

AGENDA

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

January 9th, 2024, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, January 9th, 2024.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=4547&month=1&year=2024&day=09&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

I. CITIZENS COMMUNICATION

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

II. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on December 12, 2023.
2. PZ-2023-1935 – Consider Disapproval of Taylor Tract Preliminary Plat consisting of approximately 69.169 acres generally located at 14501 Hwy 79, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, part of and out of the HG Johnson Survey, Section No. 6, Abstract No. 348, Taylor, Williamson County, Texas. (Shai Roos-HDR)
3. PZ-2023-1904 – Consider Disapproval of Northcutt-Buzan Estates Preliminary Plat consisting of approximately 27.887 acres generally located at 1910 CR 452, more particularly described by Williamson Central Appraisal District Parcel R408565 part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas. (Brenda Joyas-COT)
4. PZ-2023-1980 – Consider Conditional Approval of Taylor Plaza Subdivision Replat No.3 consisting of approximately 13.460 acres generally located at 3100 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R363579, part of and out of the John Pharress Survey, Abstract No. 495, Taylor, Williamson County, Texas.(Brenda Joyas-COT)

III. REGULAR AGENDA

5. **PZ-2023-1972** - Hold a public hearing regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 2300 Grace St, on 0.45 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018004 in the Smith W C, Block 9, Lot 12-13, Taylor, Williamson County, Texas. (Brenda Joyas-COT)
6. **PZ-2023-1972** - Consider making a recommendation regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 2300 Grace St, on 0.45 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018004 in the Smith W C, Block 9, Lot 12-13, Taylor, Williamson County, Texas. (Brenda Joyas-COT)
7. **PZ-2023-1973** - Hold a public hearing regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 1816 Eckhardt St, on 0.2 acres of land, more particularly described by Williamson Central Appraisal District Parcel R017041 in the S3586 - Eckhardt R J Tract, Block 1, Lot 2 (W/PT), Taylor, Williamson County, Texas. (Brenda Joyas-COT)
8. **PZ-2023-1973** - Consider making a recommendation regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 1816 Eckhardt St, on 0.2 acres of land, more particularly described by Williamson Central Appraisal District Parcel R017041 in the S3586 – Eckhardt R J Tract, Block 1, Lot 2 (W/PT), Taylor, Williamson County, Texas. (Brenda Joyas-COT)
9. **PZ-2023-1957** -Place Type Zoning Change – Hold a public hearing regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties. (Colin Harrison-COT)
10. **PZ-2023-1957** -Place Type Zoning Change – Consider making a recommendation regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties. (Colin Harrison-COT)

IV. DISCUSSION ITEMS

1. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
2. Review Planning and Zoning Commissioner Terms of office and 2024 appointments.

V. ADJOURN

Next Meeting Date: February 13, 2024

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 **October 10, 2023**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Victoria Winchester Date: 01.5.2024
Victoria Winchester, Administrative Assistant

**PLANNING AND ZONING COMMISSION MEETING
MEETING MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
December 12th, 2023, 6:00 P.M**

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

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

I. CITIZENS COMMUNICATION

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II. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on November 14, 2023.
2. **PZ-2023-1935** - Consider Disapproval of Taylor Tract Preliminary Plat consisting of approximately 69.169 acres generally located at 14501 Hwy 79, more particularly described by the Williamson Central Appraisal District Parcels R019338 and R019992 part of and out of the HG Johnson Survey, Section No. 6, Abstract No. 348, Taylor, Williamson County, Texas.
3. **PZ-2023-1936** - Consider Disapproval of Murphy Street Preliminary Plat consisting of approximately 1.333 acres generally located on Murphy Street north of E. 4th Street and south of E. 6th Street, more particularly described by the Williamson Central Appraisal District Parcels R015241, R652345, R015264, R015258, R015233, R015232, R015231, R015230, and R015266 being a replat of Lots 1-5 Block 52, Lot 5 Block 53, Lot 6 and part of Lot 1 Block 56 and part of Lot1 Block 57, Taylor, Williamson County, Texas.

4. **PZ-2023-1947** – Consider Conditional Approval of Stuart 2023 Subdivision Minor Plat consisting of approximately 0.743 acres generally located at 2010 West 2nd Street, more particularly described by the Williamson Central Appraisal District Parcel R019749, part of and out of the William R. Williams Survey, Abstract 665, Taylor, Williamson County, Texas.

Chair Amy Everhart accepted the motion to pass the consent agenda. Motion was made by Commissioner Jim Newman and Seconded by Commissioner Steve Darden. No Discussion was made. Motion was passed unanimously.

III. REGULAR AGENDA

5. **PZ-2023-1920-** Hold a public hearing regarding a request to approve a New Neighborhood Plan and Employment Center Plan on approximately 117.335 acres that is pending annexation known as the Davis Tract II, generally located west of Backwood Pass, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, and R019651, part of and out of the James C Eaves Survey, Abstract No. 214 and George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas. (Brenda Joyas-COT)

Chair Amy Everhart Opened Public Hearing at 6:02PM. COT, Brenda Joyas made a presentation regarding the request to approve a New Neighborhood Plan and Employment Center Plan known as Davis Tract II.

Chair Amy Everhart Closed Public Hearing at 6:04 PM.

6. **PZ-2023-1920-** Consider making a recommendation regarding a request to approve a New Neighborhood Plan and Employment Center Plan on approximately 117.335 acres that is pending annexation known as the Davis Tract II, generally located west of Backwood Pass, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, and R019651, part of and out of the James C Eaves Survey, Abstract No. 214 and George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

A Motion was made by Commissioner Nora Roy to request to approve the New Neighborhood Plan and Employment Center Plan. Seconded by Commissioner Steve Darden. The motion was passed unanimously.

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

Chair Amy Everhart opened the public hearing at 6:05PM. COT, Tom Yantis made a presentation regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties. Marcus Reese the

owner of 1006 W 2nd St spoke about his rezoning request. Chair Amy Everhart closed the public hearing at 6:24PM.

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

Motion was made by Commissioner Annette Maruska to approve all the requests to change the designated place type zoning districts including, 1006 W 2nd Street which was recommended for disapproval by staff.

Motion was then seconded by Commissioner Jim Newman. Motion was unanimously passed.

IV. DISCUSSION ITEMS

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

VI. ADJOURN 6:27PM

Next Meeting Date: January 9, 2023

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 **October 10, 2023**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: _____ Date: _____

Victoria Winchester, Administrative Assistant

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

Item Details

Agenda No.	2
Requested Action:	Consider Disapproval of Park 79 Commerce Center Taylor Tract Preliminary Plat
Address/Location:	Generally located at 14501 Hwy 79
Legal Description:	Approximately 69.169 acres of land generally located at 14501 Hwy 79, more particularly described by the Williamson County Appraisal District Parcels R019338 and R019992 part of and out of the HG Johnson Survey, Section No. 6, Abstract No. 348, Taylor, Williamson County, Texas
Current Zoning:	EC, Employment Center Place Type Zoning
Current Use:	Greenfield
Applicant:	Trevor Riek, Pape-Dawson Engineers
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted preliminary plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, 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 Riek
Pape-Dawson Engineers
10801 N Mopac Expy, Bldg 3, Suite 200
Austin TX 78759

Date: Thursday, December 21, 2023

Address: 14501 hwy 79, Taylor 76574

Permit Number PZ-2023-1935

Dear Trevor Riek,

Staff has completed its review of the plat for the Park 79 Commerce Center Taylor Tract Preliminary plat that is to be located at 14501 hwy 79, Taylor 76574. There are some corrections that need to be made prior to approval of the plat. Comments from this review follow.

Planning Department Comments

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

We recommend a meeting with the applicant/owner to go over the plat document and to figure out some of the planning related items such utilities. We would also like to talk through things such as block requirements and providing additional streets for lot access. We also need to have a drainage study submitted for the property and for you to provide a follow up response to TIA requirements for the subdivision. These comments are in addition to the Engineering comments below.

Engineering Department Review

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

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

General

1. A meeting is to be scheduled with applicant to review outstanding comments/documents and formatting of the plat. Submittal is incomplete.

Preliminary Plat

1. Sheet - [1] 01 COVER SHEET - Only plat to be submitted in this file. All other information to be submitted as ancillary information to the plat. Format of plat to follow City of Taylor plat application. Current format is not appropriate for plat document.
2. Sheet - [3] 03 OVERALL PRELIMINARY PLAT - Provide to larger scale (e.g. 1"=100')
3. Sheet - [3] 03 OVERALL PRELIMINARY PLAT - Recommend showing plat on 2-sheets and provide tables, notes, certification blocks etc. on additional sheet. Maximize sheet border and minimize sheet block use
4. Sheet - [3] 03 OVERALL PRELIMINARY PLAT - Provide names of streets on the plat
5. Sheet - [4] 04 PRELIMINARY PLAT (1 OF 4) - Only ROW to be shown on the plat drawing (Typical)

6. Sheet - [4] 04 PRELIMINARY PLAT (1 OF 4) - Does this area allow for utility extension?
7. Sheet - [4] 04 PRELIMINARY PLAT (1 OF 4) - It is noted that streets will be required to intersect at 90° angles
8. Sheet - [4] 04 PRELIMINARY PLAT (1 OF 4) - Follow City of Taylor formatting for preliminary plats, including heading, notes, certificates, legal description (metes and bounds), street table, etc.)
9. Sheet - [4] 04 PRELIMINARY PLAT (1 OF 4) - 6. The following information drawn/expressed on the schematic/drawing of subdivision:
 - a) Boundary shown in solid bold lines and point of beginning labeled.
 - b) The dimensions and bearings of all lot and boundary lines with a tie to a corner of the original tract and a tie to the closest platted lot.
 - c) The proposed location of neighborhood mailbox units with expanded right of way turn outs.
 - d) Designation of any lot that is for a private or public purpose, including but not limited to proposed park land, utilities, drainage, private amenity areas, landscape easements, and similar uses
 - e) Preliminary Plats only: Topographic features with two-foot (2') interval contour lines
 - f) A secondary point of vehicular access if the plat contains more than 30 residential lots
 - g) Label all ROW widths; include complete curve and line data if applicable.
 - h) Blocks lettered (A, B, C) consecutively following a general clockwise pattern beginning at 12 o'clock.
 - i) Lots numbered (1, 2, 3) consecutively within each block, generally in a clockwise pattern; numbering continues from block to block.
10. Sheet - [5] 05 PRELIMINARY PLAT (2 OF 4) - Notate width of easement.
11. Sheet - [5] 05 PRELIMINARY PLAT (2 OF 4) - Verify coordination of sanitary service to Megatel property and Provide continuation of 20-ft public utility easement in Lot 3 pending location of sanitary sewer to service Megatel property.
12. Sheet - [5] 05 PRELIMINARY PLAT (2 OF 4) - Show/copy bearing for this course.
13. Sheet - [5] 05 PRELIMINARY PLAT (2 OF 4) - Show/copy bearing for this course.
14. Sheet - [5] 05 PRELIMINARY PLAT (2 OF 4) - Verify block requirements are met or if variance has been provided. Additional ROW to be required to allow for driveway access to lots. Driveway access on CR 401 is not allowed as this would be a community boulevard where access is taken from side streets.
15. Sheet - [6] 06 PRELIMINARY PLAT (3 OF 4) - Label the dimensions shown.
16. Sheet - [7] 07 PRELIMINARY PLAT (4 OF 4) - Verify, will Lot 1 be used solely for drainage? If so, note accordingly on plat. Detention ponds to be removed from plat drawing. These can be provided in a separate exhibit.
17. Sheet - [7] 07 PRELIMINARY PLAT (4 OF 4) - Notate all bearing, distance and curves for this existing ROW. Street name to be provided.
18. Sheet - [7] 07 PRELIMINARY PLAT (4 OF 4) - Label the dimensions shown.
19. Sheet - [8] 08 UTILITY PLAN - How are existing lots serviced by utilities. Verify if extension of water and sanitary sewer will be required to service the existing lots, to be included with proposed street improvements.
20. Sheet - [9] 09 DETAILED DRAINAGE MAP - Provide a copy of the associated drainage study for the subdivision. Drainage study to be provided in accordance to the Taylor Engineering Manual.

Fire Department Comments (PZ)

The following comments have been provided by Eric Engelke. Should you have any questions or require additional information regarding any of these comments, please contact Eric Engelke by email at eric.engelke@taylor.tx.gov.

Reviewed with no comments.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (972) 415-0914, or by e-mail at shai.roos@hdrinc.com.

Thank you,

Shailaja Roos

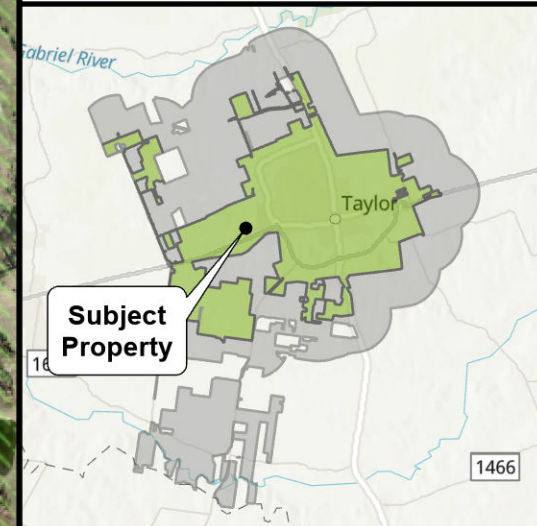
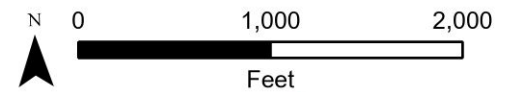
Shai Roos, AICP



PZ-2023-1935

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

- City Limits
- ETJ Boundary
- Subject Property
- Parcels



TAYLOR TRACT

14501 HWY 79

TAYLOR, TEXAS 76574

PRELIMINARY PLAT ONLY

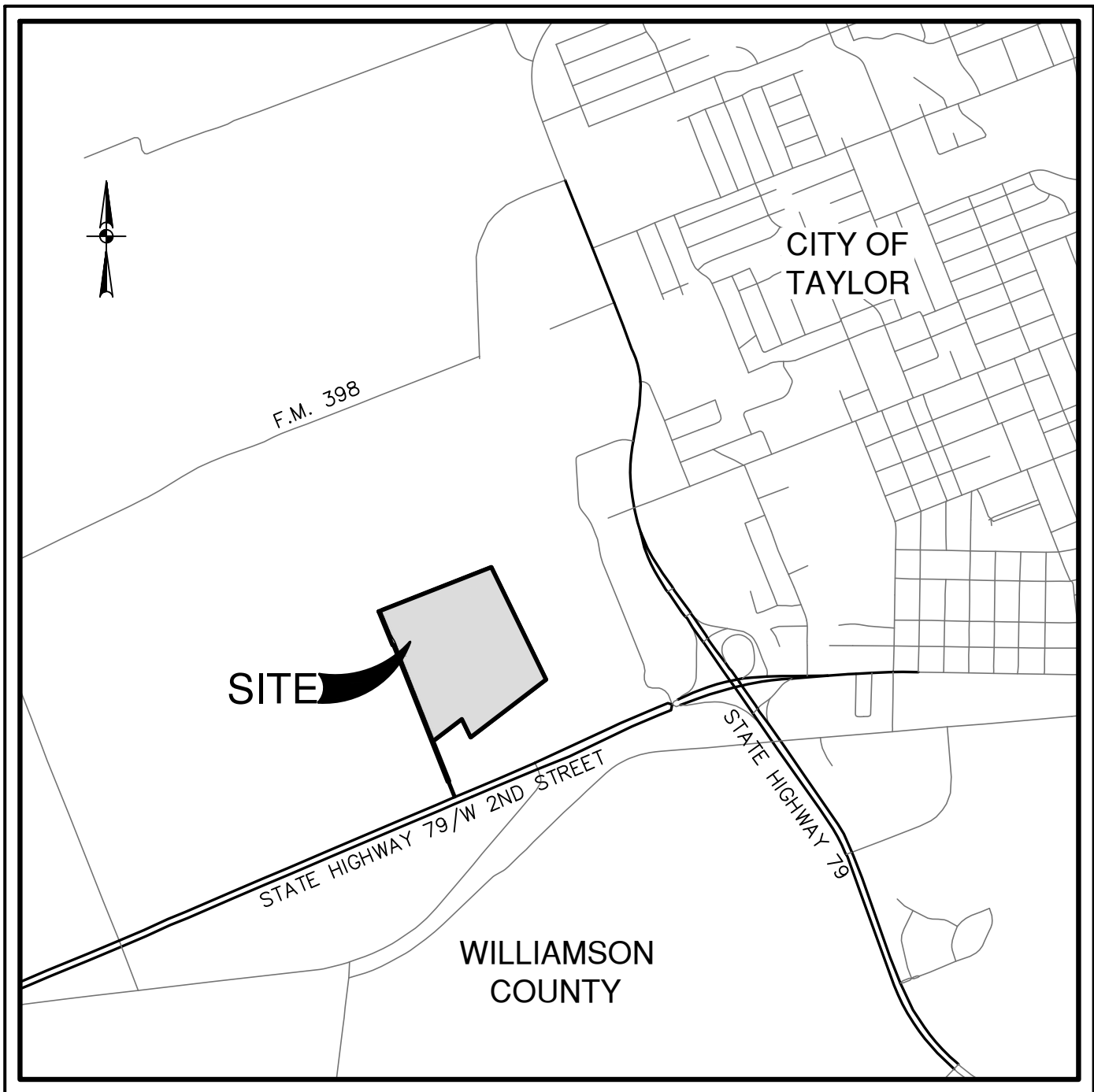
NOT FOR RECORDATION

SHEET INDEX

Sheet Title	Sheet Number
COVER SHEET	01
EXISTING CONDITIONS AND TREES PLAN	02
OVERALL PRELIMINARY PLAT	03
PRELIMINARY PLAT (1 OF 4)	04
PRELIMINARY PLAT (2 OF 4)	05
PRELIMINARY PLAT (3 OF 4)	06
PRELIMINARY PLAT (4 OF 4)	07
UTILITY PLAN	08
DETAILED DRAINAGE MAP	09
EXISTING WATERSHED MAP	10

NOTES:

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



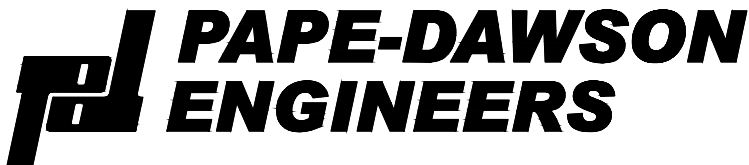
LOCATION MAP

NOT-TO-SCALE

QUANNAH PARTNERS

1720 S. BELLAIRE STREET
PENTHOUSE
DENVER, COLORADO 80222

OCTOBER 2023



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

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

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

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

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

CITY OF TAYLOR - PUBLIC WORKS DEPARTMENT
CONTACT: JIM GRAY
15500 SUN LIGHT NEAR WAY #B
TAYLOR, TEXAS 78660
(512)352-5818

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

SUBMITTED BY:

12/12/23

DATE

PAPE-DAWSON ENGINEERS
MARK A. RAMSEUR
VICE PRESIDENT



BENCHMARKS:

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

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

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

NOTES:

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

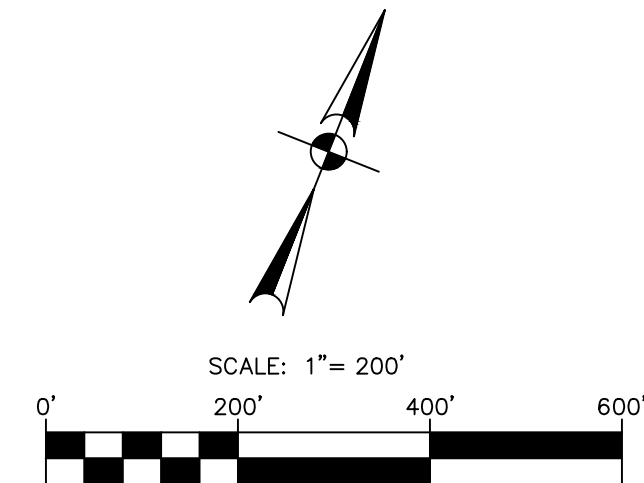
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF TAYLOR MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

LEGAL DESCRIPTION :

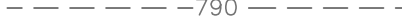
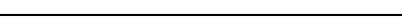
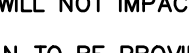
A 69.169 ACRE TRACT OF LAND, BEING SITUATED IN THE H. G. JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR TEXAS HOLDINGS, INC., RECORDED IN DOCUMENT NO. 2008053881 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 69.169 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.



TRIBE	DIA	TYPE
3000	9	HACKBERRY
3001	18	HACKBERRY
3002	13	HACKBERRY
3003	12	HACKBERRY
3004	12	HACKBERRY
3005	9	MULBERRY
3006	13	HACKBERRY
3007	8	HACKBERRY
3008	13.5	HACKBERRY (M)
3009	10.5	HACKBERRY (M)
3010	9	HACKBERRY
3011	9	HACKBERRY
3012	8	HACKBERRY
3013	13	HACKBERRY
3014	8	HACKBERRY (M)
3015	15	MULBERRY
3016	16	HACKBERRY (M)
3017	9	HACKBERRY
3018	10	HACKBERRY
3019	10	HACKBERRY
3020	11	GUM
3021	12	PECAN
3022	11	PECAN
3023	8	BOX ELDER
3024	11	HACKBERRY
3025	25	HACKBERRY
3026	9	HACKBERRY
3027	14.5	HACKBERRY (M)
3028	12	PECAN
3029	13	PECAN
3030	24	HACKBERRY
3031	14	HACKBERRY
3032	11	HACKBERRY
3033	8	HACKBERRY
3034	12	HACKBERRY
3035	12	HACKBERRY (M)
3036	13	HACKBERRY
3037	8	HACKBERRY
3038	14	HACKBERRY
3039	15.5	HACKBERRY (M)
3040	8	HACKBERRY
3041	13.5	HACKBERRY (M)
3042	12	HACKBERRY
3043	22.5	CEDAR ELM
3044	15	CEDAR ELM
3045	10	CEDAR ELM
3046	17	CEDAR ELM
3047	9	CEDAR ELM
3048	13	CEDAR ELM
3049	12	CEDAR ELM
3050	18	ASH
3051	13	CEDAR ELM
3052	9	CEDAR ELM
3053	22	CEDAR ELM
3054	9	CEDAR ELM
3055	9	CEDAR ELM
3056	10	CEDAR ELM
3057	14	CEDAR ELM (M)
3058	10	CEDAR ELM
3059	26	CEDAR ELM (M)
3060	22	PECAN
3061	9	CEDAR ELM
3062	15	CEDAR ELM
3063	18	CEDAR ELM
3064	20	CEDAR ELM
3065	8	MESEQUITE
3066	25	CEDAR ELM (M)
3067	14	MESEQUITE
3068	14	MESEQUITE
3069	8	CEDAR ELM
3070	8	ASH
3071	8	ASH
3072	8	ASH
3073	9	ASH
3074	13	CEDAR ELM (M)
3075	8	MESEQUITE
3076	8	ASH
3077	10	HACKBERRY
3078	23	CEDAR ELM
3079	15	CEDAR ELM
3080	21.5	CEDAR ELM (M)
3081	12	CEDAR ELM
3082	19	CEDAR ELM
3083	12	MESEQUITE
3084	15	MESEQUITE
3085	28	LOAK 28M
3086	17	CEDAR ELM
3087	17	HACKBERRY
3088	13	HACKBERRY
3089	11	HACKBERRY
3090	16	HACKBERRY (M)
3091	13	HACKBERRY
3092	15	HACKBERRY
3093	20.5	HACKBERRY (M)
3094	12	CEDAR ELM
3095	15	ASH
3096	16	HACKBERRY
3097	10	CEDAR ELM
3098	35	HACKBERRY
3099	15	HACKBERRY
3100	18	HACKBERRY
3101	15	HACKBERRY
3102	15	HACKBERRY
3103	12	HACKBERRY
3104	17	HACKBERRY (M)
3105	22	HACKBERRY
3106	30	HACKBERRY
3107	33	HACKBERRY
3108	19.5	ASH 19.5M
3109	8	ASH
3110	8	ASH
3111	15	ASH
3112	12	CEDAR ELM
3113	13.5	GUM 13.5M
3114	14.5	MESEQUITE (M)
3115	12.5	MESEQUITE (M)
3116	10.5	BOX ELDER
3117	10.5	CEDAR ELM (M)
3118	16	CEDAR ELM
3119	17	HACKBERRY
3120	12	HACKBERRY (M)
3121	9	HACKBERRY
3122	9	HACKBERRY
3123	20	HACKBERRY
3124	12	HACKBERRY
3125	22	HACKBERRY
3126	12	HACKBERRY
3127	12	HACKBERRY (M)
3128	33.5	HACKBERRY
3129	22	HACKBERRY
3130	16	HACKBERRY
3131	16	HACKBERRY
3132	20	HACKBERRY
3133	14	HACKBERRY
3134	14	HACKBERRY
3135	23	HACKBERRY
3136	12.5	HACKBERRY (M)
3137	8	HACKBERRY
3138	13	HACKBERRY
3139	13	HACKBERRY
3140	24.5	HACKBERRY (M)
3141	8	HACKBERRY
3142	8	HACKBERRY



LEGEND

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

TREE NOTES:

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

NOTES:

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

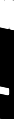
◆ BENCHMARKS:

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

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

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

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

[illegible]

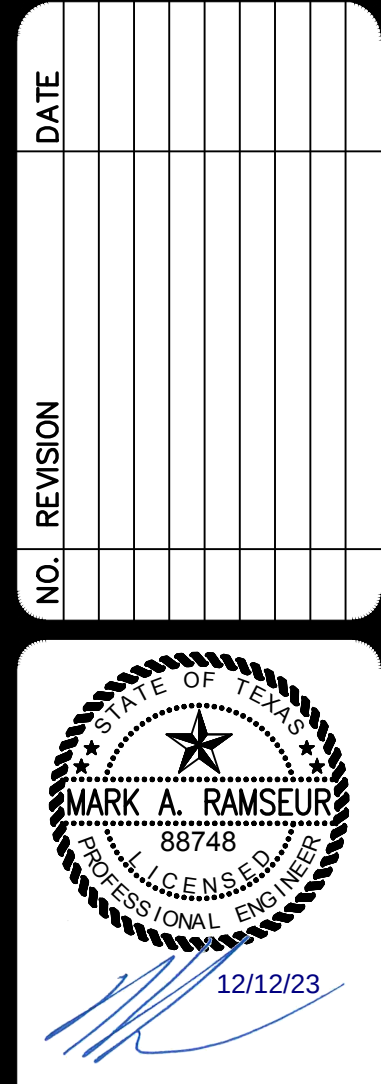
**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
0801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
*BPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

EXISTING CONDITIONS AND TREES PLAN

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN K
SHEET 02 of 10



- | | |
|--|---|
| OWNER:
TAYLOR TEXAS HOLDINGS INC
DAVID CERSONSKY
4512 AQUA VERDE DR
AUSTIN, TX 78746 | TAYLOR TRACT / PZ-2023-1935
DATE: OCTOBER 2023
SCALE: 1" = 200'
ADDRESS: 14501 HWY 79, TAYLOR, TEXAS 76574 |
|--|---|

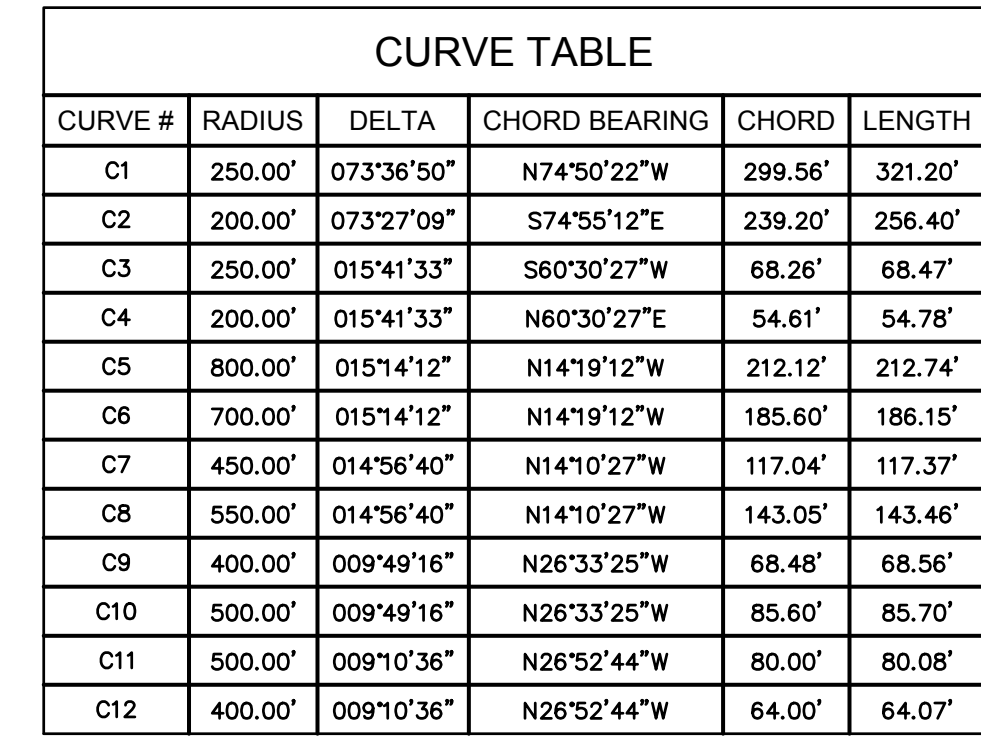
- PAPE-DAWSON
ENGINEERS**
- AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
- 10801 W. MOPAC EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.544.2711
- TYPE FIRM REGISTRATION #470 | TEPBLS FIRM REGISTRATION #1028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

OVERALL PRELIMINARY PLAT

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 04 of 10

CITY OF TAYLOR PROJECT NUMBER PZ-2023-1935
BEING A PRELIMINARY PLAT CONSISTING OF 69.169 ACRES, INCLUDING 3.63 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE
5 LOTS, 2 RESERVES, PART OF AND OUT OF THE H. G. JOHNSON SURVEY SECTION NO. 6, ABSTRACT NO. 348, TAYLOR,
WILLIAMSON COUNTY, TEXAS



FIELD NOTES FOR
A 69.169 ACRE TRACT OF LAND, BEING SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR & ASSOCIATES, INC., RECORDED IN DOCUMENT NO. 200805381 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 69.169 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at an iron pin cap marked "Williamson County" found on a point in the west boundary line of Lot 1 of Amended Plat of Amanda's Commercial Subdivision according to the subdivision recorded in Document No. 2007080629 of the Official Public Records of Williamson County, Texas, said point being the northeast corner of a called 0.101-acre tract conveyed to Williamson County, Texas, recorded in Document No. 2023003588 of the Official Public Records of Williamson County, Texas; same being a southeast corner of the Remnant Portion of said 69.28-acre tract for the southernmost southeast corner and POINT OF BEGINNING hereof;

THENCE S 68°04'19" W, departing the west boundary line of said Lot 1, with the north boundary line of said 0.101-acre tract, some being a south boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 19.56 feet to a ½" iron rod with yellow cap marked "Pope-Dawson" set at the southwest corner of the Remnant Portion of said 69.169-acre tract, said point being the northwest corner of said 0.101-acre tract, some being the northeast corner of a called 1.997-acre tract known as the Public Records of Williamson County, Texas, some being the northeast corner of a called 290.77-acre tract conveyed to Prewitt Farms, LTD., recorded in Document No. 2007076169 of the Official Public Records of Williamson County, Texas for some being the southeast corner of a called 290.77-acre tract conveyed to Prewitt Farms, LTD., recorded in Document No. 2007076169 of the Official Public Records of Williamson County, Texas for the southernmost southwest corner hereof;

THENCE N 21°38'47" W, departing the north boundary line of said 0.101-acre tract and the north boundary line of said 1.097-acre tract, with the east boundary line of said 290.77-acre tract, in part with the east boundary line of a called 328.476-acre tract, and ending at the intersection of the east boundary line of said 0.101-acre tract with the east boundary line of said 1.097-acre tract, as shown on the plat of said Official Public Records, same being the west boundary line of the Remnant portion of said 69.28-acre tract, a distance of 289.55 feet to an iron rod with cap marked "4ward" for a total distance of 1947.69 feet to an iron rod with cap marked "4ward" on a Metheon corner of said 328.476-acre tract, same being the interior ell corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

THENCE, continuing with the east boundary line of said 329.476-acre tract, same being the west boundary line of the Remnant Portion of said 69.28-acre tract, the following two (2) courses and distances:

1. S 68°24'01" W, a distance of 12.77 feet, to an iron rod found for an angle point hereof, and
 2. N 21°17'26" W, a distance of 482.76 feet to a 3" iron pipe found on an interior ell corner of said 329.476-acre tract, same being the northwest corner of the Remnant Portion of said 69.28-acre tract for the northwest corner hereof,
- THENCE N 68°34'09" E, with a south boundary line of said 329.476-acre tract, same being the north boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 1600.89 feet to an axle found on the northwest corner of a called 120.355-acre tract, conveyed to City of Taylor, recorded in Volume 325, Page 284 of the Public Records of Williamson County, Texas, same being the northeast corner of the Remnant Portion of said 69.28-acre tract for the northeast corner hereof,

THENCE S 25°57'11" E, departing the south boundary line of said 329.476-acre tract, with the west boundary line of said 120.355-acre tract, same being the east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 1653.38 feet to a ½" iron rod with yellow cap marked "Papa-Dawson" set on the northeast corner of John O. Baker Subdivision, a subdivision according to the plat recorded in Cabinet A, Slide 289 of the Plat Records of Williamson County, Texas, same being a southeast corner of the Remnant Portion of said 69.28-acre tract for the easternmost southeast corner hereof;

THENCE S 52°36'47" W, departing the west boundary line of a said 120.355-acre tract, with the north boundary line of said John O. Baker Subdivision, same being the south boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 1255.59 feet to a 1/2" iron pipe found on the east boundary line of Lot 2 of said Amended Plat of Amanda's Commercial Subdivision, said point being the northwest corner of said John O. Baker Subdivision, same being a southwest corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

THENCE N 25°51'30" W, departing the north boundary of said John O. Baker Subdivision, with the east boundary line of said Lot 2, same being a west boundary line of the Remnant Portion of said 69.28-acre tract for a distance of 265.85 feet to a ½" iron pipe found on the northeast corner of said Lot 2, same being an interior corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

THENCE S 52°39'41" W, with the north boundary line of said Lot 2, same being a south boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 477.98 feet to a $\frac{3}{4}$ " iron rod found on the northwest corner of said Lot 2, same being an interior corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

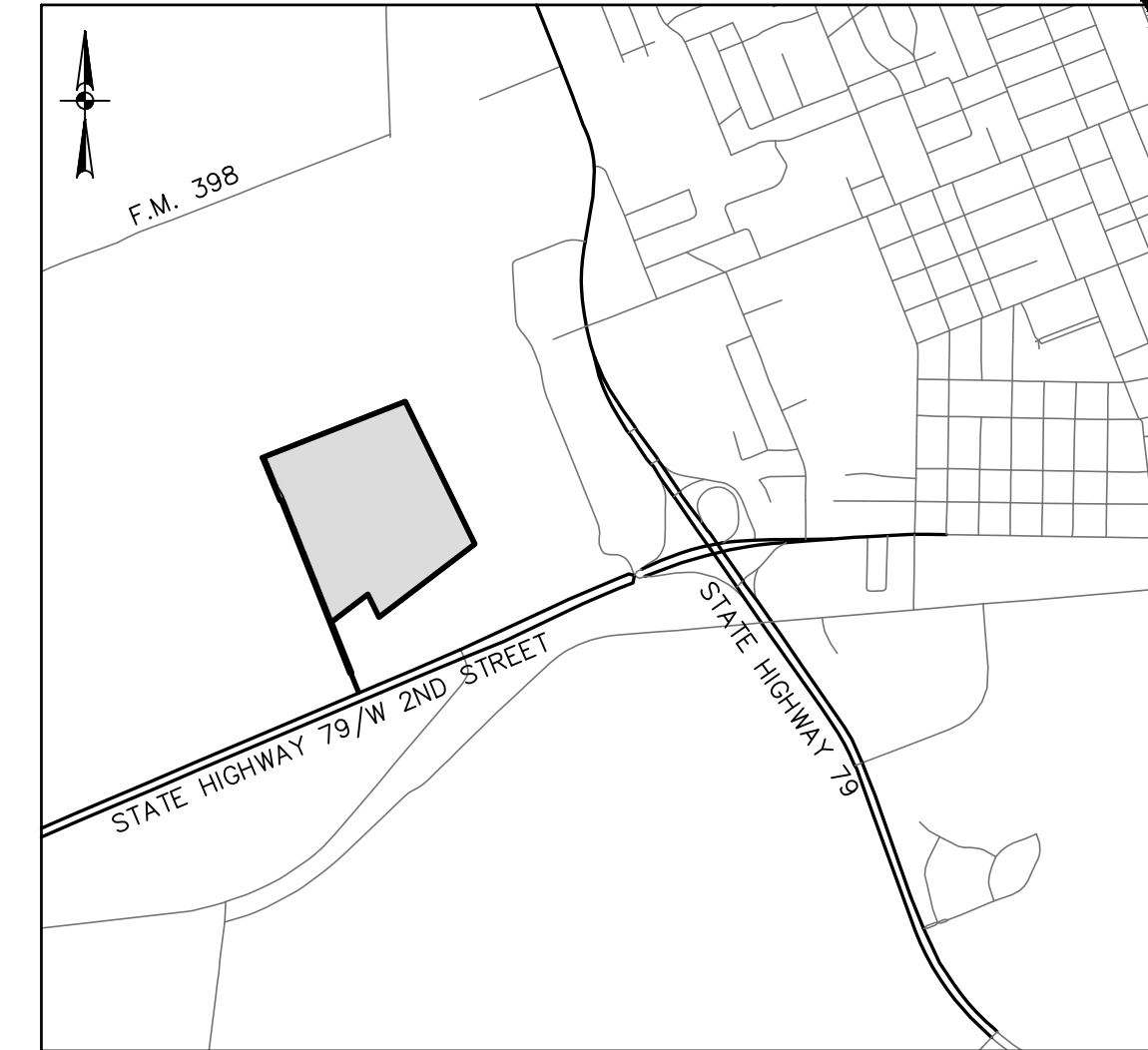
THENCE S 21°44'21" E, with the west boundary line of said Lot 2, in part with the west boundary line of said Lot 1, same being an east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 570.82 feet to the POINT OF BEGINNING and containing 69.169 acres in Williamson County, Texas.

➤ BENCHMARKS:

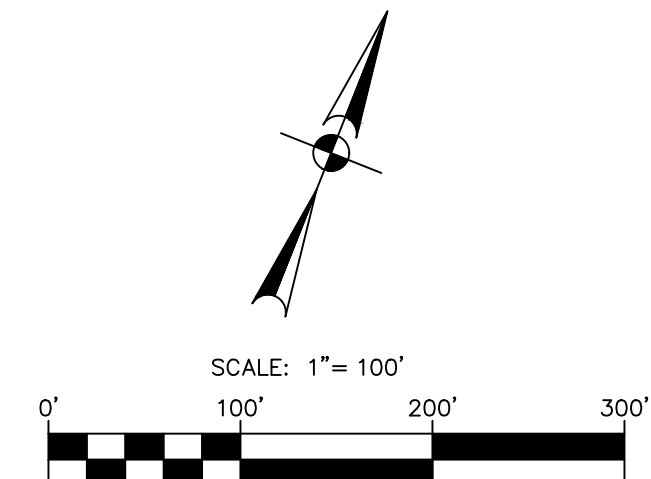
BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH
A COMBINED SCALE FACTOR OF 0.99988

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

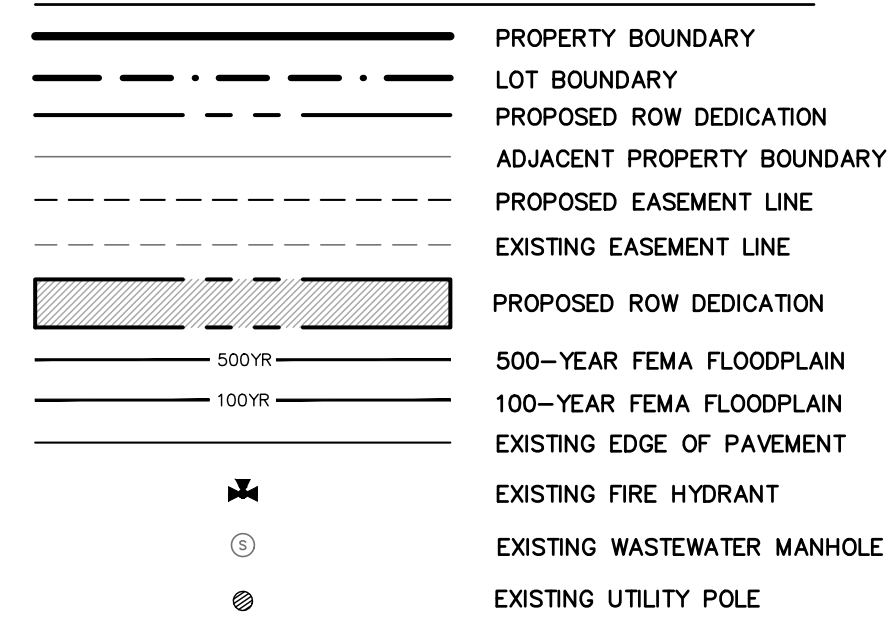
BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83



VICINITY MAP



LEGEND



PLAT NOTES:

1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0530F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. ALL EASEMENTS OF RECORD, AS FOUND IN THE TITLE COMMITMENT, ARE SHOWN ON THIS SHEET PREPARED BY VALERIE ZURCHER, RPLS OF PAPE-DAWSON ENGINEERS.

LAND USE SUMMARY:

ZONING: M-1: LIGHT INDUSTRIAL - 36.66 AC.
RA: RURAL AGRICULTURAL - 32.509 AC. (WITHIN 100-YR FLOODPLAIN)

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

OWNER:

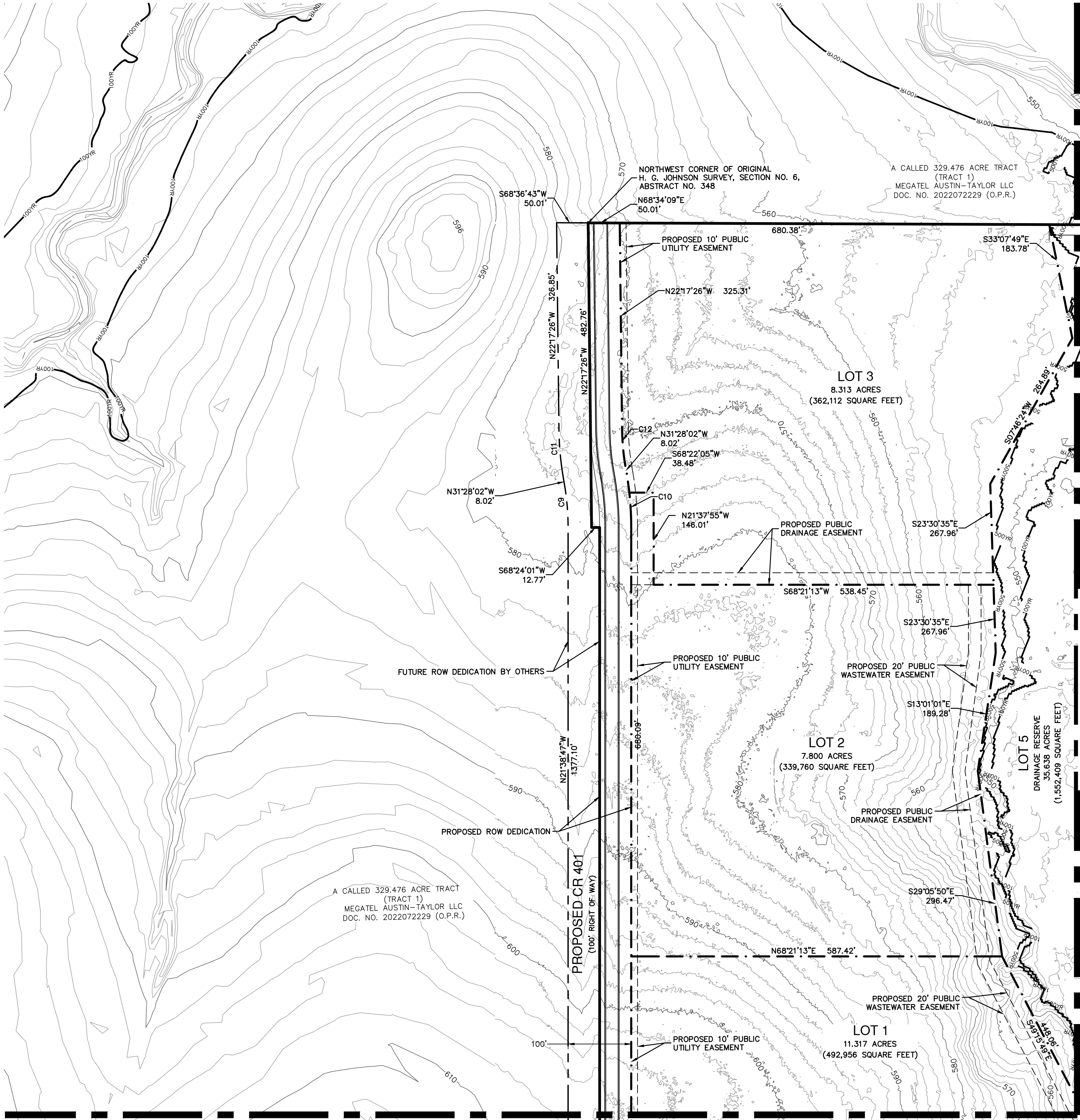
TAYLOR TEXAS HOLDINGS INC
DAVID CERSONSKY
4512 AQUA VERDE DR
AUSTIN, TX 78746

TAYLOR TRACT / PZ-2023-1935
DATE: OCTOBER 2023
SCALE: 1" = 200'
ADDRESS: 14501 HWY 79, TAYLOR, TEXAS 76574

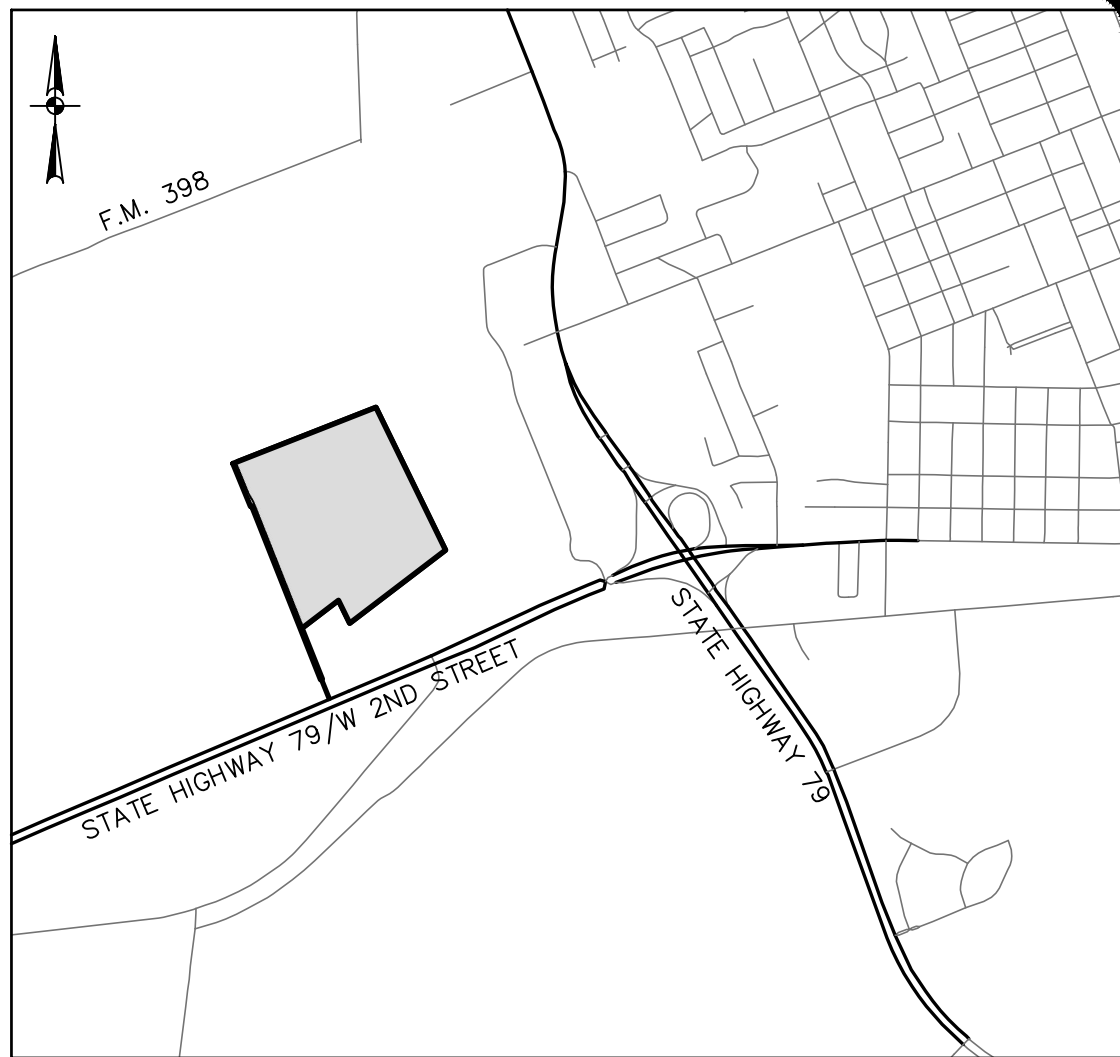
REVISIONS					
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF TAYLOR APPROVAL	APPROVAL DATE

TAYLOR TRACT SUBDIVISION PRELIMINARY PLAT

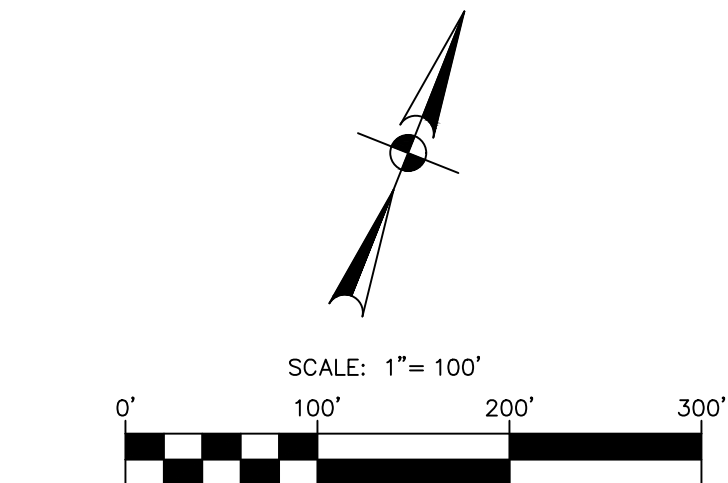
CITY OF TAYLOR PROJECT NUMBER PZ-2023-1935
BEING A PRELIMINARY PLAT CONSISTING OF 69.169 ACRES, INCLUDING 3.63 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE
5 LOTS, 2 RESERVES, PART OF AND OUT OF THE H. G. JOHNSON SURVEY SECTION NO. 6, ABSTRACT NO. 348, TAYLOR,
WILLIAMSON COUNTY, TEXAS



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	250.00'	073°36'50"	N74°50'22"W	299.56'	321.20'
C2	200.00'	073°27'09"	S74°55'12"E	239.20'	256.40'
C3	250.00'	015°41'33"	S60°30'27"W	68.26'	68.47'
C4	200.00'	015°41'33"	N60°30'27"E	54.61'	54.78'
C5	800.00'	015°14'12"	N14°19'12"W	212.12'	212.74'
C6	700.00'	015°14'12"	N14°19'12"W	185.60'	186.15'
C7	450.00'	014°56'40"	N14°10'27"W	117.04'	117.37'
C8	550.00'	014°56'40"	N14°10'27"W	143.05'	143.46'
C9	400.00'	009°49'16"	N26°33'25"W	68.48'	68.56'
C10	500.00'	009°49'16"	N26°33'25"W	85.60'	85.70'
C11	500.00'	009°10'36"	N26°52'44"W	80.00'	80.08'
C12	400.00'	009°10'36"	N26°52'44"W	64.00'	64.07'



VICINITY MAP



LEGEND

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

PLAT NOTES:

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RA: RURAL AGRICULTURAL - 32.509 AC. (WITHIN 100-YR FLOODPLAIN)

LOT & BLOCK TABLE

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

OWNER:

TAYLOR TEXAS HOLDINGS INC
DAVID CERSONSKY
4512 AQUA VERDE DR
AUSTIN, TX 78746
TAYLOR TRACT / PZ-2023-1935
DATE: OCTOBER 2023
SCALE: 1" = 200'
ADDRESS: 14501 HWY 79, TAYLOR, TEXAS 76574

BENCHMARKS:

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

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
VOID (V)
ELEV: 609.87
SHEET NO'S
BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

REVISIONS

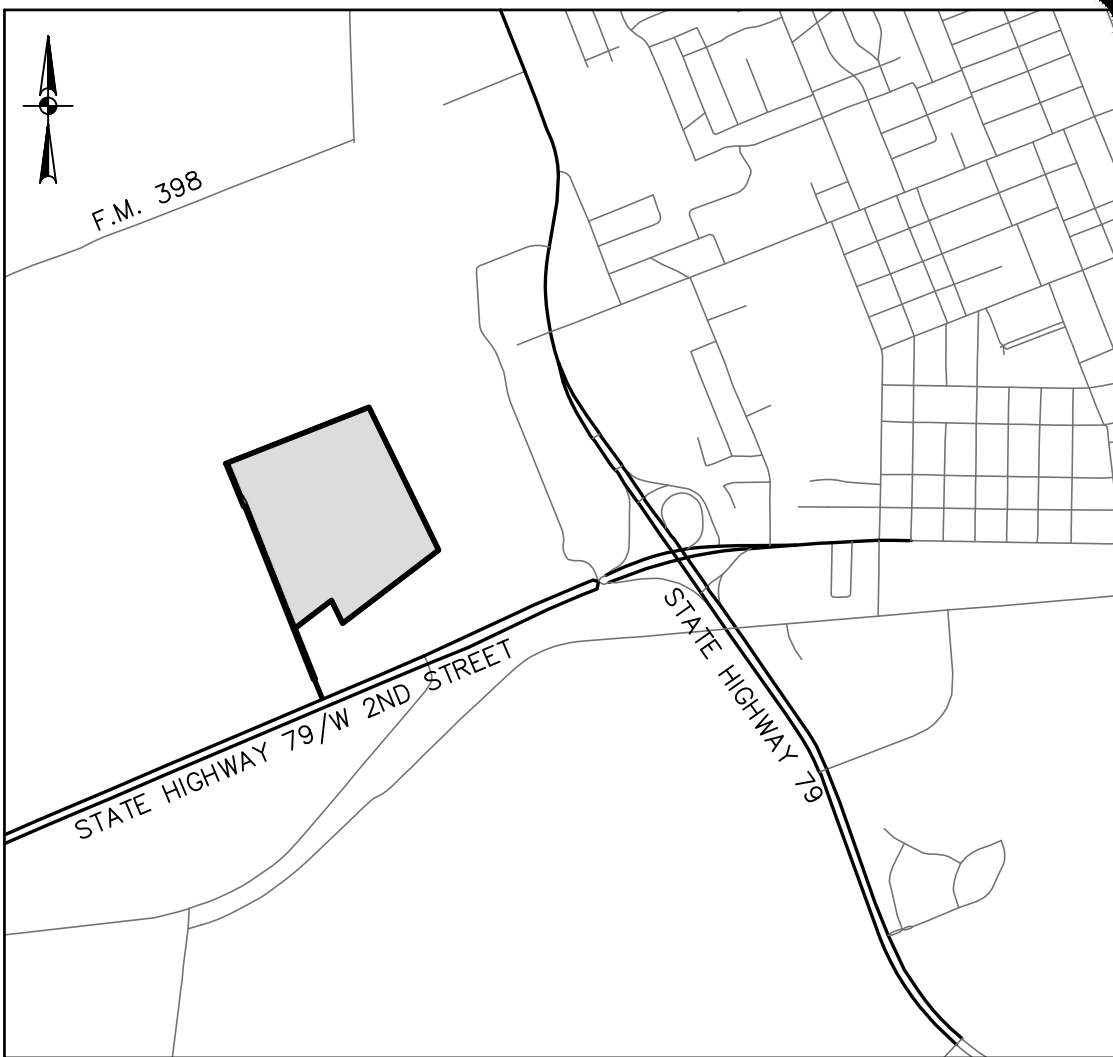
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF TAYLOR APPROVAL	APPROVAL DATE

JOB NO. 51429-00
DATE: OCTOBER 2023
DESIGNER: JR
CHECKED: TR DRAWN: KT
SHEET 05 of 10

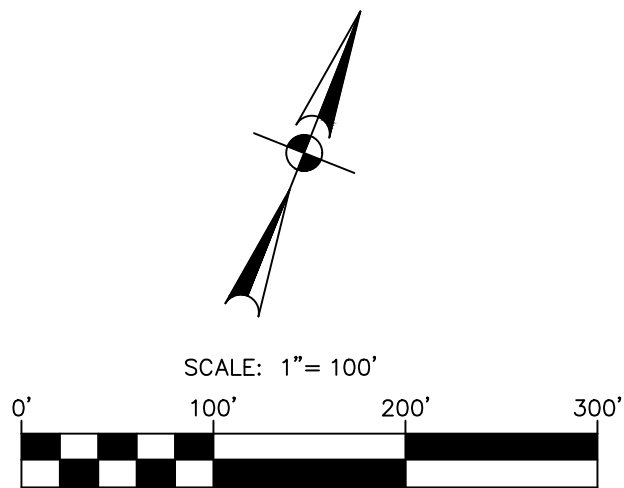
TAYLOR TRACT SUBDIVISION PRELIMINARY PLAT

CITY OF TAYLOR PROJECT NUMBER PZ-2023-1935
BEING A PRELIMINARY PLAT CONSISTING OF 69.169 ACRES, INCLUDING 3.63 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE
5 LOTS, 2 RESERVES, PART OF AND OUT OF THE H. G. JOHNSON SURVEY SECTION NO. 6, ABSTRACT NO. 348, TAYLOR,
WILLIAMSON COUNTY, TEXAS

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C10	500.00'	009°49'16"	N26°33'25"W	85.60'	85.70'
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C12	400.00'	009°10'36"	N26°52'44"W	64.00'	64.07'



VICINITY MAP



LEGEND

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

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LAND USE SUMMARY:

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OWNER:

TAYLOR TEXAS HOLDINGS INC
DAVID CERSONSKY
4512 AQUA VERDE DR
AUSTIN, TX 78746

TAYLOR TRACT / PZ-2023-1935
DATE: OCTOBER 2023
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REVISIONS

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

BENCHMARKS:

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COORDINATES ARE STATE PLANE CENTRAL ZONE WITH
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ELEV: 609.87

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

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 13

Date: Dec 12, 2023, 11:32am User ID: jwelf
File: \pape-dawson.com\user-pd\Projects\514\23\00\212 Preliminary\Civil\SP51423-00.dwg

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NO.	REVISION	DATE



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOORE AVE., SUITE 300 | AUSTIN, TX 78758 | 512.664.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #1002861

TAYLOR TRACT
TAYLOR, TEXAS 76574

PRELIMINARY PLAT (3 OF 4)

JOB NO. 51429-00
DATE: OCTOBER 2023
DESIGNER: JR
CHECKED: TR DRAWN: KT
SHEET 06 of 10

PZ-2023-1935

CITY OF TAYLOR PROJECT NUMBER PZ-2023-1935
BEING A PRELIMINARY PLAT CONSISTING OF 69.169 ACRES, INCLUDING 3.63 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE
5 LOTS, 2 RESERVES, PART OF AND OUT OF THE H. G. JOHNSON SURVEY SECTION NO. 6, ABSTRACT NO. 348, TAYLOR,
WILLIAMSON COUNTY, TEXAS

LOT 5
DRAINAGE RESERVE
35.638 ACRES
(1,552,409 SQUARE FEET)

LOT 1
11.317 ACRES
(482,956 SQUARE FEET)

LOT 4
DRAINAGE RESERVE
2.471 ACRES
(107,645 SQUARE FEET)

PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT

PROPOSED DETENTION PONDS

STATE HIGHWAY 79
(VARIABLE WIDTH RIGHT OF WAY)

PROPOSED YIELD STREET
(50' RIGHT OF WAY)

EXISTING WASTEWATER LINE EASEMENT AGREEMENT
DOC. NO. 2011057118 (O.P.R.)

EXISTING WATERCOURSE

JOHN O. BAKER SUBDIVISION
CABINET A, SLIDE 289 (P.R.)

BLOCK 5 LOT 1-15
J O BAKER SUBDIVISION
DOC. NO. 2008049845
HIGHWAY 79 DEVELOPMENT INC

BLOCK 6 LOT 1-3
J O BAKER SUBDIVISION
DOC. NO. 9605611
TAYLOR BUTANE CO INC

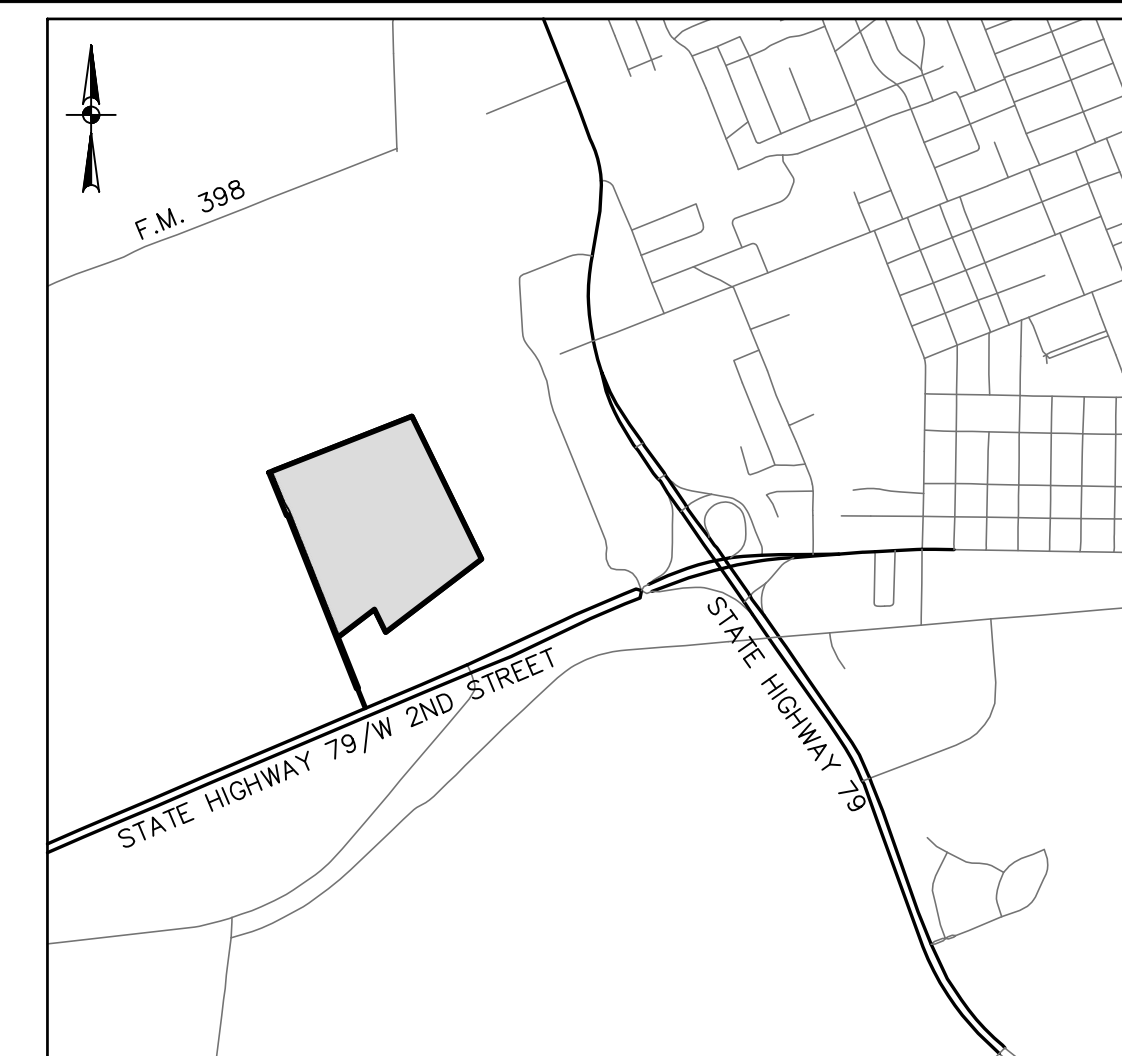
A CALLED 120.355 ACRE TRACT
CITY OF TAYLOR
VOL. 325, PG. 284 (D.R.)

A CALLED 329.476 ACRE TRACT
(TRACT 1)
MEGATEL AUSTIN-TAYLOR LLC
DOC. NO. 2022072229 (O.P.R.)

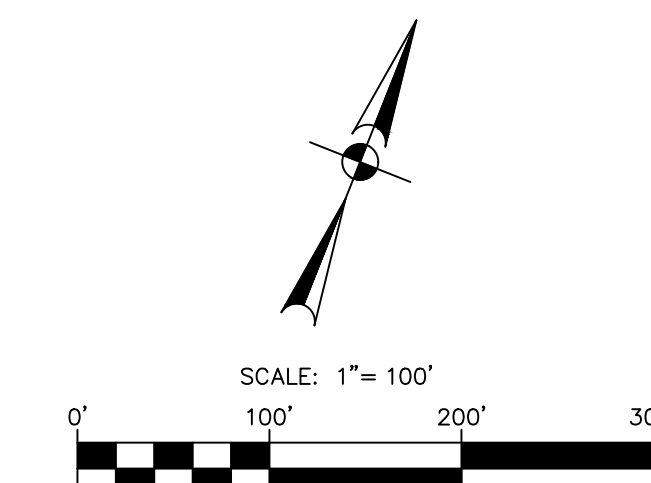
12/12/2022

12

CURVE DATA					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	250.0'	073°36'50"	N74°50'22"W	299.56'	321.20'
C2	200.0'	073°27'09"	S74°55'12"E	239.20'	256.40'
C3	250.0'	015°41'33"	S60°30'27"W	68.26'	68.47'
C4	200.0'	015°41'33"	N60°30'27"E	54.61'	54.78'
C5	800.0'	015°14'12"	N14°19'12"W	212.12'	212.74'
C6	700.0'	015°14'12"	N14°19'12"W	185.60'	186.15'
C7	450.0'	014°56'40"	N14°10'27"W	117.04'	117.37'
C8	550.0'	014°56'40"	N14°10'27"W	143.05'	143.46'
C9	400.0'	009°49'16"	N26°33'25"W	68.48'	68.56'
C10	500.0'	009°49'16"	N26°33'25"W	85.60'	85.70'
C11	500.0'	009°10'36"	N26°52'44"W	80.00'	80.08'
C12	400.0'	009°10'36"	N26°52'44"W	64.00'	64.07'



VICINITY MAP



LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	PROPOSED ROW DEDICATION
	ADJACENT PROPERTY BOUNDARY
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED ROW DEDICATION
 500' R	500-YEAR FEMA FLOODPLAIN
 100' R	100-YEAR FEMA FLOODPLAIN
	EXISTING EDGE OF PAVEMENT
	EXISTING FIRE HYDRANT
	EXISTING WASTEWATER MANHOLE
	EXISTING UTILITY POLE

PLAT NOTES:

1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0530F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. ALL EASEMENTS OF RECORD, AS FOUND IN THE TITLE COMMITMENT, ARE SHOWN ON THIS SHEET PREPARED BY VALERIE ZURCHER, RPLS OF PAPE-DAWSON ENGINEERS.

LAND USE SUMMARY:

ZONING: M-1: LIGHT INDUSTRIAL - 36.66 AC.
RA: RURAL AGRICULTURAL - 32.509 AC. (WITHIN 100-YR FLOODPLAIN)

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

OWNER:

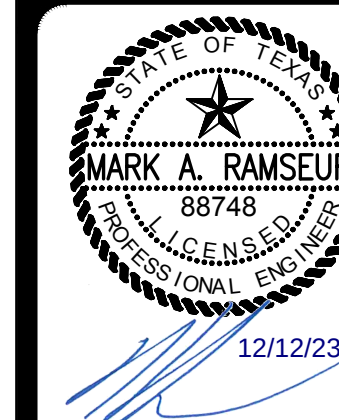
TAYLOR TEXAS HOLDINGS INC
DAVID CERSONSKY
4512 AQUA VERDE DR
AUSTIN, TX 78746

TAYLOR TRACT / PZ-2023-1935
DATE: OCTOBER 2023
SCALE: 1" = 200'
ADDRESS: 14501 HWY 79, TAYLOR, TEXAS 76574

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

REVISIONS

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

[illegible]

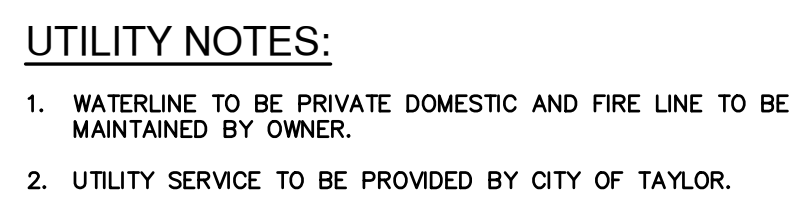
**PAPE-DAWSON
ENGINEERS**

USTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
0801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711

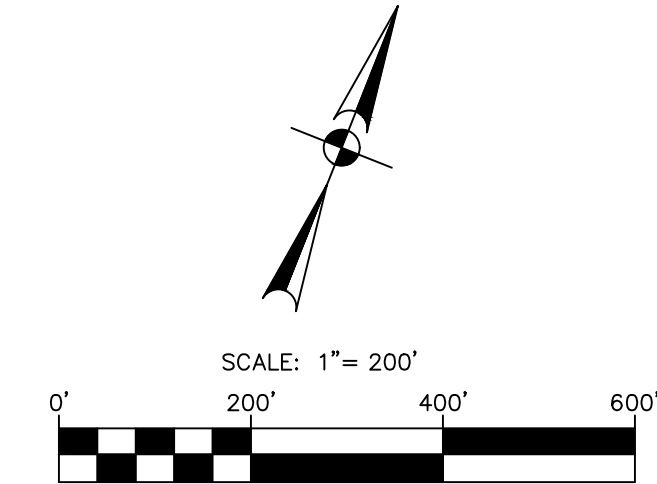
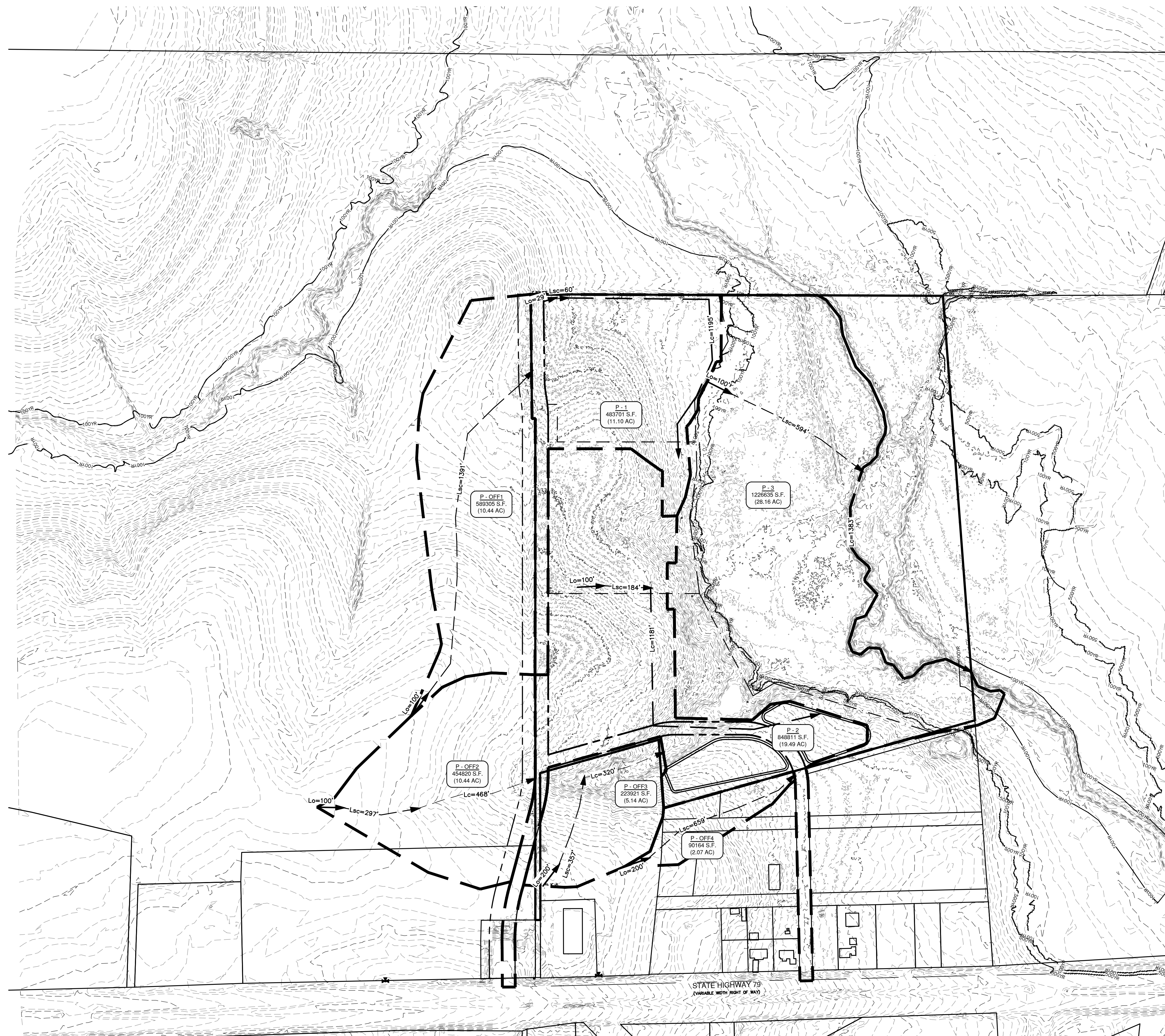
TAYLOR TRACT
TAYLOR, TEXAS 76574

PRELIMINARY PLAT (4 OF 4)

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN
SHEET 07 of 10



JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 08 of 10



LEGEND

PROPERTY BOUNDARY

PROPOSED OFFSITE RIGHT-OF-WAY

ADJACENT PROPERTY BOUNDARY

PROPOSED LOT LINE

500-YR FEMA FLOODPLAIN

100-YR FEMA FLOODPLAIN

PROPOSED DRAINAGE AREA BOUNDARY

OVERLAND FLOW

SHALLOW CONCENTRATED FLOW

CHANNELIZED FLOW

DRAINAGE AREA LABEL

300'

600'

900'

DA: PR XX
XX, XX AC

DRAINAGE NOTES:

- DRAINAGE NOTES:**
1. PROPOSED Q2, Q25, AND Q100 FLOWS ARE LESS THAN EXISTING CONDITIONS.
 2. REFERENCE ANALYSIS POINT WATERSHED MAP SHEET 10 FOR LOCATION OF PROPOSED ANALYSIS POINT AT SH-79.
 3. POND SIZING AND LAYOUT IS PRELIMINARY AND MAY BE REDUCED.

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

[illegible]

12/12/23



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #100288601

TAYLOR TRACT
TAYLOR, TEXAS 76574

DETAILED DRAINAGE MAP

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 09 of 10

Date: Dec 12, 2023, 11:52am User ID: jwolf
File: \\pape-dawson.com\cadd\pdr\Projects\514\23\001\212 Preliminary\Civil\001-DRS1429-00.dwg

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SCALE: 1"= 1,500'

0' 1,500' 3,000' 4,500'

LEGEND

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

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MO-PAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.464.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

TAYLOR TRACT
TAYLOR, TEXAS 76574

EXISTING WATERSHED MAP

JOB NO.	51429-00
DATE	OCTOBER 2023
DESIGNER	JR
CHECKED	TR
DRAWN	KT
SHEET	10 of 10

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

Item Details

Agenda No.	3
Requested Action:	Consider Disapproval of Northcutt-Buzan Estates Preliminary Plat
Address/Location:	Generally located at 1910 CR 452
Legal Description:	Approximately 27.887 acres of land generally located at 1910 CR 452, more particularly described by the Williamson Central Appraisal District Parcels R408565 part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas
Current Zoning:	P2 – Rural with a Planned Development Overlay
Current Use:	Greenfield
Applicant:	Christopher Huggins, Kontour Technical LLC
Case History:	This is the second submission of the preliminary plat.
Staff Recommendation:	The submitted preliminary plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, 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

Address: 1910 CR 452, Taylor 76574

December 21, 2023

Permit Number PZ-2023-1904

Dear Applicant,

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

Planning Department Comments

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

PZ-2023-1904 _ 1910 CR 452

Planning Comments: Denied

1. Make sure street names correspond to actual use/size of streets such as an Avenue should be 80 feet of right of way. Plat shows Stella Avenue as 50 feet right of way which is the width of a yield street not an Avenue.
2. As per the planned development passed on 2022 with Ordinance No. 2022-26 Stella Avenue should be 80 feet right of way.
3. Engineering Summary Letter is not in application PZ-2023-1904, please verify if maybe submitted on another application?
4. Preliminary plat application checklist in the development manual pg 38 states Engineering Reports: Drainage report/DIA, TIA or ITE Calc, and Geotechnical/paving, tree survey with mitigation plan reports need to be submitted with plat application.
5. Explain how on planned development on Buzan Way cul-de-sac lots 8 & 9 show approximate width of 162.5 feet and now preliminary plat shows corresponding D17 & E6 are 242.80 & 224.93 respectively. All other lots on street remain the same width, how did the end lots increase width approximately 60-80 feet.
6. On Block D lots 1-11 on planned development only show 10 blocks, explain how an extra 58.50 feet were added when most lots stayed same width with changing width only leaving 16 feet to add a new lot. New lot adds 58.50 feet approximately.

Engineering Department Review

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

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

Preliminary Plat

Sheet 1 of 2

1. Right of way for Stella Ave. to be provided all the way through. Street construction will be phased accordingly. This was part of the planned development ordinance associated with this subdivision.
2. Right of way dedication required along this area. Street ROW to be total of 80-ft per planned development
3. Show right of way line/filing information for Old Coupland and parcel information to the east.

4. ROW to be square/ 90° at intersections (Typical, all intersections/applicable lots). This is required by the land development code for "Lots"
5. Label street types in table. Yield Streets per PD and Stella Ave. to be a Neighborhood Avenue
6. Right of way dedication required along this area. Street ROW to be total of 67.7-ft per planned development
7. 5/8" IR per metes and bounds (3 locations). Update graphics accordingly to match metes and bounds.

Sheet 2 of 2

1. Update Lien Holder Certificate text – "consent to the subdivision" and include text "further hereby".
2. Update both Owner Certificates text – only use "subdivide"

Utility Schematic

1. It is noted that proposed utility sizes will be per engineering manual and reviewed in the Subdivision Improvements plan submittal. Note, water line minimum size to be 8-inch.
2. It is noted that proposed utility assignments and locations will be per engineering manual and reviewed in the Subdivision Improvements plan submittal.
3. Unresolved: **Proposed sanitary sewer to be coordinated along Stella Avenue.** Engineering Response: Grades appear to allow for extension with minimum depth of cover. This will need to be verified during the subdivision improvements. Utilities are required to be extended through the subdivision.
4. Unresolved: **Water line will be required along Stella Avenue.** Engineering Response: In accordance to engineering manual requirements for looping and providing continuation of water line along the street right of way. Extension of utilities are required to be extended through the subdivision. This is to be from property line to property line.
5. Unresolved: **Fireflow to be verified.** Engineering Response: Please provide project LUEs and demand to verify in utility modeling along with wastewater.

Preliminary Plat

Sheet 1 of 2

1. Comment Stands-ROW to be square/ 90° at intersections (Typical, all intersections/applicable lots)
2. Comment Stands - Verify what this area near Stella Avenue and Old Coupland is for as it is shown as a street ROW connected to Stella Avenue. This will need to be revised to meet Subdivision Requirements
3. Comment Stands - Right of way for Stella Ave. to be provided all the way through. Street construction will be phased accordingly.
4. Cleared
5. Cleared
6. Cleared
7. Comment Stands - Right of way dedication required along this reserve
8. Cleared
9. Comment Stands - Show filing information for Old Coupland and parcel information to the north
10. Cleared
11. Cleared
12. Cleared
13. Comment Stands - Filing information (0.33 ac) noted does not match metes and bounds description.
14. Cleared
15. Cleared
16. Cleared

Sheet 2 of 2

1. Cleared
2. Cleared
3. Cleared
4. Cleared
5. Cleared
6. Cleared

7. Cleared
8. Cleared
9. Cleared
10. Cleared
11. Cleared
12. Cleared
13. Cleared
14. Cleared
15. Cleared
16. Cleared

Utility Schematic

1. Noted - Proposed utility sizes will be per engineering manual and reviewed in the Subdivision Improvements plan submittal. Note, water line minimum size to be 8-inch.
2. Comment Stands - Proposed sanitary sewer to be coordinated along Stella Avenue.
3. Comment Stands - Water line will be required along Stella Avenue.
4. Noted - Proposed utility assignments and locations will be per engineering manual and reviewed in the Subdivision Improvements plan submittal.
5. Noted - Fireflow to be verified.

Fire Department Comments (PZ)

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

- The previous fire department comment has been addressed.

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

Thank you,



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

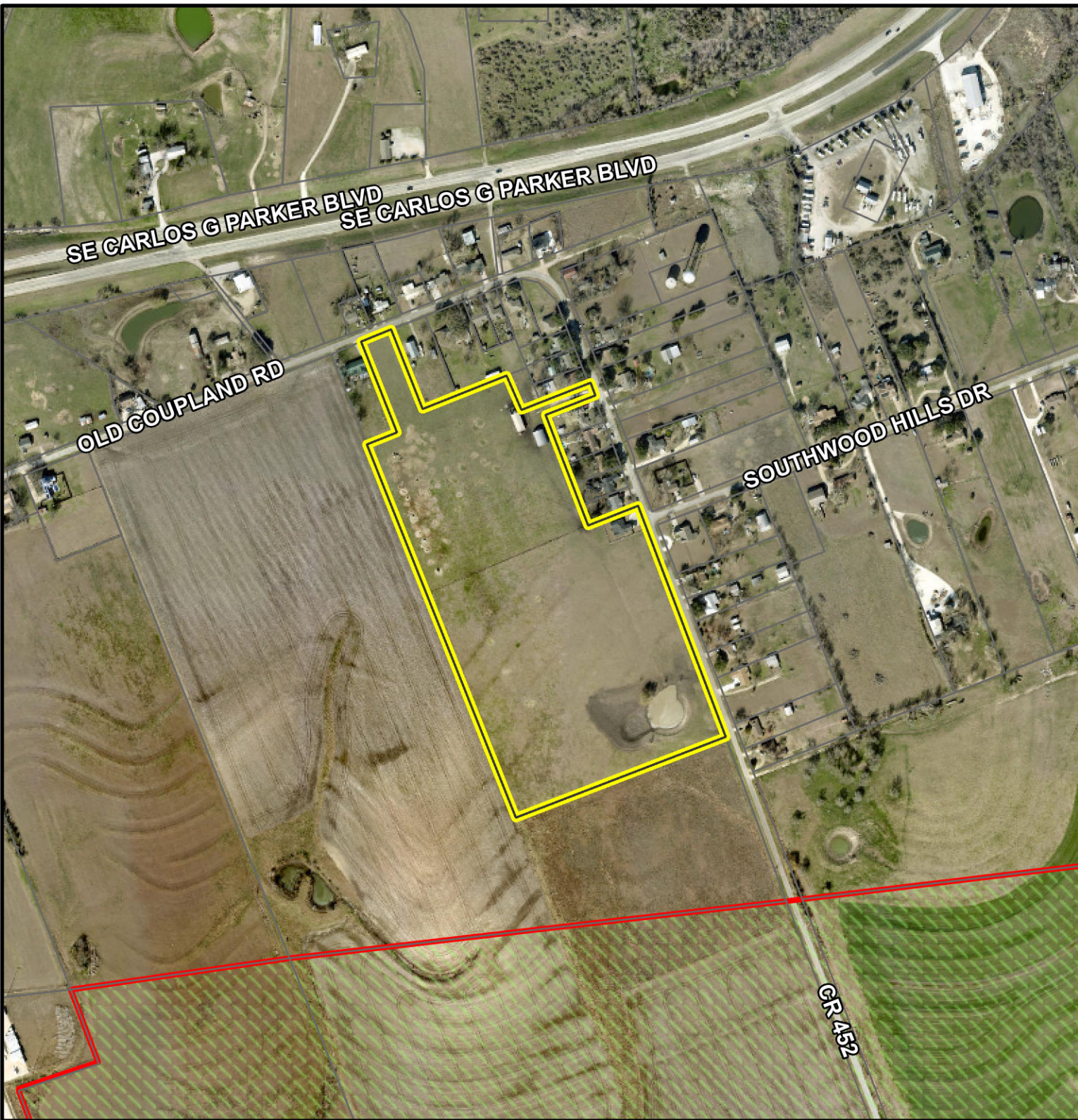
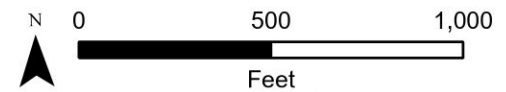
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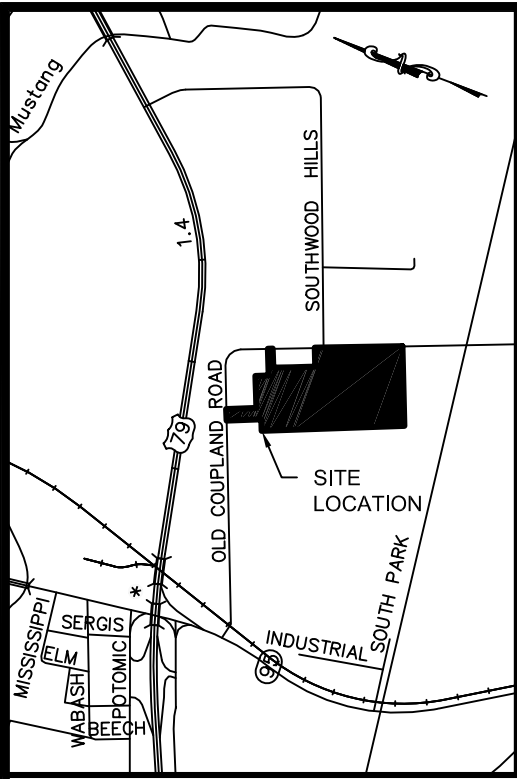


PZ-2023-1904

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

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels





LOCATION MAP (NOT TO SCALE)

DEDICATED STREET INFORMATION (ALL STREETS RESIDENTIAL)	
STREET NAME	LINEAR FEET
BUZAN COVE	1,132
NORTHCUTT WAY	852
LORETTA LANE	652
STELLA AVE.	513

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

1.365 ACRES
DONNA MARIE WILKINS
TO
DONNA M. KLOTZ
2006095243 ORWC
FILED: 10/31/2006
(CALLED 119.82')
N67°49'04"E 119.62'

0.2305 ACRE
MARY C. BIGON
TO
ROBERT L. STOVALL
9554877 ORWC
FILED: 12/7/1995

1.00 ACRE
ESTATE OF MARY S. BIGON
TO
JOHN ARTHUR BIGON, JR. AND
JAMES ALLAN BIGON
2023015036 OPRWC
FILED: 2/28/2023

BLOCK A	
Parcel #	Area (SF)
1	31548.18
2	11012.80

BLOCK B	
Parcel #	Area (SF)
1	11397.11
2	11475.82
3	11476.53
4	11477.24
5	11453.73

BLOCK C	
Parcel #	Area (SF)
1	7688.55
2	5000.39
3	5000.39
4	5000.39
5	5000.39
6	5000.39
7	5000.39
8	5000.39
9	5000.39
10	5046.17
11	17975.91
12	29517.72

BLOCK D	
Parcel #	Area (SF)
1	7625.65
2	5220.41
3	5220.41
4	5220.41
5	5220.41
6	5220.41
7	5220.41
8	5220.41
9	5220.41
10	5260.41
11	7897.69
12	11298.25
13	11520.63
14	13258.03
15	13205.82
16	13234.14
17	38694.07

BLOCK E	
Parcel #	Area (SF)
1	13152.53
2	13207.64
3	15517.56
4	15486.67
5	15455.77
6	44904.24

LINE TABLE		
LINE	LENGTH	BEARING
L1	120.25	S68°41'54"W
L2	53.39	N67°49'04"E
L3	22.84	S66°54'38"E
L4	17.67	S23°19'55"W
L5	22.64	N66°43'12"W
L6	17.64	N66°42'04"W
L7	22.80	N23°18'59"E
L8	22.34	S23°53'03"W
L9	22.52	N66°14'51"W
L10	22.73	S23°45'09"W

LINE TABLE		
LINE	LENGTH	BEARING
L11	22.63	N66°28'23"W
L12	17.85	N23°19'00"E
L13	22.63	S66°38'25"E
L14	17.70	S66°38'25"E
L15	22.62	S23°31'37"W
L16	22.68	N66°36'17"W
L17	22.63	N23°16'22"E
L18	23.02	S68°32'24"W
L19	83.73	S21°24'05"E
L20	30.00	N21°27'36"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	50.00	S21°02'10"E
L22	50.00	S21°29'11"E
L23	150.00	S68°32'24"W
L24	50.00	N21°29'11"W
L25	23.02	S66°25'04"E
L26	97.43	S20°50'14"E

LEGEND

- 1/2" INCH IRON ROD FOUND (UNLESS NOTED)
- 1/2" INCH IRON PIPE FOUND (UNLESS NOTED)
- 5/8" INCH IRON ROD WITH CAP STAMPED "KONTUR TECH" SET SUBDIVISION BOUNDARY
- BRS. = BEARS
- (CM) = CONTROL MONUMENT
- FND. = FOUND
- LT. = LEFT
- RT. = RIGHT
- DRWC = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- P.U.E. = PUBLIC UTILITY EASEMENT
- ROW = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET

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

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

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

NUMBER OF LOTS: 42
NUMBER OF BLOCKS: 5
SURVEY: PARTHINIA COURSEY SURVEY, A-131
SUBMITTAL DATE: OCTOBER 6, 2023
DATE OF P&Z
COMMISSION REVIEW: TBD

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

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

PRELIMINARY PLAT
NORTHCUTT - BUZAN ESTATES

CITY OF TAYLOR, TEXAS - PROJECT NO. PZ-2023-1904

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

FIELDNOTES

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

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

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

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

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

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

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

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

THENCE, North 68°17'49" East, with the South line of the said Theo Brinkmeyer Addition, passing an iron rod found at the common corner of Lot One and Lot Two, at a distance of 137.88 feet, passing an iron rod found at the common corner of Lot Two and Lot Three, at a distance of 276.70 feet, passing an iron rod found at the West corner of the aforesaid 0.25 acre tract, at a distance of 333.76 feet, and continuing with the common line of said Theo Brinkmeyer Addition for a total distance of 414.05 feet, to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being the North corner of the said 27.887 acre tract, and lying in the West line of a 0.33 acre tract of land conveyed from Josiah Wilson to Elaine E. Edwards and David M. Berry, filed February 21, 2019 as recorded in Document No. 2019013778 OPRWC, from which a 1/2 inch diameter iron rod found for the West corner of said 0.33 acre tract bears North 21°40'12" West, a distance of 6.65 feet;

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

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

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

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

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

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

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

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
- THIS LOCATION ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 48491C0542F, EFFECTIVE DATE, DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ORDINANCE, AS AMENDED.
- A SIDEWALK WILL BE PROVIDED ACROSS THE PROPERTY PARALLEL TO ALL STREETS IN ACCORDANCE WITH THE TAYLOR SUBDIVISION ORDINANCE(S) BY OWNER OF EACH LOT.
- THE CITY OF TAYLOR SHALL NOT BE RESPONSIBLE FOR MAINTAINING DRAINAGE EASEMENTS, AND RESERVES IN THIS SUBDIVISION.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENT.
- A MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR AT LEAST 2 HOURS SHALL BE PROVIDED.

OWNER'S SIGNATURE BLOCK:

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

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

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

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

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 Rick Northcutt, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Texas

My commission expires on: _____

OWNER'S SIGNATURE BLOCK:

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

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

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

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

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 Candy Buzan, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Texas

My commission expires on: _____

LIEN HOLDER:

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

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

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

Andrew D. Littlejohn, Trustee (lien holder)
City National Bank of Taylor, Texas
212 North Main Street
Taylor, Texas 76574

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 Andrew D. Littlejohn, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Texas

My commission expires on: _____

SURVEYOR'S CERTIFICATION:

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

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

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

DEVELOPMENT SERVICES:

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

Colin Harrison, Director

Date

ENGINEER'S CERTIFICATION:

I, James Douglas Klotz, Licensed Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0542F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated storm water runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public right-of-way dedicated by this plat.

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

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

PLANNING AND ZONING COMMISSION:

A Preliminary Plat for a subdivision to be known as NORTHCUTT - BUZAN ESTATES has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the ____ day of _____, 2023, A.D.

Amy Everhart, Chairman

Date

Donna Frazier, Secretary

Date

WILLIAMSON COUNTY CLERK:

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

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

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

Nancy E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

City of Taylor
PZ-2023-1980
Taylor Plaza Subdivision Replat No. 3
Staff Report

Item Details

Agenda No.	4
Requested Action:	Consider Conditional Approval of Taylor Plaza Subdivision Replat No.3
Address/Location:	Generally located at 3100 North Main St.
Legal Description:	Approximately 13.460 acres of land generally located at 3100 North Main St., more particularly described by the Williamson Central Appraisal District Parcels R363579 part of and out of the John Pharress Survey, Abstract No. 495, Taylor, Williamson County, Texas
Current Zoning:	P5
Current Use:	Shopping Center
Applicant:	David Jett, Eagle Surveying, LLC
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat does partly meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Conditional Approval of the proposed Replat.

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

Address: 3100 N. Main St., Taylor, TX 76574

December 20, 2023

Permit Number PZ-2023-1980

Dear Applicant,

Staff has completed its first review of plans for the 3100 N. Main St. that is to be located at 3100 N. Main St., Taylor, TX 76574. There are some corrections that need to be made prior to the approval of the plat. Comments from this review follow.

Planning Department Comments

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

PZ-2023-1980 _ 3100 North Main

Planning Comments: Denied

1. Correct Replat name to state: Taylor Plaza Subdivision Replat No.3 of Lots 1 & 2A Creating Lots 1R, 2AR, & 5.
2. Add the City of Taylor Project Number: PZ-2023-1980
3. In the Todd Routh signature block, need to correct Lot 1 to Lot 1R.

4. Under General Notes:

#5 Since the plat was submitted after the adoption of the new Land Development Codes (LDC) reference to zoning shall be place type P5.

5. County Clerk Signature Block:

Need to leave a 1.5 by 1.5 space for county seal.

6. Signature blocks missing: Add another page to place all signature blocks,

Engineer, Planning and Zoning Commission, Development Services Director.

7. Missing the Engineering Summary Letter, TIA letter (If not applicable need a waiver memo stating why).

8. Legend for drawings and abbreviations missing.

Engineering Department Review

The following comments have been provided by Conor Stuart. Should you have any questions or require additional information regarding any of these comments, please contact Conor Stuart by email at conor.stuart@hdrinc.com.

1. Signature blocks missing: Add another page to place all signature blocks, Engineer, Planning and Zoning Commission, Development Services Director.
2. Label easement on the most North Eastern corner of the site
3. Per the Re-plat application checklist provide the following items: Engineering Summary Letter
4. Include Legend

5. Include Abbreviations

6. Include approximate widths for the variable width easement sections

7. Update City of Taylor Permit Number on plat

Fire Department Comments (PZ)

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

1. The plat shall include a plat note as follows:

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

Thank you,



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

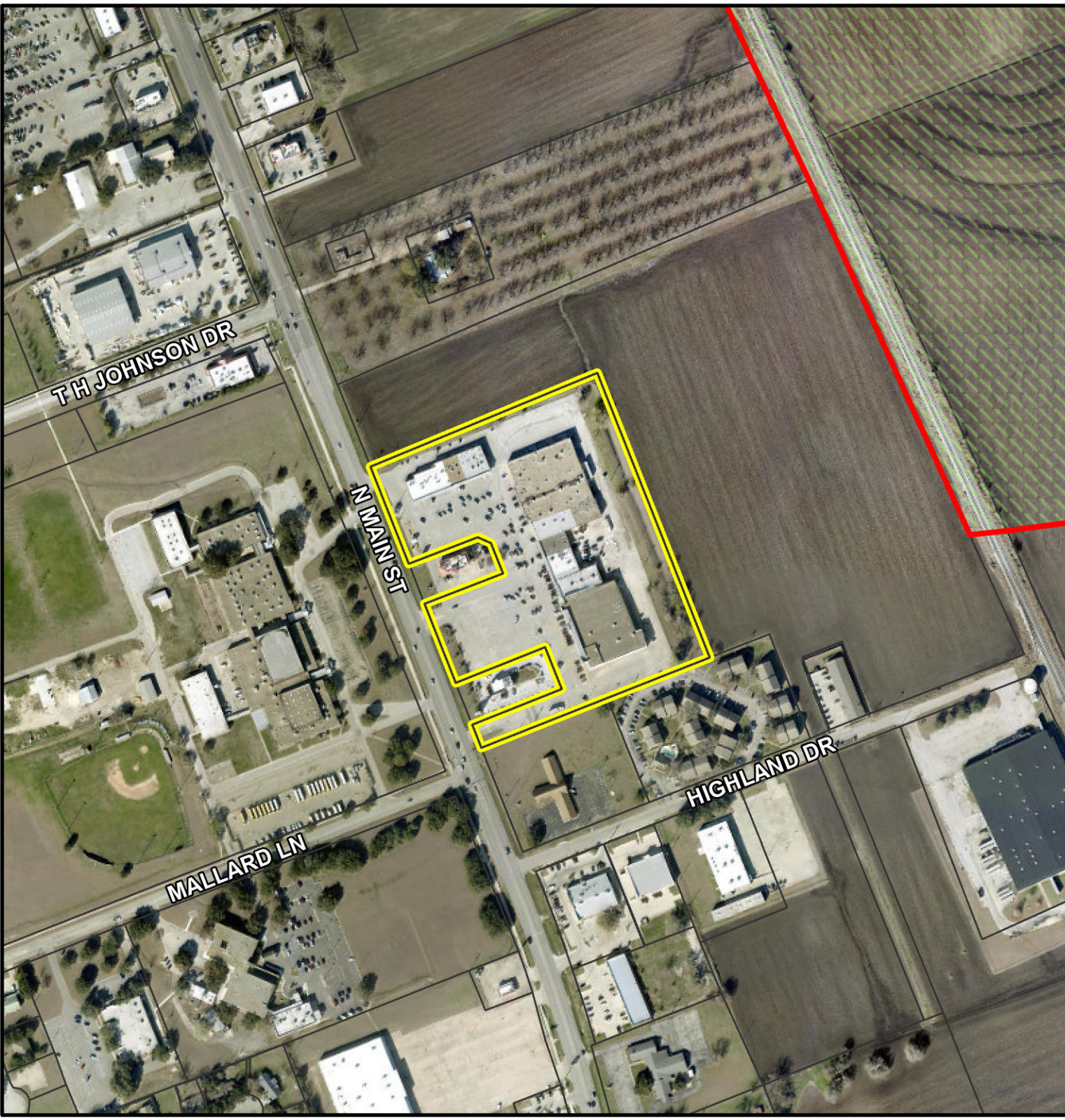
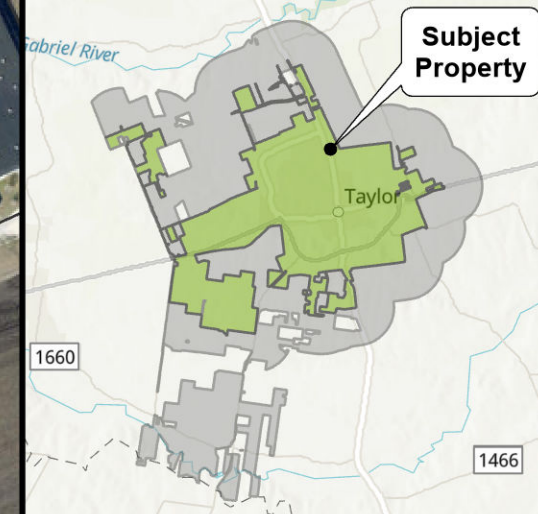
Attachment

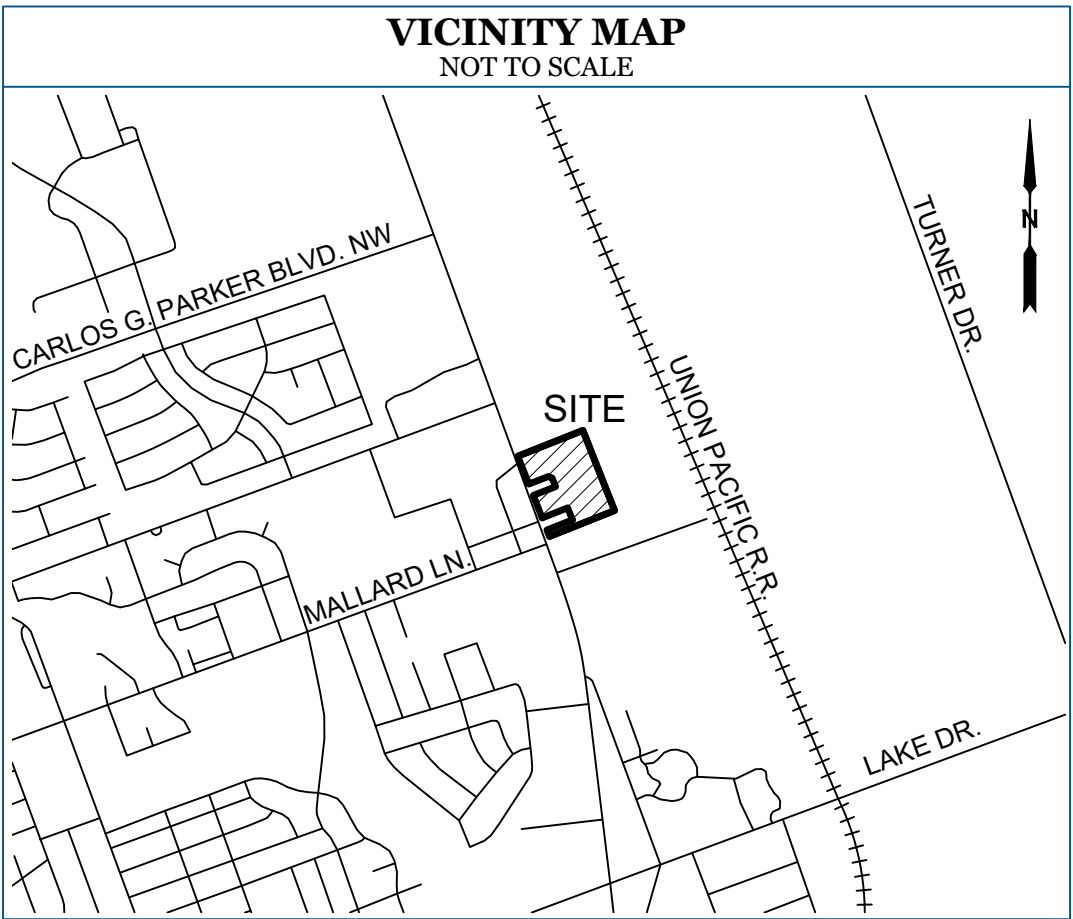


PZ-2023-1980

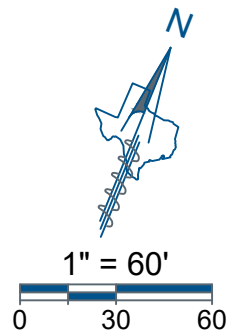
**3100 N Main St.
Replat
Location Map
Approximately 14 acres**

- City Limits
- ETJ Boundary
- Subject Property
- Parcels





- GENERAL NOTES**
- The purpose of this plat is to create three lots of record from two existing lots in two separate subdivisions.
 - This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated December 20, 2019 and is located in Community Number 480670 as shown on Map Number 46491C0531F. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
 - The bearings and grid coordinates shown on this PLAT are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).
 - Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - The subject property shown hereon is zoned "B-1" Local Business, per the City of Taylor Zoning map dated 03/15/2023
 - Water is to be provided by the City of Taylor.
 - Wastewater is to be handled by the City of Taylor.
 - Electricity is to be provided by:
Onco Electric Delivery Company
203 W. Main St.
Round Rock, TX 78664
(888) 313-6862
 - Natural gas is to be provided by Atmos Energy.
 - This subdivision is subject to all general notes and restrictions appearing on the plat of The **Resubdivision of Lot 1 of Taylor Plaza**, recorded in Cabinet EE, Slide 11, now held in Document Number 2007095715 of the Plat Records of Williamson County, Texas, as well as **Taylor Plaza Subdivision Replat No. 2**, recorded in Document Number 2022035278 of said Plat Records.
 - All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance (as amended)



ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this
THE _____ DAY OF _____, 2023 A.D.

Williamson County Addressing Coordinator

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

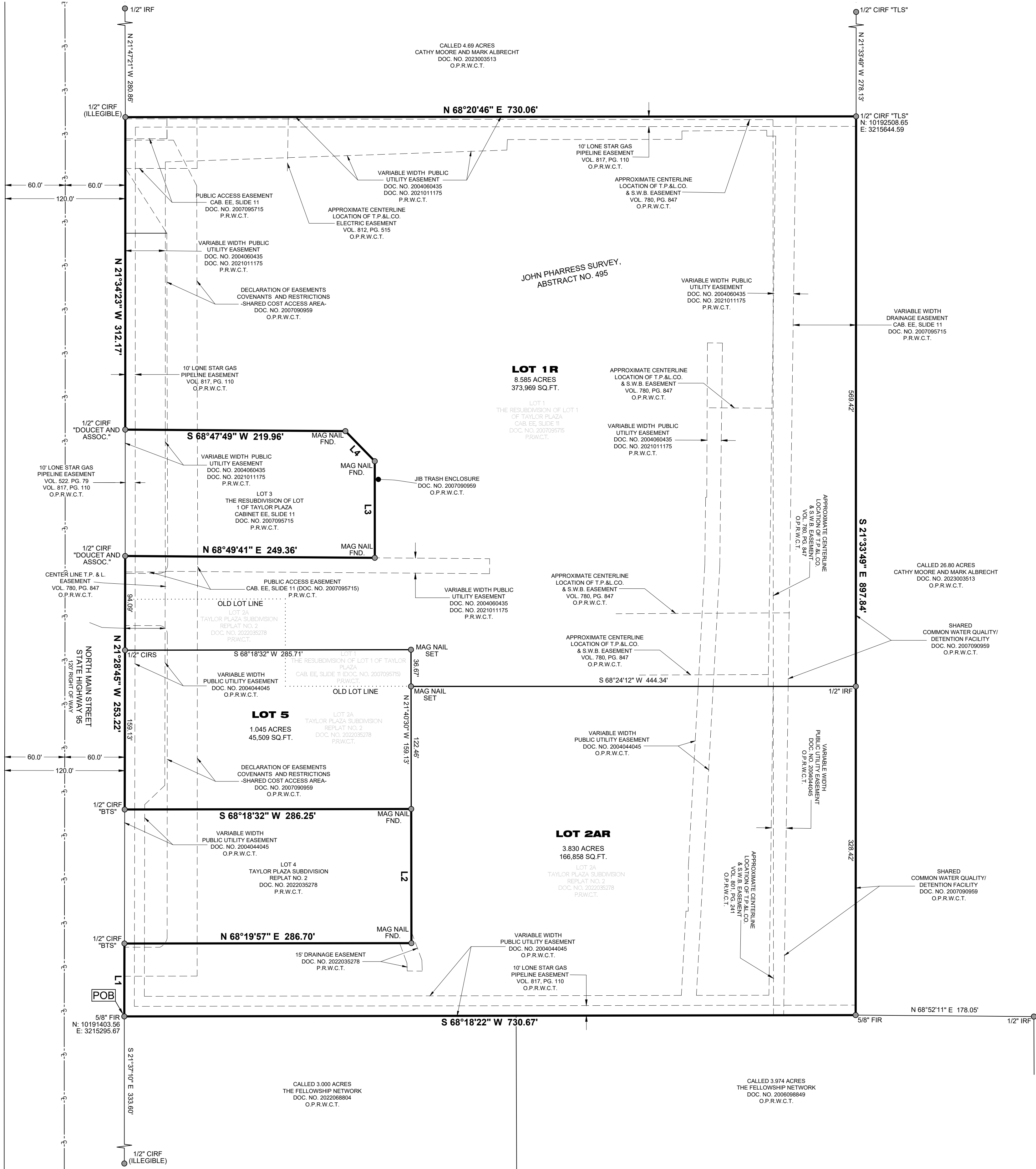
KNOW ALL MEN BY THESE PRESENTS

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 _____, 2023 A.D., at _____ o'clock _____, and duly recorded this the _____ day of _____, 2023 A.D., at _____ o'clock _____, in the Official Public Records of said County in Document No. _____.

TO CERTIFY WHICH I 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



LAND USE TABLE				
LOT NUMBER	SQUARE FOOTAGE	ACREAGE	R.O.W. DEDICATION	LOT USE TYPE
1R	373,969	8.585	N/A	COMMERCIAL
2AR	166,858	3.830	N/A	COMMERCIAL
5	45,509	1.045	N/A	COMMERCIAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 21°28'10" W	72.81'
L2	N 21°40'30" W	134.04'
L3	N 21°36'38" W	96.53'
L4	N 65°54'20" W	41.98'

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

WHEREAS, **TAYLOR PLAZA, LLC**, is the owner of a 13.460 acre tract of land situated in the John Pharrless Survey, Abstract Number 495 in the City of Taylor, Williamson County, Texas, being all of Lot 2A of Taylor Plaza Subdivision Replat No. 2, a subdivision recorded in Document Number 2022035278 of the Plat Records of Williamson County, Texas, and all of Lot 1 of The Resubdivision of Lot 1 of Taylor Plaza, a subdivision recorded in Cabinet EE, Slide 11, now held in Document Number 2007095715 of said Plat Records, and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the East Right-of-Way line of North Main Street (State Highway 95), being the Southwest corner of said Lot 2A and the Northwest corner of a called 3.000 acre tract of land described in a deed to The Fellowship Network, as recorded in Document Number 2022068804 of the Official Public Records of Williamson County, Texas;

THENCE North 21 degrees 28 minutes 10 seconds West, along the East Right-of-Way line of Main Street with a Westerly line of said Lot 2A, a distance of 72.81 feet to a capped 1/2-inch iron rod stamped "BTS" found in said East Right-of-Way line, being an interior "ell" corner of said Lot 2A at the Southwest corner of Lot 4 of said Taylor Plaza Subdivision Replat No. 2;

THENCE along a line common between Lot 2A and Lot 4 of said Taylor Subdivision Replat No. 2 as follows:

1.) North 68 degrees 19 minutes 57 seconds East, a distance of 286.70 feet to a MAG nail found, being a re-entrant corner of said Lot 2A at the Southeast corner of said Lot 4;

2.) North 21 degrees 40 minutes 30 seconds East, a distance of 134.04 feet to a MAG nail found, being a re-entrant corner of said Lot 2A at the Northeast corner of said Lot 4;

3.) South 68 degrees 18 minutes 32 seconds West, a distance of 286.25 feet to a 1/2-inch iron rod stamped "BTS" found in the East Right-of-Way line of North Main Street, being an interior "ell" corner of said Lot 2A at the Northwest corner of said Lot 4;

THENCE North 21 degrees 28 minutes 45 seconds West, along the East Right-of-Way line of North Main Street and a Westerly line of said Lot 2A, passing the Northwest corner of said Lot 2A and the Southwest corner of said Lot 1 in said East Right-of-Way line, and continuing along said course with said East Right-of-Way line along a Westerly line of said Lot 1 for a total distance of 253.22 feet to a capped 1/2-inch iron rod stamped "DOUCET AND ASSOC." found in said East Right-of-Way line, being an interior "ell" corner of said Lot 1 at the Southwest corner of Lot 3 of said Resubdivision of Lot 1 of Taylor Plaza;

THENCE along a line common between Lot 1 and Lot 3 of said Resubdivision of Lot 1 of Taylor Plaza as follows:

1.) North 68 degrees 49 minutes 41 seconds East, a distance of 249.36 feet to a MAG nail found for a re-entrant corner of said Lot 1, being the Southeast corner of said Lot 3;

2.) North 21 degrees 36 minutes 38 seconds West, a distance of 96.53 feet to a MAG nail found, being an angle point in same;

3.) North 65 degrees 54 minutes 20 seconds West, a distance of 41.98 feet to a MAG nail found, being an angle point in same;

4.) South 68 degrees 47 minutes 49 seconds East, a distance of 219.96 feet to a capped 1/2-inch iron rod stamped "DOUCET AND ASSOC." found in the East Right-of-Way line of North Main Street, being an interior "ell" corner of said Lot 1 at the Northwest corner of said Lot 3;

THENCE North 21 degrees 34 minutes 23 seconds West, along the East Right-of-Way line of North Main Street and a Westerly line of said Lot 1, a distance of 312.17 feet to a 1/2-inch iron rod with an illegible yellow cap found in said East Right-of-Way line, being the Northwest corner of said Lot 1 and the Southwest corner of a capped 4.69 acre tract of land described in a deed to Cathy Moore and Mark Albrecht, as recorded in Document Number 2023003513 of said Official Public Records;

THENCE North 68 degrees 20 minutes 46 seconds East, along the North line of said Lot 1 and the South line of said 4.69 acre tract, a distance of 730.06 feet to a capped 1/2-inch iron rod stamped "TLS" found in the West line of a called 26.80 acre tract of land described in a deed to Cathy Moore and Mark Albrecht, as recorded in Document Number 2023003513 of said Official Public Records, being the Northeast corner of said Lot 1 and the Southeast corner of said 4.69 acre tract;

THENCE South 21 degrees 33 minutes 49 seconds East, along the East line of said Lot 1 and the West line of said 26.80 acre tract, passing a 1/2-inch iron rod found in said West line, being the Southeast corner of said Lot 1 and the Northeast corner of said Lot 2A at a distance of 569.42 feet, and continuing along said West line with the East line of said Lot 2A for a total distance of 897.84 feet to a 5/8-inch iron rod found for corner in the North line of said 3.974 acre tract, being the Southeast corner of said Lot 2A and the Westernmost Southwest corner of said 26.80 acre tract;

THENCE South 68 degrees 18 minutes 22 seconds West, along the South line of said Lot 2A and the North line of said 3.974 acre tract, a distance of 730.67 feet to the POINT OF BEGINNING, containing 13.460 acres, or 586,335 square feet of land, more or less.

KNOW ALL MEN BY THESE PRESENTS

I, **Todd Routh of Taylor Plaza, LLC**, sole owner of the certain 13.460 acre tract of land shown hereon and described as Lot 2A of Taylor Plaza Subdivision Replat No. 2, recorded in Document No. 2022035278 of the Plat Records of Williamson County, Texas, and Lot 1 of The Resubdivision of Lot 1 of Taylor Plaza, recorded in Cabinet EE, Slide 11, now held in Document No. 2007095715 of said Plat Records, do hereby resubdivide 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, Williamson County, Texas, the streets, alleys, right-of-way, easement and public places shown hereon for such public purpose as the City of Taylor may deem appropriate.

This subdivision is to be known as **TAYLOR PLAZA SUBDIVISION REPLAT NO. 3**.

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

TODD ROUTH (SIGNATURE) TODD ROUTH (PRINTED NAME)
TAYLOR PLAZA, LLC.
11701 BEE CAVES ROAD, SUITE 262
AUSTIN, TEXAS 78738

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Todd Routh**, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of _____

My Commission expires on: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

**REPLAT
TAYLOR PLAZA SUBDIVISION
REPLAT NO. 3
LOTS 1R, 2AR & 5
13.460 ACRES**

City of Taylor Permit PZ-2023-XXXX

BEING A REPLAT OF LOT 2A OF TAYLOR PLAZA SUBDIVISION REPLAT NO. 2, RECORDED IN DOCUMENT NUMBER 2022035278, P.R.W.C.T., AND LOT 1 OF THE RESUBDIVISION OF LOT 1 OF TAYLOR PLAZA, RECORDED IN CABINET EE, SLIDE 11, NOW HELD IN DOCUMENT NUMBER 2007095715, P.R.W.C.T., AND BEING 13.460 ACRES IN THE JOHN PHARRLESS SURVEY, ABSTRACT NUMBER 495, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS.

DATE OF PREPARATION: 12/01/2023

JOB NUMBER
2305.073-03
DATE
12/01/2023
REVISION
-
DRAWN BY
DJJ



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

City of Taylor
PZ-2023-1972
Special Use Permit
Staff Report

Item Details

Subject Property:	2300 Grace St.
Total Acreage:	Approximately 0.45 acres
Legal Description:	Approximately 0.45 acres of land, generally located at 2300 Grace St., more particularly described by the Williamson Central Appraisal District Parcel R018004, Smith W C, Block 9, Lot 12-13, Taylor, Williamson County, Texas.
Applicant:	Scott White, Taylor TX Vacation Homes
Property Owner(s):	Scott White, Carnotaurus, LLC Series 2300 Grace
Request:	A request to obtain a Special Use Permit to use the property as lodging (short-term rental) without a full time, on-site operator.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is a 2,481 square foot home located south of Mallard Lane, and east of Meadow Lane. The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full time, on-site operator. Due to the new Land Development Code (LDC), the Place Type zoning for this property is P3 – Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (section 5.2.2.1 (1) (c)).

The current zoning is Place Type P3 - Neighborhood which generally includes lower density residential areas.

Location:

The subject property is located at 2300 Grace St south of Mallard Lane, and east of Meadow Lane.

Physical and Natural Features:

The subject property consists of 0.45 acre corner lot found in an established neighborhood of large lots consisting of three bedrooms and three baths with a fenced backyard.

Growth Sector Designations:

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

Future Land Use and Zoning Designations:

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

The subject property is currently zoned Place Type P3 - Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (section 5.2.2.1 (1) (c). This district generally includes low-density residential areas.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3 Neighborhood	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family home
South	P3 Neighborhood	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family home
East	P3 Neighborhood	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family home
West	P3 Neighborhood	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family home

Transportation

The subject property gains access off Mallard Lane and Meadow Lane.

Utilities

The subject property is located within the City of Taylor water CCN. There is 6-inch water line located Grace St. subject property is located within the city's CCN for wastewater services and there is a 6-inch wastewater line located on Grace St.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the SUP request. Twenty-five (25) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 24, 2023.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

The applicant has been operating the property as a short-term rental without the appropriate zoning and staff are not aware of any previous complaints (for example, in terms of noise, disturbance to local residents or parking problems) about the use of this property as a short-term rental. At this time, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of section 5.9 of the LDC.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Special Use Permit.

Planning and Zoning Commission Recommendation

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

Is the Special Use Permit consistent with the Comprehensive Plan?

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

Is the Special Use Permit compatible with the surrounding area?

- The use is compatible with the area.

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

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

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

- Public utilities are available in the area.

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

- Conditions do indicate that a Special Use Permit is necessary to allow lodging without a full-time, on-site operator.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Notification Map
5. Draft Ordinance
 - a. Exhibit A – Survey
 - b. Exhibit B – Zoning Map

Specific Use Permit Letter of Intent

Short-Term Rental at 2300 Grace St, Taylor, TX 76574

November 8, 2023

Prepared by:

Scott White, owner-operator, Taylor TX Vacation Homes

Phone: 512-413-2543

Email: taylor.tx.vacation.homes@gmail.com

Website: taylor.tx.vacation.homes.com

Airbnb listing for this property: <https://airbnb.com/h/small-town-big-house>

Thank you for the opportunity to provide operational info for the proposed short-term rental Specific Use Permit for the P3 property at 2300 Grace St in Taylor.

We have operated a short-term rental at this location since July 2022, hosted more than 110 stays there, and received solid 5-star reviews from our guests (across 62 ratings). We have hosted many construction crews working on Samsung and local infrastructure projects, film crews working on local shoots, and family groups in town for weddings, reunions, rodeos, athletic events, dove hunting, and more.

Immediately upon opening this location, we notified the City of Taylor, and followed the then-current procedure to correctly complete City registration. At the property, we prominently display the required Hotel Occupancy Tax certificate. We've made all regular monthly hotel tax payments to the City on time, totaling more than \$5,200 thus far. We're also in compliance with State of Texas hotel tax regulations.

As local Taylor residents, we take a hands-on approach to managing this property, personally inspecting it after every guest stay and immediately resolving any maintenance issues. We use a significant amount of local labor for lawncare, housekeeping, and repairs, and try to buy consumable supplies and repair goods locally as well.

The physical layout of this property lends itself well to short-term rental use. The house is oriented at an angle on the double-sized corner lot, with a big fenced backyard. Parking is on the side, with a multi-car driveway and 2-car garage. There is a good deal of space between this house and neighboring homes.

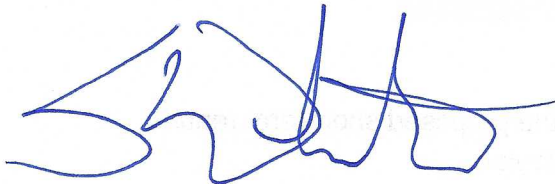
Conducting our business in a neighborly way is our top priority. We do not allow parties or pets, and our #1 house rule is to be respectful of neighbors. We screen our guests carefully, enforce overnight quiet hours, monitor the house via security cameras, and ask guests not to park in front of neighboring properties. We've had zero police incidents at the property, and none of the neighbors have raised any issues with us.

Finally, we recently consolidated our operations under the Taylor TX Vacation Homes brand, formalizing our professional, local, hands-on approach to short-term rental hosting in Taylor, and promoting Taylor tourism, events, and activities on our social media channels.

Our goal is to provide a great experience for guests, maintain respectful relations with neighbors, and operate in compliance with city and state requirements.

We hope this information helps in your consideration of this Specific Use Permit.

Thank you –



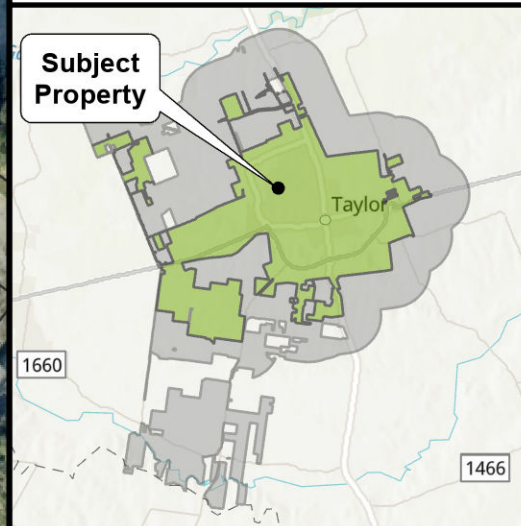
Scott White



PZ-2023-1970

**2300 Grace St.
Special Use Permit
Location Map
Approximately 0.4 acres**

-  City Limits
-  Subject Property
-  Parcels

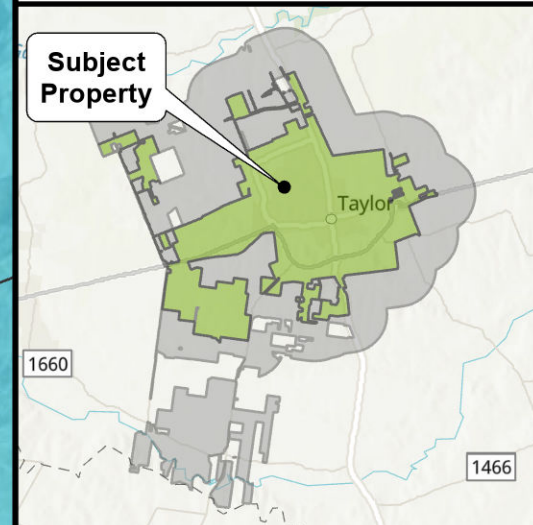




PZ-2023-1970

**2300 Grace St.
Special Use Permit
Current Zoning Map
Approximately 0.4 acres**

-  City Limits
-  Subject Property
-  Parcels
- Place Type Zoning**
 -  P3: Neighborhood

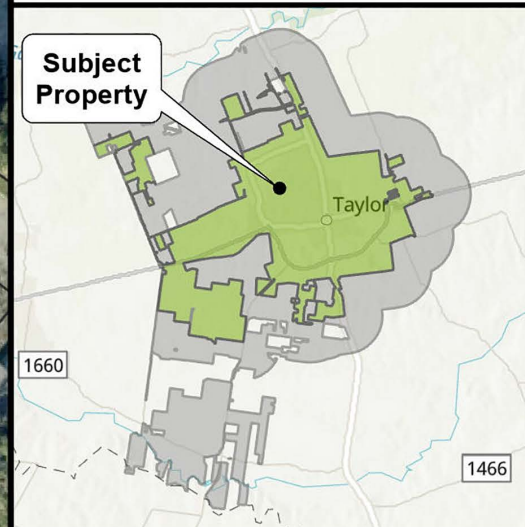
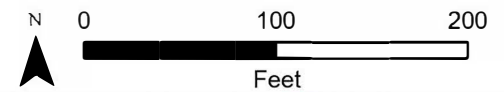




PZ-2023-1972

**2300 Grace St.
Special Use Permit
Notification Map
Approximately 0.4 acres**

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



ORDINANCE NO. 2024-XX

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LODGING WITHOUT A FULL TIME, ON-SITE OPERATOR, GENERALLY LOCATED AT 2300 GRACE STREET, LEGALLY DESCRIBED AS APPROXIMATELY 0.45 ACRES OF LAND, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R018004, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 25, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Special Use Permit for lodging without a full time, on-site operator, which is a use required to obtain a Special Use Permit to grant approval within the P3 place type zoning district; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 9, 2024, to consider the Special Use Permit request, and recommended approval of the Special Use Permit to the City Council; and

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

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

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

SECTION 2. The Property is approved for a Special Use Permit to allow lodging without a full time, on-site operator.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Special Use Permit for the Property as shown in Exhibit “B” attached hereto for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2024-XX was introduced before the Taylor City Council on the 8th day of February 2024.

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)

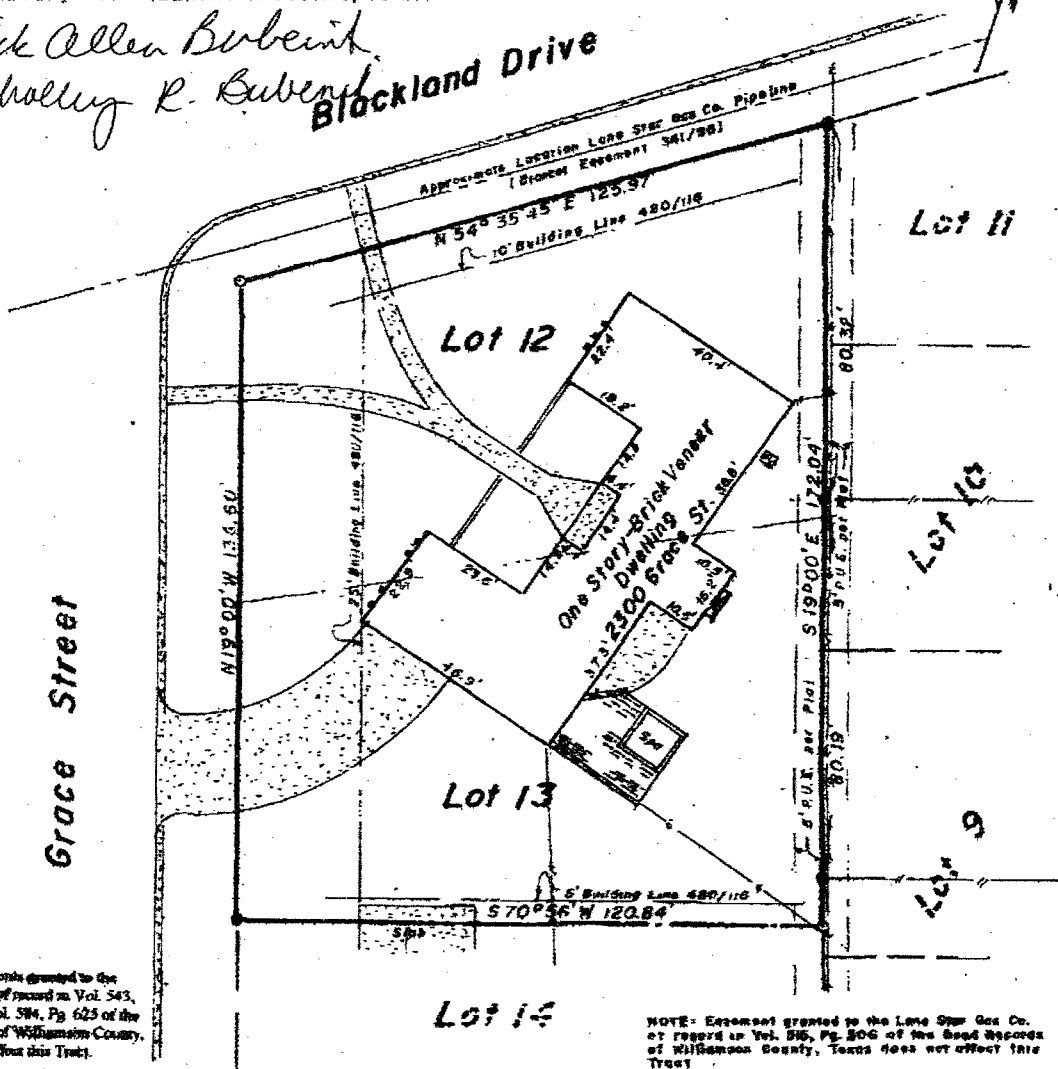
JOB NO. 462

PERIMETER DESCRIPTION: _____ ATTACHED
 X NOT REQUIRED

SCALE: 1" = 30'
LEGEND: IRON PIN FOUND —●—
IRON PIN SET ———●——

Nick Allen Burbeck
Schelling R. Burbeck

Blackland Drive



NOTE: Expenses granted to the City of Taylor of record in Vol. 543, Pg. 143 and Vol. 544, Pg. 625 of the Deed Records of Williamson County, Texas do not affect this Trust.

NOTE: Enclosure granted to the Lone Star Gas Co. et regard in Vol. 815, Pg. 206 of the Book Records of Williamson County, Texas does not affect this Trust.

I, R. T. MAGNESS, JR., REGISTERED
PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT THE ABOVE PLAT CORRECTLY
REPRESENTS THE PROPERTY AS DETERMINED BY
AN ON-THE-GROUND SURVEY PERFORMED UNDER
MY SUPERVISION AND DIRECTION ON THE 18TH
DAY OF NOVEMBER, 19 98; THE
PROPERTY PLATTED HEREON IS CORRECT AND
THERE ARE NO APPARENT DISCREPANCIES,
CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE
CONFLICTS, ENCROACHMENTS, OVERLAPPING OF
IMPROVEMENTS,
VISIBLE UTILITY
LINES OR ROADS IN
PLACE, EXCEPT AS
SHOWN HEREON,
AND SAID PROPERTY
HAS ACCESS TO AND
FROM A DEDICATED
ROADWAY, EXCEPT
AS SHOWN HEREON.

FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE
ADMINISTRATION'S FLOOD HAZARD MAP FOR WILLIAMSON
COUNTY, TEXAS, COMMUNITY NO 48491 C EFFECTIVE DATE
OF SEPT. 27, 1991 AND THAT MAP INDICATES THAT THIS
PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD
AREA) AS SHOWN ON PANEL Q266 C OF SAID MAP.
WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL
FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY
THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE
FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS,
GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY
BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD
STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE
SURVEYOR.

R. T. MAGNESS, JR.
ENGINEER — SURVEYOR
P.O. BOX 381
TAYLOR, TEXAS
76574

LNT GF NO. 98020299

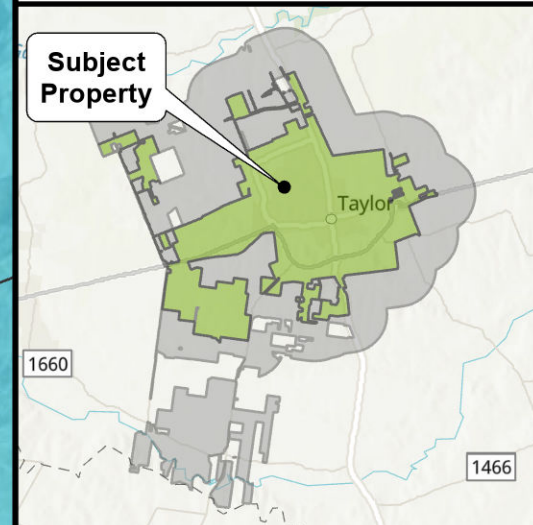
512-863-6052



PZ-2023-1970

**2300 Grace St.
Special Use Permit
Proposed Zoning Map
Approximately 0.4 acres**

-  City Limits
-  Subject Property
-  Parcels
-  Special Use Permit
- Place Type Zoning**
 -  P3: Neighborhood



City of Taylor
PZ-2023-1973
Special Use Permit
Staff Report

Item Details

Subject Property:	1816 Eckhardt St.
Total Acreage:	Approximately 0.2 acres
Legal Description:	Approximately 0.2 acres of land, generally located at 1816 Eckhardt St., more particularly described by the Williamson Central Appraisal District Parcel R017041, Eckhardt R. J. Tract, Block 1, Lot 2(W/PT), Taylor, Williamson County, Texas.
Applicant:	Scott White, Taylor TX Vacation Homes
Property Owner(s):	Kevin Oman, Oman Clark Trust
Request:	A request to obtain a Special Use Permit to use the property as lodging (short-term rental) without a full time, on-site operator.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is a 874 square foot home located north of Lake Dr., and west of Meadow Lane. The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full time, on-site operator. Due to the new Land Development Code (LDC), the Place Type zoning for this property is P3 – Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (section 5.2.2.1 (1) (c)).

The current zoning is Place Type P3 - Neighborhood which generally includes lower density residential areas.

Location:

The subject property is located at 1816 Eckhardt St. north of Lake, and west of Meadow Lane consisting of two bedrooms and one bath.

Physical and Natural Features:

The subject property consists of 0.2 acre corner lot found in an established neighborhood of small sized homes.

Growth Sector Designations:

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

Future Land Use and Zoning Designations:

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

The subject property is currently zoned Place Type P3 Neighborhood that does not allow short-term rentals. This district generally includes low-density residential areas.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3: Neighborhood	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Homes
South	P3: Neighborhood	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Homes
East	P3: Neighborhood	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Homes
West	P3: Neighborhood	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Homes

Transportation

The subject property gains access off Lake Dr. and Meadow Lane.

Utilities

The subject property is located within the City of Taylor water CCN. There is a 4-inch water line located on Eckhardt St. Subject property is located within the city's CCN for wastewater services and there is a 6 inch wastewater line located on Eckhardt St.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Fourteen (14) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 24, 2023.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

The applicant has been operating the property as a short-term rental without the appropriate zoning and staff are not aware of any previous complaints (for example, in terms of noise, disturbance to local residents or parking problems) about the use of this property as a short-term rental. At this time, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of section 5.9 of the LDC.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Special Use Permit.

Planning and Zoning Commission Recommendation

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

Is the Special Use Permit consistent with the Comprehensive Plan?

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

Is the Special Use Permit compatible with the surrounding area?

- The use is compatible with the area.

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

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

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

- Public utilities are available in the area.

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

- Conditions do indicate that a Special Use Permit is necessary to allow lodging without a full-time, on-site operator.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
5. Draft Ordinance
 - a. Exhibit A – Survey
 - b. Exhibit B – Zoning Map

3. Zoning Map
4. Notification Map

Specific Use Permit Letter of Intent

Short-Term Rental at 1816 Eckhardt St, Taylor, TX 76574

November 8, 2023

Prepared by:

Scott White, owner-operator, Taylor TX Vacation Homes

Phone: 512-413-2543

Email: taylor.tx.vacation.homes@gmail.com

Website: taylor.tx.vacation.homes.com

On behalf of:

Alice Clark & Kevin Oman, property owners

Thank you for the opportunity to provide operational info for the proposed short-term rental Specific Use Permit for the P3 property at 1816 Eckhardt St in Taylor.

This would be a new short-term rental. The 874 sf, 1 bedroom, 1 bath house would host groups of up to 3 guests on one queen bed and one sofa bed. The house is located on a corner lot with parking on the side and no neighbors behind, making it an ideal location for a short-term rental. We believe it will be popular with contractors working on the Samsung project and other local infrastructure, as well as small families in town for weddings, reunions, and area events.

The house is owned by Taylor residents Alice Clark and Kevin Oman, who live just a few blocks away.

It would be managed by Taylor TX Vacation Homes (TTVH), which has operated short-term rentals in Taylor since July 2022. The company is locally owned and operated, and has hosted more than 130 stays across two properties, with a solid 5-star guest score on Airbnb and zero police incidents or issues raised by neighbors.

We wish to not only obtain the Specific Use Permit, but also register with the city so we can regularly pay hotel tax. The property would additionally register with the State of Texas and pay required state hotel tax.

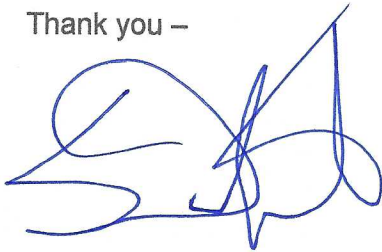
As local Taylor residents, we would take a hands-on approach to managing this property, personally inspecting it after every guest stay and immediately resolving any maintenance issues. TTVH uses a significant amount of local labor for lawncare, housekeeping, and repairs, and tries to buy consumable supplies and repair goods locally as well.

Conducting our business in a neighborly way is our top priority. We will not allow parties or pets, and our #1 house rule is to be respectful of neighbors. We screen our guests carefully, enforce overnight quiet hours, monitor the house via security cameras, and ask guests not to park in front of neighboring properties.

Our goal is to provide a great experience for guests, maintain respectful relations with neighbors, and operate in compliance with city and state requirements.

We hope this information helps in your consideration of this Specific Use Permit.

Thank you –

A handwritten signature in blue ink, appearing to be 'S. White', with a stylized, cursive script.

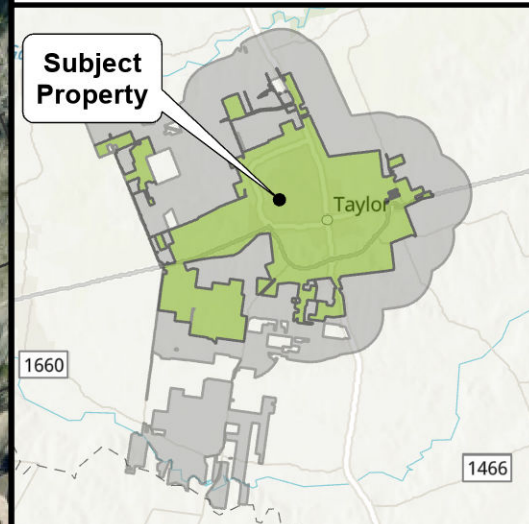
Scott White



PZ-2023-1970

**1816 Eckhardt St.
Special Use Permit
Location Map
Approximately 0.2 acres**

-  City Limits
-  Subject Property
-  Parcels





PZ-2023-1970

**1816 Eckhardt St.
Special Use Permit
Current Zoning Map
Approximately 0.2 acres**

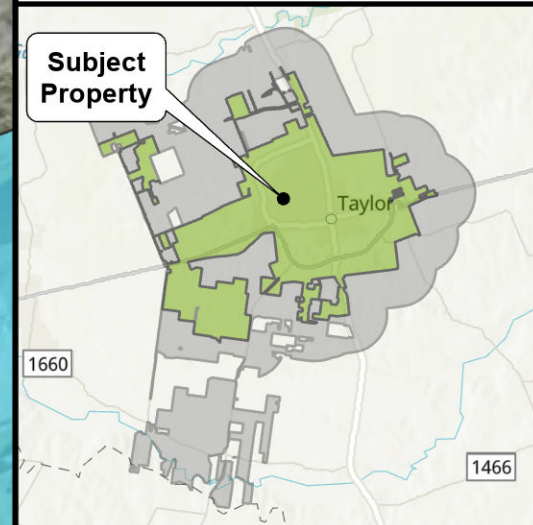
-  City Limits
-  Subject Property
-  Parcels

Overlay Zoning

-  P1: Nature

Place Type Zoning

-  R2.5: Large Lot
-  P3: Neighborhood

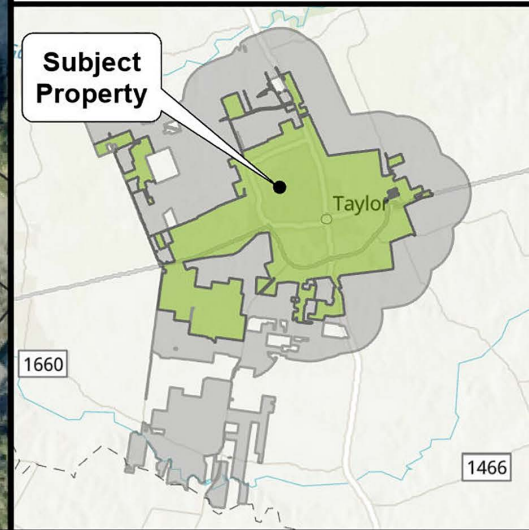
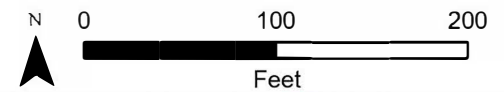




PZ-2023-1972

**2300 Grace St.
Special Use Permit
Notification Map
Approximately 0.4 acres**

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



ORDINANCE NO. 2024-XX

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LODGING WITHOUT A FULL TIME, ON-SITE OPERATOR, GENERALLY LOCATED AT 1816 ECKHARDT STREET, LEGALLY DESCRIBED AS APPROXIMATELY 0.2 ACRES OF LAND, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R017041, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 25, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Special Use Permit for lodging without a full time, on-site operator, which is a use required to obtain a Special Use Permit to grant approval within the P3 place type zoning district; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 9, 2024, to consider the Special Use Permit request, and recommended approval of the Special Use Permit to the City Council; and

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

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

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

SECTION 2. The Property is approved for a Special Use Permit to allow lodging without a full time, on-site operator.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Special Use Permit for the Property as shown in Exhibit “B” attached hereto for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2024-XX was introduced before the Taylor City Council on the 8th day of February 2024.

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)

BEING 0.20 ACRES OF LAND, MORE OR LESS, OUT OF THE W. J. BAKER SURVEY, ABSTRACT NO. 65, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 1, OUT OF THE SUBDIVISION OF ROBERT D. ECKHARDT, SAID PLAT RECORDED IN CABINET A, SLIDE 76, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, THAT TRACT CONVEYED TO RAUL GONZALES, ET UX, BY DEED RECORDED IN DOCUMENT NO. 9551462, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO: 190320

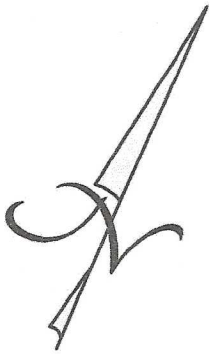
DRAWN: RCG

F.C.: PO/WP

RESTRICTIVE COVENANTS:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #19057682, EFFECTIVE DATE OF MARCH 13, 2019 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

NO SURVEY RELATED MATTERS LISTED.



Scale: 1" = 20'

BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/93, TEXAS CENTRAL ZONE.

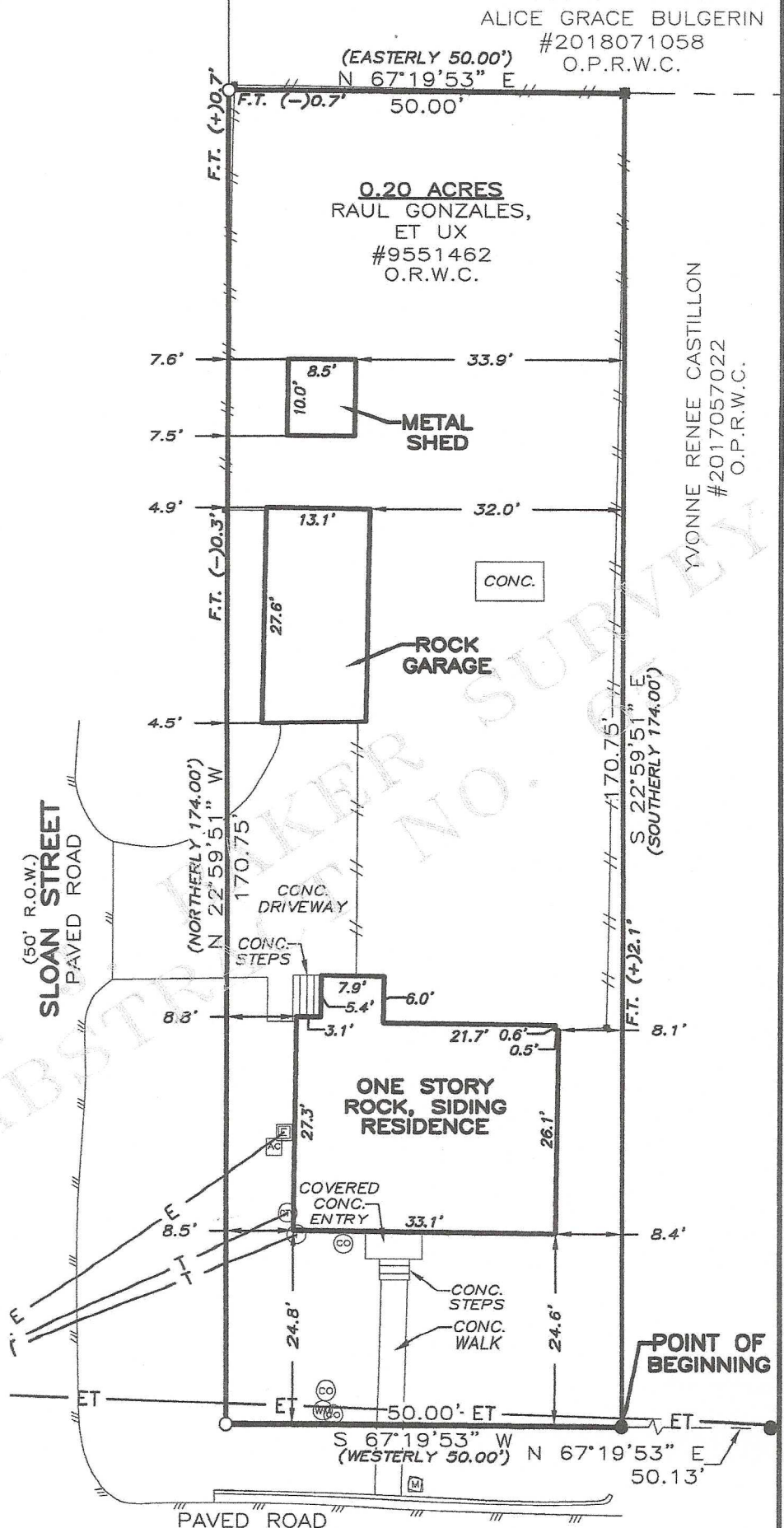
FENCE TIES (FT) WITH A PLUS (+) SIGN INDICATE FENCE INSIDE THE PROPERTY LINE.
FENCE TIES (FT) WITH A MINUS (-) SIGN INDICATE FENCE OUTSIDE THE PROPERTY LINE.

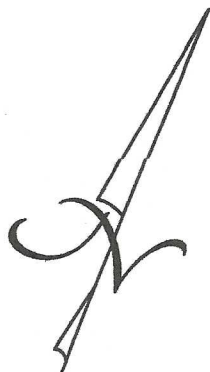
PAGE 2 OF 2

EXHIBIT TO ACCOMPANY FIELD NOTES

LEGEND

●	1/2" IRON ROD FOUND WITH ILLEGIBLE ORANGE CAP
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS INC."
///	PAVEMENT
■	FENCE POST
—	WOOD FENCE
AC	AIR CONDITIONER
CTV	CABLE TV
CO	CLEANOUT
E	ELECTRIC
M	MAILBOX
T	TELEPHONE
WM	WATER METER
()	RECORD INFORMATION
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS





Scale: 1" = 20'

BEARINGS CITED HEREON BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH AMERICAN DATUM
1983/93, TEXAS CENTRAL ZONE.

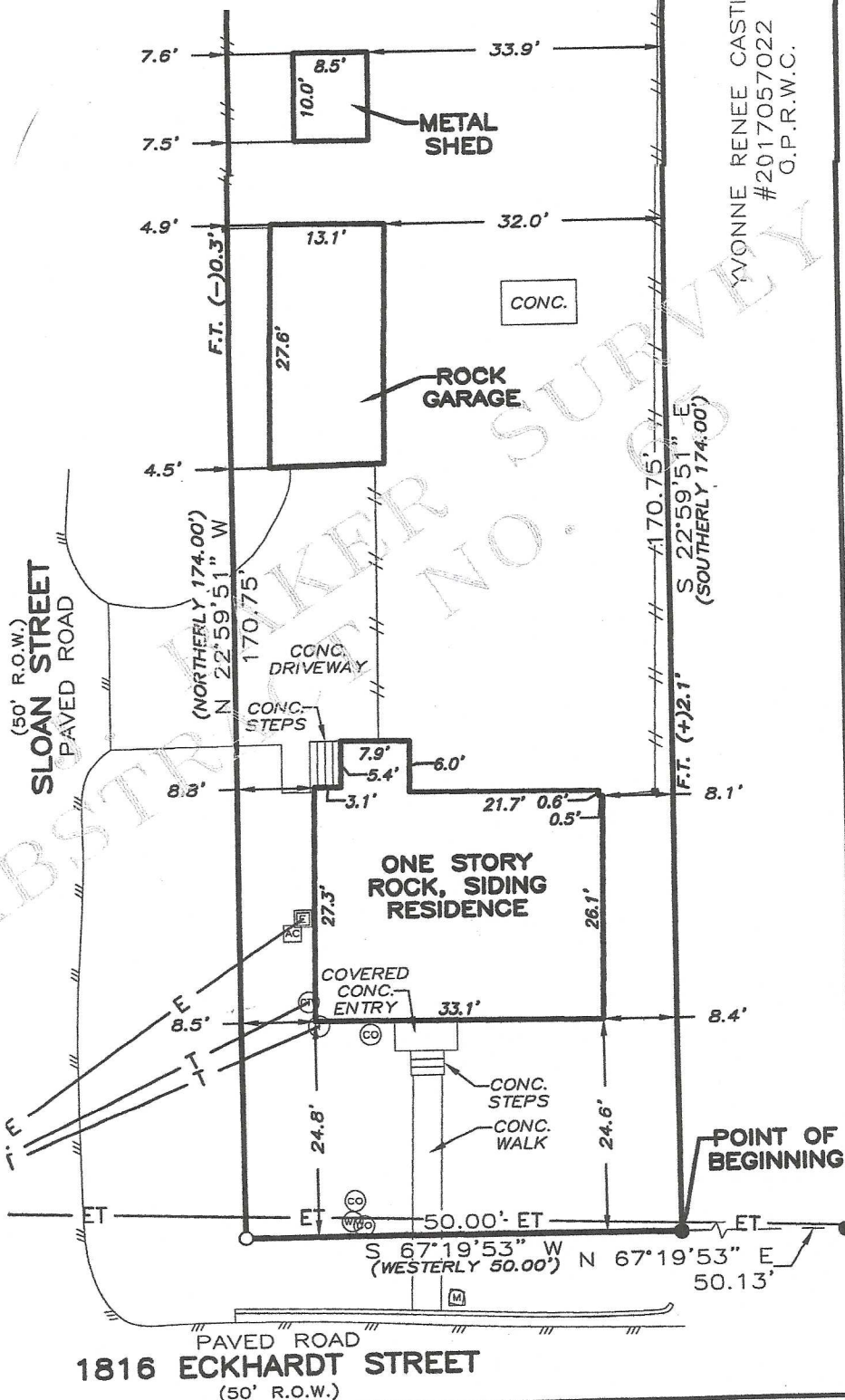
FENCE TIES (FT) WITH A PLUS (+) SIGN
INDICATE FENCE INSIDE THE PROPERTY LINE.
FENCE TIES (FT) WITH A MINUS (-) SIGN
INDICATE FENCE OUTSIDE THE PROPERTY LINE.

PAGE 2 OF 2

EXHIBIT TO ACCOMPANY FIELD NOTES

LEGEND

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○	1/2" IRON ROD SET WITH PINK CAP STAMPED "T.L.S. INC."
///	PAVEMENT
■	FENCE POST
—	WOOD FENCE
AC	AIR CONDITIONER
TV	CABLE TV
CO	CLEANOUT
E	ELECTRIC
M	MAILBOX
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CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS



WYONNE RENEE CASTI
#2017057022
O.P.R.W.C.

CERTIFY TO: LONGHORN TITLE / NATIONAL INVESTORS TITLE INSURANCE COMPANY / KEVIN OMAN / GF# 19057682

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

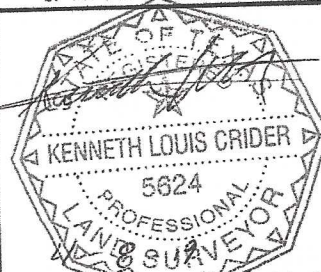
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying and Geoscience Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

THIS AREA DOES NOT APPEAR TO BE IN
SPECIAL FLOOD HAZARD AREAS PER
FEMA'S FLOOD INSURANCE RATE MAP
#48491C0535E, DATED SEPT. 26, 2008,
THIS STATEMENT IS NOT MADE IN LIEU
OF AN ELEVATION CERTIFICATE.



Witness my hand and seal this the
3rd Day of April, 2019 A.D.

© COPYRIGHT 2019 BY TEXAS LAND SURVEYING, INC. THIS SURVEY PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED,
TO COPY THE SURVEY EXCEPT AS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN 90 DAYS OF THE COMPLETION OF THE SURVEY.



PZ-2023-1970

**1816 Eckhardt St.
Special Use Permit
Proposed Zoning Map
Approximately 0.2 acres**

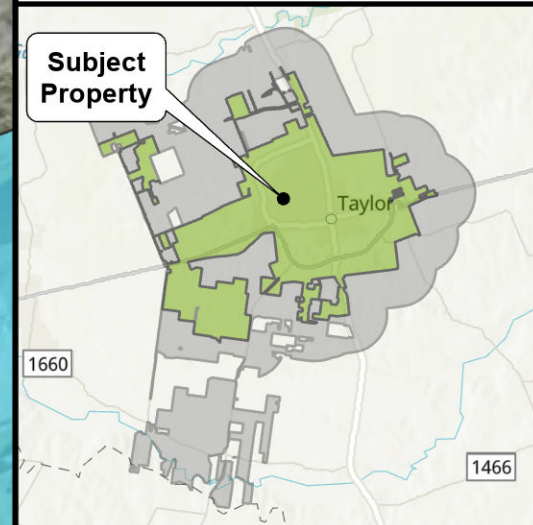
- City Limits
- Subject Property
- Parcels
- Special Use Permit

Overlay Zoning

- P1: Nature

Place Type Zoning

- R2.5: Large Lot
- P3: Neighborhood



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

Item Details

Agenda No.	9
Address/Location:	2010 N. Main Street
Legal Description:	AW0495 Pharrass, J.Sur., (R019569)
Date Submitted:	12/11/2023
Current Place Type:	P5 – Urban Center
Requested Place Type:	P3 – Neighborhood
Future Land Use:	Market Center: Community
Requestor:	Albina Kerlin
Staff Analysis:	The requestor has not provided a reason for the change request. The existing property appears to be a residential homestead. The P5 Place Type does not permit detached residential dwellings. However, the requestor can continue to live in the existing residential house as a legal non-conforming structure. The place type zoning limitation on a detached dwelling would only become effective if the property was redeveloped at some time in the future or if the structure required maintenance that exceeded 50% of its value. The P5 Urban Center place type regulates the highest intensity of development in the Land Development Code. P5 was assigned to all properties with the Market Center: Community future land use designation. Most of N. Main Street has this land use designation due to the high traffic volume nature of N. Main Street as a Community Boulevard. A change to the P3 – Neighborhood Place Type for one lot along N. Main Street is inconsistent with the future land use plan for this area.
Staff Recommendation:	Denial of the request. Property at 2010 N. Main Street to remain P5.
P&Z Recommendation:	

Attachments

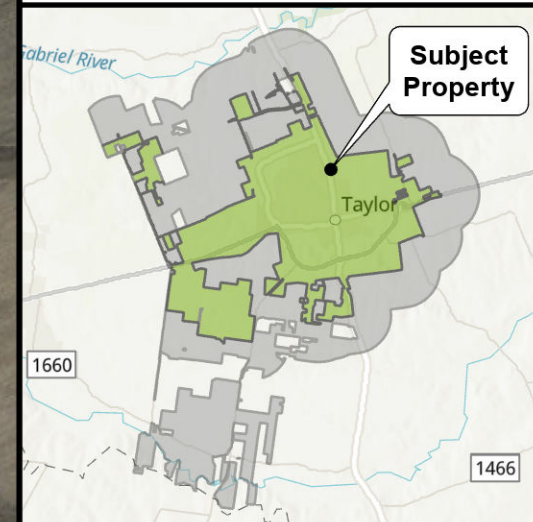
1. Location Map



PZ-2023-1957

**2010 N Main St.
Place Type Change Request
Location Map
Approximately 1.9 acres**

-  City Limits
-  Subject Property
-  Parcels



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

Item Details

Agenda No.	11
Address/Location:	1111 W. 3 RD Street
Legal Description:	Doak Addition, Block 53, Lot 3 (R016635)
Date Submitted:	12/12/2023
Current Place Type:	P5 – Urban Center
Requested Place Type:	P4 – Mix
Future Land Use:	Market Center: Community
Requestor:	Alejandro Torres Herrera
Staff Analysis:	The requestor states he owns the existing house at 1109 W. 3rd Street and the adjoining lot at 1111 W. 3rd St. The requestor is wanting to build a single family home on the lot at 1111 W 3rd St. The P5 Place Type does not permit detached residential dwellings. The proposed P4 Place Type designation would, however, allow a detached residential dwelling to be built on this vacant lot. On this stretch of W 3rd St., (between Annie St and Shaw St.), the existing lots and dwellings front onto W 3rd St. These lots also have a rear alley which runs east to west. The rear alley could be used to delineate the transition between P5 and P4. The P4 Place Type is considered to be, appropriate in this location.
Staff Recommendation:	Approval of Place Type P4 at 1111 W 3 rd Street.
P&Z Recommendation:	

Attachments

1. Location Map



PZ-2023-1957

**1111 W 3rd St.
Place Type Change Request
Location Map
Approximately 0.2 acres**

-  City Limits
-  Subject Property
-  Parcels

