

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**ZONING BOARD OF ADJUSTMENT MEETING**  
**February 6, 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, February 6, 2024.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=5322&month=2&year=2024&day=6&calType=0>

**I. CALL TO ORDER AND DECLARE A QUORUM**

**II. CITIZENS COMMUNICATION**

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

**III. CONSENT AGENDA**

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

1. Review and approve minutes from the meeting on December 5, 2023.

**IV. REGULAR AGENDA**

*Special Exemption*

2. **PZ-2023-1996** - Hold a public hearing regarding a request for an extension of 24 months to the Trenton Village Planned Development, pertaining to the signed and executed Ordinance 2021-25, generally located at 3701 CR 367, consisting of approximately 39.34 acres of land at the southwest corner of Carlos G Parker Boulevard and North Drive, legally described as William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018637, Taylor, Williamson County, Texas.
3. **PZ-2023-1996**- Take action regarding a request for an extension of 24 months to the Trenton Village Planned Development, pertaining to the signed and executed Ordinance 2021-25, generally located at 3701 CR 367, consisting of approximately 39.34 acres of land at the southwest corner of Carlos G Parker Boulevard and North Drive, legally described as William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018637, Taylor, Williamson County, Texas.

**V. 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 City of Taylor Hall Lobby continuously for 72 continuous hours before **February 6, 2024**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Victoria Winchester Date: 1.31.2024

Victoria Winchester, Administrative Assistant

**MINUTES**  
**CITY OF TAYLOR, TEXAS**  
**ZONING BOARD OF ADJUSTMENT MEETING**

City Hall Council Chambers  
Taylor City Hall, 400 Porter Street  
Tuesday, December 5, 2023  
6:00 P.M.

<b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>	<b><u>STAFF PRESENT</u></b>
Nancy Talley	Craig Eulenfeld	Brenda Joyas, Senior Planner
April Young		Victoria Winchester, Administrative Assistant
Emily Holmes		Colin Harrison, Director of Development Services
Michael Prillaman		Justin Sauer, Planning Tech

**I. CALL TO ORDER AND DECLARE A QUORUM**

*The meeting was called to order and a quorum declared at 6:02 P.M.*

**II. CITIZEN COMMUNICATION**

*No citizens were present to speak.*

**III. CONSENT AGENDA**

1. Review and approve minutes from the meeting held on October 17, 2023.

*A motion was made by Commissioner April Young to approve minutes and Seconded by Commissioner Emily Holmes. Motion was carried unanimously.*

**IV. REGULAR AGENDA**

2. **PZ-2023-1899** – Hold a public hearing regarding a request for a zoning variance to allow a six feet (6) high front fence and gate at 210 N Dolan Street, consisting of approximately 0.14 acres of land, legally described as SS3571 – Duffy Sub, Block 1, Lot PT 6 and more particularly described by Williamson Central Appraisal District Parcel R016922, Taylor, Williamson County, Texas.

*Chairman, Nancy Talley opened public hearing at 6:03PM.*

*Speaker Colin Harrison, Director of Development Services made a presentation regarding the request to allow a fence and gates within the front yard which are greater than four (4) feet in height and provided a recommendation for approval. The applicant, Juan Arreosola of 210 N Dolan, spoke regarding his fence request and reasoning of it.*

*Chairman, Nancy Talley closed public hearing at 6:13PM.*

3. **PZ-2023-1899**- Take action regarding a request for a zoning variance to allow a six feet (6) high front fence and gate at 210 N. Dolan Street, consisting of approximately 014 acres of land, legally described as SS3571- Duffy Sub, Block 1, Lot PT 6 and more particularly described by Williamson Central Appraisal District Parcel R016922, Taylor, Williamson County, Texas.

*A Motion was made by Commissioner April Young to approve the six-foot fence and gate at 210 Dolan Street. Motion was Seconded by Commissioner Michael Prillaman. Motion was carried unanimously.*

**V. ADJOURNMENT**

*Motion was made by Commissioner Michael Prillaman to adjourn the meeting. Second by Commissioner April Young. Motion carried unanimously.*

*Meeting adjourned at 6:14PM*

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**Victoria Winchester, Administrative Assistant**

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**Chair, Nancy Talley**

**City of Taylor**  
**PZ-2023-1996**  
**Special Exception**  
**Staff Report**

**Item Details**

- Subject Property:** 3701 CR 367, located in the southwest corner of Carlos G Parker Blvd. NW and North Dr.
- Total Acreage:** Approximately 39.34 acres
- Legal Description:** Part of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
- Property Owner:** Stuart Caffey, Creek Bend Land Holdings
- Applicant:** Josh Becker, Dannen Real Estate Development
- Request:** A Special Exception to extend the Trenton Village Planned Development Ordinance 2021-25 for 24 months. Specified in Section 2.2.15 of the Land Development Code (LDC) which states the ZBA may hear and decide Special Exceptions to the following terms of the zoning provisions of (the) LDC.
1. Time extensions for abandoned non-conforming structures, sites, and uses.
- Case History:** This is the first hearing of this request.

**Overview of Applicant's Request & Background**

The Trenton Village Planned Development ordinance (2021-25) was approved on October 14, 2021. Section 1.9.4.3 of the Land Development Code (LDC) stipulates that planned development zoning ordinances that were approved prior to the adoption of the LDC expire two years after approval if a preliminary plat application has not been filed. A preliminary plat application for Trenton Village has not been filed, therefore the planned development has expired. The applicant is requesting an extension to the Trenton Village Planned Development Ordinance 2021-25 for 24 months to allow additional time to submit a preliminary plat application.

The applicant has requested a Special Exception from Section 2.2.15 of the Land Development Code (LDC) which states, "The Zoning Board of Adjustment may hear and decide Special Exceptions to the following terms of the zoning provisions of (the) LDC.

1. Time extensions for abandoned non-conforming structures, sites, and uses."

**Physical and Natural Features:**

The subject property is flat and extends down into North Bull Branch Creek. To date the property remains undisturbed and vacant of any structures.

**Location:**

The subject property is located at the southwest corner of Carlos G. Parker Blvd. NW and North Dr.

**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 Special Exception request. Thirty-five (35) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, January 17, 2023.

**Staff Analysis**

The Trenton Village Planned Development approved in 2021 encompasses 80 townhome units, 92 duplexes, and 21 single-family homes with approximately 12 acres of open space that includes a dog park, a playscape, a concrete trail, group pavilion, and picnic tables. Since the Planned Development approval in 2021 no additional steps in the development process have occurred in order to keep the project active. Staff recommends approval of the applicant’s request for a 24-month extension of the Planned Development. Staff feels that the Planned Development from 2021 is in keeping with the goals and objectives of the Envision Taylor Comprehensive Plan. If approved by the ZBA, the request will allow the applicant an additional 24 months to continue to the next step in the development process by submitting a preliminary plat application.

**Zoning Board of Adjustment Recommendation**

Based on staff’s analysis the requested Special Exception for a time extension of 24-months is recommended for approval for the Trenton Village Planned Development. The Zoning Board of Adjustment should base their consideration for approval [Consistent] or denial [Inconsistent] of the request on the following information:

			Criteria for Approval
Consistent	Inconsistent	Neutral	
<u>X</u>			<p><b>The Zoning Board of Adjustment may approve a Special Exception if it determines that it is not contrary to the public interest, is in keeping with the intent of the Comprehensive Plan and the LDC, and so that the spirit of the LDC is observed and substantial justice is done.</b></p> <p><i>Staff finds that approving the requested Special Exception of 24-month time extension of the Trenton Village Planned Development does not impact public interest, remains in keeping with the Comprehensive Plan, and the spirit of the LDC is observed.</i></p>

**No special exception shall be granted 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 special exception meets the requirements of the LDC which states:

**City of Taylor Land Development Code – Section 2.2.15, Place Type Special Exceptions**

The ZBA may hear and decide Special Exceptions to the following terms of the zoning provisions of (the) LDC.

- (1) Time extensions for abandoned non-conforming structures, sites and uses.
- (2) Expansions of non-conforming structures, sites and uses.
- (3) Setback exceptions that are not eligible for a Zoning Warrant

APPROVAL CRITERIA. The ZBA may approve a Special Exception if it determines that it is not contrary to the public interest, is in keeping with the intent of the Comprehensive Plan and this LDC, and so that the spirit of (the) LDC is observed, and substantial justice is done.

APPROVAL PROCEDURE. 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 Special Exception is granted or imposed. A judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

**Texas Local Government Code, Section 211.009. AUTHORITY OF BOARD.**

*(a) The board of adjustment may:*

*(2) hear and decide special exceptions to the terms of a zoning ordinance when the ordinance requires the board to do so;*

**Attachments:**

1. Letter of Intent from Applicant
2. Original Ordinance 2021-25
3. Location Map
4. Notification Map



## Letter of Intent

City of Taylor,

We are seeking a 24 month extension to the zoning that was approved and adopted on October 14th 2021 located on the corner of Carlos G Parker and North Drive. We need this extension in order to continue with the entitlements and begin work on the development.

An engineer has been engaged and we are currently working with TXDOT on access. We have established access on Carlos G Parker and are now working with engineering on an updated layout and drainage. We anticipate completing Preliminary and Construction drawings as quickly as possible and beginning construction on infrastructure immediately after that. We plan on having all approvals and development completed prior to the expiration of the extension, though buildout will likely take longer.

The property consists of 39.34 acres 7.63 of which was zoned for Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and 31.71 of which was zoned Multi-Family Zoning District with a Planned Development Overlay (MF-1/RPD)

We are requesting that the approved zoning remain in place as it is currently shown on the development maps as within the Urban District with a Planned Development overlay. The zoning complies with the Comprehensive plan and the LDC 4.2.3.8 P5:Urban Center. The current layout incorporates both commercial and residential uses with buildings set close to the sidewalk and a walkable feel with connectivity between commercial and residential uses. The layout also incorporates pocket parks and public walking trails which appeals to the public interest and significantly exceeds the current zoning base standards.

Please Let me know what questions you may have and what additional information you would like.

Thanks,

A handwritten signature in blue ink, appearing to read "Josh Becker", with a long horizontal line extending to the right.

Josh Becker

Dannen Real Estate Development

512-909-4744

**ORDINANCE NO. 2021-25**

**AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 39.34 ACRES FROM RURAL/AGRICULTURAL ZONING DISTRICT (R/A) TO 7.63 ACRES OF LOCAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-1/CPD) AND 31.71 ACRES OF MULTI-FAMILY ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (MF-1/RPD), LOCATED AT THE SOUTHWEST CORNER OF CARLOS G. PARKER BOULEVARD AND NORTH DRIVE; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018637; PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.**

**WHEREAS**, the Taylor City Council, after proper notice, conducted a public hearing on September 23, 2021, to consider the request made by Gregg Andrulis, P.E./Civil Insite, LLC as agent for Creek Bend Land Holdings, LLC, for property which is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Rural/Agricultural District (R/A) to approximately 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71 of Multi-Family Zoning District with a Residential Planned Development Overlay (MF-1/RPD); and

**WHEREAS**, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 14, 2021, to consider the zoning request, and recommended against the change; and

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

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

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

**SECTION 2.** The Property described in Exhibit "A" is changed from Rural/Agricultural District (R/A) to 7.63 acres of Local Business Zoning District with a Commercial Planned Development overlay (B-1/CPD) and 31.41 acres of Multi-Family Zoning District with a Residential Planned Development overlay (MF-1/RPD).

**SECTION 3.** The Commercial and Residential Planned Development overlays hereby referred to as the Trenton Village Planned Development that shall be applied to and be required for the Property are described in Exhibit "B" attached hereto and incorporated herein for all purposes. Notwithstanding Section 2.18.4 of the Zoning Ordinance, the permitted uses within the

Commercial Planned Development shall be all uses allowed within the B-1 zoning district as modified by the Planned Development standards described in Exhibit "B".

**SECTION 4.** The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from approximately 39.34 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.73 acres of Local Business Zoning District with a Commercial Planned Development overlay and 31.71 acres of Multi-Family Zoning District with a Residential Planned Development overlay (MF-1/RPD) as shown in Exhibit "C" attached hereto and incorporated herein for all purposes.

**SECTION 5.** All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

**SECTION 6.** Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

**SECTION 7.** In accordance with Article VIII of the City Charter, Ordinance 2021-25 was introduced before the Taylor City Council on the 23<sup>rd</sup> day of September, 2021.

**PASSED, APPROVED, and ADOPTED** on the 14 day of October 2021.

  
Brandt Rydell, Mayor

ATTEST:

  
Dianna Barker, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Ted W. Hejl,  
City Attorney

# Exhibit "A"

**FIELD NOTES  
39.34 ACRE TRACT  
WILLIAMSON COUNTY, TEXAS**

Field Notes for a tract of land situated in and being out of the W.J. BAKER SURVEY, Abstract No. 65, Williamson County, Texas, and being part of the remainder of a called 104 acre "First Tract," described in a deed to DELPHINE SLIVENSKY, recorded in Volume 816, Page 449, Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a concrete TXDOT monument found at the southwest intersection of F.M. Road 397 and North Drive, for the northeast corner of the herein described tract;

**THENCE** S 20°50'40" E (Rec. S 19°00'00" E), 1713.63 feet, with the east line of said 104 acre tract and the west right-of-way line of said North Drive, to an iron rod with cap set for the southeast corner of the herein described tract;

**THENCE** S 69°03'06" W, 136.73 feet, to a point in the approximate centerline of a creek;

**THENCE** across and upon said 104 acre tract, following the approximate centerline of said creek, for the following courses:

1. N 66°08'49" W, 70.28 feet, to a point;
2. S 82°31'09" W, 35.00 feet, to a point;
3. N 67°57'32" W, 117.00 feet, to a point;
4. N 78°53'51" W, 84.00 feet, to a point;
5. N 42°36'28" W, 103.00 feet, to a point;
6. N 60°09'45" W, 113.00 feet, to a point;
7. S 74°47'39" W, 51.00 feet, to a point;
8. N 72°18'30" W, 82.00 feet, to a point;
9. N 83°21'49" W, 99.00 feet, to a point;
10. S 82°51'24" W, 198.00 feet, to a point;
11. N 88°02'15" W, 62.00 feet, to a point;
12. N 76°45'11" W, 109.00 feet, to a point;
13. S 84°33'52" W, 76.00 feet, to a point;
14. N 52°17'11" W, 97.00 feet, to a point;
15. N 78°06'29" W, 76.00 feet, to a point;
16. S 75°26'24" W, 71.00 feet, to a point;
17. N 56°54'49" W, 59.00 feet, to a point;
18. S 75°10'20" W, 36.00 feet, to an iron rod with cap found in the west line of said 104 acre tract and the east line of a called 88.167 acre tract described in a deed to WEINRITTER REALTY, LP, recorded in Document No. 2009013705, of said records, for the southwest corner of the herein described tract;

THENCE N 22°00'08" W (Rec. N 19°00'00" W), with the west line of said 104 acre tract and the east line of said 88.167 acre tract, at 19.90 feet passing a concrete monument found, continuing the same course for a total distance of 806.66 feet to a point in the south right-of-way line of said F.M. Road 397, for the northeast corner of said 88.167 acre tract, the northwest corner of said remaining 104 acre tract and the northwest corner of this tract, from which a 3/8 inch iron rod found bears S 22°00'08" E, 0.51 feet;

THENCE N 64°41'57" E, 1374.55 feet, with the north line of said remaining 104 acre tract and the south right-of-way line of said F.M. Road 397 to the POINT OF BEGINNING, and containing 39.34 acres of land, more or less.

NOTES:

The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4283. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998821. Grid distance = Ground Distance \* CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "VALCO 6200", unless otherwise noted herein.

*Luther E. Frobish*  
Luther E. Frobish  
Registered Professional Land Surveyor  
State of Texas No. 6200



Return to  
Longhorn Title Co., Inc.  
300 N. Main  
Taylor, TX 76574

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2020148577**

Pages: 7    Fee: \$41.00  
11/24/2020    03:07 PM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas

Unofficial Document

**EXHIBIT B  
TRENTON VILLAGE  
RESIDENTIAL PLANNED DEVELOPMENT**

**PROPERTY**

The subject property is located on the south side of FM 397 (Carlos G Parker Blvd) and the west side of North Drive. The tract includes approximately 39.24 acres land, as more particularly described in Exhibit A.

**PURPOSE**

The purpose of this planned development zoning ordinance is to develop a project consisting of commercial, duplex, townhome and single family uses with varying lot widths and sizes to incorporate various styles and accommodate a variety of housing types. To move forward with our project, we are making application for a planned development with B-1/CPD (7.86 acres) and MF-1/RPD (31.71 acres) zoning.

**CONCEPT SITE LAYOUT & LAND USE**

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1 to illustrate the proposed land use for the property. The primary use of the development shall be for commercial, duplex, townhome and single family development. Each duplex and single family lot will include a rear loaded garage accessed by a private alley. Townhome units are not required to face the street which they are addressed from.

**PLANNED DEVELOPMENT STANDARDS**

<b>Deviations from Zoning Ordinance</b>		
	<b>MF-1/RPD</b>	<b>B-1/CPD</b>
Minimum Lot Area (SF)	5000	5000
Minimum Lot Width (feet)	50	50
<b>Setbacks</b>		
Front (feet)	10	10
Interior Side or Alley Side (feet)	5	5
Street Side (feet)	5	5
Rear (feet)	5	5
Maximum Height (feet)	35	35
Maximum Setback (feet)	N/A	10*

\*10 foot maximum commercial building setback on "A" Street and "B" Street.

## **FRONT PORCHES**

Each residential unit will have a front porch with a minimum of 4' depth and 8' width.

## **ACCESSORY DWELLING UNITS**

Accessory dwellings are allowed by right and may be above or attached to garages or standalone buildings. Accessory dwelling units may be up to 30% of the size of the primary structure on the same lot or 600 square feet whichever is greater.

## **STREET REQUIREMENTS**

Alleys are to be private (owned and maintained by the respective Property Owner's Association) and have a 20-foot right-of-way with a 14-foot paved asphalt driving surface bordered with concrete curb. The public roads include proposed changes to minimum requirements. Specifically, the pavement width has been reduced to 28 feet and a 40' R.O.W. is proposed on "C" Street, "D" Street and a portion of "A" Street. The sidewalks for the 40' R.O.W. section are located outside of the R.O.W. in a sidewalk and public utility easement. All local street sections and utility assignments will be in accordance with the attached Exhibit B.4 of this ordinance.

## **SIDEWALKS**

Sidewalks shall be constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders, except for the sidewalks constructed next to or adjacent to public areas, which will be part of the subdivision improvement plans and constructed by the developer.

## **LANDSCAPE REQUIREMENTS**

All landscaping selections shall be from the City of Taylor's code of ordinances. Street trees will be planted between the sidewalk and back of curb along all public streets with a maximum spacing of 40 feet. All maintenance of street trees located along public streets must meet and comply with City of Taylor ordinances. Corner lots that have street side frontage will be required to plant two additional street trees spaced 30'- 40' apart on that street side frontage between the sidewalk and back of curb. Street tree species will be specified by the Property Owner's association at the time of construction. All street trees will include root barrier to a minimum depth of 3-feet adjacent to the curb and sidewalk to help maintain structure of curb and sidewalk. All street trees placed adjacent to residential lots will be maintained by the homeowner and enforcement of maintenance will be handled by the Property Owners' Association. All landscaping not fronting or siding a residential lot shall be maintained by the Property Owners' Association. All other landscaping requirements not mentioned here will follow the City of Taylor's ordinances. See Exhibit B.3

## **PARKLAND**

This planned development includes a total of three parkland dedicated tracts. Pocket Park A (0.20 acres) and Pocket Park B (0.17 acres) will include playscapes, shade structures and dog park facilities. Additionally, the planned development includes an 11.80 acre parkland dedication area within the floodplain that provides trails, picnic tables and pedestrian connectivity between TH Johnson Drive and Carlos G. Parker Blvd. Less than 5% of the subdivision's total acreage will be dedicated outside of the floodplain. One percent of the land outside of the floodplain and 30% of land within the floodplain will be dedicated as parkland.

## **COMMON AREA AMENITIES**

The following common area amenities are proposed on-site and located within the 0.20, 0.17 and 11.80 acre public parkland areas:

- A dog park
- A playscape with shade structure
- A concrete trail
- Picnic Tables / Open Play / Group Pavilion

The final design of each amenity shall be established during the subdivision construction plan review phase.

## **SIGNAGE REQUIREMENTS**

Entry signage will be placed at the entrance to the development, outside of the right-of-way, and in accordance with Chapter 24 of the Code. No off-premise signage will be installed.

## **PROPERTY OWNER'S ASSOCIATION**

A Property Owner's Association shall be created to own and maintain the common area amenities, detention ponds, signage, private paving and sidewalks. The Property Owner's Association must be registered with the Texas Secretary of State.

## **LIST OF EXHIBITS**

Exhibit B.1 – Conceptual Site Plan

Exhibit B.2 – Architectural Elevations

Exhibit B.3– Conceptual Landscape Plan

Exhibit B.4 – Typical Road Sections





**EXHIBIT B.2**  
**50' DUPLEX**



XXXXXX  
PLAN XXXX RP

of  
Sheet  
B  
1368  
Plan 1

**KIPP\*FLORES**  
ARCHITECTS  
11776 Jollyville Rd., Suite 100 Austin, TX 78758  
Tel: (512) 335-5477 Fax: (512) 335-0832  
www.kippflores.com

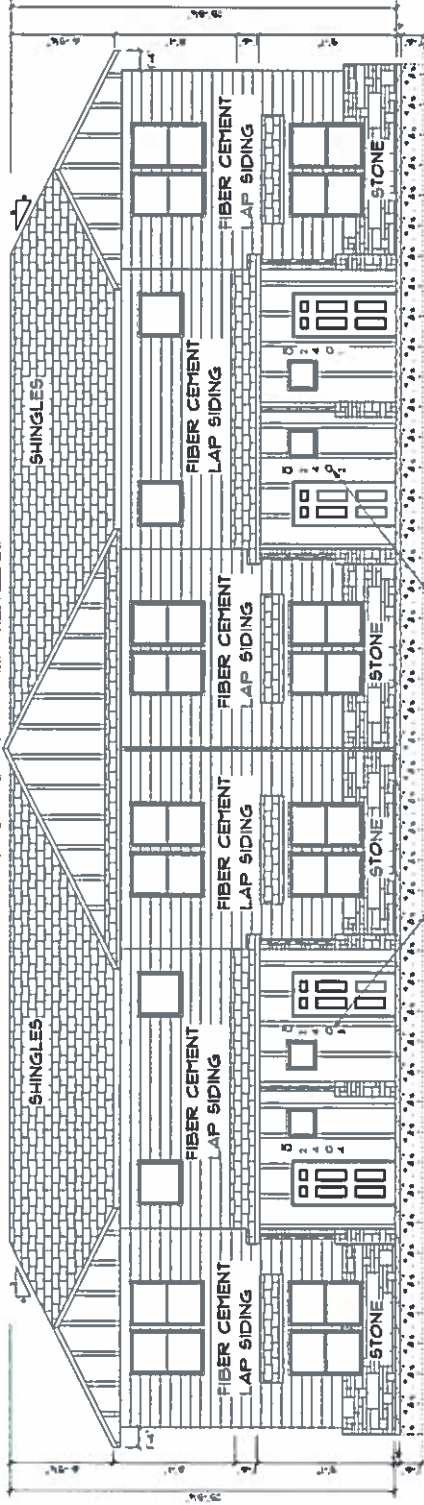
Due to changes in construction methods and materials, the architect assumes no responsibility for the construction of the project. The architect's responsibility is limited to the design and construction of the project as shown on the drawings. The architect does not assume any liability for the construction of the project.

Blank area for notes or additional information.

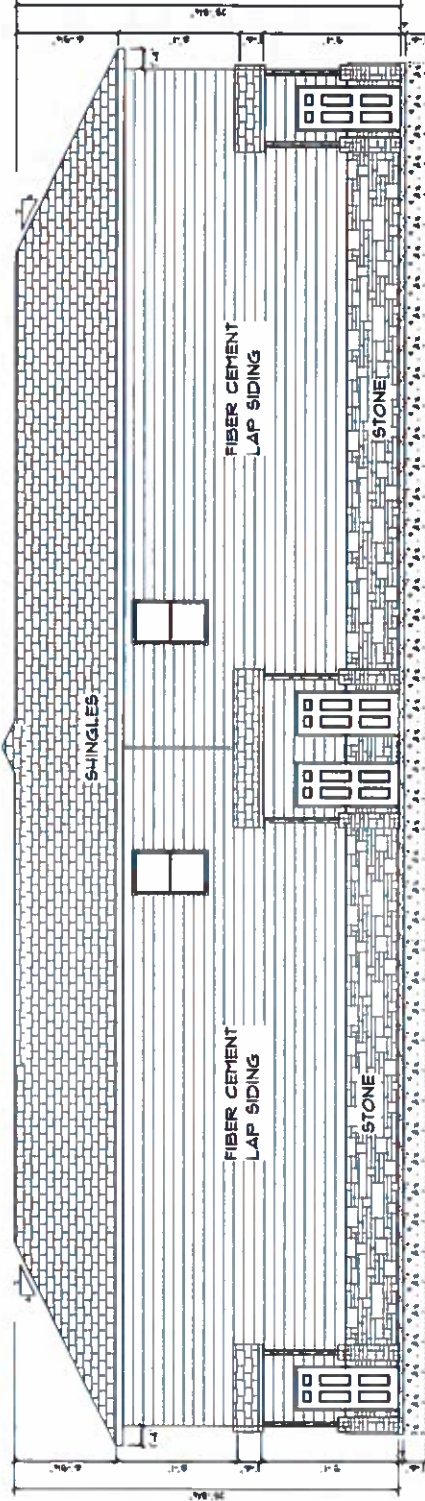
# EXHIBIT B.2 TOWNHOUSE



EXHIBIT B.2 LINEAR TOWNHOUSE



FRONT ELEVATION



REAR ELEVATION

EXTERIOR FINISH CHART:

FRONT ELEVATION:	
65% FIBER CEMENT	
LAP SIDING	530 FT <sup>2</sup>
1% STONE	97 FT <sup>2</sup>
24% HARDI	194 FT <sup>2</sup>
REAR ELEVATION:	
65% FIBER CEMENT	
LAP SIDING	530 FT <sup>2</sup>
1% STONE	97 FT <sup>2</sup>
24% HARDI	194 FT <sup>2</sup>
TOTAL BUILDING EXTERIOR:	
74% FIBER CEMENT	
LAP SIDING	2600 FT <sup>2</sup>
5% STONE	584 FT <sup>2</sup>
1% HARDI	388 FT <sup>2</sup>

WINDOWS/DOORS MAKE UP  
2% OF STREET FACING WALL

FRONT & REAR ELEVATIONS

A1.05

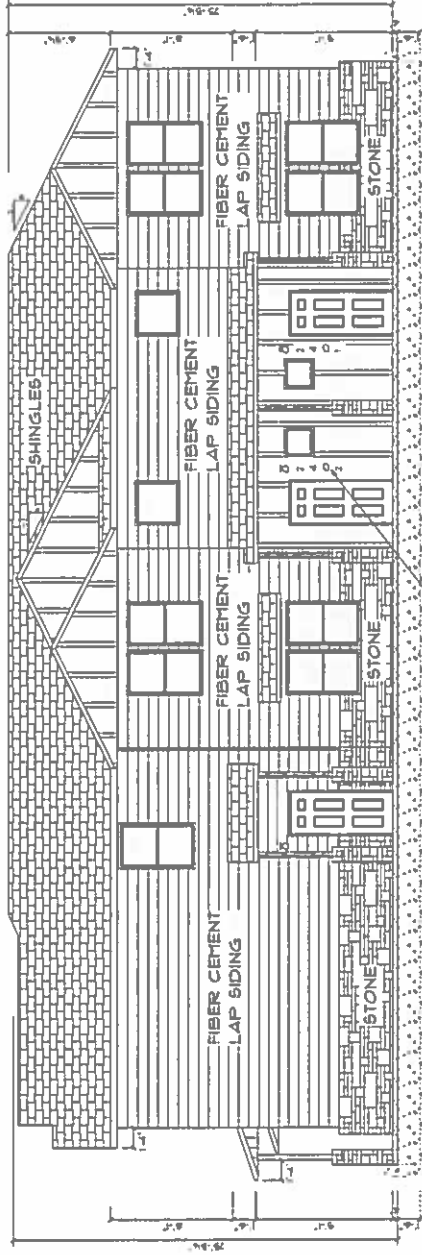
SCALE	1/4" = 1'-0"
DRAWN BY	544
CHECKED BY	588

SNOWFLAKE ENGINEERING  
PHONE : 801-494-093  
BLK.BLA@SNOWFLAKE.COM

BLAKE'S BEND BLDG #8  
705 HORSESHOE DRIVE LEANDER  
TX 78641

DATE	11/20/17
REVISED	
DRAWN	5/20/17

EXHIBIT B.2 L-SHAPED TOWNHOUSE



FRONT ELEVATION

DATE	12/27
REVISION	
CRAFTER	6/20/1

BLAKE'S BEND BLDG. #8  
705 HORSESHOE DRIVE, LEANDER  
TX 78641

PHONE : 801-94-4093  
EMAIL: BTBAKKE@AOL.COM

SNOWFLAKE ENGINEERING

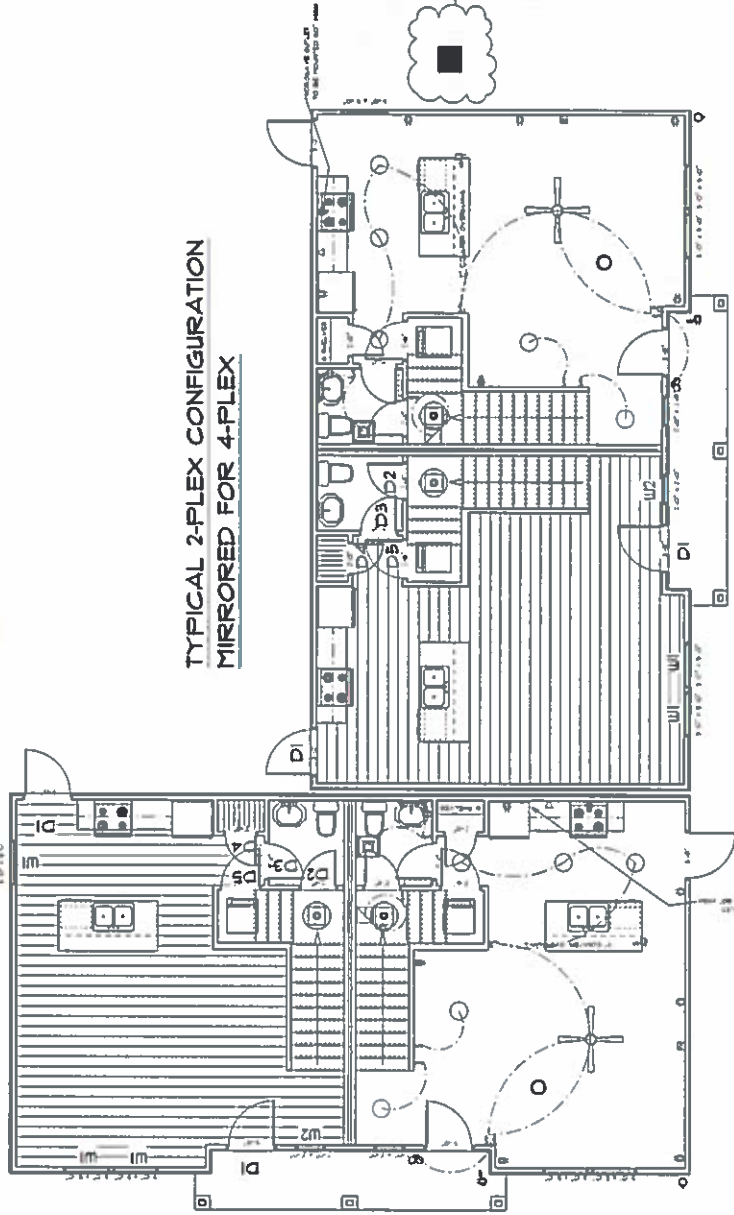
SCALE	1/4"
DRAWN BY	682
APPROVED	682

FRONT ELEVATIONS

A1.05

**EXHIBIT B.2 L-SHAPED TOWNHOUSE**

- 8 TV/PHONE JACK
- 1-1 2 LIGHT VANITY FIXTURE
- 7 TELEPHONE JACK
- CEILING FAN/ LIGHT KIT
- ELECTRICAL PANEL
- LIGHT FIXTURE
- CAN LIGHT
- VANITY FIXTURE
- LIGHT SWITCH
- DOUBLE LIGHT SWITCH
- 3-WAY SWITCH
- GFI/GFCI OUTLET
- OUTLET
- 220V OUTLET
- SPOTLIGHT
- VENTILATION FAN
- SMOKE/CO DETECTOR
- HOSE BIB
- ELECTRICAL METER

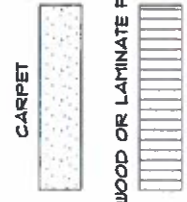


TYPICAL 2-PLEX CONFIGURATION  
MIRRORED FOR 4-PLEX

FLOORING DIAGRAM

ELECTRICAL DIAGRAM

MAIN FLOOR PLAN  
1/4" = 1"



VINYL WOOD OR LAMINATE FLOORING

DOOR SCHEDULE	
D1	3'-0" X 6'-8" EXT.
D2	2'-6" X 6'-0" INT.
D3	2'-4" X 6'-8" INT.
D4	2'-0" X 6'-8" INT.
D5	2'-6" X 6'-8" INT.
WINDOW SCHEDULE	
W1	3'-0" X 5'-0" DB HUNG
W2	2'-0" X 2'-0" FIXED

MAIN FLOOR LEVEL AIR CONDITIONED SQUARE FOOTAGE PER UNIT:	542 FT <sup>2</sup>
FRONT PORCH PER UNIT:	40 FT <sup>2</sup>
OVERALL BUILDING AIR CONDITIONED SQUARE FOOTAGE MAIN AND 2ND FLOORS:	4,336 FT <sup>2</sup>
TOTAL BUILDING PORCH SQUARE FOOTAGE:	160 FT <sup>2</sup>

# EXHIBIT B.2 - SINGLE-FAMILY DETACHED



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# EXHIBIT B.2 - SINGLE-FAMILY DETACHED



LAND USE SUMMARY	
Commercial	7.86 ac
Townhome	2.66 ac
No. of units	80
"A" units DUPLEX - 60x110	5.10 ac
No. of units	30
"B" units DUPLEX - 50x110	8.92 ac
No. of units	62
"C" units SINGLE FAMILY - 40x110	2.62 ac
No. of units	21
Open Space	12.38 ac
<b>TOTAL SITE</b>	<b>38.34 ac</b>
<b>TOTAL UNITS</b>	<b>193 units</b>

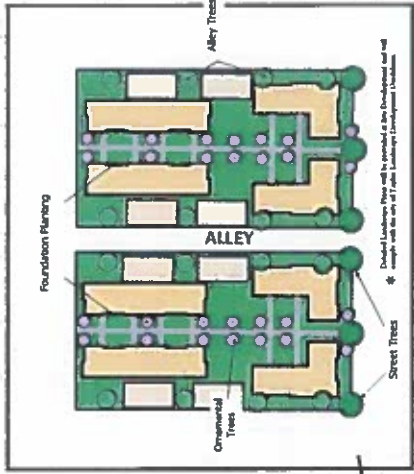


Alley / Street - Landscape Screen



Pocket Park - West

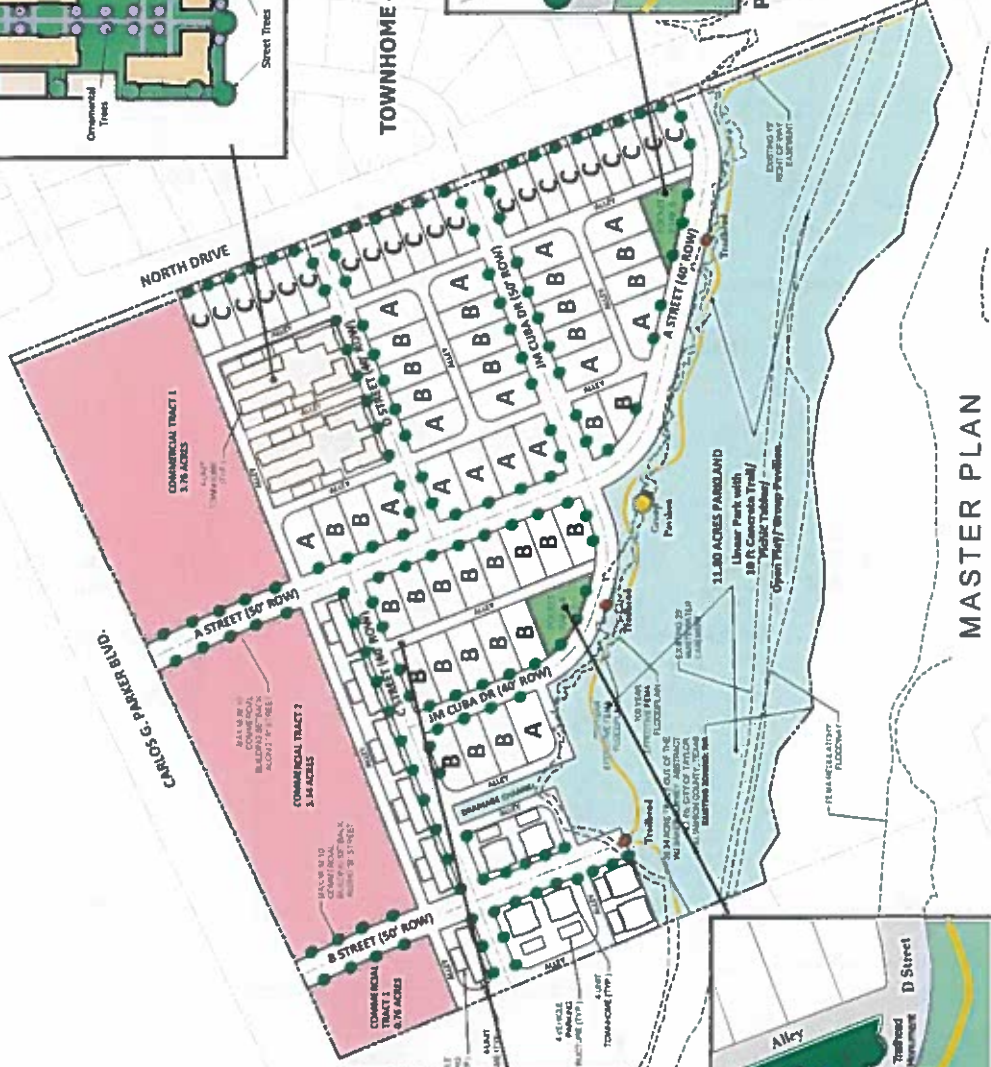
Landscape and Parks Development Plan



TOWNHOME - East / Landscape Concept



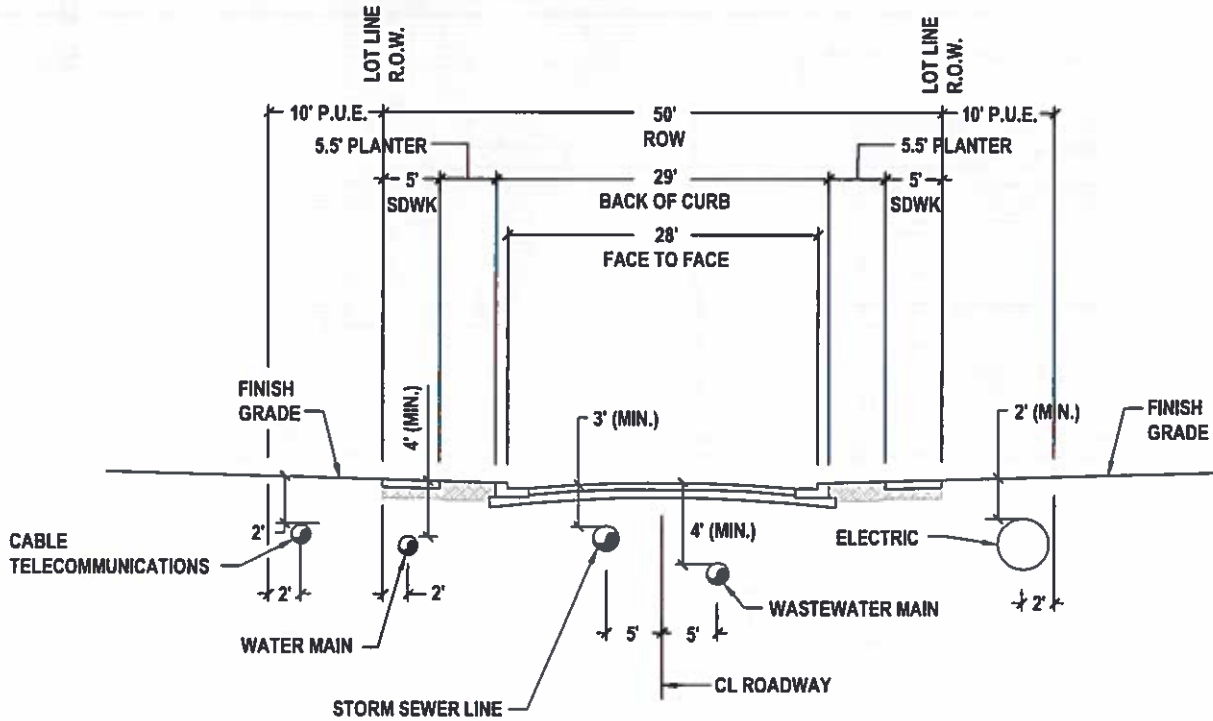
Pocket Park - East



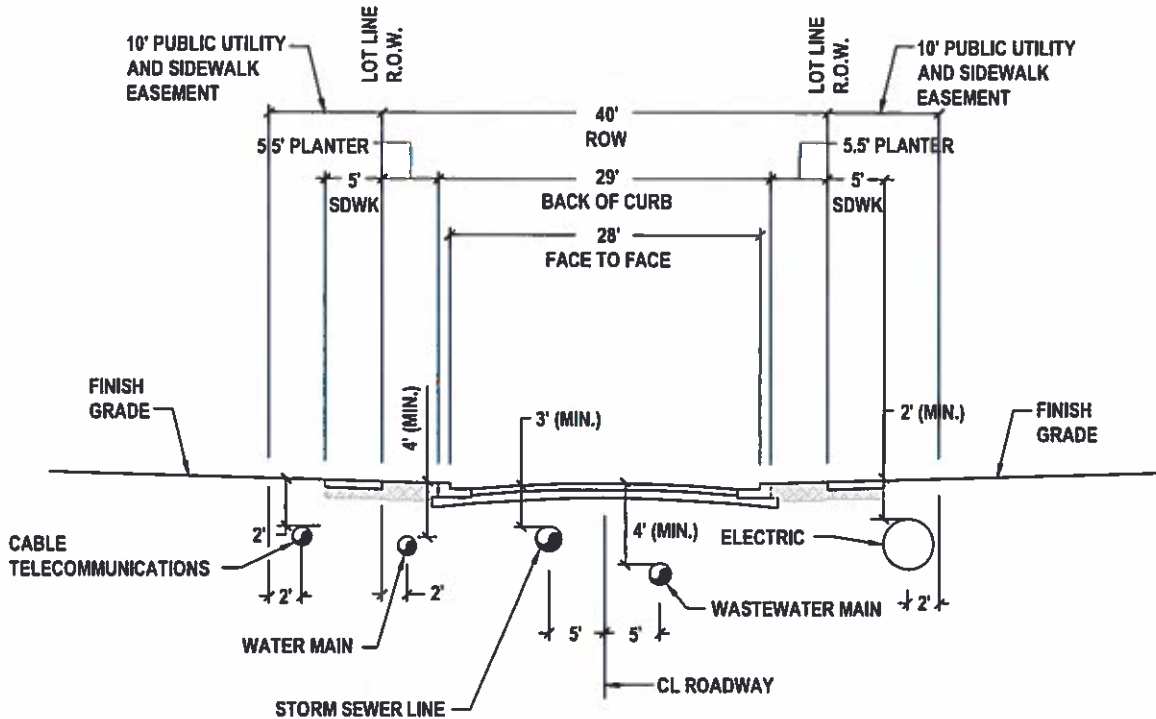
MASTER PLAN  
TRENTON VILLAGE  
TAYLOR, TX  
EXHIBIT B.1 - CONCEPTUAL SITE PLAN

**CIVIL INSITE, LLC**  
CONSULTING ENGINEERS  
10000 W. UNIVERSITY AVE  
SUITE 100  
AUSTIN, TX 78737  
512.336.8616  
WWW.CIVILINSITE.COM

TRENTON VILLAGE EXHIBIT B.4



50' R.O.W. TYPICAL SECTION



40' R.O.W. TYPICAL SECTION

CITY OF TAYLOR

TYPICAL UTILITY AND  
STREET SECTION ASSIGNMENT  
LOCAL STREET

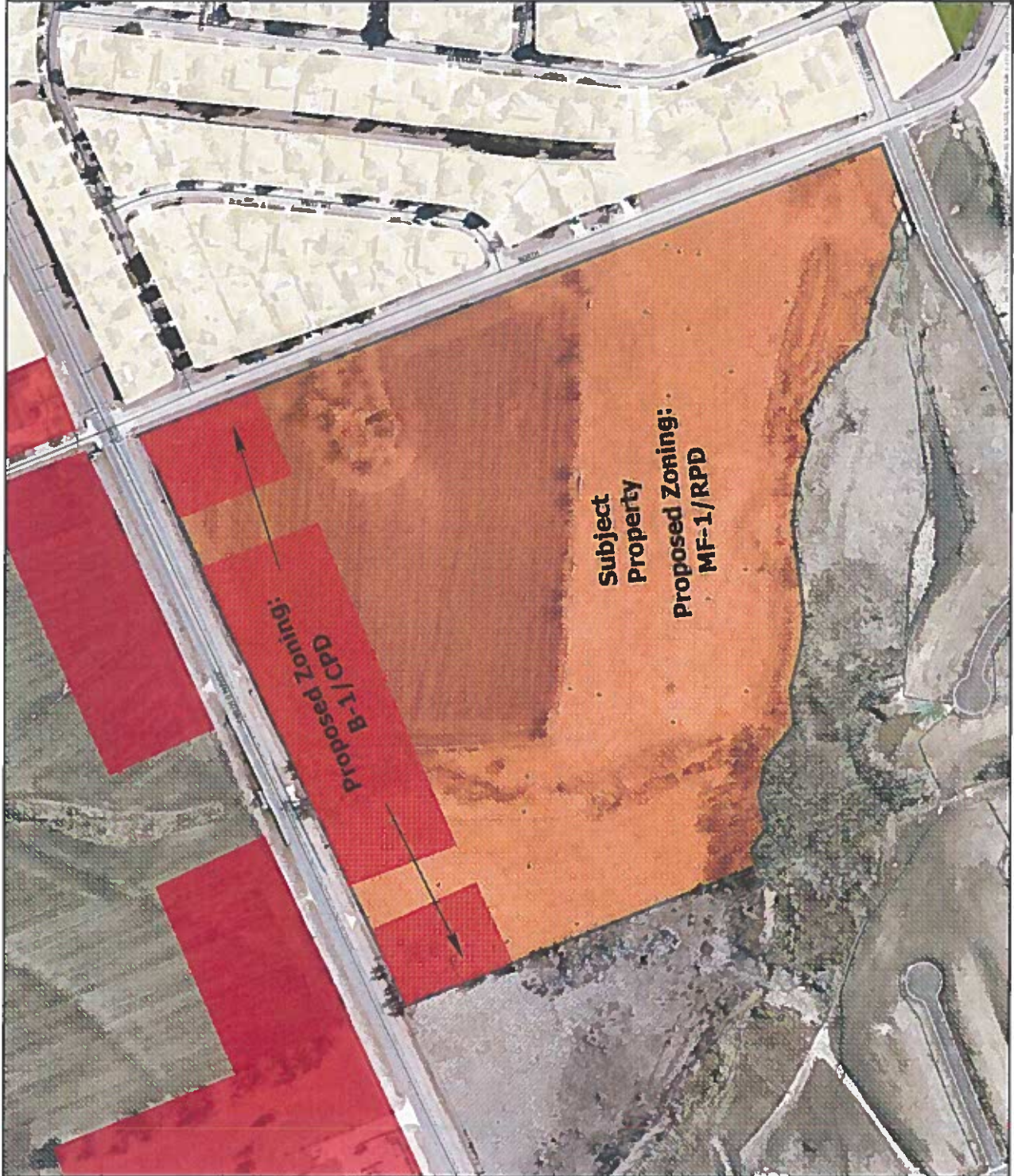


**PZ-2021-1328**  
**Trenton Village Planned Development**  
**Proposed Zoning Map**  
**Approximately 39.34 Acres**

**Exhibit "C"**

**Legend**

- Subject Property with MF-1 Base Zoning
- Subject Property with Proposed B-1/CPD
- Streets
- ZONING**
- B-1
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture







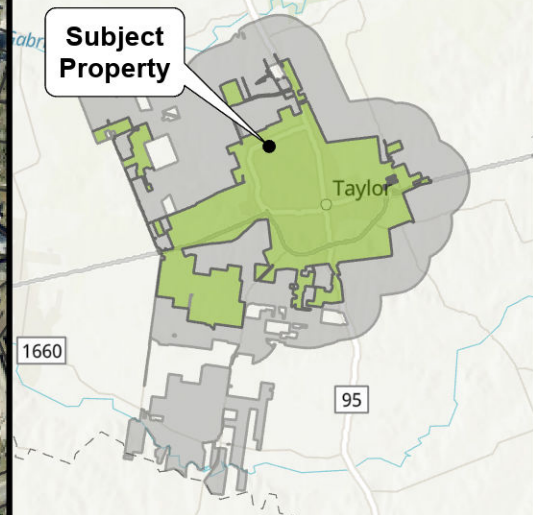
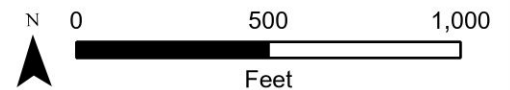
# PZ-2023-1996

Trenton Village Planned Development  
3701 CR 367

ZBA Time Extension of 24 Months - Ordinance 2021-25

Location Map  
Approximately 40 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels





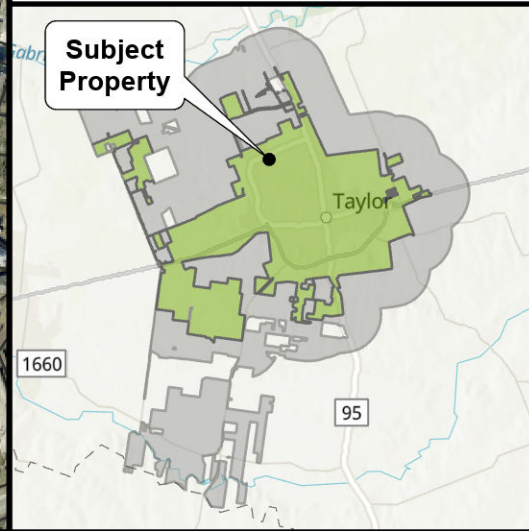
# PZ-2023-1996

Trenton Village Planned Development  
3701 CR 367

ZBA Time Extension of 24 Months - Ordinance 2021-25  
Notification Map  
Approximately 40 acres

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

N 0 500 1,000  
Feet



# City of Taylor Zoning Board of Adjustment

February 6, 2024

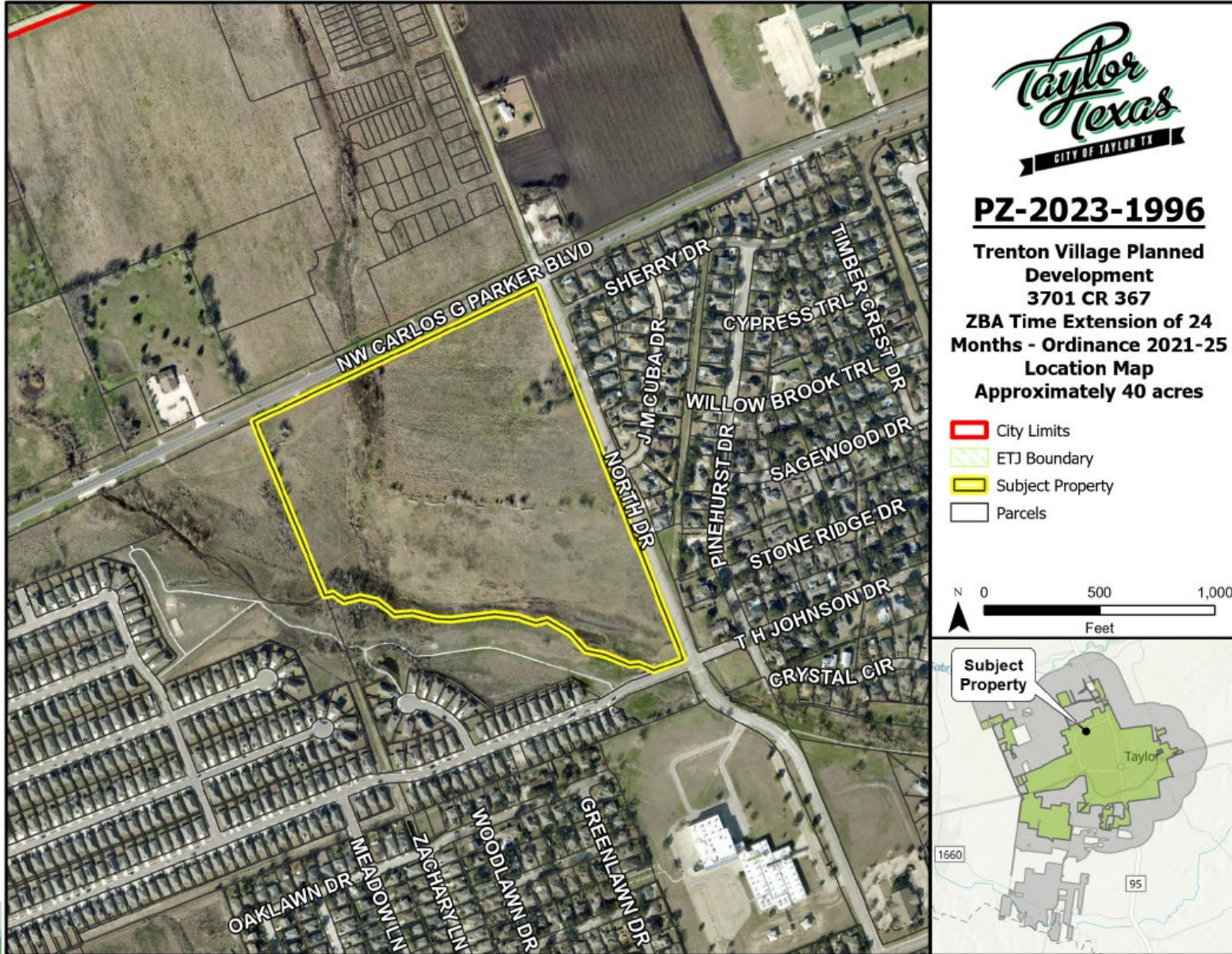


**PZ-2023-1996**

**3701 CR 367**

*Special Exception: Time Extension for Trenton Village PD*

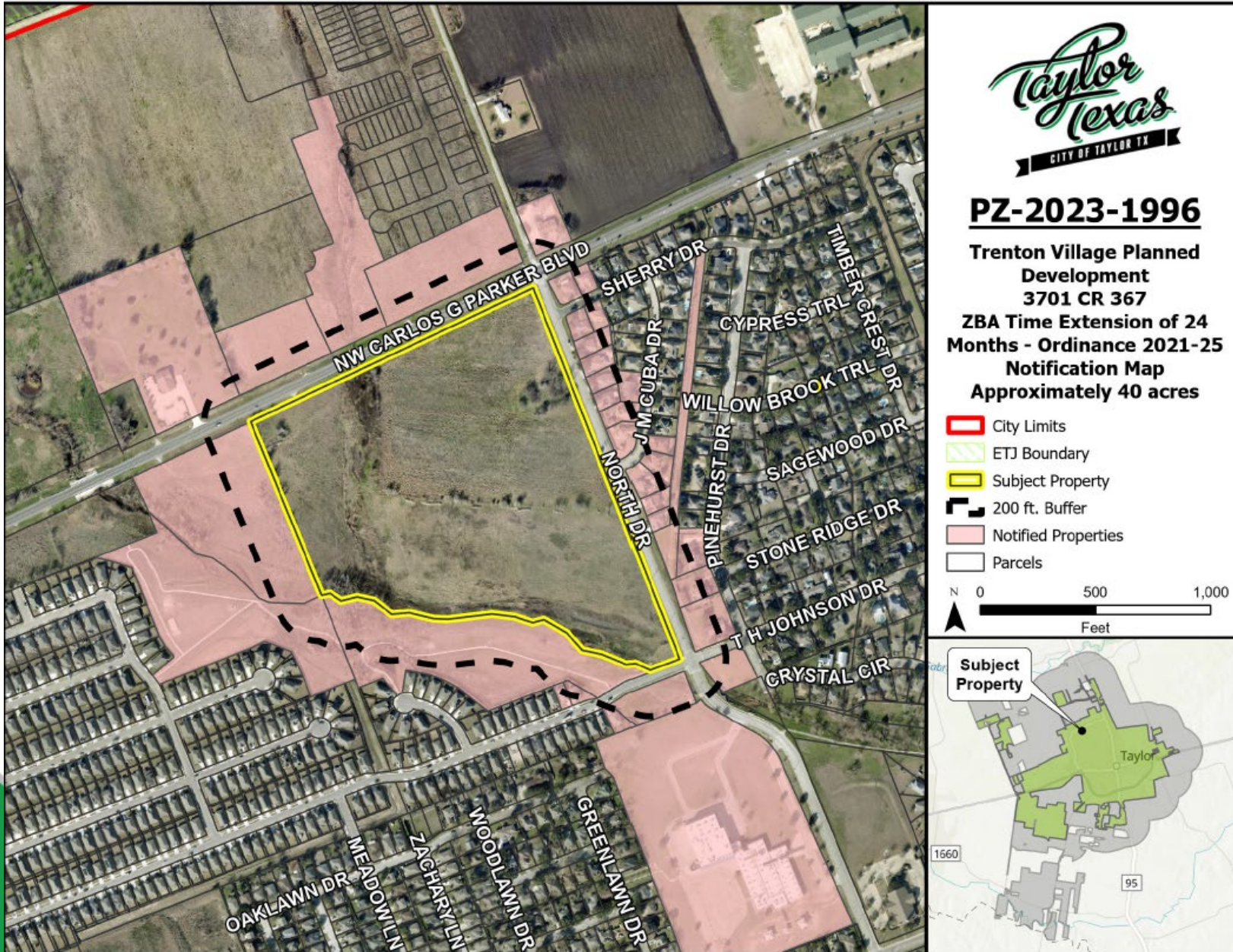
# Location Map



# Time Extension for Trenton Village

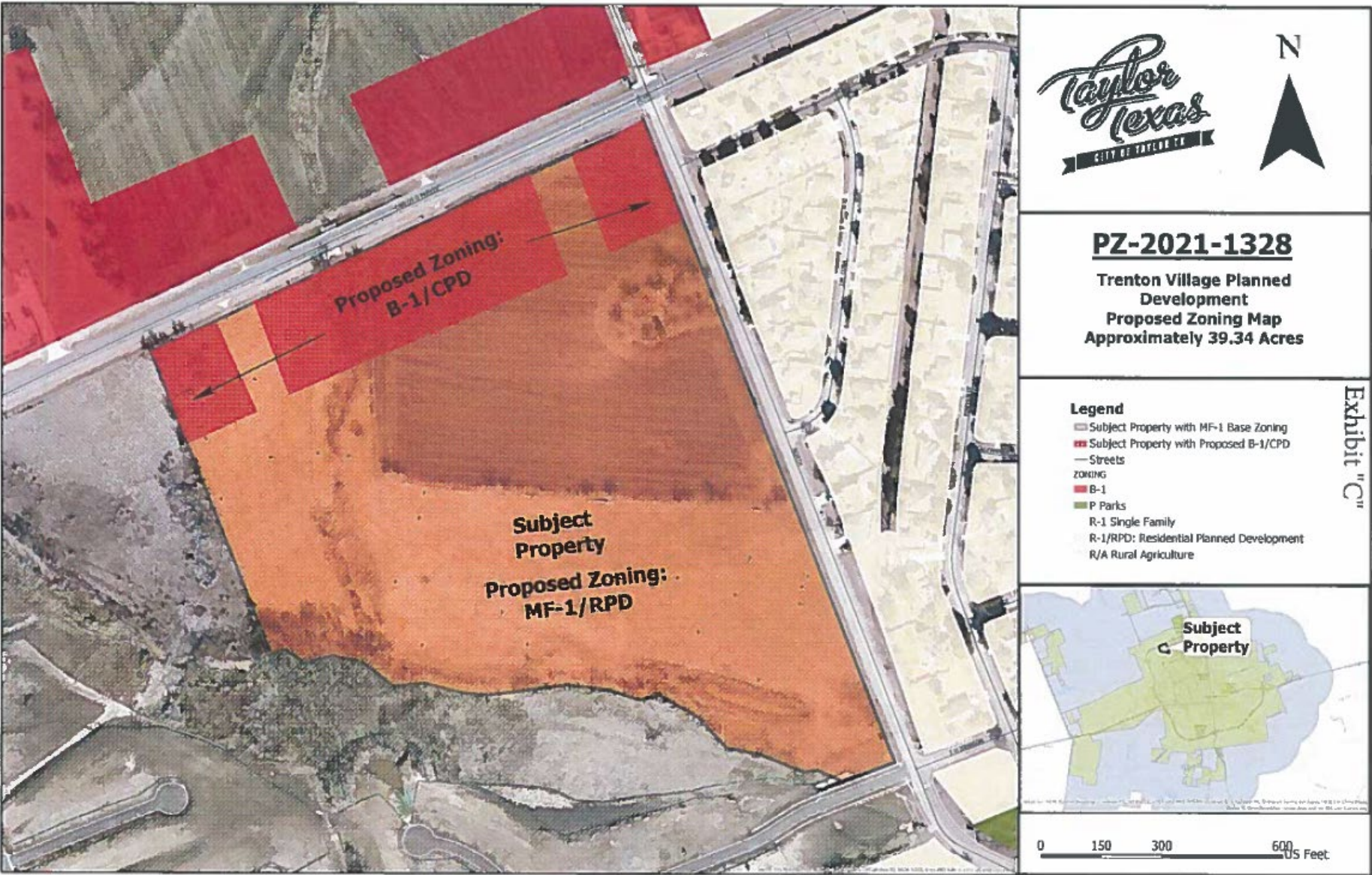
- Original ordinance passed, approved, and adopted on October 14, 2021
- The planned development since expired in October 2023 (2-years).
- Applicant would like to extend the Planned Development another 24-months to allow additional time to pursue the next steps in the development process; preliminary platting.

# Notification Map



- 35 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or support of the request from the notified parties.

# Trenton Village Residential Planned Development



# Trenton Village Residential Planned Development

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TRENTON VILLAGE  
TAYLOR, TX  
EXHIBIT B.1 - CONCEPTUAL SITE PLAN

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Alley/Street—Landscape Screen

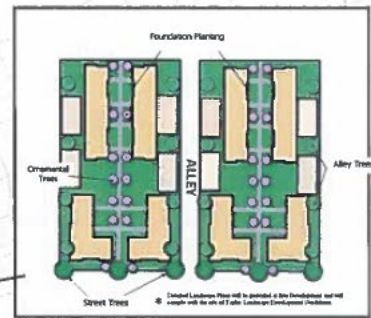


Pocket Park - West

Landscape and  
Parks Development Plan



MASTER PLAN  
TRENTON VILLAGE  
TAYLOR, TX  
EXHIBIT B.1 - CONCEPTUAL SITE PLAN



TOWNHOME - East/Landscape Concept



Pocket Park - East

CIVIL INSITE, LLC  
CONSULTING ENGINEERS  
1400 W. WILSON ST. SUITE 100  
AUSTIN, TX 78757  
817.398.8115  
TXRN REGISTRATION NO. 7-19413



# Staff Recommendation

Staff recommends approval of the request for a 24-month extension for the Trenton Village Residential Planned Development.