AGENDA

CITY OF TAYLOR, TEXAS

ZONING BOARD OF ADJUSTMENT MEETING

October 4, 2022, 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, October 4, 2022.

The agenda packet is on the website at:
https://www.ci.taylor.tx.us/Calendar.aspx?EID=4766&month=10&year=2022&day=28&calType=0

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

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

1. Review and approve minutes from the meeting on September 6, 2022.

REGULAR AGENDA

ZONING VARIANCE

2. **PZ-2022-1559** – Hold a public hearing regarding a request for a zoning variance at 2002 West Second Street, consisting of approximately 2.013 acres of land, legally described as Lot 3, Block 1, Boxwood Subdivision and more particularly described by Williamson Central Appraisal District Parcel R613166, Taylor, Williamson County, Texas.

3. **PZ-2022-1559** – Take action regarding a request for a zoning variance at 2002 West Second Street, consisting of approximately 2.013 acres of land, legally described as Lot 3, Block 1, Boxwood Subdivision and more particularly described by Williamson Central Appraisal District Parcel R613166, Taylor, Williamson County, Texas.

ADJOURN

Next Meeting Date: TBD

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 4, 2022.** I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 9.29.2022
Carrie Orts, Administrative Assistant

MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
City Hall Council Chambers
Taylor City Hall, 400 Porter Street
Tuesday, September 6, 2022
6:00 P.M.

PRESENT:	**ABSENT:**	**OTHERS PRESENT:**
Nancy Talley		Tom Yantis, Director Development Services
Craig Eulenfeld		McKenzi Hicks, Planning Tech, Development Services
David Paul		Carrie Orts, Assistant, Development Services
April Young		
Michael Prillaman		

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:05 p.m.

CITIZENS COMMUNICATION

None

CONSENT AGENDA

Review and approve Minutes from July 6, 2021

Mr. Eulenfeld made a motion to approve the minutes as presented. Second by Ms. Young, all voted Aye to approve.

ZONING VARIANCE

1. **PZ-2022-1534 – Hold a public hearing regarding a request for a zoning variance at 1303 Old Thorndale Road, consisting of approximately 0.997 acres, part of and out of the Francis Bradley Survey, Abstract No. 74, more particularly described by Williamson Central Appraisal District Parcel R019891, Taylor, Williamson County, Texas.**

   Ms. Hicks gave presentation including recommendation for approval of the proposed zoning variance as it meets the intent of the Comprehensive Plan with the condition of stipulating a 45 ft. minimum lot width.

   Hearing opened. Mr. Barta was present to answer questions. There was discussion between Board, Staff, and representatives. Resident, Marian Mello spoke in favor of the variance request.

   Hearing closed.

2. **PZ-2022-1534 – Take action regarding a request for a zoning variance at 1303 Old Thorndale Road, consisting of approximately 0.997 acres, part of and out of the Francis Bradley Survey, Abstract No. 74, more particularly described by Williamson Central Appraisal District Parcel R019891, Taylor, Williamson County, Texas.**

   Mr. Eulenfeld made a motion, including the required findings, to approve the requested zoning variance at 1303 Old Thorndale Road to vary from the minimum lot width requirements in Section 2.7.3(3) of the Zoning Ordinance with the condition of requiring an eleven (11) foot minimum lot width. Second by Ms. Young. All members voted in favor. Motion carries.

Adjourn

Mr. Eulenfeld made motion to adjourn meeting. Second by Mr. Prillaman. Meeting adjourned at 6:34 PM.

_____	_____
Carrie Orts	Nancy Talley
Administrative Assistant, Development Services	Chair

City of Taylor

PZ-2022-1559

Zoning Variance

Staff Report

Item Details

Subject Property:	2002 W. 2nd Street
Total Acreage:	Approximately 2.013 acres
Legal Description:	Lot 3, Block 1, Boxwood Subdivision, Taylor, Williamson County, Texas
Applicant & Property Owners:	Larry Magehee, One World Development, LLC
Request:	A request to vary from Section 1.3, Zoning Ordinance (Appendix B).
Case History:	This is the first hearing of this request, but this request is associated with PZ-2022-1456 Site Development Plan for this property and approved Minor Plat referred to as Boxwood Subdivision (Document No. 2021100139).

Overview of Applicant's Request & Background

The subject property located at 2002 W. 2nd Street is currently vacant and at some time in the past a residence occupied the property and therefore a residential driveway exists off W. 2nd Street. The subject property is now a part of the Boxwood Subdivision, a minor plat which was approved and filed with Williamson County in 2021. By re-subdividing the subject property and parent property the applicant lost any preexisting entitlements to the property e.g., driveway access points. The applicant intends to construct multi-family residential units on the subject property like the construction on Lots One (1) and Two (2) of the Boxwood Subdivision. Following the progression of development, the applicant submitted a Site Development Plan (PZ-2022-1456) for the property located on Lot Three (3) addressed as 2002 W. 2nd Street. During the Site Development Plan review, staff identified that the proposed access (a commercial driveway) off W. 2nd Street was not in compliance with the Transportation Plan element of the Comprehensive Plan. W. 2nd Street is classified as a Community Boulevard where "turning movements should be limited…when possible and vehicular access to private lots should be from secondary streets or alleys" (Comprehensive Plan, Chapter 3, Community Boulevard). Staff provided the applicant with suggested alternative means to gain access, westward from Debus Drive or northward from W. 3rd Street and requested that the applicant and their engineer thoroughly explore alternative means of access. The applicant ultimately determined that they could not create another form of ingress/egress to the proposed development and requested a variance to grant them access off W. 2nd Street. The applicant was made aware that this request would be a variance from Section 1.3 of the Zoning Ordinance which states the purpose of the ordinance should provide means of

implementing the policies and provisions of the Comprehensive Plan. The applicant or the applicant's engineer should provide sufficient analysis to support the variance request.

Location:

The subject property is located along W. 2nd St.

Physical and Natural Features:

The subject property is vacant of any structures and consists of floodplain inundation and a large existing box culvert. There are also trees on the lot, which will be required to be surveyed and reviewed during the building permit process.

Growth Sector Designations:

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject property is located within the Infill Neighborhood Sector. The Infill Neighborhood Sector consists of areas with access to existing streets and utilities. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density (p. 50, Envision Taylor Comprehensive Plan).

Future Land Use and Zoning Designations:

The adopted Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation, Neighborhood Infill. Neighborhood Infill is anticipated to fill in vacant and underutilized lots to accommodate a slight increase in density and smaller neighborhood-oriented retail and services (p. 76, Envision Taylor Comprehensive Plan).

The subject property is currently zoned B-1 (Local Business). The B-1 zoning designation provides for local commercial development within the City and also allows for a variety of residential land uses including multi-family. (Sections 2.12 and 3.2, City of Taylor Zoning Ordinance).

Direction	Zoning District	Future Land Use	Existing Land Use
North	B-1 (Local Business)	Neighborhood Infill / Market Community	Single Family Residential
South	M-1 (Light Industrial)	Open Space	Commercial (Hotel)
East	B-1	Market Center: Community	Single Family Residential
West	B-1	Neighborhood Infill	Commercial/Vacant

Utilities

The subject property is located within the City's service area for water and wastewater, and there are existing water lines and wastewater lines along W. 2nd 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 variance request (22 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 18, 2022.

Staff Analysis

The request for the subject property is a variance from the Transportation Plan element of the Comprehensive Plan which prohibits driveways onto streets designated as Community Boulevards. The applicant is citing Section 1.3 of the Zoning Ordinance as their request for variance stating that they cannot provide alternative access to the property other than from W. 2nd Street. However, Section 1.3 states that all ordinances are to conserve the value of property and encourage the most appropriate use of land throughout the City and to do so in accordance with the Comprehensive Plan. The requested variance would be in direct conflict with the City of Taylor Transportation Plan element of the Comprehensive Plan which designates W. 2nd Street as a Community Boulevard and limits turning movements and vehicular access (Comprehensive Plan page 115).

There are alternative methods to access this property, i.e., “Connection B” from W. 3rd St. and “Connection C” from Debus Dr., as shown in the attached Exhibit A. The applicant has rejected the ability of “Connection B” stating that it would create an imperfect turning radius for emergency vehicles, however they did not demonstrate this issue through an engineering analysis. The utilization of “Connection C” was determined by the applicant to have impacts to the floodplain and require access through private property. The applicant has mentioned that “Connection C" would impact the floodplain, but the applicant has not provided adequate documentation that supports this claim. While there may be additional cost associated with crossing the floodplain, such as the installation of box culverts, driveway and street crossings of a floodplain are routine.

The applicant states that Lot 3 is in different ownership from Lots 1 and 2, which is accurate. The developer, One World Development, LLC sold Lots 1 and 2 to Turnstyle Homes, LLC which is the entity building the residential units. However, both One World Development and Turnstyle Homes have been involved in the development of this subdivision from the earliest stages and should have planned for the necessary access easements as part of their overall development plan and still have the ability to work together to grant any necessary easements for driveway access. Therefore, staff has determined that the alternative access points to the property are viable options to be considered.

Justifiable reasons for a variance do not include the property being able to be used for its highest and best use, financial or economic hardships, hardships self-created by the property owner or their agent, profitability, or the development objectives of the property owner. An unnecessary hardship that would provide for the variance would only be applicable if the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code, per Ch. 211 of the Local Government Code. As there are no structures on the property and the variance does not relate to a structure, the 50 percent rule does not apply to this request.

As the population of Taylor is projected to double by 2040, vehicular traffic will likely increase at a similar rate for the interchange of W. 2nd Street and Loop 397 (SW Carlos G Parker Blvd). With

the consideration that this property is approximately 1/10th of a mile from this interchange, the applicant's proposed recommendation of 1) driveway access or 2) restriping to include a center left-turn lane could likely increase the probability of collisions on W. 2nd St. With this consideration, staff does not recommend allowing a larger driveway with higher traffic volumes due to traffic safety concerns. See Exhibit B. Although the property configuration proposed by the applicant does not meet the requirement for a Level 1 TIA, (Ch. 6, Engineering Manual, Section 5: Transportation Design Criteria, subsection 5.1 Traffic Impact Studies) staff would recommend a Level 1 study be completed if this variance request were approved.

Given this information, staff recommends denial of the zoning variance request.

In addition to the hardship presented, the questions below must also be addressed by the Commission.

Zoning Board of Adjustment Recommendation

No variance shall be granted or imposed unless:

1. 75% of the members of the Board are present to hear the case; and
2. 75% of the Board votes in favor of the request; and
3. The Board finds that the variance meets the requirements of Texas Local Government Code Section 211.009(3) which states:

Tex. Loc. Gov't. Code, Sec. 211.009. AUTHORITY OF BOARD. (a) The board of adjustment may:

(3) authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done;

4. the Board finds that the variance meets the requirements of Section 7.4.3 of the Zoning Ordinance which states:

7.4.3 Variances

The Board shall have the power to authorize upon appeal in specific cases such variance from the terms of this Ordinance where a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, not solely for financial gain, including the following:

> ***1. Permit a variance in the setback requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.***
>
> ***2. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this Ordinance relating to the use, construction or alterations of buildings or structures or the use of land will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this Ordinance as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty.***

Such findings of the Zoning Board of Adjustment together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Zoning Board of Adjustment meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances.

Attachments:

1. Letter of Intent from Applicant and Supporting Evidence
2. Location Map
3. Exhibit A Site Plan
4. Exhibit B Aerial Map
5. Notice Area Map

ONE WORLD
Development, LLC.

Thursday, September 1, 2022

PO BOX 7467
Round Rock, TX 78683

To whom is may concern:

One World Development, LLC. would like to request a variance from the Master Transportation Plan (MTP) as it relates to access along W. 2nd street which is identified as a Community Boulevard for the property located at 2002 W. 2nd Street, PZ-2022-1456. Within the Comprehensive Plan, community boulevards are planned roadways where turning movements should be limited and vehicular access should be from secondary streets or alleys.

Our request will be categorized as a Zoning Variance specifically to Section 1.3 of the Zoning Ordinance, which states the purpose of the ordinance should provide the means of implementing the policies and provisions of the Comprehensive Plan. Our amendment request is due to the fact that engineering (SEE ATTACHED) cannot provide ways for the site to gain alternative access from 2nd Street. Per the staff's request to explore all alternative routes providing ingress/egress to the site and all adequate supporting evidence, the existing entrance from 2nd Street is the only reasonable option.
City of Taylor staff suggested a connection "C" (see exhibit – site plan) east-west to Debus Drive which will require crossing private property owned by others, adversely affecting the floodplain, as well as requiring a cost-prohibitive bridge and FEMA study. City of Taylor staff also suggested a north-south connection "B" (see exhibit – site plan) from 3rd street which will require access through private property owned by others, adversely impacting the floodplain as well.
Originally, the site design included 17 duplex condo buildings (34 units) but the site development plan is being modified to include only 15 duplex condo buildings (30 units) to eliminate the need for fire sprinklers and an underground detention pond and add parking. All buildings will include 2 units with 2 bedrooms and 1 bath per unit.

1. There are special conditions or circumstances to this proposed development which are peculiar to the location, structure or service which are not applicable to others. The only available access without impacting the floodplain is per the current driveway onto Second Street.
2. The granting of the variance/amendment is necessary for the preservation and enjoyment of a substantial property right of the applicant. There is no other way to access without crossing through private property and adversely impacting the floodplain.
3. The proposed variance/amendment will not negatively affect public health, safety, and welfare. The property prior to this development and currently has a driveway on Second Street. There is an existing curb cut/ entry onto the property onto/from West 2nd Street.
4. The proposed variance/amendment will not adversely affect adjacent or nearby properties. Although the driveway will be widened for fire protection access, the driveway location is essentially in the same location as the current, existing driveway, onto West 2nd Street, connection "A" (see exhibit – site plan).
5. Attached is correspondence between our civil engineer, Javier Barajas with Trine Engineering, Kathy Smith with HDR, and Javier Vasquez with HDR. The discussion is referencing the traffic impact, affirming this project does not meet the requirement for a Level 1 TIA, with a suggestion of merely restriping the section of 2nd Street between Travis Street and Debus Street.
6. Attached are files sent from Javier Barajas to Javier Vasquez, Kathy Smith, and Bryan Martin referencing the floodplain impact of alternate routes other than 2nd Street.

Sincerely,

Larry Magehee, Member
One World Development, LLC.

---------- Forwarded message ---------
From: **Smith, Kathy** <Kathy.Smith@hdrinc.com>
Date: Thu, Mar 17, 2022 at 2:34 PM
Subject: RE: Boxwoods Two
To: Javier Barajas <jbarajas@trineengineering.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>, Walker, Jacob <jacob.walker@hdrinc.com>

Hi Javier,

Thanks so much for meeting with me regarding a TIA for your project. Given that this site will consist of only 34 units of Condo/Townhome, this project does not meet the requirement for a Level 1 TIA.

We did speak about the following items:

- This site driveway will be aligned with the Luxury Inn & Suites driveway on the south side of Bus US 79 to reduce conflicts with overlapping left turns.
- Appropriate sight distance will be provided at the site driveway with the clearing of vegetation.
- If it is determined that Bus US 79 is TxDOT jurisdiction, coordination must occur with TxDOT for approval of the driveway.

Ideally, it would be helpful if a center left-turn lane could be provided on this section of Bus US 79. While there are constraints associated with widening the roadway, perhaps this could be accomplished with restriping the section from Debus Drive to Travis Street. It looks like we have about 52 feet of width, which could provide five 10-foot lanes along this section. This will need to be discussed with the City and/or TxDOT.

Also, please refer to the City's newly approved Comprehensive Plan for information on proposed roadway widening in the vicinity of your site:

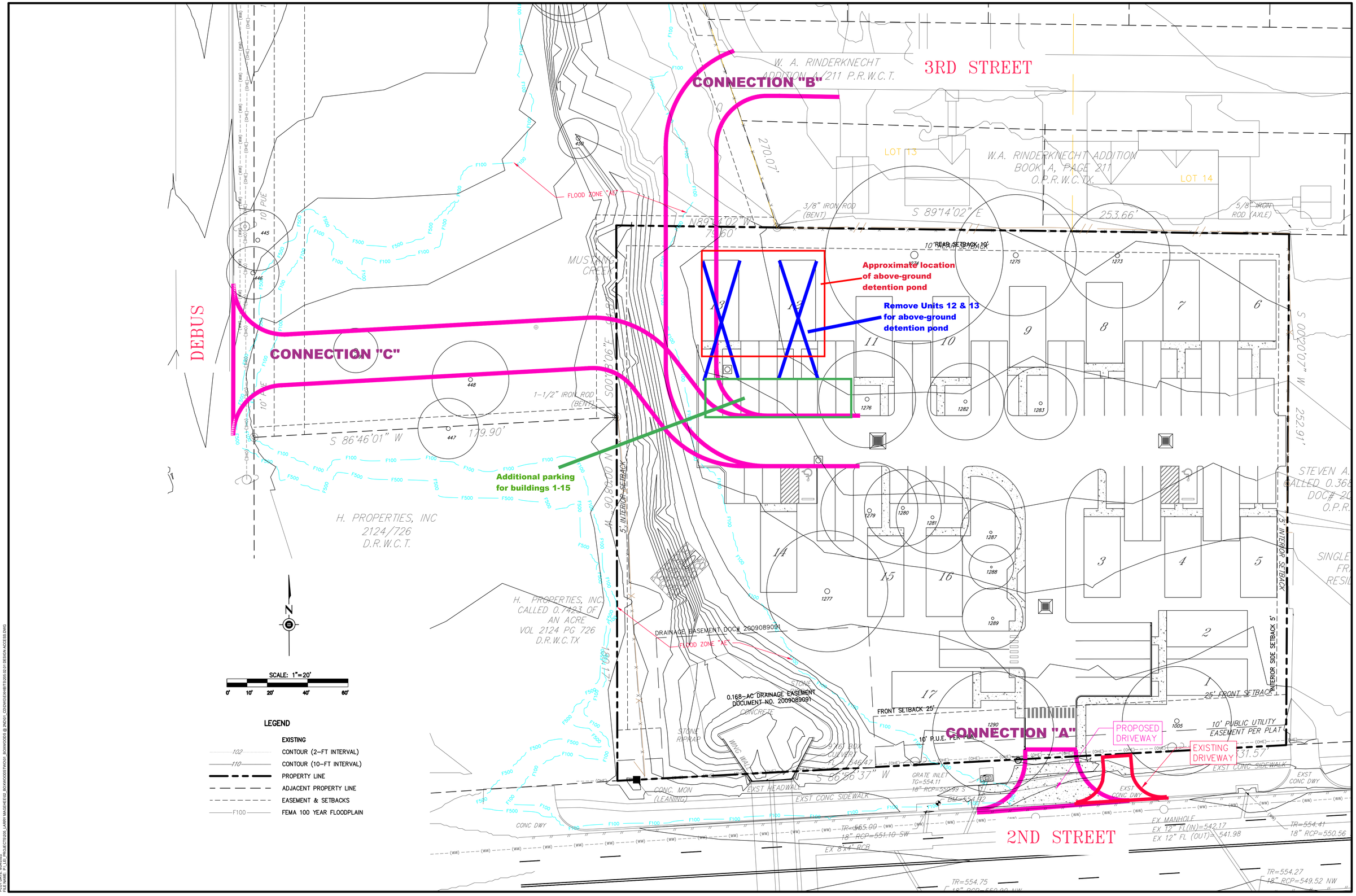
Below is a link to the City's Comprehensive Plan webpage and another link directly to the PDF of the plan:

Comprehensive Plan webpage : https://www.ci.taylor.tx.us/915/Comprehensive-Planning

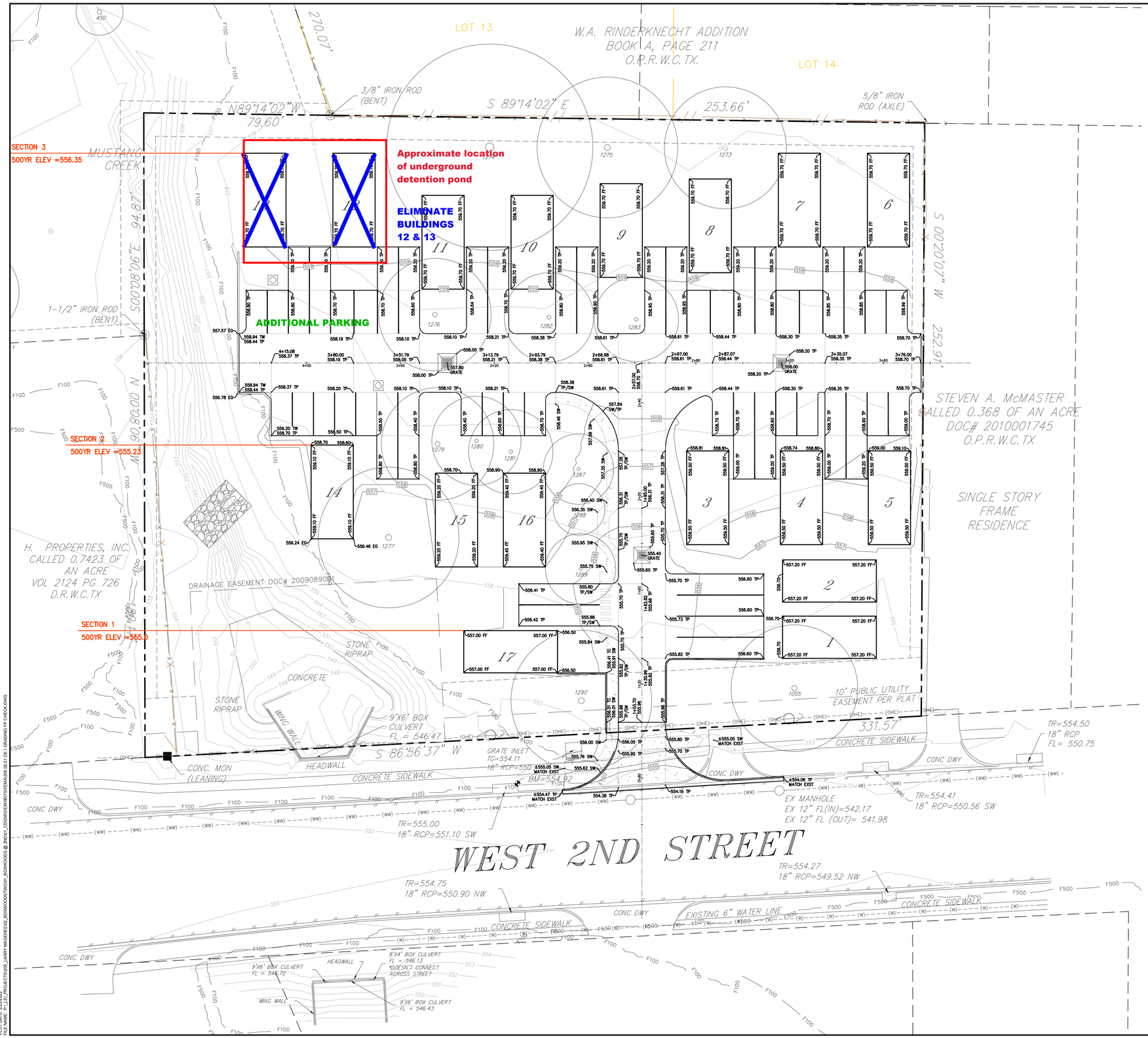
Comprehensive Plan PDF (171 pages): https://www.ci.taylor.tx.us/DocumentCenter/View/12368/Envision-Taylor-Comprehensive-Plan?bidId=

Kathleen G. Smith, P.E., PTOE
Senior Project Manager
Associate Vice President

HDR
504 Lavaca Street, Suite 900
Austin, TX 78701-2817
D 512.904.3713 M 512.632.0546



PLOT DATE: 8/24/2022
FILE NAME: P:\LEI\PROJECTS\205_LARRY MAGANE\EXIS_BOXWOODS\TWOAY_BOXWOODS @ 2ND\EL_CD\DWG\EXHIBIT\5-02-01 DESIGN ACCESS.DWG



N

SCALE: 1"=20'

0' 10' 20' 40' 60'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- (OHE) OVERHEAD UTILITIES
- 101 EXISTING CONTOUR
- 101 PROPOSED CONTOUR
- MH MANHOLE
- POWER POLE
- 95.25 TP SPOT ELEVATION

ABBREVIATIONS

BW	=	BOTTOM OF WALL
EG	=	EXISTING GROUND
FF	=	FINISH FLOOR
FG	=	FINISH GRADE
FL	=	FLOW LINE
FS	=	FINISH SURFACE
GB	=	GRADE BREAK
NG	=	NATURAL/EXIST. GRADE
SW	=	TOP OF SIDEWALK
TC	=	TOP OF CURB
TF	=	TOP OF FOOTING
TG	=	TOP OF GRATE
TP	=	TOP OF PAVEMENT
TW	=	TOP OF WALL

NOTES:

1. FEMA MAP NUMBER 48491C0533F, DECEMBER 20, 2019, TAYLOR, CITY OF WILLIAMSON COUNTY, TEXAS SHOWN IN BACKGROUND.
2. SECTION ELEVATION INFORMATION FOR THE 500-YEAR FLOOD EVENT OBTAINED FROM FLOOD INSURANCE STUDY, FEMA VOLUME 6 OF 7 FOR TAYLOR, CITY OF WILLIAMSON COUNTY, TEXAS, FLOOD INSURANCE STUDY NUMBER 48491CV006B, DECEMBER 20, 2019.

NO.	REVISION/ISSUE	DATE

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
2/23/2022

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING

TBPE FIRM REGISTRATION No. F-22228

500-YR FLOODPLAIN ELEVATIONS EXHIBIT

BOXWOODS TWO
2002 WEST 2ND ST.
TAYLOR, TEXAS 76574

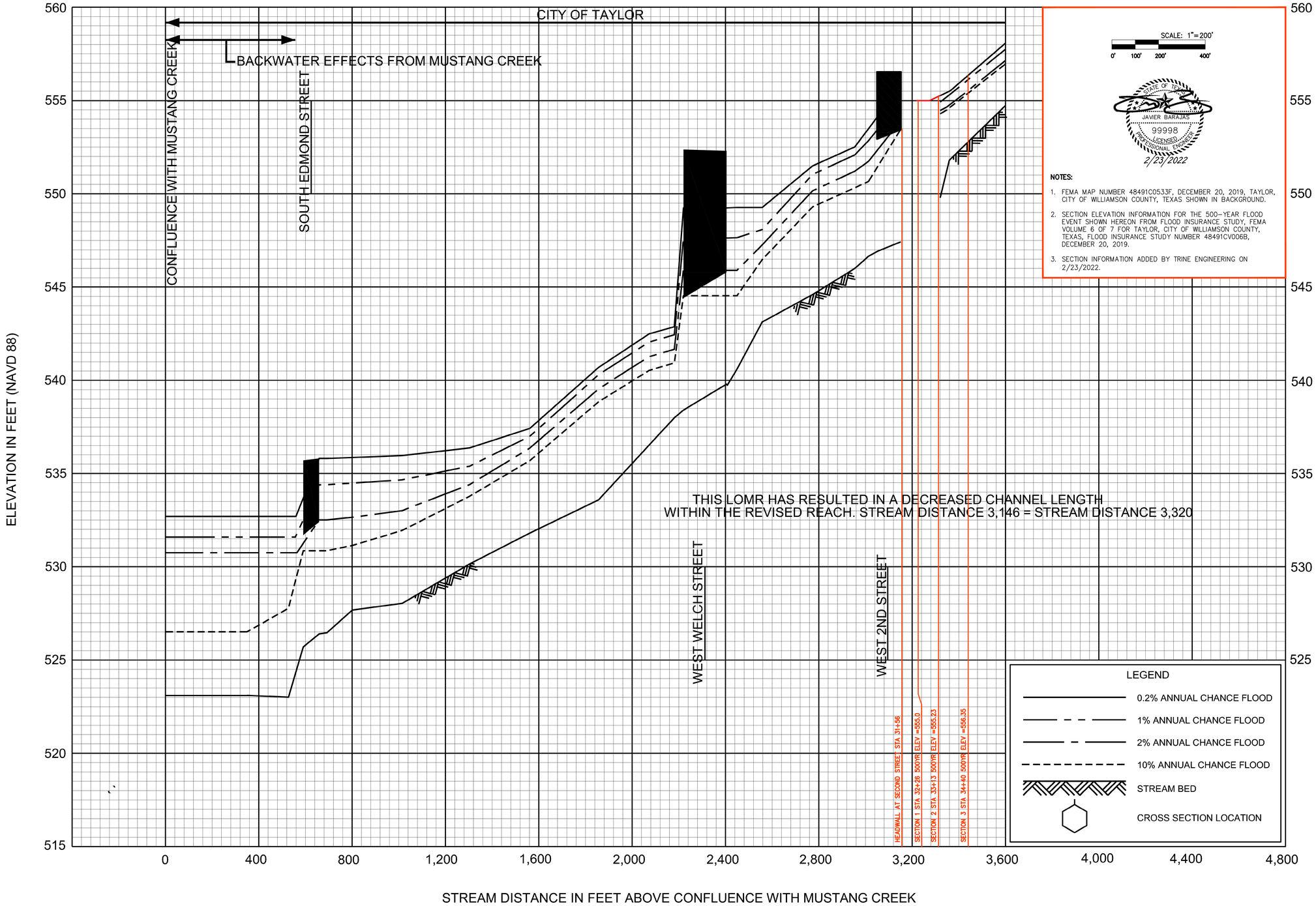
DATE: FEBRUARY 23, 2022

PROJECT: 205.02.01

SHEET No.

1 OF 2

PLOT DATE: 2/23/2022
FILE NAME: P:\LIB_PROJECTS\205_JARRY MAC\HEIGHZ_BOXWOODS\BOXWOODS @ 2ND\01_CIVIL\WS\EXHIBITS\FEMA\205.02.01 C6.1 GRADING FP CHECK.DWG



SCALE: 1"=200'

0' 100' 200' 400'

STATE OF TEXAS
JAVIER BARRAS
99998
LICENSED
PROFESSIONAL ENGINEER
2/23/2022

NOTES:

1. FEMA MAP NUMBER 48491C0533F, DECEMBER 20, 2019, TAYLOR, CITY OF WILLIAMSON COUNTY, TEXAS SHOWN IN BACKGROUND.
2. SECTION ELEVATION INFORMATION FOR THE 500-YEAR FLOOD EVENT SHOWN HEREON FROM FLOOD INSURANCE STUDY, FEMA VOLUME 6 OF 7 FOR TAYLOR, CITY OF WILLIAMSON COUNTY, TEXAS, FLOOD INSURANCE STUDY NUMBER 48491CV006B, DECEMBER 20, 2019.
3. SECTION INFORMATION ADDED BY TRINE ENGINEERING ON 2/23/2022.

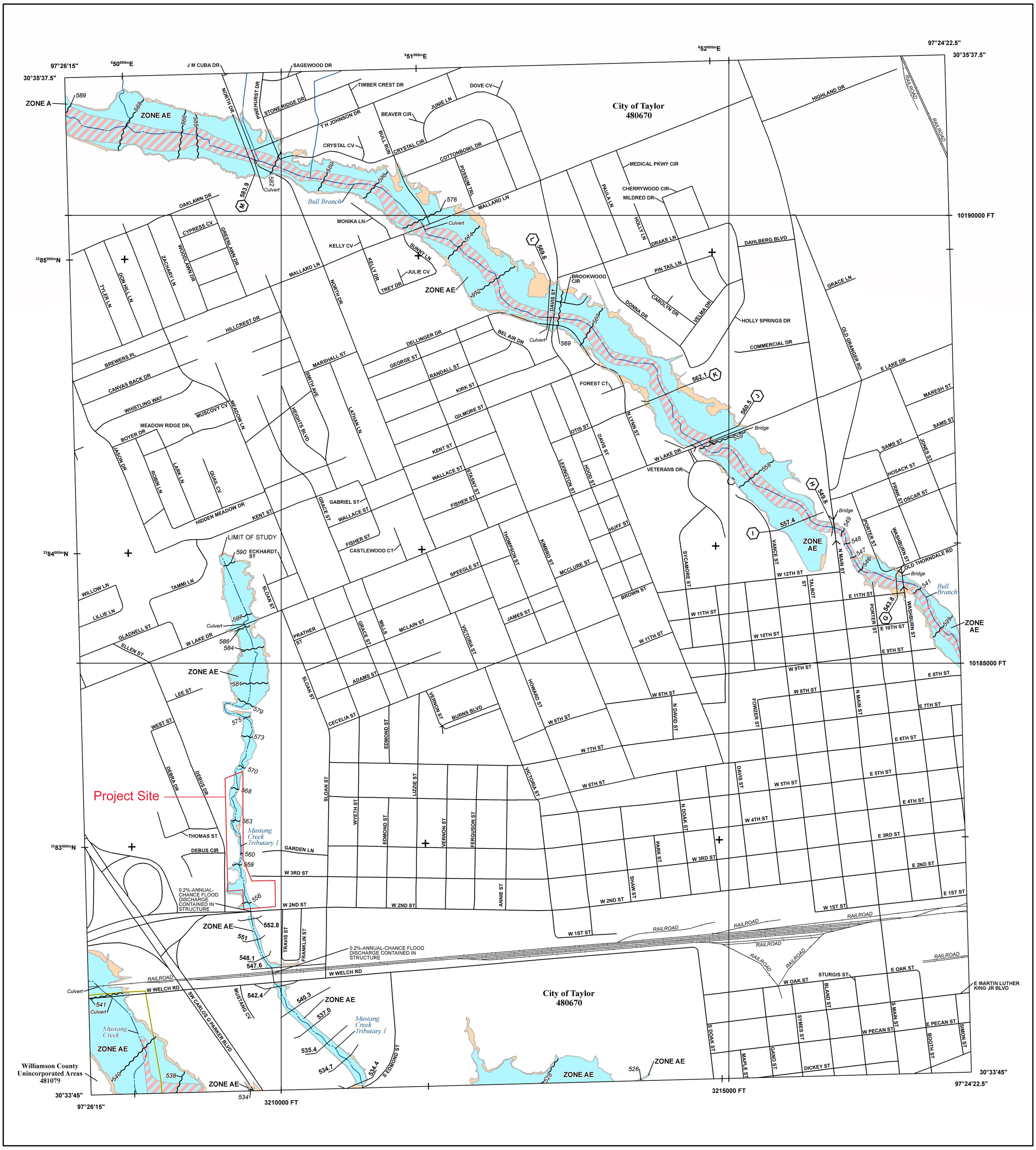
FLOOD PROFILES

MUSTANG CREEK TRIBUTARY 1

FEDERAL EMERGENCY MANAGEMENT AGENCY

WILLIAMSON COUNTY, TX

AND INCORPORATED AREAS



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) *Zone A,V, A99*
	With BFE or Depth *Zone AE, AO, AH, VE, AR*
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
	Future Conditions 1% Annual Chance Flood Hazard *Zone X*
	Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
	Area with Flood Risk due to Levee *Zone D*
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard *Zone X*
	Area of Undetermined Flood Hazard *Zone D*
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	E 18.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	8 Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	513 Base Flood Elevation Line (BFE)
OTHER FEATURES	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information Systems (TNRIS), dated 2000; United States Census Bureau, dated 2015; United States Geological Survey, dated 2005; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE

N

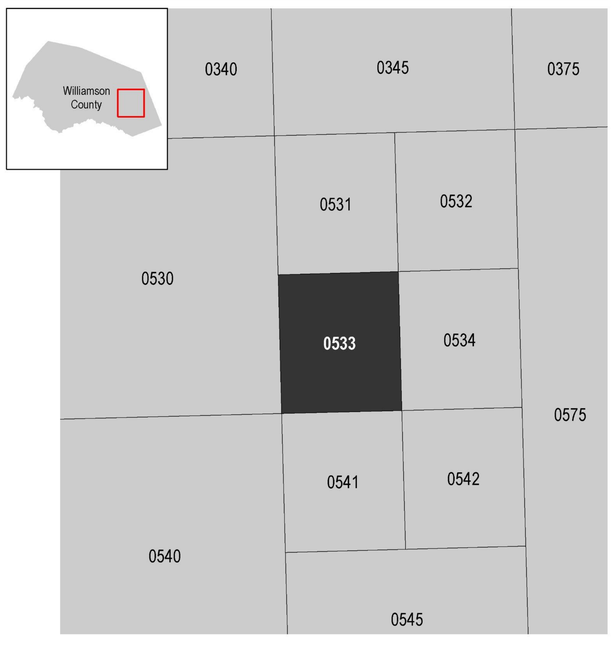
Map Projection:
Texas State Plane Central (FIPS ZONE 4203); North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TEXAS
and Incorporated Areas

PANEL **533** OF **750**

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
TAYLOR, CITY OF	480670	0533	F
WILLIAMSON COUNTY	481079	0533	F

VERSION NUMBER
2.3.3.3

MAP NUMBER
48491C0533F

MAP REVISED
DECEMBER 20, 2019

FLOOD INSURANCE STUDY

FEDERAL EMERGENCY MANAGEMENT AGENCY

VOLUME 6 OF 7

WILLIAMSON COUNTY, TEXAS

AND INCORPORATED AREAS

COMMUNITY NAME	NUMBER	COMMUNITY NAME	NUMBER
AUSTIN, CITY OF[1]	**480624**	**LEANDER, CITY OF[1]**	**481536**
BARTLETT, CITY OF[1]*	**480707**	**LIBERTY HILL, CITY OF***	**480073**
CEDAR PARK, CITY OF[1]	**481282**	**PFLUGERVILLE, CITY OF[1]**	**481028**
COUPLAND, CITY OF	**480754**	**ROUND ROCK, CITY OF[1]**	**481048**
FLORENCE, CITY OF	**480669**	**TAYLOR, CITY OF**	**480670**
GEORGETOWN, CITY OF	**480668**	**THRALL, CITY OF**	**481632**
GRANGER, CITY OF	**481046**	**WEIR, CITY OF**	**481674**
HUTTO, CITY OF	**481047**	**WILLIAMSON COUNTY, UNINCORPORATED AREAS**	**481079**
JARRELL, CITY OF	**480111**		

[1]Community is mapped in multiple counties

*No Special Flood Hazard Areas Identified

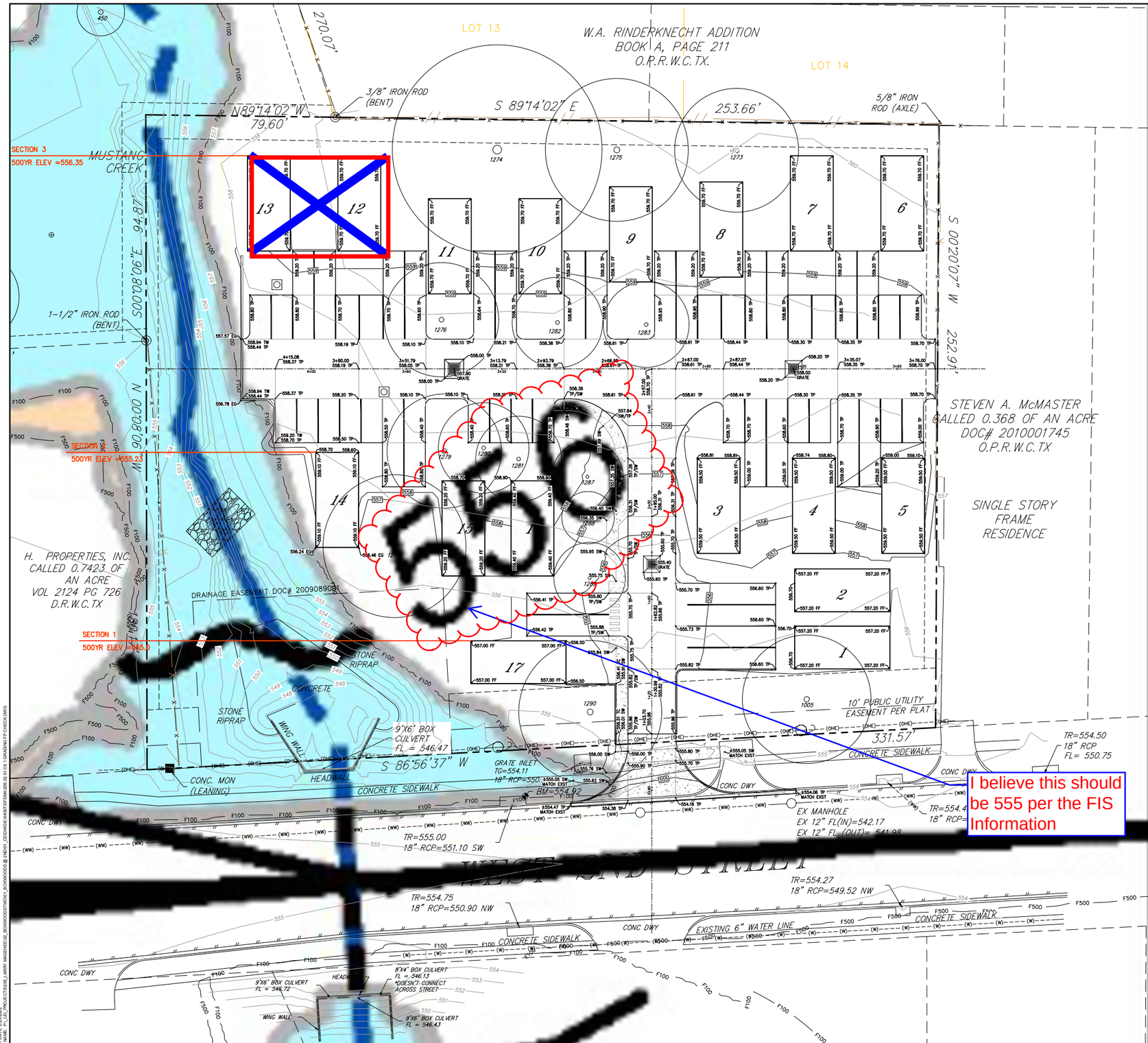
FEMA

REVISED:

DECEMBER 20, 2019

FLOOD INSURANCE STUDY NUMBER
48491CV006B

Version Number 2.3.3.3



SCALE: 1"=20'

0' 10' 20' 40' 60'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- (OHE) OVERHEAD UTILITIES
- 101 EXISTING CONTOUR
- 101 PROPOSED CONTOUR
- MH MANHOLE
- POWER POLE
- 95.25 TP SPOT ELEVATION

ABBREVIATIONS

BW	=	BOTTOM OF WALL
EG	=	EXISTING GROUND
FF	=	FINISH FLOOR
FG	=	FINISH GRADE
FL	=	FLOW LINE
FS	=	FINISH SURFACE
GB	=	GRADE BREAK
NG	=	NATURAL/EXIST. GRADE
SW	=	TOP OF SIDEWALK
TC	=	TOP OF CURB
TF	=	TOP OF FOOTING
TG	=	TOP OF GRATE
TP	=	TOP OF PAVEMENT
TW	=	TOP OF WALL

NOTES:

1. FEMA MAP NUMBER 48491C0533F, DECEMBER 20, 2019, TAYLOR, CITY OF WILLIAMSON COUNTY, TEXAS SHOWN IN BACKGROUND.
2. SECTION ELEVATION INFORMATION FOR THE 500-YEAR FLOOD EVENT OBTAINED FROM FLOOD INSURANCE STUDY, FEMA VOLUME 6 OF 7 FOR TAYLOR, CITY OF WILLIAMSON COUNTY, TEXAS, FLOOD INSURANCE STUDY NUMBER 48491CV006B, DECEMBER 20, 2019.

NO.	REVISION/ISSUE	DATE

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
2/23/2022

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING

TBPE FIRM REGISTRATION No. F-22228

500-YR FLOODPLAIN ELEVATIONS EXHIBIT

BOXWOODS TWO
2002 WEST 2ND ST.
TAYLOR, TEXAS 76574

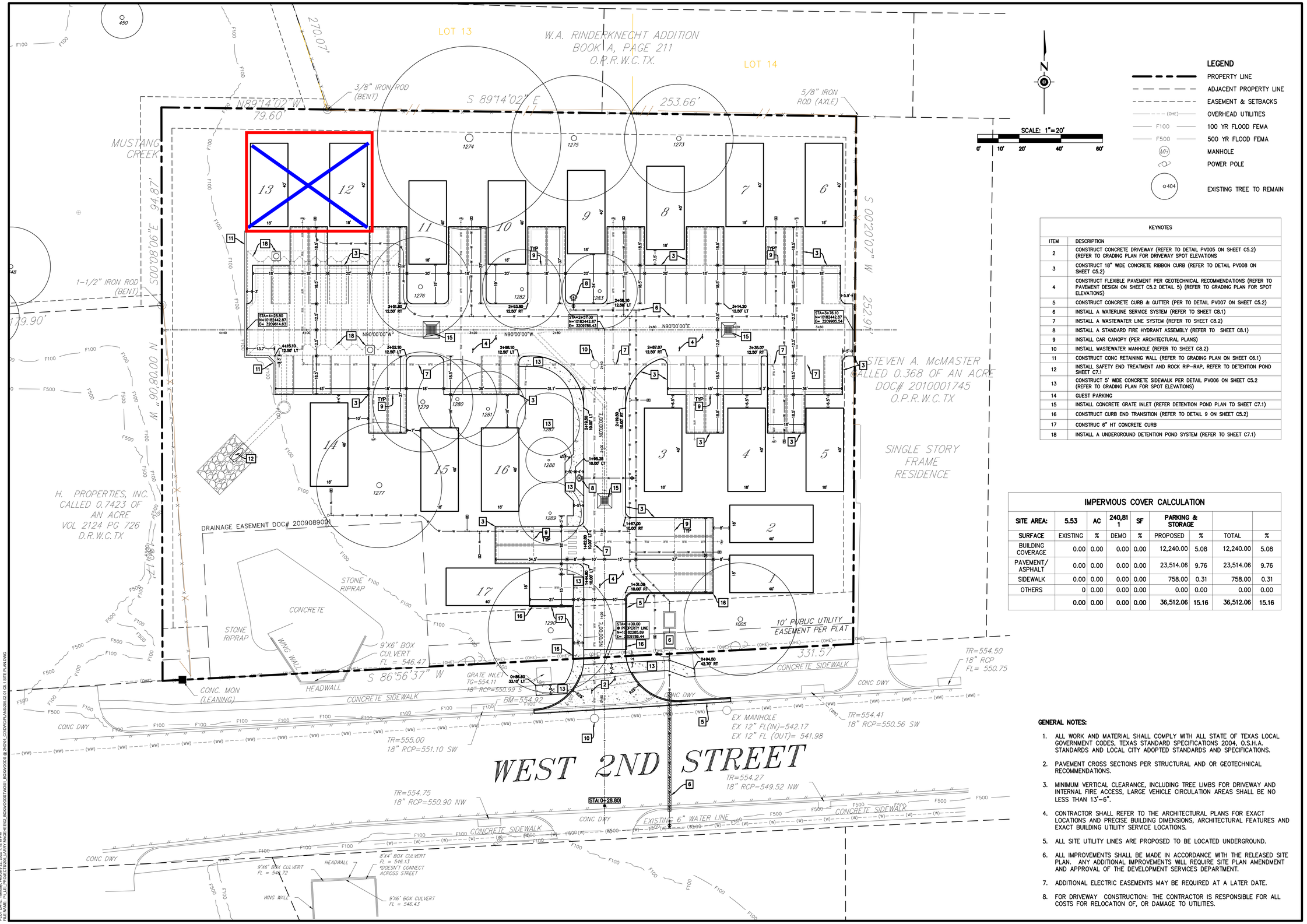
DATE: FEBRUARY 23, 2022

PROJECT: 205.02.01

SHEET No.

1 OF 2

PLOT DATE: 2/23/2022
FILENAME: P:\01 PROJECTS\205 LARRY MAGHREBI\02_BOXWOODS\TWO\3_BOXWOODS @ 2ND\01_CD\CIVIL\XREF\FEMA\205.02.01 C6.1 GRADING FP CHECK.DWG



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- (OHE) OVERHEAD UTILITIES
- F100 100 YR FLOOD FEMA
- F500 500 YR FLOOD FEMA
- MH MANHOLE
- POWER POLE
- 404 EXISTING TREE TO REMAIN

KEYNOTES

ITEM	DESCRIPTION
2	CONSTRUCT CONCRETE DRIVEWAY (REFER TO DETAIL PV005 ON SHEET C5.2) (REFER TO GRADING PLAN FOR DRIVEWAY SPOT ELEVATIONS
3	CONSTRUCT 18" WIDE CONCRETE RIBBON CURB (REFER TO DETAIL PV008 ON SHEET C5.2)
4	CONSTRUCT FLEXIBLE PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS (REFER TO PAVEMENT DESIGN ON SHEET C5.2 DETAIL 5) (REFER TO GRADING PLAN FOR SPOT ELEVATIONS)
5	CONSTRUCT CONCRETE CURB & GUTTER (PER TO DETAIL PV007 ON SHEET C5.2)
6	INSTALL A WATERLINE SERVICE SYSTEM (REFER TO SHEET C8.1)
7	INSTALL A WASTEWATER LINE SYSTEM (REFER TO SHEET C8.2)
8	INSTALL A STANDARD FIRE HYDRANT ASSEMBLY (REFER TO SHEET C8.1)
9	INSTALL CAR CANOPY (PER ARCHITECTURAL PLANS)
10	INSTALL WASTEWATER MANHOLE (REFER TO SHEET C8.2)
11	CONSTRUCT CONC RETAINING WALL (REFER TO GRADING PLAN ON SHEET C6.1)
12	INSTALL SAFETY END TREATMENT AND ROCK RIP-RAP, REFER TO DETENTION POND SHEET C7.1
13	CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER DETAIL PV006 ON SHEET C5.2 (REFER TO GRADING PLAN FOR SPOT ELEVATIONS)
14	GUEST PARKING
15	INSTALL CONCRETE GRATE INLET (REFER DETENTION POND PLAN TO SHEET C7.1)
16	CONSTRUCT CURB END TRANSITION (REFER TO DETAIL 9 ON SHEET C5.2)
17	CONSTRUC 6" HT CONCRETE CURB
18	INSTALL A UNDERGROUND DETENTION POND SYSTEM (REFER TO SHEET C7.1)

IMPERVIOUS COVER CALCULATION

SITE AREA:	5.53	AC	240,811	SF	PARKING & STORAGE			
SURFACE	EXISTING	%	DEMO	%	PROPOSED	%	TOTAL	%
BUILDING COVERAGE	0.00	0.00	0.00	0.00	12,240.00	5.08	12,240.00	5.08
PAVEMENT/ ASPHALT	0.00	0.00	0.00	0.00	23,514.06	9.76	23,514.06	9.76
SIDEWALK	0.00	0.00	0.00	0.00	758.00	0.31	758.00	0.31
OTHERS	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	36,512.06	15.16	36,512.06	15.16

GENERAL NOTES:

1. ALL WORK AND MATERIAL SHALL COMPLY WITH ALL STATE OF TEXAS LOCAL GOVERNMENT CODES, TEXAS STANDARD SPECIFICATIONS 2004, O.S.H.A. STANDARDS AND LOCAL CITY ADOPTED STANDARDS AND SPECIFICATIONS.
2. PAVEMENT CROSS SECTIONS PER STRUCTURAL AND OR GEOTECHNICAL RECOMMENDATIONS.
3. MINIMUM VERTICAL CLEARANCE, INCLUDING TREE LIMBS FOR DRIVEWAY AND INTERNAL FIRE ACCESS, LARGE VEHICLE CIRCULATION AREAS SHALL BE NO LESS THAN 13'-6".
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND PRECISE BUILDING DIMENSIONS, ARCHITECTURAL FEATURES AND EXACT BUILDING UTILITY SERVICE LOCATIONS.
5. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
6. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
7. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
8. FOR DRIVEWAY CONSTRUCTION: THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

NO.	REVISION/ISSUE	DATE

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
2/23/2022

TRINE ENGINEERING
CIVIL SURVEYING CONSTRUCTION
TBPE FIRM REGISTRATION No. F-22228

SITE PLAN

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 7 OF 14

DATE: 2/23/2022

C5.1

PROJECT No: 205.02.01

PLOT DATE: Tuesday, February 22, 2022 1:15:19 PM
FILE NAME: P:\LEI PROJECTS\205_LARRY MAGHREIGE_BOXWOODS\TWO\1_BOXWOODS@.DWG\1_CD\DWG\PLAN\SDS\02.01 C5.1 SITE PLAN.DWG

Instructions:
Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

Trip Generation Rates from the 10th Edition ITE Trip Generation Report

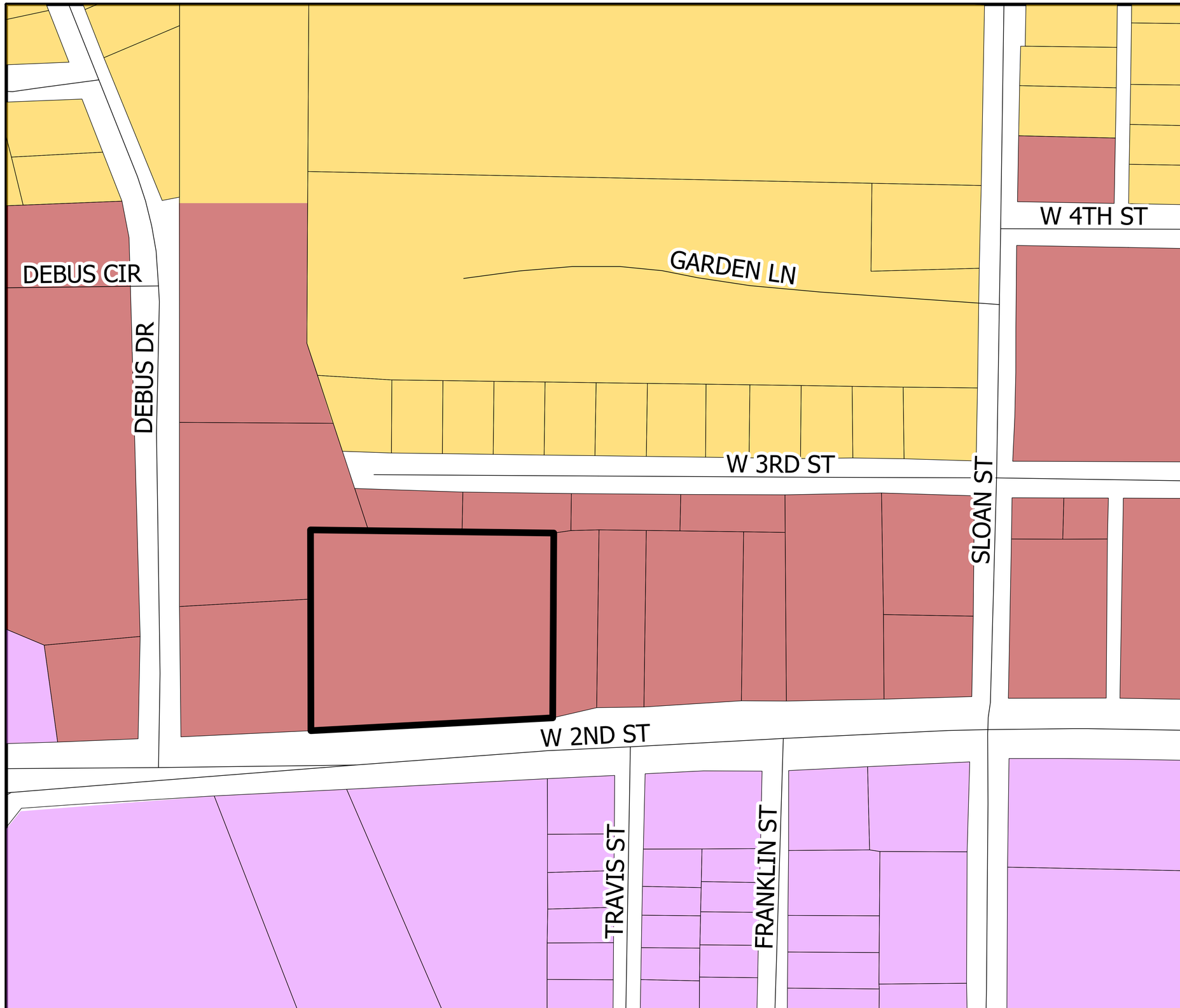
NA: *Not Available*
DU: *Dwelling Unit*
Occ.Room: *Occupied Room*
KSF[2]: *Units of 1,000 square feet*
Fuel Position: *# of vehicles that could be fueled simultaneously*

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Single Family Homes 210	DU	9.44	0.99	63%	37%		0	0	NA	NA	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%	34.0	198	18	12	6	
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA	
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA	
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA	

NA: Not Available
DU: Dwelling Unit
Occ.Room: Occupied Room
KSF[2]: Units of 1,000 square feet
Fuel Position: # of vehicles that could be fueled simultaneously

22-Feb-22

2/22/2022



N

PZ-2022-1559

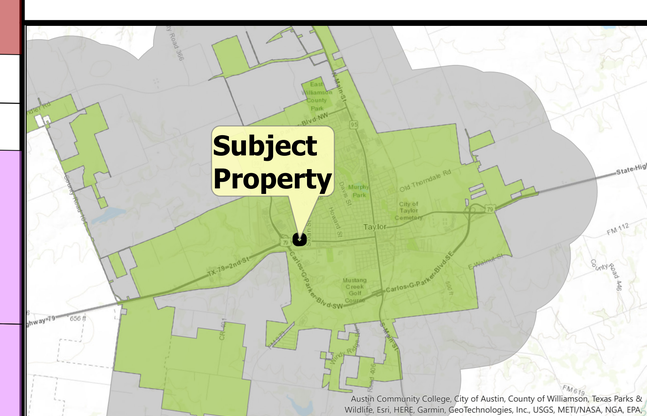
Boxwood Two
Zoning Variance
Location Map
Approximately 2.013 Acres

Legend

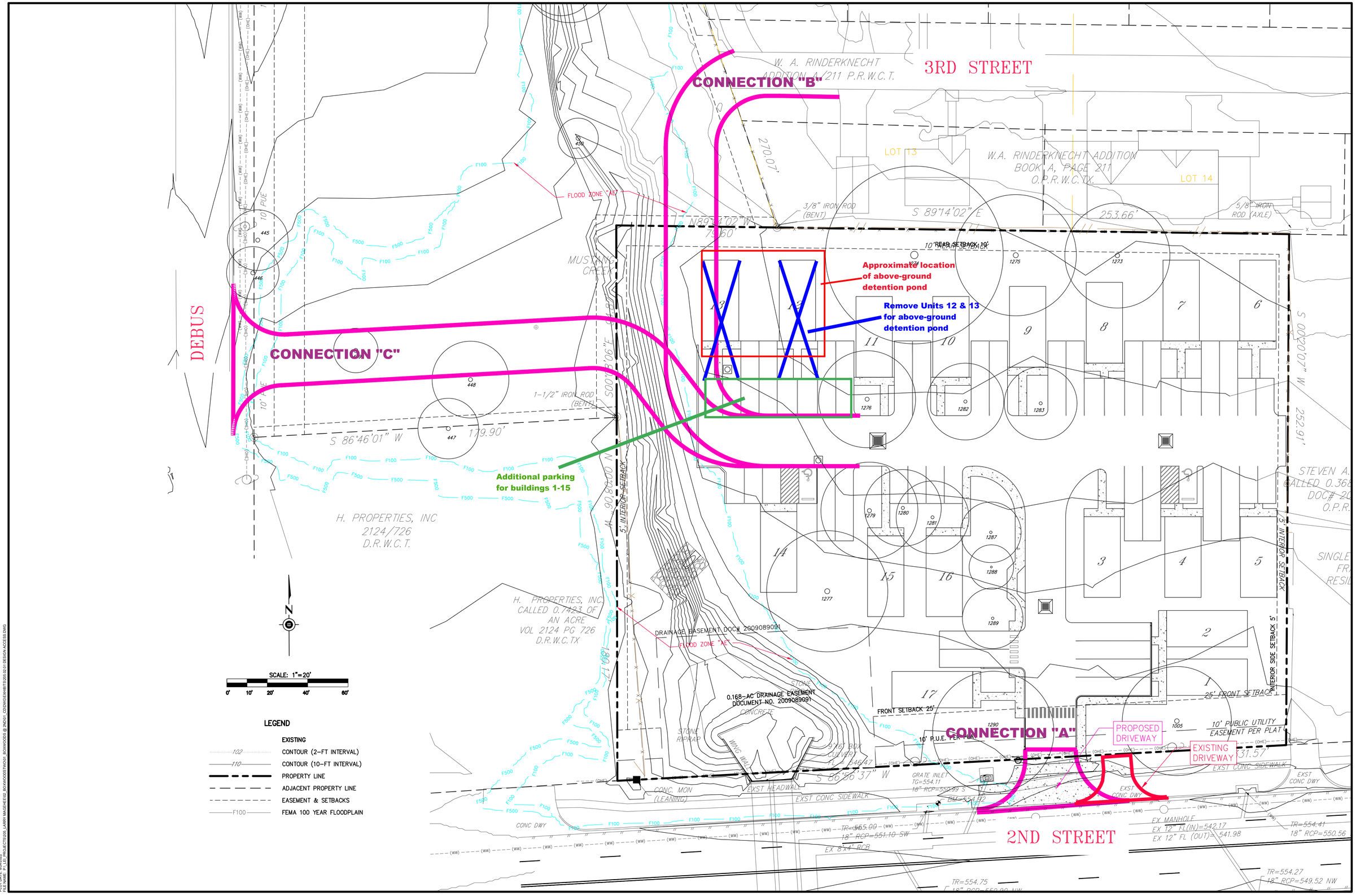
- Subject Property
- Parcels
- Streets

ZONING

- B-1
- M-1 Light Industrial
- MF-2 Multi-Family



0 0.04 0.09 Miles



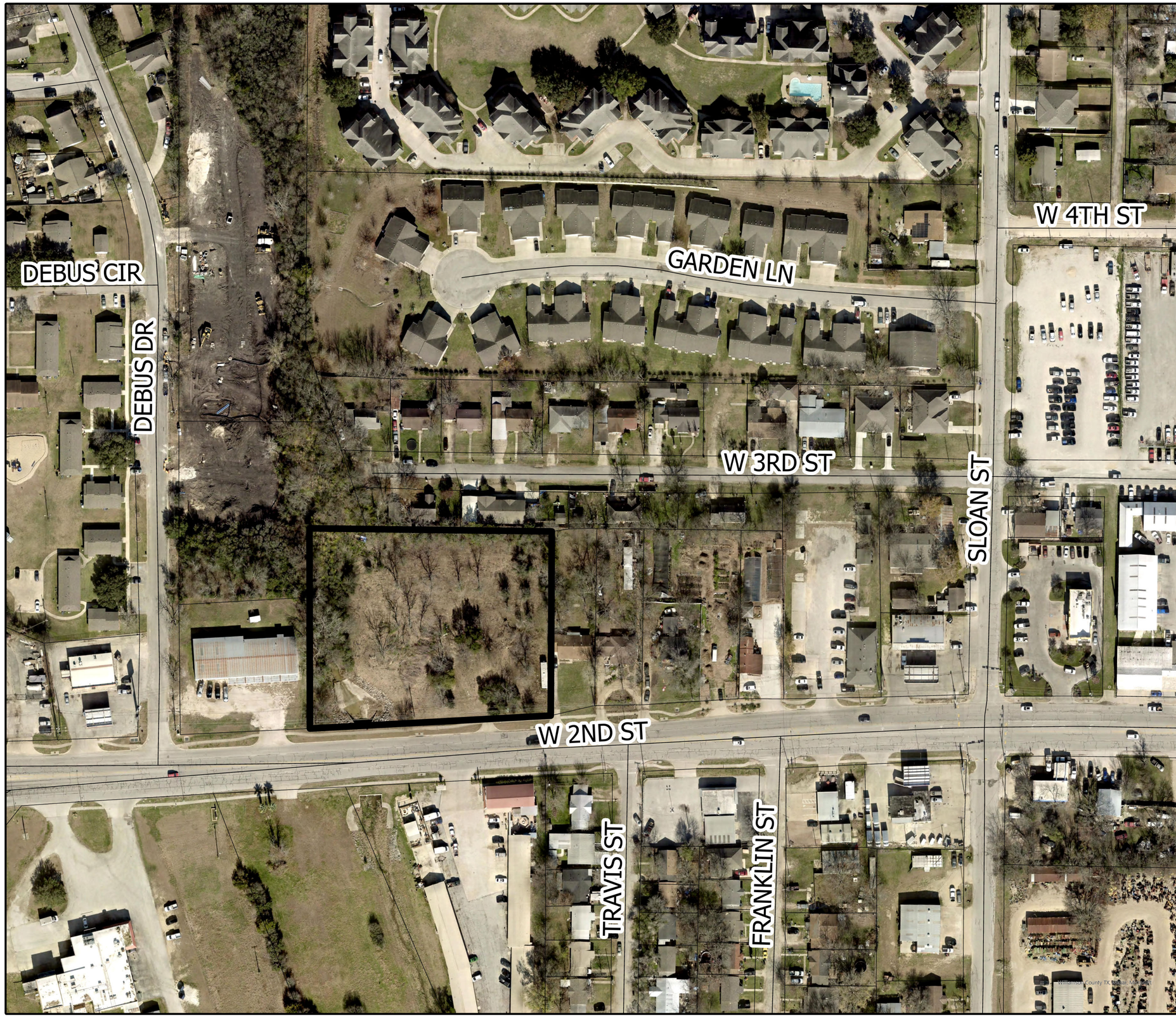
PLOT DATE: 8/24/2022
FILE NAME: P:\LEI\PROJECTS\205_LARRY MAGANE\EXIS_BOXWOODS\TWOA1_BOXWOODS @ 2ND\01_CD\DWG\EXHIBIT\2025-02-01 DESIGN ACCESS.DWG

EXHIBIT B

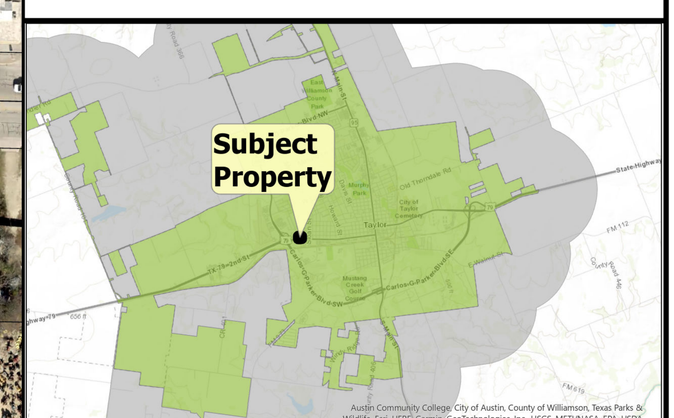
N

PZ-2022-1559

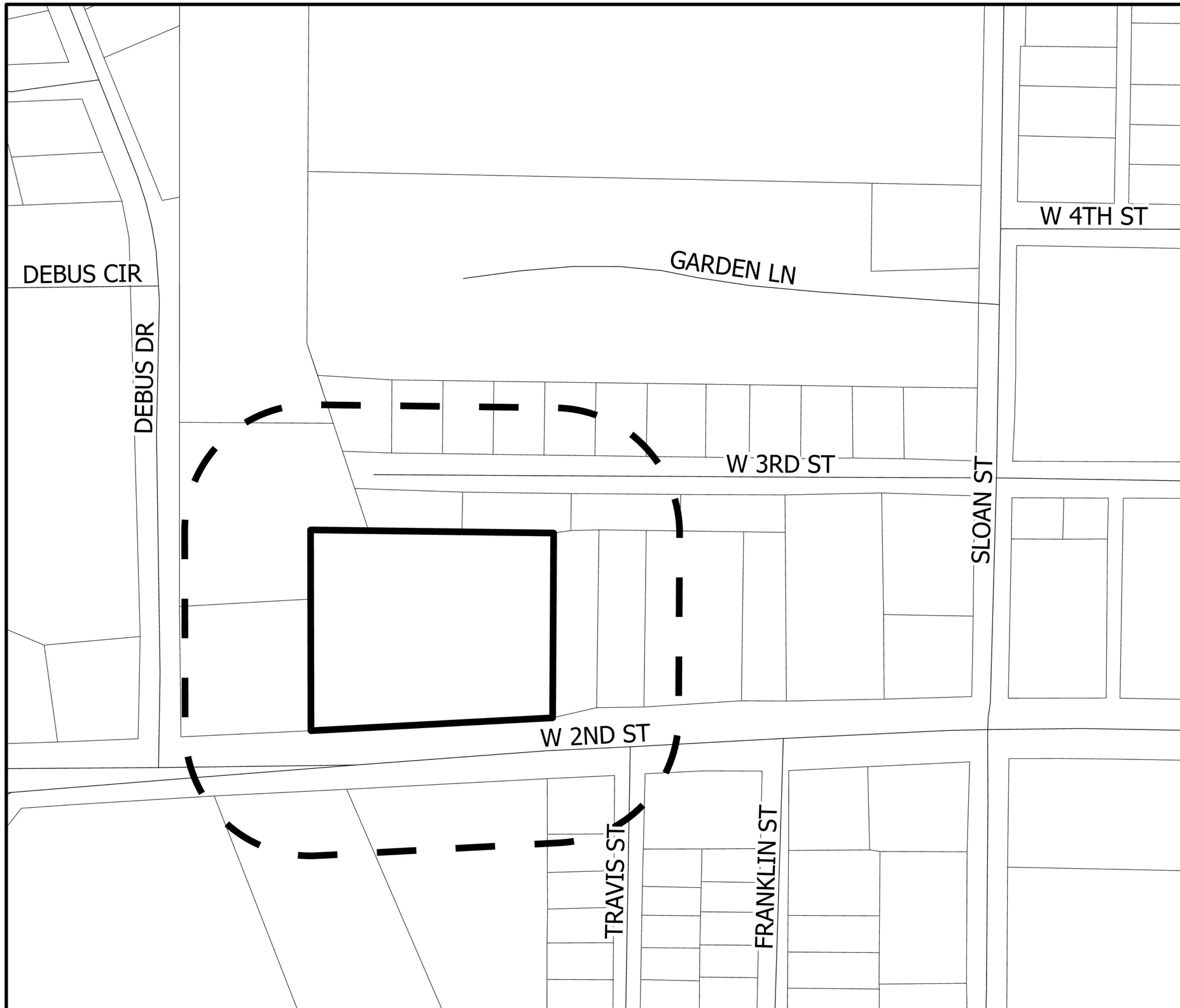
Boxwood Two
Zoning Variance
Aerial Map
Approximately 2.013 Acres



Legend
- Subject Property
- Parcels
- Streets



0 0.04 0.09 Miles



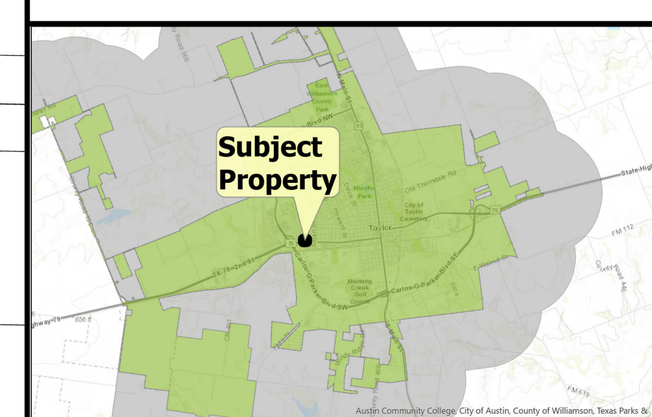
N

PZ-2022-1559

Boxwood Two
Zoning Variance
Notice Area Map
Approximately 2.013 Acres

Legend

- Subject Property
- 200 ft. Buffer
- Parcels
- Streets



0 0.04 0.09 Miles