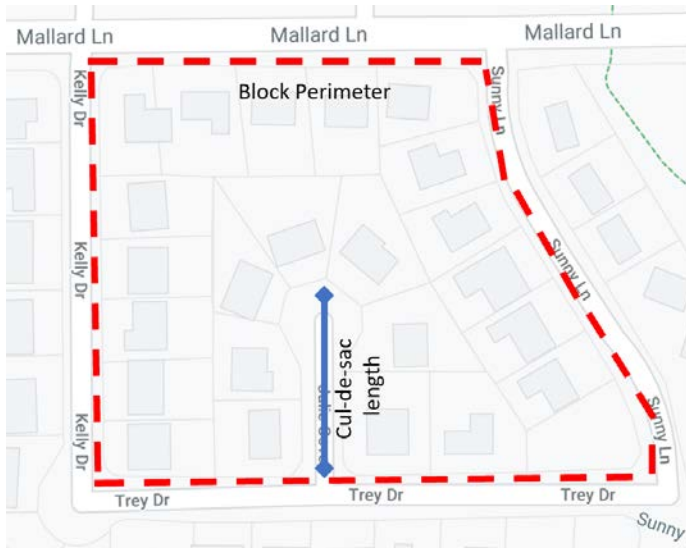


Figure 2.7.4

2.7.1 Transition Setbacks

Transition building lines having a minimum angle of forty five (45) degrees are to be provided where an offset in building lines is greater than five (5) feet.

(Ord. No. 2003-33, 9-23-03)

2.8 - Streets

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

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

2.8.1 Street Arrangements

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

continuous or in alignment with existing streets unless variations are deemed advisable by the City Engineer due to topography and requirements of traffic circulation.



2.8.2 Right-of-Way (ROW) Widths

All street and road rights-of-way within new subdivisions shall be subject to the minimum right-of-way and street widths as determined by the City Engineer and the City of Taylor Engineering Manual & Details.

2.8.2.1. Work in Right-of-Way

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

2.8.3 Street Jogs

Street jogs with centerline offsets of less than one hundred twenty-five (125) feet joining a minor street, less than one hundred fifty (150) feet joining a collector street, and less than two hundred (200) feet joining an arterial street shall be prohibited.

2.8.4 Intersection Angles

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

2.8.5 Arterial Street Requirements

1. Arterial Street Curves. Curves in arterial streets are to have a centerline radius of two thousand (2,000) feet or more with exceptions to this standard granted only by the City Engineer. Reverse curves are to be separated by a minimum tangent of one hundred (100) feet.
2. Arterial street locations, alignments, widths, and cross-sections are to be determined by the Planning and Zoning Commission and designated on the Thoroughfare Plan.

2.8.6 Minor Street Curves

Curves in minor or residential streets are to have a centerline radius of three hundred (300) feet or more unless approved by the City Engineer.

2.8.7 Collector Street Curves

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

2.8.8 Cul-de-sacs

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

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

2.8.9 Street Buffers

A one-foot reserve shall be dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts. When the adjacent property is subdivided in a recorded plat, the one-foot reserve shall become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors).

2.8.10 Alleys

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

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.

2.8.12 Street Signage

The subdivider is responsible for furnishing and erecting street signs with block numbers as required by the City.

2.8.13. Street Lighting

The Developer is responsible for furnishing and erecting street lighting as required by the City Manager.

(Ord. No. 2003-33, 9-23-03; Ord. No. 2007-12, §§ 1, 2, 6-14-07; [Ord. No. 2016-04, § 2, 5-26-2016](#))

2.9 - Utility Easements

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

(Ord. No. 2003-33, 9-23-03)

2.10 - Drainage

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

2.10.1 Design

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

2.10.2. Maintenance agreement required for drainage facilities

If the City requires that the Developer (or landowner, PID, HOA, or other entity or person specifically approved by the City) shall be responsible for the maintenance of the Drainage Facilities, a Maintenance Agreement, as both are hereinafter defined, will be written and approved by the City that shall include terms and provisions deemed necessary by the City to provide maintenance of the Drainage Facilities.

2.10.3. Maintenance agreement noted on final plat

If a Developer requests, and the City approves, that a Public Improvement District (PID), Home Owners Association (HOA), or other entity be responsible for the maintenance of the Drainage Facilities, the Maintenance Agreement shall be included as part of the platting process and must be approved by the City prior to final plat approval. The plat shall include the information that a Maintenance Agreement is required for the Drainage Facility in the development and any term and provisions of the Maintenance Agreement the City deems necessary shall be noted on the final plat, which may include all terms of the Maintenance Agreement.

2.10.4. Maintenance agreement if preliminary plat not required

The Maintenance Agreement must be negotiated during the Preliminary Platting process, or earlier in the planning process if required by the City, when a preliminary plat is not required.

2.10.5. City maintenance of drainage facilities

If the City determines it will maintain the Drainage Facilities, it shall be noted on the final plat. The real and personal property included as the Drainage Facility shall be deeded and conveyed to the City as part of the platting process using instruments deemed reasonable and necessary to the City prior to final plat approval. The deed or other conveyance documents to the City must be free and clear of all liens, debts or other encumbrances, and the City may require evidence and title assurances of that requirement, including without limitation an owner's title insurance policy.

2.10.6. Role of the homeowners association/public improvement district

Ongoing role of the HOA/PID: The City Planner shall be the City liaison to a HOA and/or PID maintaining Drainage Facilities. Requirements concerning the HOA or PID operation to assure continued operation of Drainage Facilities shall be required by the City, including without limitation, financial reports filed with the City at least annually, a limitation against dissolution without City consent, and an assessment deemed adequate by the City to operate the Maintenance Facilities, allowing the City to collect dues directly and to assess liens against the subdivision for maintenance of the Drainage Facilities.

2.10.7. City council approval of land restrictions

All deed restrictions, covenants running with the land, and easements needed to operate the Drainage Facility must be approved by the City, filed of record, and contain provisions necessary to operate the Drainage Facilities and preventing amendment or dissolution without prior written consent from the City in the books and records of the entity.

(Ord. No. 2003-33, 9-23-03; Ord. No. 2007-12, § 3, 6-14-07)

2.11 - Water and Sewer

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

2.11.1 Utilities Furnished or Supplied by City

Sewer. Sanitary sewers shall be installed to serve each lot. All sewer systems shall be extended across lots to the adjacent property lines.

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

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

2.11.1.1 Private Utilities

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

2.11.2 Fire Flow Requirement

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

(Ord. No. 2003-33, 9-23-03; Ord. No. 2008-08, § 1, 4-22-08; [Ord. No. 2016-04, § 2, 5-26-2016](#).)

2.12 - Park and Playground Sites

In a residential subdivision of twenty (20) acres or more, the subdivider is required to dedicate five per cent (5%) of the total area of the subdivision that is not in the floodplain for park purposes or pay an escrow, with terms established by the City, in lieu of the parkland dedication. All dedication of land is subject to the approval of the City.

Park and playground sites shall be reserved as indicated on the Future Land Use Plan. Size shall be in accordance with the City's Comprehensive Plan for the park system.

(Ord. No. 2003-33, 9-23-03)

2.13 - School Sites

Location and size of school sites to be in accordance with the requirements of the school district and approved by the City of Taylor. All other conditions of this Ordinance shall also apply.

(Ord. No. 2003-33, 9-23-03)

2.14 - Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks on 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.

(Ord. No. 2003-33, 9-23-03)

2.15 - Acceptance of public improvements

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

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

(Ord. No. 2003-33, 9-23-03; Ord. No. 2006-34, § 1, 12-14-06)

2.16 - Final Plat Acceptance

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

2.16.1. *Final plat expiration.*

From the date of Planning and Zoning Commission approval, A final plat will expire no later than six (6) months from the date of the Planning and Zoning Commission approval of the final plat of the approval if:

1. The plat has been filed for record in the County Clerks office in Williamson County Texas; or
2. Construction has not commenced and reasonable construction progress has been completed as determined by the City; or;
3. An appeal of the City determination of construction progress to the Planning and Zoning Commission has been rejected by the Planning and Zoning Commission; or
4. An extension to the filing or construction requirement has not been approved by the Commission.

(Ord. No. 2003-33, 9-23-03; Ord. No. 2007-12, § 4, 6-14-07)

2.17 - Building Permits and Fees

Plans submitted for building permits shall not be approved and no permits shall be issued until the public improvements are accepted by the City, all appropriate fees are paid, and the plat is filed for record with the Williamson County Clerk's Office except as otherwise provided below:

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

(Ord. No. 2003-33, 9-23-03; [Ord. No. 2016-04, § 2, 5-26-2016](#))

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

~~2.18—Lots~~

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

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

~~(Ord. No. 2003-33, 9-23-03; Ord. No. 2016-04, § 2, 5-26-2016)~~

~~2.19 – Blocks~~

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

~~(Ord. No. 2003-33, 9-23-03)~~

~~2.20 – Streets~~

~~The subdivider shall be responsible for the construction of the adjacent half of all perimeter streets surrounding the subdivision that are not improved to city standards. Perimeter street subdivision requirements include all commercial subdivisions. In lieu of constructing perimeter streets, the City Manager may approve an escrow of one-half (½) of the cost. The cost must be approved by the City Engineer.~~

~~2.20.1 – Street Arrangements~~

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

~~2.20.2 – Arterial Street Requirements~~

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

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

~~2.20.3 – Collector Street Curves~~

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

~~(Ord. No. 2003-33, 9-23-03)~~

~~2.21 – Utility Easements~~

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

~~(Ord. No. 2003-33, 9-23-03)~~

~~2.22 – Drainage~~

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

2.22.1 Design

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

~~(Ord. No. 2003-33, 9-23-03)~~

2.23 Water and Sewer

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

2.23.1 Utilities Furnished or Supplied by City

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

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

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

2.23.1.1 Private Utilities

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

2.23.2 Fire Flow Requirement

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

~~(Ord. No. 2003-33, 9-23-03; Ord. No. 2008-08, § 1, 4-22-08; Ord. No. 2016-04, § 2, 5-26-2016)~~

2.24 Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. Sidewalks shall be constructed and extended across their property along the perimeter of all property boundaries adjacent to

Formatted: Highlight

public right-of-ways. Sidewalks shall be a minimum of four (4) feet in width and be in compliance with the Americans with Disabilities Act (ADA). All sidewalks must be in compliance with specifications provided by the City Engineer.

~~(Ord. No. 2003-33, 9-23-03)~~

2.25 – Acceptance of Public Improvements

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

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

~~(Ord. No. 2003-33, 9-23-03)~~

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

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

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

~~(Ord. No. 2003-33, 9-23-03)~~

2.27 – Building Permits and Fees

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

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

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

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

~~(Ord. No. 2003-33, 9-23-03; Ord. No. 2016-04, § 2, 5-26-2016)~~

2.128 - Work in right-of-way

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

(Ord. No. 2007-12, § 5, 6-14-07)

Chapter 5. - Definitions

5.1 - Terms Defined

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

Block Face - A side of a block facing upon a street, within which lots face the abutting street.

Commented [TY1]: Consider clarifying this definition