

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
TAYLOR CITY HALL COUNCIL CHAMBERS
MAY 14, 2024, 6:00 PM

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, May 14, 2024.

The agenda packet is on the [City of Taylor's website](#).

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

(The Planning & Zoning Commission welcomes public comment on items not listed on the agenda. However, the Commission cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with a single vote. The Chair or 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 April 9, 2024.
2. **PZ-2024-2075** – Consider Disapproval of the Castlewood South Phase Two Final Plat, generally located along FM 973 across from the Avery Glen Subdivision, legally described as approximately 27.05 acres of land part to the M. Dentler Survey, Abstract No. 211, George M. Reese Survey, Abstract No. 533, and the H.T. & B.R.R. Survey Abstract No. 315, more particularly described by the Williamson Central Appraisal District Parcel R019232, R331183, and R019652, Taylor, Williamson County, Texas.
3. **PZ-2024-2104** Consider Disapproval of Park 79 Subdivision Improvement Plans, generally located at 14501 Highway 79, legally described as a 69.015-acre tract of land part of and out of the H.G. Johnson Survey, Section 6, Abstract No. 348, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, Taylor, Williamson County, Texas.
4. **PZ-2024-2105** Consider Disapproval of Gateway Tract Preliminary Plat, generally located at 505 Carlos G. Parker SW, legally described as 38.09-acre tract of land part of and out of the George M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcels R331030, R019657, R020063, Taylor, Williamson County, Texas.
5. **PZ-2024-2110** Consider Disapproval of an Amending Plat of Lot 5 and Lot 6, Block 87, Map of the Town of Taylor, generally located at 603 and 605 E. Pecan Street, more particularly described by Williamson Central Appraisal District Parcels R015517 and R015516, Taylor,

Williamson County, Texas.

6. **PZ-2023-1865** Consider Disapproval of Honey Bucket Minor Plat, generally located at 1900 O L G Cemetery Road, legally described as approximately 4.02 acres of land part of and out of the Parthinia Coursey Survey, Abstract No. 131, more particularly described by the Williamson Central Appraisal District Parcel R018997, Taylor, Williamson County, Texas.
7. **PZ-2023-1968** – Consider Disapproval of the Taylor North Bull Branch Creek Preliminary Plat, generally located along the South right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, consisting of approximately 7.747 acres of land part of and out of the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018638, Taylor, Williamson County, Texas.

IV. REGULAR AGENDA

8. **PZ-2024-2085** – Place Type Zoning Change – Hold a public hearing and 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)

V. DISCUSSION ITEMS

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

VI. ADJOURN

The Commission may vote and/or act upon each of the items listed in this Agenda. The Commission 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 May 14, 2024. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: 5/10/2024
Victoria Winchester, Administrative Assistant

**PLANNING AND ZONING COMMISSION MEETING
MEETING MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
April 9, 2024, 6:00 P.M**

<u>PRESENT</u>	<u>ABSENT</u>	<u>STAFF PRESENT</u>
Amy Everhart Nora Roy Donna Frazier Annette Maruska Jim Newman Alexander Allrich Kellie-Billings Ray Barbra-Aviles Torsberg		Courtney Peres, Planning Manager Victoria Winchester, Administrative Assistant Justinh Sauer, Permit Technician Colin Harrison, Director of Development Services Tom Yantis, Assistant City Manager

I. CALL TO ORDER AND DECLARE A QUORUM: 6:02PM

II. 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.)

Chair, Amy Everhart opened the Citizens Communication. There were no speakers present.

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. The Chair 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 March 12, 2024.
2. **PZ-2024-2032** – Consider Conditional Approval of RCR-Taylor Logistics Park Amending Plat of Phase 2, Blocks 3 and 4 consisting of approximately 304.719 acres of land generally located at 201 FM 3349, more particularly described as RCR-Taylor Logistics Park Phase 2, Block 3, Lot 2 and Block 4 Lots 1-7, Lot 10, Lot 11, and Detention Reserve 4, RCR-Taylor Logistics Park Final Plat, Phase Two, Blocks 3, 4, 5, and 6, Taylor, Williamson County, Texas.
3. **PZ-2024-2075** – Consider Disapproval of the Castlewood South Phase Two Final Plat, generally located along FM 973 across from the Avery Glen Subdivision, legally described as approximately 27.05 acres of land part to the M. Dentler Survey, Abstract No. 211, George M. Reese Survey, Abstract No. 533, and the H.T. & B.R.R. Survey

Abstract No. 315, more particularly described by the Williamson Central Appraisal District Parcel R019232, R331183, and R019652, Taylor, Williamson County, Texas.

4. **PZ-2024-2088** – Consider Disapproval of the Davis Tract Phase 1 Preliminary Plat, generally located north of Elm Branch Trail, legally described as approximately 25.52 acres of land part of the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R656448, Taylor, Williamson County, Texas.

Commissioner Newman made a motion to approve the Consent Agenda and approve the minutes from the meeting held on March 12, 2024. Motion was seconded by Commissioner Billings-Ray. Motion passed unanimously.

IV. REGULAR AGENDA

5. **PZ-2024-2045** – 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 6:04 PM. Tom Yantis, Assistant City Manager, made a presentation regarding all requests from individuals property owners to change the designated place type zoning. Presenter, Tom Yantis, had 7 addresses within the presentation they are listed as,

45 CR 408 staff recommending approval.

114 W 6th St, staff recommending approval.

400 Carlos G Parker SE, staff recommending approval.

South Loop, staff recommending approval.

Intersection at Carlos G Parker/North Drive, staff recommending conditional approval.

SE Oak Street/Sturgis, staff recommend disapproval.

1104 E MLK, staff recommend disapproval.

Mike Aplin spoke about two addresses Carlos G Parker/ North Drive and 45 CR 408.

James Marek, the applicant, spoke about 45 CR 408.

Ryder James, the applicant, spoke about Oak Street/Sturgis.

Discussion took place between speakers, staff and Commissioners.

Chair, Amy Everhart closed the public hearing at 6:27 P.M.

6. **PZ-2024-2045** – 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.

Commissioner Allrich made a motion to approve the place type zoning changes that staff recommended for approval except for Carlos G Parker/North Drive. Motion was Seconded by Commissioner Frazier. Motion passed unanimously.

Commissioner Frazier pulled Carlos G Parker/North Drive for further consideration and discussion. Commissioner Frazier made a motion to deny the Employment Center place type change at Carlos G Parker/North Drive. Commissioner Annette Maruska seconded the motion. Motion passed unanimously.

The Commission then discussed Oak Street/Sturgis. Commissioner Allrich made a motion to approve P5 place type zoning. Motion was Seconded by Commissioner Newman. After discussion, Commissioner Allrich withdrew his motion to approve. Commissioner Newman withdrew his seconding of the original Allrich motion for Oak Street/Sturgis. Commissioner Billings-Ray made a motion to disapprove Oak Street/ Sturgis with a request for staff to bring an item back for Commissioners to consider the land use designations along South Main Street. The motion seconded by Commissioner Maruska. Motion passed unanimously.

The Commission then discussed 1104 E Martin Luther King Jr Blvd. Commissioner Frazier made a motion to deny. Motion was seconded by Commissioner Maruska. Motion passed unanimously.

7. **PZ-2024-2066** – Hold a public hearing regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator for property generally located at 1513 McLain Street, legally described as a 0.236-acre tract of land out of the William R. Williams Survey, Abstract No. 665, more particularly described by Williamson Central Appraisal District Parcel R014838, Taylor, Williamson County, Texas. (Courtney Peres, COT)

Chair, Amy Everhart opened the public hearing at 6:46 P.M. Courtney Peres, Planning Manager, made a presentation.

Eddie Vega spoke against the special use permit based on safety concerns. Discussion between Mr. Vega, staff, and Commissioners.

Chair, Amy Everhart closed the public hearing at 6:52 P.M.

8. **PZ-2024-2066** – Consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator for property generally located at 1513 McLain Street, legally described as a 0.236-acre tract of land out of the William R. Williams Survey, Abstract No. 665, more particularly described by Williamson Central Appraisal District Parcel R014838, Taylor, Williamson County, Texas.

Commissioner Maruska made a motion to deny. Motion was seconded by Commissioner Newman. Discussion and comments. 5 votes for motion to deny and 3 votes against motion.

- **PZ-2023-1753** – Hold a public hearing regarding a request for an Infill Neighborhood Plan on approximately 8.867 acres of land generally located at the southeast corner of Booth Street and E. Rio Grande Street, commonly known as Avery Apartments, legally described as Blocks 2 through 4 of the Avery Addition,

more particularly described by the Williamson Central Appraisal District Parcel R464064, Taylor, Williamson County, Texas.(Courtney Peres-COT)

Chair, Amy Everhart opened the public hearing. Courtney Peres made a presentation.

Christianne Brunini from Knight Development and Ebby Green, applicant, from the Taylor Housing Authority spoke. Discussion between Commissioners and applicant's representative.

Public hearing closed at 7:12 P.M.

- 9. PZ-2023-1753** – Consider making a recommendation regarding a request for an Infill Neighborhood Plan on approximately 8.867 acres of land generally located at the southeast corner of Booth Street and E. Rio Grande Street, commonly known as Avery Apartments, legally described as Blocks 2 through 4 of the Avery Addition, more particularly described by the Williamson Central Appraisal District Parcel R464064, Taylor, Williamson County, Texas.

Commissioner Aviles Torsberg made a motion to Conditionally Approve subject to the urban and architectural design comments found on pages 23 (X.6) and 24 (X.7) of the plan packet that will be required to be addressed within the Site Development and Building Permit phases of development. Motion was seconded by Commissioner Allrich. Motion passed unanimously.

- 10. PZ-2023-1884/1885** – Hold a public hearing regarding a request for an Employment Center Plan for property generally located at 4804 W. 2nd Street and 13101 Highway 79, legally described as approximately 100.78 acres of land located in the James C. Eaves Survey, Abstract No. 213, more particularly described by the Williamson Central Appraisal District Parcels R362909 and R019149, Taylor, Williamson County, Texas. (Tom Yantis- COT)

Chair, Amy Everhart opened the public hearing at 7:14 P.M. Tom Yantis made a presentation.

Louis Hughes, a neighbor to the development, spoke with concern about the proposal. Bill Albert, applicant, spoke. Discussion between staff, applicant, neighbor, and Commissioners.

Public hearing closed at 7:49 P.M.

- 11. PZ-2023-1884/1885** – Consider making a recommendation regarding a request for an Employment Center Plan for property generally located at 4804 W. 2nd Street and 13101 Highway 79, legally described as approximately 100.78 acres of land located in the James C. Eaves Survey, Abstract No. 213, more particularly described by the Williamson Central Appraisal District Parcels R362909 and R019149, Taylor, Williamson County, Texas.

Discussion between Commissioners and staff. Commissioners encouraged dialogue between the neighbor and applicants. Commissioner Billings-Ray made a motion to recommend approval with a 90-foot landscape buffer along the northern property

line preserving the existing vegetation. Motion was seconded by Commissioner Maruska. Motion passed unanimously.

V. DISCUSSION ITEMS

Chair, Amy Everhart called a Recess a time frame of 5 minutes and Adjourned the Meeting at 7:59 P.M.

Chair, Amy Everhart re-opened the meeting at 8:05 P.M.

1. Small Area Plan – Special Employment District North (SAP SED) Presentation

Tom Yantis made a presentation. Discussion between staff and Commissioners.

2. LDC Code Revisions Presentation

- a) General Clean-Up & Policy Changes

Courtney Peres made a presentation.

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

VI. ADJOURN Meeting was adjourned at 8:42 PM

Next Meeting Date: May 14, 2024

Approved by Chair: _____

Date: _____

Attest by Administrative Assistant: _____

Date: _____

City of Taylor
PZ-2024-2075
Castlewood South Phase Two Final Plat
Staff Report

Item Details

Agenda No.	2
Requested Action:	Consider Disapproval of Castlewood South Phase Two Final Plat
Address/Location:	Generally located along FM 973 across from the Avery Glen Subdivision
Legal Description:	27.05 acres of land part of the M. Dentler Survey, Abstract No. 211, George M. Reese Survey, Abstract No. 533, and the H.T. & B.R.R. Survey Abstract No. 315, more particularly described by the Williamson Central Appraisal District Parcel R019232, R331183, and R019652, Taylor, Williamson County, Texas.
Current Zoning:	P2.5 – Large Lot
Current Use:	Vacant Acreage
Applicant:	Matthew Hansen, Kimley-Horn
Case History:	This is the first submission of the final plat.
Staff Recommendation:	The submitted Final Plat does not meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends disapproval of the proposed final plat.

Attachments

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



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

Matthew Hansen
Kimley-Horn
5301 Southwest Parkway, Building 2, Ste. 100
Austin TX 78735
matthew.hansen@kimley-horn.com

Date: Friday, May 3, 2024

Address: FM 973, Taylor 76574
Permit Number PZ-2024-2075

Dear Matthew Hansen,

Staff has completed its review of plans for the Castlewood South Subdivision phase 2 Final Plat that is to be located at FM 973, Taylor 76574. There are some corrections that need to be made prior to acceptance of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov.

- 1. Solomon Way still shows a remnant of a 5' sidewalk within the alley.
- 2. Page 4 – Plat Note 8 needs to be revised to remove the word “public” as this will not be a public right-of-way. The second sentence “alley pavement will be maintained by the property owner’s association...” should be revised to encompass the entire alley and not just the pavement. The POA (or other private entity) will be responsible for the pavement as well as the unpaved areas that require maintenance as well.
- 3. Page 4 – Add the plat note from the Preliminary Plat that gives reference to the Park Reserve.
- 4. Page 2 & 3 – On page 3 the Reserves Table refers to the Park in Block Q as lot 14 but it is not shown as that on Page 2. Block Q, Lot 14 is a private buildable lot. Reiterate the block bubble on each strip of lots to make it clear which block they are within.
- 5. Clean up of instances for Plat Title –
 - i. Title states “Final Plat Castlewood South Phase 2 Subdivision”.
 - ii. P&Z Signature Block states “Castlewood South Subdivision Phase 2 Final Plat”
 - iii. Owner Signature Block states “Castlewood South Phase 2 Final Plat”
 - iv. ***Recommended: “Castlewood South Phase 2 Subdivision Final Plat”**
- 6. ***Remaining Payment for TIA required before filing Final Plat.**

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 to download a PDF containing the following engineering comments:**

Final Plat - Engineering Review 02

Sheet 1 of 4

- 1. Verify and update total footage shown for new streets for this phase.

Sheet 2 of 4

- 1. 10' Public Pedestrian Sidewalk Easement Hereby Dedicated
- 2. Show corner tie with bearings and distance
- 3. Verify and update this boundary near Lot 2 Blk K at Solomon Lane and Wilson Springs Lane. What is the extra curve shown?

4. Bearings to be consistent with metes and bounds description (e.g. N01° vs. N1°)
5. This course is not provided in the metes and bounds (N01°51'47"E 900.00')

Sheet 3 of 4

1. Lot 14 Blk M is a drainage reserve to be shown in separate table
2. Lot 20 Blk L is a drainage reserve to be shown in separate table
3. Verify and revise lot count based on Park Reserve 1 changing to a reserve and not a lot
4. Need to verify if reserve to be a designated lot. If so, need to relabel associated lot numbers on plat
5. Curve C4 - Bearing does not match metes and bounds
6. Metes and bounds - Line 26 & 27 - Verify courses with plat drawing. Does not match C12 and C13
7. Metes and bounds - Line 24 - Line table show L6 as 30'
8. Metes and bounds - Line 16 - This course does not match drawing and missing course for Curve C33
9. Metes and bounds - Line 10 - 279.67 is calculated on plat drawing
10. Metes and bounds - Bearings shown in opposite direction on multiple courses shown in the metes and bounds (TYPICAL)
11. Metes and bounds - Paragraph 4 - Show this distance (719.23) on the plat drawing
12. Metes and bounds - Paragraph 2 - Missing course for bearing and distance of N01°51'47"E 900.00'
13. Lot 3 Blk N is a drainage reserve to be shown in separate table

Sheet 4 of 4

1. Need this language as shown on the Engineer's Certificate "To Certify..." on the Surveyor's Certificate.
2. Incomplete: Update plat note 12 to include:....where a 6' sidewalk is required around the site. A crushed granite pathway shall be provided in the Pedestrian Reserves 1 & 2 to provide pedestrian connections to adjacent sidewalks located in public right-of-way.

TIA Requirements (Pro-rata Share of Improvements):

1. The following is taken from the TIA for Castlewood South providing recommendation of pro-rata share requirements form traffic improvements as noted in Page 25 of the TIA Report:

Estimate of Probable Cost

The developer's pro-rata share cost for the recommended improvements are shown in **Table 15**. A map detailing these recommended improvements is shown in **Figure 9**. The installation of a traffic signal was recommended as part of the adjacent Castlewood TIA. The traffic signal is not currently full funded. Due to the addition of traffic demand through this intersection from the proposed Castlewood South development, a pro-rata share contribution is included in the cost of improvements.

Table 15: Pro Rata Share for Recommended Improvements (2024)

ID	Location	Improvement	Construction Subtotal	Developer's Pro Rata Share %	Developer's Construction Cost
103	FM 973 at Wesley Miller Ln	Install four approach traffic signal	\$300,000	10.2%	\$30,500
202	FM 973 at Reagor Dr/Castlewood South Driveway 2	Add left-turn lane (500 ft) – Northeastbound	\$171,000	100%	\$171,000
				Total	\$201,500

In addition to the improvements shown in **Table 15**, background improvements are also expected to be constructed as a part of the adjacent Castlewood Subdivision development to the north. Further details regarding these improvements are found in **Appendix E**. A list of these background improvements are as follows:

- US 79 at FM 973
 - Signal timing modification
- FM 973 at Wesley Miller Lane
 - Add right-turn lane (615 ft) – Southwestbound
 - Restripe northeastbound approach to add a left-turn lane

Fire Department Comments

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. Previously 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 (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres

Attachment



PZ-2024-2075

Generally located along FM 973
Castlewood South Ph.2 Final Plat
Location Map
Approximately 27.05 acres

- City Limits
- ETJ Boundary
- Parcels
- Streets

Subject Property

FM 973

KYRA LN

LILLIAN DR

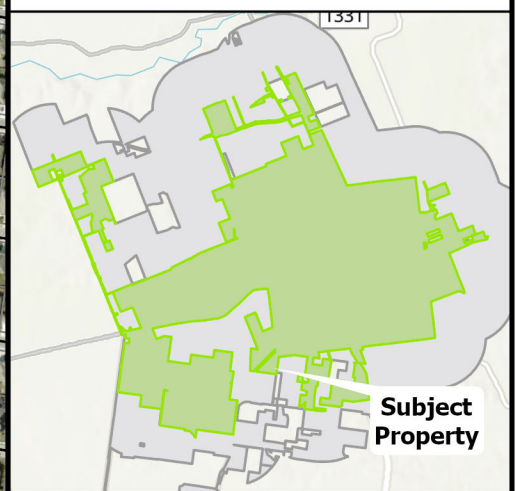
BETHANN LOOP

REAGOR DR

ALFRED DR

NATHANIEL DR

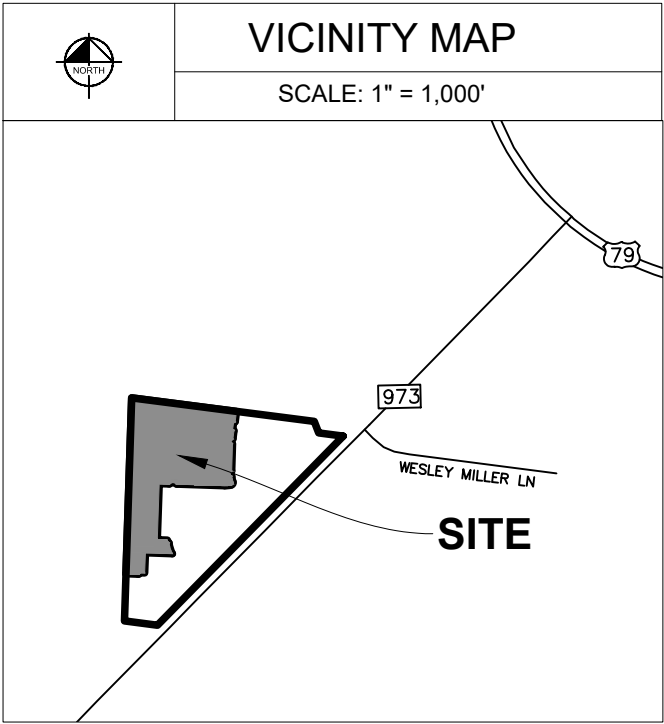
FM 973



Subject Property

0 200 400 800 US Feet

FINAL PLAT
CASTLEWOOD SOUTH
PHASE 2 SUBDIVISION
BEING 27.05 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS



SUBDIVISION INFORMATION
OWNER: FR CASTLEWOOD LLC. ACREAGE: 27.05 ACRES SURVEY: M. DENTLER SURVEY, ABSTRACT 211 GEORGE M. REESE SURVEY, ABSTRACT 533 H.T. & B.R.R.CO. SURVEY, ABSTRACT 315 SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC. ENGINEER: KIMLEY-HORN & ASSOCIATES, INC. LINEAR FOOTAGE OF NEW STREETS: 8,190.87' TOTAL NUMBER OF BLOCKS: 10 (J-S) TOTAL NUMBER OF LOTS: 171 - 27.05 AC. RESIDENTIAL LOTS: 167 - 24.375 DRAINAGE RESERVES: 3 - 0.981 AC. PARK RESERVES: 1 - 1.694 AC. LAND USE: SINGLE-FAMILY DATE: 02/29/2024

REVISIONS/CORRECTIONS				
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	DATE SUBMITTED
1				
2				
3				
4				
5				
6				

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PZ-2024-2075

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE

N/A

DRAWN BY

MJM

CHECKED BY

MMII

DATE

4/19/2024

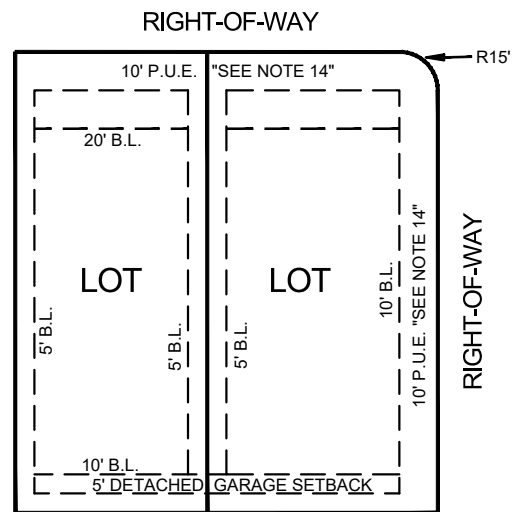
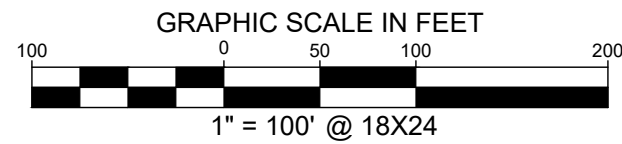
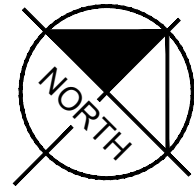
PROJECT NO.

069278803

SHEET NO.

1 OF 4

TBPELS FIRM # 10194624



SINGLE-FAMILY LOT BUILDING DETAIL
SETBACKS (B.L.) & PUBLIC UTILITY
EASEMENTS (P.U.E.)

STREET NAME	LENGTH	WIDTH	DESIGN SPEED	TYPE
WESLEY MILLER LN	1070 LF	70' ROW	35 MPH	COLLECTOR
SIEDERS STREET	1800 LF	50' ROW	25 MPH	RESIDENTIAL
LIAM WAY	633 LF	30' ALLEY	25 MPH	RESIDENTIAL
WILSON SPRINGS LANE	668 LF	50' ROW	25 MPH	RESIDENTIAL
MCFADIN WAY	365 LF	50' ROW	25 MPH	RESIDENTIAL
MULLEN WAY	631 LF	30' ALLEY	25 MPH	RESIDENTIAL
SOLOMON WAY	250 LF	30' ALLEY	25 MPH	RESIDENTIAL

FINAL PLAT
CASTLEWOOD SOUTH
PHASE 2 SUBDIVISION
BEING 27.05 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

CALLED 151.17 ACRES
PROPHET CAPITAL
MANAGEMENT LTD
DOC. NO. 2019032467
OPRWC

CALLED 90.65 ACRES
T. W. FORD LP
DOC. NO. 2017050597
OPRWC

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	5' SIDEWALK LINE
	6' SIDEWALK LINE
	APPROXIMATE SURVEY LINE
	CITY LIMIT LINE

LEGEND

OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
RPRWC	REAL PROPERTY RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
	BENCHMARKS
	CALCULATED POINT
	BLOCK IDENTIFIER
	1/2-INCH IRSC

TRACT 2
CALLED 70.644 ACRES
TAYLOR 973 LLC
DOC. NO. 2021188725
OPRWC

APPROX. LOCATION
NE CORNER OF
H.T. & B.R.R.CO. SURVEY,
ABSTRACT 315 - ±38'
FROM EAST CORNER
OF LOT 18

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MJM	MMII	4/19/2024	069278803	2 OF 4

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PZ-2024-2075

LOT TABLE - BLOCK J			
LOT NO.	ACRES	SQ. FT.	
LOT 12	0.164	7,152	
LOT 13	0.124	5,400	
LOT 14	0.124	5,400	
LOT 15	0.138	6,000	
LOT 16	0.124	5,400	
LOT 17	0.124	5,400	
LOT 18	0.124	5,400	
LOT 19	0.138	6,000	
LOT 20	0.124	5,400	
LOT 21	0.124	5,400	
LOT 22	0.164	7,152	

LOT TABLE - BLOCK K			
LOT NO.	ACRES	SQ. FT.	
LOT 2	0.136	5,917	
LOT 3	0.101	4,400	
LOT 4	0.101	4,400	
LOT 5	0.101	4,400	
LOT 6	0.101	4,400	
LOT 7	0.113	4,902	

LOT TABLE - BLOCK L			
LOT NO.	ACRES	SQ. FT.	
LOT 1	0.164	7,152	
LOT 2	0.124	5,400	
LOT 3	0.124	5,400	
LOT 4	0.124	5,400	
LOT 5	0.138	6,000	
LOT 6	0.124	5,400	
LOT 7	0.124	5,400	
LOT 8	0.124	5,400	
LOT 9	0.124	5,400	
LOT 10	0.138	6,000	
LOT 11	0.124	5,400	
LOT 12	0.124	5,400	
LOT 13	0.124	5,400	
LOT 14	0.124	5,400	
LOT 15	0.138	6,000	
LOT 16	0.124	5,400	
LOT 17	0.124	5,400	
LOT 18	0.124	5,400	
LOT 19	0.164	7,152	
LOT 20	0.516	22,462	

LOT TABLE - BLOCK M			
LOT NO.	ACRES	SQ. FT.	
LOT 1	0.164	7,152	
LOT 2	0.138	6,000	
LOT 3	0.138	6,000	
LOT 4	0.124	5,400	
LOT 5	0.138	6,000	
LOT 6	0.124	5,400	
LOT 7	0.138	6,000	
LOT 8	0.124	5,400	
LOT 9	0.138	6,000	
LOT 10	0.124	5,400	
LOT 11	0.138	6,000	
LOT 12	0.138	6,000	
LOT 13	0.257	11,214	
LOT 14	0.396	17,270	

LOT TABLE - BLOCK O			
LOT NO.	ACRES	SQ. FT.	
LOT 1	0.164	7,160	
LOT 2	0.138	6,009	
LOT 3	0.138	6,010	
LOT 4	0.138	6,011	
LOT 5	0.124	5,411	
LOT 6	0.138	6,013	
LOT 7	0.124	5,413	
LOT 8	0.138	6,016	
LOT 9	0.124	5,415	
LOT 10	0.138	6,018	
LOT 11	0.124	5,417	
LOT 12	0.138	6,021	
LOT 13	0.124	5,420	
LOT 14	0.138	6,023	
LOT 15	0.124	5,422	
LOT 16	0.138	6,025	
LOT 17	0.138	6,027	
LOT 18	0.165	7,183	

LOT TABLE - BLOCK P			
LOT NO.	ACRES	SQ. FT.	
LOT 1	0.172	7,499	
LOT 2	0.101	4,400	
LOT 3	0.101	4,400	
LOT 4	0.101	4,400	
LOT 5	0.101	4,400	
LOT 6	0.101	4,400	
LOT 7	0.101	4,400	
LOT 8	0.101	4,400	
LOT 9	0.101	4,400	
LOT 10	0.101	4,400	
LOT 11	0.101	4,400	
LOT 12	0.101	4,400	
LOT 13	0.124	5,420	

LOT TABLE - BLOCK S			
LOT NO.	ACRES	SQ. FT.	
LOT 1	0.164	7,152	
LOT 2	0.138	6,000	
LOT 3	0.124	5,400	
LOT 4	0.138	6,000	
LOT 5	0.124	5,400	
LOT 6	0.138	6,000	
LOT 7	0.124	5,400	
LOT 8	0.138	6,000	
LOT 9	0.124	5,400	
LOT 10	0.138	6,000	
LOT 11	0.124	5,400	
LOT 12	0.138	6,000	
LOT 13	0.225	9,818	
LOT 14	0.194	8,447	
LOT 15	0.138	6,000	
LOT 16	0.124	5,400	
LOT 17	0.138	6,000	
LOT 18	0.124	5,400	
LOT 19	0.138	6,000	
LOT 20	0.124	5,400	
LOT 21	0.138	6,000	
LOT 22	0.124	5,400	
LOT 23	0.138	6,000	
LOT 24	0.124	5,400	
LOT 25	0.138	6,000	
LOT 26	0.164	7,152	

LOT TABLE - BLOCK N			
LOT NO.	ACRES	SQ. FT.	
LOT 1	0.203	8,841	
LOT 2	0.153	6,649	
LOT 3	0.069	3,023	

LOT TABLE - BLOCK Q			
LOT NO.	ACRES	SQ. FT.	
LOT 1	0.139	6,047	
LOT 2	0.101	4,400	
LOT 3	0.101	4,400	
LOT 4	0.101	4,400	
LOT 5	0.101	4,400	
LOT 6	0.101	4,400	
LOT 7	0.101	4,400	
LOT 8	0.101	4,400	
LOT 9	0.101	4,400	
LOT 10	0.101	4,400	
LOT 11	0.101	4,400	
LOT 12	0.101	4,400	
LOT 13	0.143	6,237	
LOT 14	0.150	6,552	
LOT 15	0.101	4,400	
LOT 16	0.101	4,400	
LOT 17	0.101	4,400	
LOT 18	0.101	4,400	
LOT 19	0.101	4,400	
LOT 20	0.101	4,400	
LOT 21	0.101	4,400	
LOT 22	0.101	4,400	
LOT 23	0.101	4,400	
LOT 24	0.101	4,400	
LOT 25	0.101	4,400	
LOT 26	0.125	5,452	
LOT 27	1.694	73,804	

LOT TABLE - BLOCK R			
LOT NO.	ACRES	SQ. FT.	
LOT 1	0.124	5,403	
LOT 2	0.101	4,400	
LOT 3	0.101	4,400	
LOT 4	0.101	4,400	
LOT 5	0.101	4,400	
LOT 6	0.101	4,400	
LOT 7	0.101	4,400	
LOT 8	0.101	4,400	
LOT 9	0.101	4,400	
LOT 10	0.101	4,400	
LOT 11	0.101	4,400	
LOT 12	0.101	4,400	
LOT 13	0.173	7,529	

LINE TABLE		
NO.	BEARING	LENGTH
L1	N07°23'42"E	70.00'
L2	N01°46'22"E	30.15'
L3	N06°39'29"W	30.34'
L4	S88°07'53"E	50.00'
L5	S01°52'07"W	30.00'
L6	S88°07'53"E	4.36'
L7	N88°07'53"W	50.00'

FINAL PLAT CASTLEWOOD SOUTH PHASE 2 SUBDIVISION

BEING 27.05 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	N52°23'42"E	21.21'
C2	90°00'00"	15.00'	23.56'	N37°36'18"W	21.21'
C3	90°00'00"	15.00'	23.56'	N52°23'42"E	21.21'
C4	84°28'25"	15.00'	22.12'	N40°22'06"W	20.17'
C5	90°00'00"	15.00'	23.56'	N46°52'07"E	21.21'
C6	80°44'17"	15.00'	21.14'	N47°45'45"W	19.43'
C7	10°02'22"	330.00'	57.82'	N12°24'47"W	57.75'
C8	94°35'53"	25.00'	41.28'	N29°51'58"E	36.75'
C9	12°55'55"	275.00'	62.07'	S83°37'52"W	61.94'
C10	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C11	90°00'00"	15.00'	23.56'	N46°52'07"E	21.21'
C12	79°04'27"	15.00'	20.70'	N48°35'40"W	19.10'
C13	18°27'13"	325.00'	104.68'	N18°17'01"W	104.22'
C14	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C15	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C16	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C17	84°28'25"	15.00'	22.12'	S40°22'06"E	20.17'
C18	90°00'00"	15.00'	23.56'	N52°23'42"E	21.21'
C19	5°31'35"	300.00'	28.94'	N04°37'54"E	28.93'
C20	90°00'00"	15.00'	23.56'	S37°36'18"E	21.21'
C21	95°31'35"	15.00'	25.01'	S49°37'54"W	22.21'
C22	84°28'25"	15.00'	22.12'	S40°22'06"E	20.17'
C23	95°31'35"	15.00'	25.01'	S49°37'54"W	22.21'
C24	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C25	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C26	84°28'25"	15.00'	22.12'	N40°22'06"W	20.17'
C27	95°31'35"	15.00'	25.01'	S49°37'54"W	22.21'
C28	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C29	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C30	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C31	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C32	12°55'55"	275.00'	62.07'	N83°37'52"E	61.94'
C33	14°42'12"	275.00'	70.57'	N84°31'01"E	70.38'

LOT TABLE - RESERVES			
LOT/BLOCK NO.	RESERVE	ACRES	SQ. FT.
LOT 20 / BLOCK L	DRAINAGE RESERVE 1	0.516	22,462
LOT 14 / BLOCK M	DRAINAGE RESERVE 2	0.396	17,270
LOT 3 / BLOCK N	DRAINAGE RESERVE 3	0.069	3,023
LOT 14 / BLOCK Q	PARK RESERVE 1	1.694	73,804
LOT 14 / BLOCK R	PEDESTRIAN RESERVE 1	0.076	3,300
LOT 14 / BLOCK P	PEDESTRIAN RESERVE 2	0.076	3,315

METES AND BOUNDS DESCRIPTION: TRACT 1 - 27.05 ACRES

BEING A 27.05 ACRE TRACT OF LAND SITUATED IN THE M. DENTLER SURVEY, ABSTRACT 211, THE GEORGE M. REESE SURVEY, ABSTRACT 533, AND THE H.T. & B.R.R.CO SURVEY, ABSTRACT 315, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS; BEING THE REMAINDER OF A CALLED 69.993 ACRES, DESCRIBED TO FR CASTLEWOOD LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 202205

BEING 27.05 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

1. ACCORDING TO COMMUNITY PANEL NO. 4806700541, MAP NO. 48491C0541F, REVISION DATE DECEMBER 20, 2019 AND COMMUNITY PANEL NO. 4806700540, AND MAP NO. 48491C0540F, REVISION DATE DECEMBER 20, 2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. 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 ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA" OR A MAG NAIL WITH WASHER STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

2. UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
3. ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBERS 48491C0541F AND 48491C0540F, EFFECTIVE DATE OF DECEMBER 20, 2019.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2021-07.
5. PARKLAND DEDICATION REQUIREMENTS ARE MET BY CASTLEWOOD SUBDIVISION, PHASE 2, FINAL PLAT.
6. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
7. ALL RESERVES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
8. ALL ALLEYS WILL BE DEDICATED WITH 30 FOOT PUBLIC RIGHT-OF-WAY. ALLEY PAVEMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
9. THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2021-07
10. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE WATER, WASTEWATER, AND DRAINAGE FACILITIES IN THE DEVELOPMENT THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT TO BE FILED WITH THE CITY OF TAYLOR. AFFECTED PRIVATE ALLEYS INCLUDE MULLEN WAY, SOLOMON WAY, AND LIAM WAY.
11. PUBLIC SIDEWALKS (5' IN WIDTH) ALONG LOCAL RESIDENTIAL STREETS (50 FOOT R.O.W. WIDTH), BUILT TO CITY OF TAYLOR STANDARDS, ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
12. A 6' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO COLLECTOR ROADS (70 FOOT R.O.W. WIDTH). A 10' SIDEWALK EASEMENT SHALL BE DEDICATED WITHIN THE BOUNDARIES OF PARK RESERVE 1.
13. ALL LANDSCAPING SELECTIONS SHALL BE FROM THE PREFERRED PLANT LIST IN CHAPTER 28- VEGETATION FROM THE CITY OF TAYLOR CODE OF ORDINANCES. ALL COMMON AREA LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
14. A 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.

BEN WILLIAMS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 122115
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78216
PH. (737) 241-9084

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City of Taylor
PZ-2024-2104
Park 79
Subdivision Improvement Plans
Staff Report

Item Details

Agenda No.:	3
Requested Action:	Consider Disapproval of Park 79 Subdivision Improvement Plans
Address/Location:	14501 Highway 79
Legal Description:	69.015-acre tract of land part of and out of the H.G. Johnson Survey, Section 6, Abstract No. 348, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, Taylor, Williamson County, Texas
Current Zoning:	EC – Employment Center
Current Use:	Vacant
Applicant:	Trevor Riek, Pape-Dawson Engineers
Case History:	This is the first submission of the plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Engineering Manual. Therefore, staff recommends disapproval of the proposed Subdivision Improvement Plans.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

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

Trevor Riek
Pape-Dawson Engineers
10801 N Mopac Expy
Austin TX 78759
triek@pape-dawson.com

Date: Tuesday, May 7, 2024

Address: 14501 Highway 79, Taylor 76574

Permit Number PZ-2024-2104

Dear Trevor Riek,

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

Engineering Department Review

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

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

Subdivision Improvement Plans - Engineering Review 01

1. Sheet - [01] 01 COVER SHEET - Update planset title to match the legal subdivision (e.g. Taylor
2. Sheet - [07] 07 CONSTRUCTION NOTES – Update Permit to PZ-2024-2104
3. Sheet - [11] 11 SITE PLAN (1 OF 2) - Verify and update section to match Taylor EM and Transportation plan.
4. Sheet - [12] 12 SITE PLAN (2 OF 2) - Need to verify if one side of the street can have sidewalk; otherwise, a fee in lieu of shall be coordinated.
5. Sheet - [12] 12 SITE PLAN (2 OF 2) - Street sections shown to follow/demonstrate information for applicable street types shown in Taylor EM Sec. 2.2.1
6. Sheet - [12] 12 SITE PLAN (2 OF 2) - Note, decel lane plans to be reviewed and approved by TxDOT prior to subdivision improvement plan approval.
7. Sheet - [12] 12 SITE PLAN (2 OF 2) - CR 401 Section - Has this proposed section been coordinated with the team responsible for the future condition?
8. Sheet - [12] 12 SITE PLAN (2 OF 2) - Show centerline/baseline and PGL location for vertical control- (here or at CL roadway?)
9. Sheet - [12] 12 SITE PLAN (2 OF 2) - Wing St Section - Is this also PGL elevation?
10. Sheet - [12] 12 SITE PLAN (2 OF 2) - These street sections are also shown on Sht 30/56. Do not duplicate sections, Show one time on appropriate sheet. See comments to the pavement detail sheets, where you need to identify the full pavement section being proposed for each specific roadway. Sht 47/56 shows both concrete and HMAC pavement sections.
11. Sheet - [12] 12 SITE PLAN (2 OF 2) - Provide retaining wall plan and profile to go with the standard referenced to Sht. 54.
12. Sheet - [12] 12 SITE PLAN (2 OF 2) - Here is an example snip of a plan/profile that utilizes TxDOT's standard for Design C spread footing retaining wall. Plan view has horizontal control. Profile indicates

Design 'C' - Panel Height - and Panel Length.

13. Sheet - [12] 12 SITE PLAN (2 OF 2) - Wall height is not indicated on drawings. If over 4 ft "H" value, need geotech borings specific to the wall. (Taylor EM 7.5.7.B.
14. Sheet - [13] 13 TRANSPORTATION PLAN (1 OF 2) - Verify and include temporary turnaround at dead end.
15. Sheet - [14] 14 TRANSPORTATION PLAN (2 OF 2) - Verify and include signage for "No Outlet" or "Dead End"
16. Sheet - [14] 14 TRANSPORTATION PLAN (2 OF 2) - Will this drive be used by all traffic or is considered private/one way? Provide appropriate signage for southbound traffic and northbound traffic
17. Sheet - [14] 14 TRANSPORTATION PLAN (2 OF 2) - Verify if there is existing signage for this private drive. Will there be a concern for traffic using this unknowingly even when Wing Street is opened?
18. Sheet - [14] 14 TRANSPORTATION PLAN (2 OF 2) - Why is street lighting "by others". Clarify on plans.
19. Sheet - [14] 14 TRANSPORTATION PLAN (2 OF 2) - Identify easement lines crossing your proposed roadway. Should this light pole be in it?
20. Sheet - [15] 15 CR401 PLAN AND PROFILE (SHEET 1 OF 3) - add design speed for all roadways so design can be evaluated
21. Sheet - [16] 16 CR401 PLAN AND PROFILE (SHEET 2 OF 3) - Label all profile features (TYPICAL)
22. Sheet - [16] 16 CR401 PLAN AND PROFILE (SHEET 2 OF 3) - Provide an ultimate section for the City to review and confirm this 7-8 foot cut can be accommodated in the ROW footprint when the future half of the roadway is built by others
23. Sheet - [17] 17 CR401 PLAN AND PROFILE (SHEET 3 OF 3) - Verify and include temporary turnaround
24. Sheet - [17] 17 CR401 PLAN AND PROFILE (SHEET 3 OF 3) - Add EXIST and PGL labels here in the profile.
25. Sheet - [18] 18 WING STREET PLAN AND PROFILE (SHEET 1 OF 2) - Plans to distinguish the site development plan items and the public improvement items.
26. Sheet - [18] 18 WING STREET PLAN AND PROFILE (SHEET 1 OF 2) - Plans to denote sidewalk and include on legend details (Typical)
27. Sheet - [19] 19 WING STREET PLAN AND PROFILE (SHEET 2 OF 2) - Will a left turn or right turn lane be required at the intersection with US 79
28. Sheet - [20] 20 OVERALL UTILITY PLAN (1 OF 2) - How will private drainage be routed within the properties?
29. Sheet - [20] 20 OVERALL UTILITY PLAN (1 OF 2) - Verify and update easement widths to meet EM Sec. 1.8.10.B
30. Sheet - [20] 20 OVERALL UTILITY PLAN (1 OF 2) - Verify how water and wastewater line sizing was determined (e.g. fire flow requirements, project land use, etc.)
31. Sheet - [21] 21 OVERALL UTILITY PLAN (2 OF 2) - Verify sanitary sewer service for these lots to existing 10-inch WW
32. Sheet - [21] 21 OVERALL UTILITY PLAN (2 OF 2) - Verify how lots are serviced for wastewater and extend sanitary sewer line accordingly. If lots are on septic, verify and provide stubout for future connection.
33. Sheet - [21] 21 OVERALL UTILITY PLAN (2 OF 2) - Demonstrate spacing requirements are met for fire hydrant spacing
34. Sheet - [21] 21 OVERALL UTILITY PLAN (2 OF 2) - Water line to be looped along Wing Street to CR 401
35. Sheet - [21] 21 OVERALL UTILITY PLAN (2 OF 2) - Due to length of water line extending to the north to a dead end, verify and provide information on operational procedures/phasing to address water quality concerns
36. Sheet - [21] 21 OVERALL UTILITY PLAN (2 OF 2) - Update utility assignments to City requirements. It is noted that water line location to be verified with engineering.
37. Sheet - [22] 22 WATERLINE PLAN & PROFILE (1 OF 4) - Provide information on plan that this water line connection to follow Section 1.9 Subsurface Utility Engineering Requirements

38. Sheet - [22] 22 WATERLINE PLAN & PROFILE (1 OF 4) - Without a curb and gutter street here, how will these fire hydrants and valves be protected from vehicular traffic?
39. Sheet - [22] 22 WATERLINE PLAN & PROFILE (1 OF 4) - Notate minimum depth of cover on the profile/plan sheet
40. Sheet - [22] 22 WATERLINE PLAN & PROFILE (1 OF 4) - 2-ft separation required for crossings near 8+50 and 9+45
41. Sheet - [23] 23 WATERLINE PLAN & PROFILE (2 OF 4) - Label all plan elements (e.g. right of way easements, property owner labels, street name, etc.)
42. Sheet - [23] 23 WATERLINE PLAN & PROFILE (2 OF 4) - Show air release valve in plan near STA. 12+15
43. Sheet - [23] 23 WATERLINE PLAN & PROFILE (2 OF 4) - Verify and notate that all fire hydrants are to be located 3-ft from back of curb
44. Sheet - [23] 23 WATERLINE PLAN & PROFILE (2 OF 4) - Complete easement information
45. Sheet - [24] 24 WATERLINE PLAN & PROFILE (3 OF 4) - Verify and show storm drain at STA. 21+81
46. Sheet - [24] 24 WATERLINE PLAN & PROFILE (3 OF 4) - Complete easement information. Verify what this 10-ft water easement for. Is this private or public?
47. Sheet - [24] 24 WATERLINE PLAN & PROFILE (3 OF 4) - Automatic flushing valve to be provided. Verification of interim water operation to be made
48. Sheet - [24] 24 WATERLINE PLAN & PROFILE (3 OF 4) - Label and dimension all easements (Typical)
49. Sheet - [24] 24 WATERLINE PLAN & PROFILE (3 OF 4) - Proposed meters and locations to be coordinated with engineering for next submittal to verify size, locations, easements, etc.
50. Sheet - [25] 25 WATERLINE PLAN & PROFILE (4 OF 4) - Final subdivision improvement plans to reflect final information for TxDOT decel lanes
51. Sheet - [25] 25 WATERLINE PLAN & PROFILE (4 OF 4) - Water line on Wing Street to looped to proposed line at CR 401
52. Sheet - [25] 25 WATERLINE PLAN & PROFILE (4 OF 4) - Verify and show location of water services along Wing Street
53. Sheet - [25] 25 WATERLINE PLAN & PROFILE (4 OF 4) - Provide information on plan that this water line connection to follow Section 1.9 Subsurface Utility Engineering Requirements
54. Sheet - [26] 26 WASTEWATER PLAN & PROFILE (1 OF 3) - Note, if manholes are found to be in the Taylor Floodplain, then Engineering Manual Sec. 6.5.13 shall apply for venting
55. Sheet - [26] 26 WASTEWATER PLAN & PROFILE (1 OF 3) - Show locations of proposed services
56. Sheet - [26] 26 WASTEWATER PLAN & PROFILE (1 OF 3) - Show location of concrete encasement in plan view
57. Sheet - [26] 26 WASTEWATER PLAN & PROFILE (1 OF 3) - Has existing manhole been inspected for condition and if the proposed line can be tied into this location?
58. Sheet - [26] 26 WASTEWATER PLAN & PROFILE (1 OF 3) - Update plan note 4
59. Sheet - [27] 27 WASTEWATER PLAN & PROFILE (2 OF 3) - Provide stubout and plug for future line extension to the north
60. Sheet - [27] 27 WASTEWATER PLAN & PROFILE (2 OF 3) - Update spelling: Location
61. Sheet - [28] 28 WASTEWATER PLAN & PROFILE (3 OF 3) - Has existing manhole been inspected for condition and if the proposed line can be tied into this location?
62. Sheet - [28] 28 WASTEWATER PLAN & PROFILE (3 OF 3) - Label all plan elements (e.g. street name, lot owner, ROW, easements, etc.)
63. Sheet - [28] 28 WASTEWATER PLAN & PROFILE (3 OF 3) - Verify and update offset between utilities near STA. 6+00
64. Sheet - [28] 28 WASTEWATER PLAN & PROFILE (3 OF 3) - Verify grade around proposed manhole and provide watertight manhole per EM Sec. 6.6.2
65. Sheet - [29] 29 OVERALL GRADING PLAN (1 OF 2) - Consolidate details to one location. Reference can be provided to section detail.
66. Sheet - [30] 30 OVERALL GRADING PLAN (2 OF 2) - Don't duplicate proposed roadway sections, show

one time

67. Sheet - [31] 31 PROPOSED DRAINAGE MAP - The point of analysis is located offsite. Please demonstrate that peak flows leaving the site do not create impacts to adjacent properties per EM 3.1.4.
68. Sheet - [31] 31 PROPOSED DRAINAGE MAP - please show both the FEMA 100-year and City of Taylor 100-year floodplains on the plans.
69. Sheet - [31] 31 PROPOSED DRAINAGE MAP - What are these drainage areas and Tc flowpaths used for? no supporting hydrology calculations for this sheet. Existing drainage area map and calculations need to be provided to support adverse impact analysis and detention pond design.
70. Sheet - [32] 32 EXISTING WATERSHED MAP - Provide contours on the watershed map
71. Sheet - [32] 32 EXISTING WATERSHED MAP - Please delineate the City of Taylor 100-year floodplain per EM 3.1.5.A.
72. Sheet - [33] 33 OVERALL STORM DRAIN PLAN (1 OF 2) - Please specify if this table is pre- or post-project hydrology
73. Sheet - [33] 33 OVERALL STORM DRAIN PLAN (1 OF 2) - Review Tc table data for accuracy
74. Sheet - [33] 33 OVERALL STORM DRAIN PLAN (1 OF 2) - Why do DAs 2, 4, 10, and 41 have no Tc flowpath?
75. Sheet - [33] 33 OVERALL STORM DRAIN PLAN (1 OF 2) - Please show storm drain inlets on the plans that correspond to each drainage area.
76. Sheet - [34] 34 OVERALL STORM DRAIN PLAN (2 OF 2) - Depict Tc flowpaths on the plan view.
77. Sheet - [34] 34 OVERALL STORM DRAIN PLAN (2 OF 2) - If drainage boundaries are based on proposed infrastructure, show proposed conditions on the plans.
78. Sheet - [34] 34 OVERALL STORM DRAIN PLAN (2 OF 2) - Show that pond works in ultimate / future buildout conditions as well as existing
79. Sheet - [34] 34 OVERALL STORM DRAIN PLAN (2 OF 2) - Is this stock ponds or wetlands? Will a USACE permit be required?
80. Sheet - [35] 35 STORM DRAIN PLAN & PROFILE (1 OF 10) - Need hydraulics information shown for all public infrastructure
81. Sheet - [35] 35 STORM DRAIN PLAN & PROFILE (1 OF 10) - If using TxDOT's precast program identify inlets by type. If using City of Austin identify. i.e. are inlets in front of, or behind curb line?
82. Sheet - [35] 35 STORM DRAIN PLAN & PROFILE (1 OF 10) - Provide hgls for all ROW infrastructure
83. Sheet - [36] 36 STORM DRAIN PLAN & PROFILE (2 OF 10) - Inlets for systems SD-P-CULV-1 and SD-P0 bypass the pond. please demonstrate that they do not increase peak flows leaving the site.
84. Sheet - [36] 36 STORM DRAIN PLAN & PROFILE (2 OF 10) - Identify easements where your proposed work is in them or crossing them
85. Sheet - [36] 36 STORM DRAIN PLAN & PROFILE (2 OF 10) - SD-P-CULV-1 - After wall profile is developed show spread footing in profile. Show grading beyond wall limits where box culvert outfalls at base of wall
86. Sheet - [36] 36 STORM DRAIN PLAN & PROFILE (2 OF 10) - SD-P-CULV-1 Profile proposed armored scour hole, provide computations that show adequacy
87. Sheet - [36] 36 STORM DRAIN PLAN & PROFILE (2 OF 10) - SD-P0- Profile proposed armored scour hole, provide computations that show adequacy
88. Sheet - [36] 36 STORM DRAIN PLAN & PROFILE (2 OF 10) - SD-P0 and SD-P-CULV-1 - Can you connect pipes like this example shown?
89. Sheet - [37] 37 STORM DRAIN PLAN & PROFILE (3 OF 10) - Please provide riprap sizing calculations on the plans.
90. Sheet - [37] 37 STORM DRAIN PLAN & PROFILE (3 OF 10) - SD-P1 - 20ft deep 8'x8' box is over 9' wide
91. Sheet - [37] 37 STORM DRAIN PLAN & PROFILE (3 OF 10) - SD-P1 - Easement should be at least 40' wide.
92. Sheet - [37] 37 STORM DRAIN PLAN & PROFILE (3 OF 10) - Verify if this is an easement and label
93. Sheet - [37] 37 STORM DRAIN PLAN & PROFILE (3 OF 10) - Callout standard

94. Sheet - [37] 37 STORM DRAIN PLAN & PROFILE (3 OF 10) - Verify pipe material for public and private lines (typical)
95. Sheet - [37] 37 STORM DRAIN PLAN & PROFILE (3 OF 10) - SD-P1 - 20*1.5+9.x => 40' easement
96. Sheet - [38] 38 STORM DRAIN PLAN & PROFILE (4 OF 10) - Public storm pipe material will need to be RCP per EM 3.10.1.
97. Sheet - [38] 38 STORM DRAIN PLAN & PROFILE (4 OF 10) - Is 0.2% slope constructible over this distance? suggest a minimum of 0.5% to prevent settlement over time creating adverse slopes.
98. Sheet - [38] 38 STORM DRAIN PLAN & PROFILE (4 OF 10) - Label (type and width) and dimension all easements (Typical)
99. Sheet - [38] 38 STORM DRAIN PLAN & PROFILE (4 OF 10) - Notate and label all top of grates/manholes and include elevation (Typical)
100. Sheet - [38] 38 STORM DRAIN PLAN & PROFILE (4 OF 10) - All site development information shown on planset to indicate as "future to be constructed by other" or similar statement (Typical)
101. Sheet - [38] 38 STORM DRAIN PLAN & PROFILE (4 OF 10) - Identify these dashed lines-are they a private drainage easement?
102. Sheet - [40] 40 STORM DRAIN PLAN & PROFILE (6 OF 10) - If using TxDOT standards for SETs callout type
103. Sheet - [40] 40 STORM DRAIN PLAN & PROFILE (6 OF 10) - SD-P1 - Callout as DESIGN 5 arch pipe this is equivalent to 36" RCP which doesn't fit under roadway?
104. Sheet - [40] 40 STORM DRAIN PLAN & PROFILE (6 OF 10) - line up Plan and profile
105. Sheet - [40] 40 STORM DRAIN PLAN & PROFILE (6 OF 10) - SD-P1 - Match soffits when pipe size increases (EM 3.10.1.D) This pipe does not have enough depth to accommodate the pavement structure
106. Sheet - [41] 41 STORM DRAIN PLAN & PROFILE (7 OF 10) - Match soffits when pipe size increases (EM 3.10.1.D)
107. Sheet - [42] 42 STORM DRAIN PLAN & PROFILE (8 OF 10) - Show SD-P-C2-N1 Plan view, align with profile below
108. Sheet - [42] 42 STORM DRAIN PLAN & PROFILE (8 OF 10) - Notate and dimension the ROW and width proposed (Typical)
109. Sheet - [42] 42 STORM DRAIN PLAN & PROFILE (8 OF 10) - SD-P-CULV-2 - Specify headwall type and standard detail
110. Sheet - [43] 43 STORM DRAIN PLAN & PROFILE (9 OF 10) - Soffits should match when pipe size increases per EM 3.10.1.D
111. Sheet - [43] 43 STORM DRAIN PLAN & PROFILE (9 OF 10) - SD-P5 - Didn't see inlet and stm swr calc table but 3-10 ft inlets looking at the profile seems excessive
112. Sheet - [44] 44 STORM DRAIN PLAN & PROFILE (10 OF 10) - Label existing and proposed plan items/features
113. Sheet - [44] 44 STORM DRAIN PLAN & PROFILE (10 OF 10) - STA. 1+97 - Do not miter end of box culvert use TxDOT standard SET and call out what you are proposing (6:1 should be used)
114. Sheet - [44] 44 STORM DRAIN PLAN & PROFILE (10 OF 10) - There's a box around the intersection and the box culverts but these plans are calling out the culvert. If the box culverts and end treatments are part of the decel project then the design will be reviewed there. Clarify.
115. Sheet - [44] 44 STORM DRAIN PLAN & PROFILE (10 OF 10) - Not sure what culvert you're connecting too and what needs to be verified.
116. Sheet - [45] 45 POND PLAN - Label lines - is this public ROW for public pond?
117. Sheet - [45] 45 POND PLAN - All of this public ROW to be maintained by whom?
118. Sheet - [45] 45 POND PLAN - Pond Plan - See Taylor engineering manual for all pond plan requirements Pond Plan -Provide longitudinal and lateral profiles. Pond Plan - 2% min transverse slope Pond Plan -0.5% longitudinal slope if a paved pilot is installed Pond Plan - 4:1 sideslope max Pond Plan - Need ramp from top to bottom
119. Sheet - [45] 45 POND PLAN - Pond Plan - Show local POI computations here. (and all outfalls) Pond

- Plan - Apron riprap appears to be extensive, verify. Pond Plan - Drop to creek flowline elevation is concerning. show computations
120. Sheet - [45] 45 POND PLAN - Pond Plan - Verify if grading is over property line and update.
 121. Sheet - [45] 45 POND PLAN - Pond Plan - Verify spacing between wastewater
 122. Sheet - [47] 47 SITE DETAILS - Asphalt Pavement Sections - These are standard pavement sections - need to indicate on the plan set the specific pavement sections for each of the proposed roadways
 123. Sheet - [47] 47 SITE DETAILS - Asphalt Pavement Sections - All flexible pavement sections will incorporate Geogrid. See Engineering Manual. Sec. 2.15
 124. Sheet - [47] 47 SITE DETAILS - Asphalt Pavement Sections - Label Prime coat
 125. Sheet - [47] 47 SITE DETAILS - Asphalt Pavement Sections - What lift thicknesses are being used, 6 inches is a lot of Type D. Also geotech report indicates Type C.
 126. Sheet - [47] 47 SITE DETAILS - Concrete Paving Sections - Where are the reinforcing and jointing details?
 127. Sheet - [47] 47 SITE DETAILS - Plans should reference the geotechnical/pavement report.
 128. Sheet - [47] 47 SITE DETAILS - Pavement Sections - Show moisture conditioned subgrade or select fill requirements in the pavement sections per the Pavement Report, also indicate station limits.
 129. Sheet - [47] 47 SITE DETAILS - Concrete Paving Sections - Geotech/Pavement report requires edge support, what specifically does this include and is it shown herein.
 130. Sheet - [51] 51 STORM DRAIN DETAILS (2 OF 4) - Concrete Pilot Channel Detail - Specify what you're proposing (subgrade reinforcement?) so the inspector doesn't have to jump to a report
 131. Sheet - [51] 51 STORM DRAIN DETAILS (2 OF 4) - This standard is inserted twice in the plan set
 132. Sheet - [51] 51 STORM DRAIN DETAILS (2 OF 4) - General comment: The plan view callouts need to be specific to standard being used so inspector knows which standard applies to which drainage item
 133. Sheet - [51] 51 STORM DRAIN DETAILS (2 OF 4) - I do not see this AUS district standard on their website anymore Look at State Standard PAZD-CZ or PAZD for area drains.
 134. Sheet - [54] 54 RETAINING WALL DETAILS - If the rail is mounted on a Cast In Place Wall then this detail does not apply since it is for MSE type walls. Take a look at TxDOT standard TRF to show how the SSTR will be anchored to the top of the CIP wall.
 135. Sheet - [54] 54 RETAINING WALL DETAILS - When you insert a TxDOT standard need to include all sheets-you're missing 2 of 2

*See Associated Documents to download a PDF of the TIA Review Memo containing the following comments including complete reference information:

Traffic Impact Analysis - Engineering Review 01

1. HDR Comment (Advisory), 4.23.24: Page 1 – Reference is made to the TxDOT minimum driveway spacing requirement of 425 feet. That spacing should only be considered for a single non-commercial driveway, such as an individual home. In this area, TxDOT has indicated that they will be requiring a right-turn deceleration lane on all commercial driveways, which will then drive minimum spacing.
2. HDR Comment (Advisory), 4.23.24: Page 5 – The City of Taylor does not require that the higher of either the rate or equation be used, but rather, the methodology suggested by ITE should be followed.
3. HDR Comment, 4.23.24: Page 10 – In the first paragraph, please clarify the intent of the sentence “If main roadways in under design, consideration should be given to adjustment of K-factors to provide intersection sight distance versus stopping sight distance.” There appears to be a typo in this sentence, but also, for a site access point, intersection sight distance is the information requested by the City. There is also a reference to City of San Antonio requirements for driveway throat length requirements, which appears to be a typo, as well. Advisory - In the second paragraph, it appears that the AASHTO reference is cited twice.
4. HDR Comment, 4.23.24: Page 11 – Per comment #1 above, it is our understanding that TxDOT requires a right-turn deceleration lane on all but a limited few site access points on their state roadways. Please provide documentation of correspondence with TxDOT regarding their approval of both proposed access points.
5. HDR Comment, 4.23.24: Figure 1 and Figure B-2 – Sight distance triangles should be drawn starting

from a distance of 14.5 feet from the edge of the major travel way, as indicated on page 10. It appears that these site triangles have been drawn using the edge of the travel lane as the starting point; however, the shoulder width should be accounted for, as well. Please refer to the diagram below.

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

Geotechnical Report - Engineering Review 01

1. Sheet - 4 of 39 - Is there a street name?
2. Sheet - 7 of 39 - Urban Local ?
3. Sheet - 7 of 39 - What does this mean and how was this addressed in the plans?
4. Sheet - 7 of 39 - Where did trucks/day come from?
5. Sheet - 7 of 39 - Where did trucks/day come from?
6. Sheet - 8 of 39 - Maximum allowed PVR?
7. Sheet - 8 of 39 - Provide reinforcing, dowels, tie bars, and jointing requirements.
8. Sheet - 9 of 39 - How are you maintaining the moisture in the moisture conditioned soil over the life of the pavement, particularly along the edges?
9. Sheet - 9 of 39 - How are station limits being determined?
10. Sheet - 9 of 39 - What are the PVR values after treatment?
11. Sheet - 10 of 39 - How was the subgrade modulus determined for both the flexible and rigid pavement?
12. Sheet - 10 of 39 - Where required subgrade strength tests performed in accordance with the COA TCM?

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

Drainage Report - Engineering Review 01

1. Sheet - 9 of 32 - Show these on the drainage area map
2. Sheet - 10 of 32 - Show this point on plans, show poi at 79, show poi at carlos g parker
3. Sheet - 10 of 32 - Show stormwater discharge pre and post at all site outfalls too
4. Sheet - 26 of 32 - Verify - Road grading here?
5. Sheet - 26 of 32 - Verify - Tc thru building?
6. Sheet - 26 of 32 - Label all points of interest notated in report
7. Sheet - 32 of 32 - Please provide models on next submittal.

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@taylorltx.gov.

1. The proposed Wing street shall have fire hydrant along the whole road and not just at the intersection, with a spacing of 300 ft.
2. The plans shall include the updated fire hydrant detail that has been uploaded to the additional files area.
3. Page 29 of 56 shows fire hydrant that are interior to the site. Are these fire hydrant planned to be installed for this permit? If not, please remove. If the hydrant are to be installed please contact Taylor Fire Department's Fire Marshal for further discussions.
4. The engineers summary letter notes that water pipe stubs will be installed for future use. The plans shall indicate the locations of the water stubs.

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

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

Thank you,

Shailaja Roos

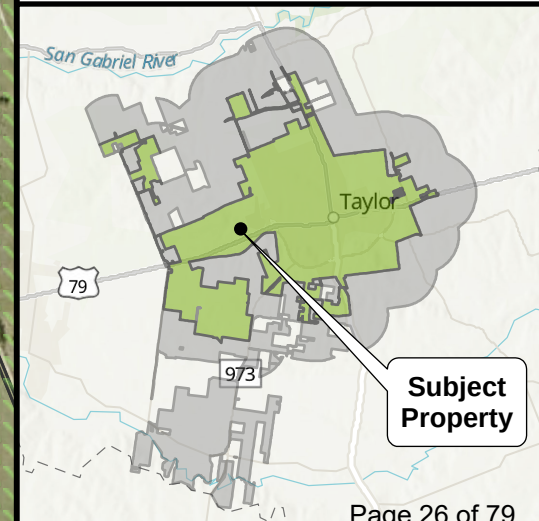
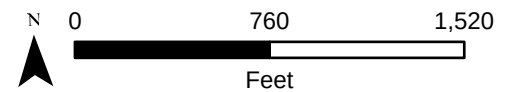
Shai Roos



PZ-2024-2104

14501 Hwy 79
Neighborhood Plan
Location Map
Approximately 70.2 acres

-  City Limits
-  ETJ Boundary
-  Parcels
-  Subject Property



**City of Taylor
PZ-2024-2105
Gateway Tract
Preliminary Plat
Staff Report**

Item Details

Agenda No.:	4
Requested Action:	Consider Disapproval of Gateway Tract Preliminary Plat
Address/Location:	505 Carlos G. Parker SW
Legal Description:	38.09-acre tract of land part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas
Current Zoning:	P5 – Urban Center with a PD Overlay
Current Use:	Vacant
Applicant:	John Pickens, Kimley Horn
Case History:	This is the first submission of the Preliminary Plat
Staff Recommendation:	The submitted Plat does not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. 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

John Pickens
Kimley Horn

Date: Monday, May 6, 2024

john.pickens@kimley-horn.com

Address: 505 SW Carlos G. Parker Blvd., Taylor 76574

Permit Number PZ-2024-2105

Dear John Pickens,

Staff has completed its review of Gateway Tract Preliminary Plat that is to be generally located at 505 SW Carlos G. Parker Blvd., Taylor, TX 76574. There are corrections that need to be made prior to acceptance 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) 960-4077 or by email at shai.roos@hdrinc.com

- ❖ Please see Urban Design Comments. In general, the plat needs to reflect the PD Standards related to block lengths and layouts, and street and alley layouts etc.
- 1. Page 1 – Remove the lot creation and right-of-way dedication out of the legal description of the subtitle of the plat.
- 2. Page 1 – Relocated and Revise; Project No. PZ-2024-2105, locate to bottom right hand corner of every page.
- 3. Page 1 – Site Summary; will need to be revised upon further revision of the lot count.
- 4. Page 1 – Proposed Use; Remove Proposed Use.
- 5. Page 1 – Street Table – Provide proposed street names.
- 6. Page 1 – Street Table – Provide ROW dimensions (see Planned Development for dimensions of public rights-of-way).
- 7. Page 1 – Plate Note; #5 revise to more broadly state “(Plat Name) to be in conformance with the Planned Development Ordinance 2023-34”.
- 8. Page 1 – The redundancy of the plat on pages 1 and 2 is not necessary. Remove the lite plat on page 1.
- 9. Page 2 – Remove Tree Table.
- 10. Page 2 – Ensure text boxes do not overlap and cover other textual information (i.e., Block D, Lot 11 – Open Space, and 15-foot UE and Street B (along FM 973)).
- 11. Page 2 – Show boundaries of adjacent properties in gray, dashed lines.
- 12. Page 2 – Remove extensions of driveways that exit the property boundaries – not a detail needed for plat purposes.
- 13. Page 2 – Any and all easements that are existing that need to be abandoned (roadway easements) should have verbiage that abandons them per this plat.
- 14. Page 2 – Provide a Lot and Block Table. Provide square footage of each lot.
- 15. Page 3 – Owner’s Signature Block – Confirm correct ownership. Currently shown as Gateway Oz Real Estate LP (last recorded deed in 2021). This could conflict with Tax Certificate at the time of plat recordation. Confirm with client the most accurate ownership information.
- 16. Page 3 – Revise Lien Holder information.
- 17. Page 3 – No need for County Floodplain Admin. Signature Block – remove.

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 by email at javier.vasquez@hdrinc.com

***See Associated Documents section to download a PDF(s) containing the following engineering comments:**

Preliminary Plat - Engineering Review 01

Sheet 1 of 3

1. Verify where plat notes 5 & 6 are taken from
2. Update review seal date

Sheet 2 of 3

1. Include all required tables including lot tables, street table, and reserve table
2. Resubmit plat with corrected subdivision information to reflect only the lots and right of way dedications. Street information such as parking stalls and bulb outs are to be shown in separate schematic for general review.
3. Include all required tables including lot tables, street table, and reserve table
4. All right of way intersections to be provided with square/ 90° angles. No taper or curved intersections. (Typical)
5. Plat to be updated with street names
6. Verify and update plat to denote how existing easement will be abandoned
7. Provide subdivision boundary in a bold continuous line
8. Make all plat information such as easements visible/legible
9. Show location of all public sidewalk
10. Tree table is not needed for platting

Sheet 3 of 3

1. Provide preliminary P&Z certificate
2. Engineering Certificate - Update "registered" to "licensed"
3. Update lien holder certificate information

Utility Schematic - Engineering Review 01

Sheet 1 of 2

1. Point of water line connections to be verified by water model.
2. Wastewater to be provided in easement and will require additional manholes for adjusting alignment
3. Provide separate schematic of typical street sections for review and include typical utility assignments

Sheet 2 of 2

1. Will need to verify looping requirements for southern point of development
2. Has this proposed demand been verified with utility information provided for this wastewater service area?

Traffic Impact Analysis - Engineering Review 02

1. A TIA Review Response Memo has been provided with comments requiring updated TIA information and responses. Please see the Associated Documents to download a copy. A copy has also been provided to the engineer that completed the TIA Report.

Fire Department Comments

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

1. The utility plans shall show an additional fire hydrant to be located along the street of lot 7. The distance between fire hydrants along the street frontage exceeds 300 ft.
2. The utility plans shall show an additional fire hydrant to be located along street G (south side). The distance between fire hydrants along the street frontage exceeds 300 ft.
3. Please explain how the fire flow demand was calculated. The figure for V-A construction to reach 4,500 is 59,101 - 66,000 sq. ft.

Urban Design Review

The following comments have been provided by Michael Watkins Architect. Should you have any questions or require additional information regarding any of these comments.

1. MWA denied first submission. See PDF document for specific urban design comments.

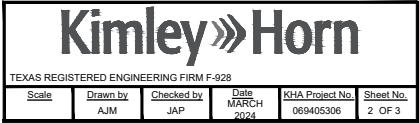
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

GATEWAY | APRIL 24, 2024



Urban Design Comments

The following comments reflect general principles of urban design (as reflected in the intent of Taylor's Land Development Code and Comprehensive Plan) and may be applicable in locations other than those noted on the accompanying plan. Subsequent submissions may result in comments not listed here based on new or revised information in those submissions:

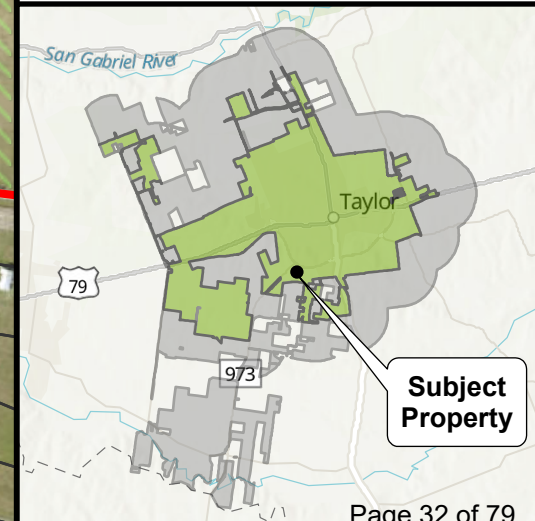
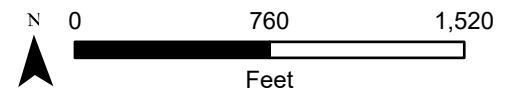
- ① The dimensions of all lots should be consistent with those specified for each Transect Zone in the PD Standards (see the Lot Standards and Urban Standards).
- ② In the PD Standards, these lots are shown as private lots with commercial and residential buildings, not open space or drainage. The adjustment shown is not consistent with the PD Standards (see the Regulating Plan and Civic Space Plan).
- ③ In the PD Standards, these lots are shown as Civic Spaces (potentially including drainage), not private commercial or residential lots. The adjustment shown is not consistent with the PD Standards (see the Regulating Plan and Civic Space Plan).
- ④ In the PD Standards, this block includes pedestrian Paths not shown here (see the Thoroughfare Plan).
- ⑤ In the PD Standards, this block includes Civic Spaces not shown here (see the Civic Space Plan).
- ⑥ All private lots in T3, T4, and T5 should have rear vehicular access provided through alleys or access easements in parking lots (see the Regulating Plan and Thoroughfare Plan).
 - a. In general, all anticipated easements including those for access and utilities should be shown. Utility easements on sites intended for buildings should be avoided wherever possible (see Thoroughfare Standards).
- ⑦ In the PD Standards, a Civic Space is shown here to create a break in Block F (see the Civic Space Plan).
- ⑧ Corners of RsOW should not be radiused. Wherever possible, radii for turning movements should be accommodated through the shape of the curb, not the ROW or alley.
- ⑨ Bulbouts should be avoided with the exception of specific locations shown on the Master Plan in the PD Standards.

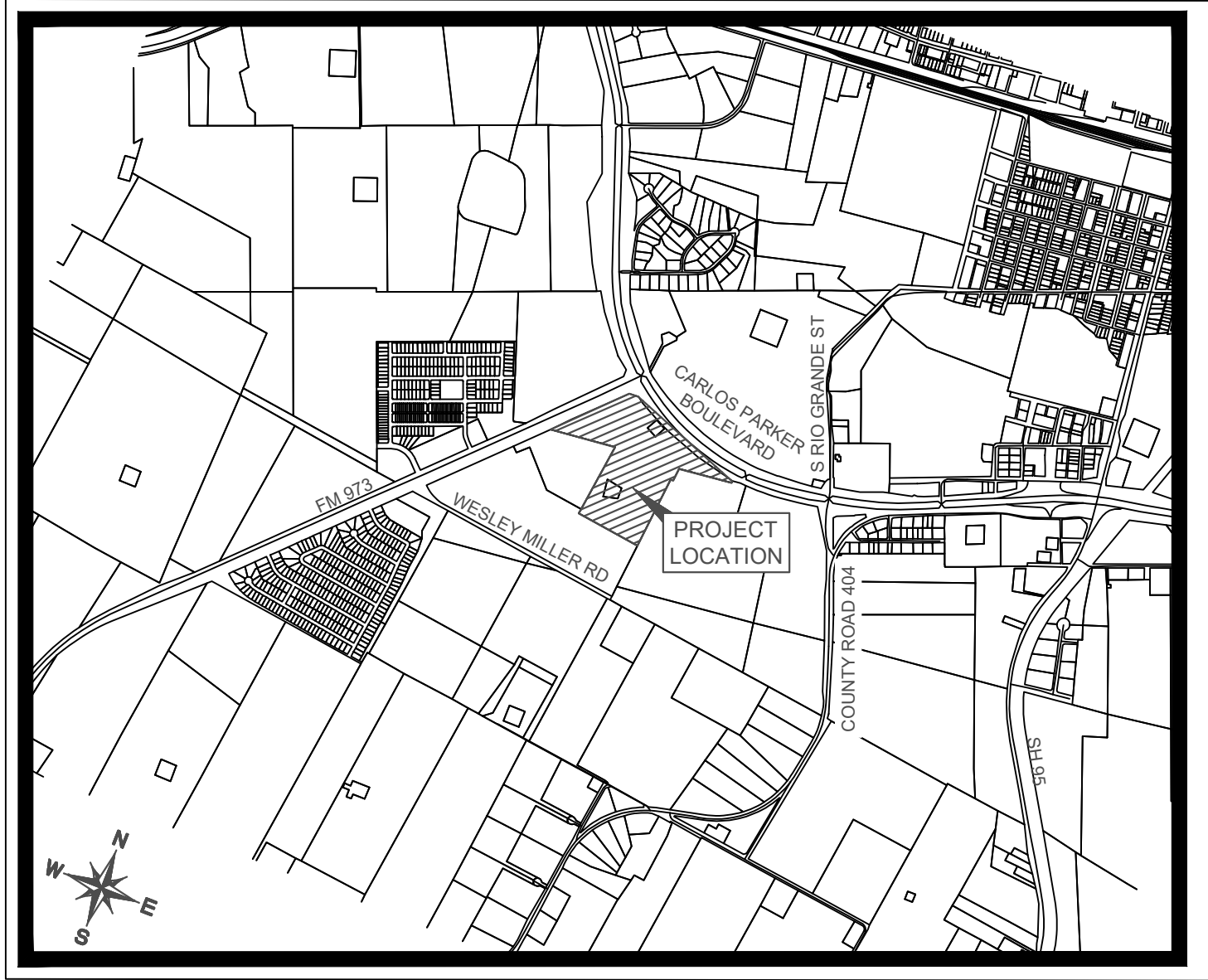


PZ-2024-2105

505 SW Carlos G Parker Blvd.
Preliminary Subdivision Plat
Location Map
Approximately 38.1 acres

- City Limits
- ETJ Boundary
- Parcels
- Subject Property





VICINITY MAP

SCALE: 1" = 2,000'

SITE SUMMARY:

- SURVEY:
- TOTAL ACRES: 38.09
 - TOTAL NUMBER OF LOTS: 22 - 38.09 ACRES
COMMERCIAL LOTS: 19 - 25.12 ACRES
OPEN SPACE/ DRAINAGE LOTS: 3 - 5.41 ACRES
 - PROPOSED RIGHT-OF-WAY AREA: 7.56 ACRES
 - THIS TRACT IS LOCATED ENTIRELY IN THE CITY OF TAYLOR

PROPOSED USE:

- COMMERCIAL

STREET LENGTH AND DESIGN SPEEDS:

STREET A - 670 LF / 25 MPH (LOCAL)
STREET B - 1260 LF / 25 MPH (LOCAL)
STREET C - 333 LF / 25 MPH (LOCAL)
STREET D - 301 LF / 25 MPH (LOCAL)
STREET E - 832 LF / 25 MPH (LOCAL)
STREET F - 506 LF / 25 MPH (LOCAL)
STREET G - 467 LF / 25 MPH (LOCAL)
STREET H - 1215 LF / 25 MPH (LOCAL)
STREET I - 341 LF / 25 MPH (LOCAL)

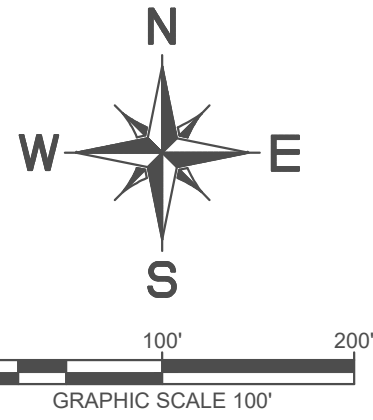
NOTES:

- UTILITY PROVIDERS - WATER THE CITY OF TAYLOR, WASTEWATER - THE CITY OF TAYLOR, ELECTRICITY - ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SITE IN THE 100-YEAR FLOODPLAIN AD DEFINED BY FIRM MAP NO. 48491C0541F EFFECTIVE DATE OF DECEMBER 20, 2019
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
- MAX. IMPERVIOUS COVER PER LOT: PER APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR.
- STORM WATER DETENTION IS REQUIRED IF TOTAL IMPERVIOUS COVER EXCEEDS 20%.
- ALL RESERVE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, NOT BY THE CITY OF TAYLOR.

COORDINATES: TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE (4203)
HORIZONTAL DATUM: NAD '83
VERTICAL DATUM: NAD '88

For Review:

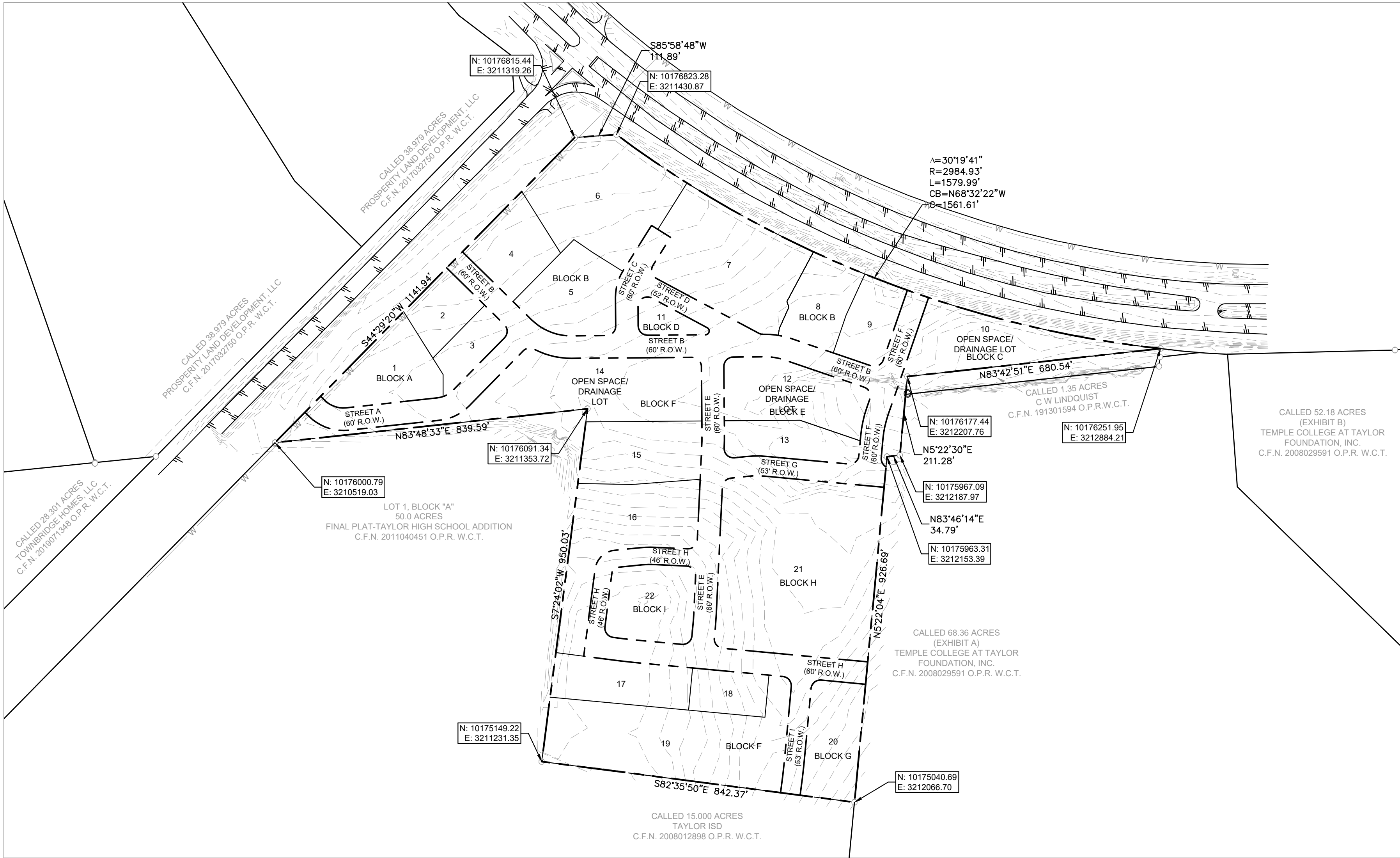
This document is released for the purpose of review under the authority of John Pickens, Professional Engineer No. 110631 on XX/XX/2023. It is not to be used for bidding, permit or construction.



GATEWAY TRACT SUBDIVISION PRELIMINARY PLAT

CITY OF TAYLOR PROJECT NUMBER (PZ-2024-XXXX)

BEING A PRELIMINARY PLAT CONSISTING OF 38.09 ACRES, INCLUDING 7.56 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 19 COMMERCIAL LOTS, 3 DRAINAGE LOTS, PART OF AND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS

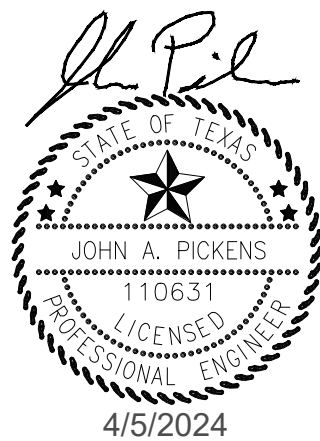


SHEET INDEX

SHEET NO.	DESCRIPTION
1	OVERVIEW, VICINITY MAP, NOTES, SUMMARY
2	PLAT, LOT AREAS, LINE TABLES, CURVE TABLES
3	DEDICATION SHEET

BENCHMARKS

BENCHMARK: NGS NO. BM0359 ELEV.: 554.10' BENCHMARK IS A BRASS DISK STAMPED "E 196 1933" LOCATED 1.1 MILES FROM TAYLOR, BEING 1.1 MILES SOUTH OF AND ALONG N.W. 1/4 RAILROAD 145 YARDS SOUTH OF MILE POST 500.70 YARDS SOUTH OF ROAD CROSSING ON THE SOUTHWEST END OF A CONCRETE RAILROAD CULVERT.	
SITE BENCHMARK: 5/8 I.R. ELEV.: 601.68' BENCHMARK IS A 5/8 INCH IRON ROD WITH CAP SET, LOCATED NORTH 63°58'55" WEST, A DISTANCE OF 11.34 FEET FROM A UTILITY POWER POLE. BENCHMARK CAN BE FOUND WITH THE FOLLOWING COORDINATES: N:10,175,573.072, E:3,211,584.120	



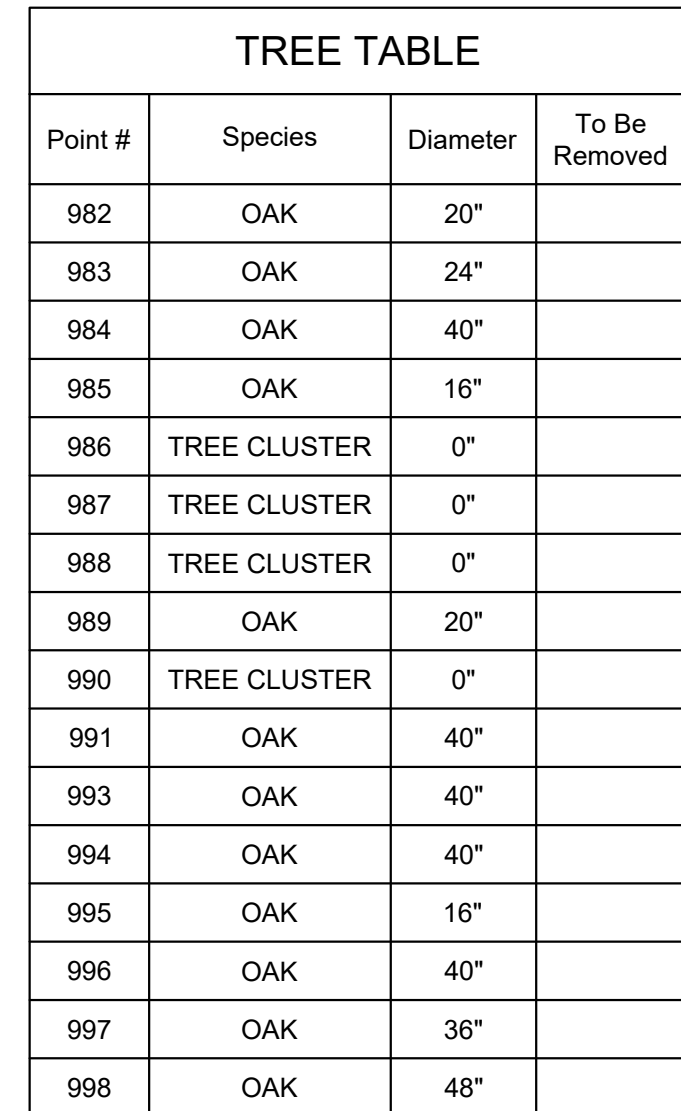
**GATEWAY TRACT
PRELIMINARY PLAT**
A SUBDIVISION OF 38.09 ACRES IN THE
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS
SUBMITTAL DATE: 4/5/2024

Kimley»Horn

TEXAS REGISTERED ENGINEERING FIRM F-928

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
	AJM	JAP	MARCH 2024	069405306	1 OF 3

BEING A PRELIMINARY PLAT CONSISTING OF 38.09 ACRES, INCLUDING 7.56 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 19 COMMERCIAL LOTS, 3 DRAINAGE LOTS, PART OF AND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00	S44°29'12.81"W
L2	60.00	S44°29'19.65"W
L3	34.79	N83°46'14.00"E
L4	27.09	N5°21'59.59"E
L6	55.09	N5°22'05.47"E
L7	60.00	N5°22'03.53"E
L8	53.00	S82°35'50.35"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2984.71'	884.45'	N61°51'52"W	881.22'	16°56'42"	445.49'
C2	2984.90'	60.00'	N70°55'42"W	60.00'	1°09'06"	30.00'
C3	2984.51'	635.54'	N77°36'12"W	634.34'	12°12'03"	318.98'

<u>BENCHMARK:</u>	
NGS NO. BM0359	ELEV.: 554.10'
BENCHMARK IS A BRASS DISK STAMPED "E 196 1933" LOCATED 1.1 MILES FROM TYLOR, BEING 1.1 MILES SOUTH OF AND ALONG M.K.T. RAILROAD ALONG YARDS SOUTH OF MILE POST 920. 70 YARDS SOUTH OF ROAD CROSSING ON THE SOUTHWEST END OF A CONCRETE RAILROAD CULVERT.	
<u>SITE BENCHMARK:</u>	
5/8" I.R.	ELEV.: 601.68'
BENCHMARK IS A 5/8" INCH IRON ROD WITH CAP SET, LOCATED NORTH 63°58'50" WEST, A DISTANCE OF 11.34 FEET FROM A UTILITY POWER POLE. BENCHMARK CAN BE FOUND WITH THE FOLLOWING COORDINATES: N:10,175,573.072, E:3,211,584.120	

Kimley»»Horn

TEXAS REGISTERED ENGINEERING FIRM F-928					
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u> MARCH	<u>KHA Project No.</u>	<u>Sheet No.</u>

GATEWAY TRACT SUBDIVISION PRELIMINARY PLAT

CITY OF TAYLOR PROJECT NUMBER (PZ-2024-XXXX)

BEING A PRELIMINARY PLAT CONSISTING OF 38.09 ACRES, INCLUDING 7.56 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 19 COMMERCIAL LOTS, 3 DRAINAGE LOTS, PART OF AND OUT OF THE XX SURVEY, ABSTRACT NO. XX, TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

THAT PHILIP GHERARDINI, OF MANOR 290 OZ REAL ESTATE, LP, SOLE OWNER OF THAT CERTAIN 38.09 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2021150737 AND DOCUMENT NO. 2021150771, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-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 "GATEWAY TRACT".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2024.

PHILIP GHERARDINI
MANOR 290 OZ REAL ESTATE, LP
76 RENFIELD DRIVE
PRINCETON, NJ 08540

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON LEVY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

LIEN HOLDER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, _____, OF BANK NAME, LIENHOLDER OF THAT CERTAIN 69.97 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. XXXXXXXX OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND 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 "GATEWAY TRACT".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2024.

(LIEN HOLDER SIGNATURE)

BANK NAME
STREET NAME
CITY, STATE ZIP

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON LEVY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

FIELD NOTE DESCRIPTION

These notes describe a certain "69.993 Acre" tract of land situated in the M. DENTLER SURVEY, A-211, the GEORGE M. REESE SURVEY, A-533 and the H. & T. B. R. R. SURVEY, A-315, all located in Williamson County, Texas; subject tract being a part of and out of a called "150 acres" (same and except "12.91 Acres" conveyed for roadway purposes) conveyed in an Executon's Deed from Rose Marie Hafernik Apel and John Fred Hafernik, Independent Executors of the Estate of Vernon G. Hafernik to Vernon G. Hafernik, Jr., Rose Marie Hafernik Apel and John Fred Hafernik dated 5-27-2011 and recorded in Document No. 2011036488 of the Official Public records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on October 4, 2013; subject tract being more fully described as follows:

BEGINNING at the Northwest corner of subject tract, same being the Northwest corner said "150 Acres" and the Southwest coner of a called "89.4 Acres" as titled to Julius Charles Stelzer, III, as recorded in document No. 2008077958, Official Public Records of Williamson County (OPRWC) in the East line of a called "150 Acres" currently titled to Roland Teichelman, et al recorded in volume in 1608, page 847 of the Official Records of Williamson County (OPRWC); found a concrete marker (unrecorded, standing 36" tall) at same corner (North= 10,175.074,960 East= 3,206.736,816);

THENCE South 82°38'02" East with the common line of said "150 acres" and said "89.4 Acres" passing a 3" iron pipe (18" below surface) at the southwest corner of said "89.4 Acres", same being the Southwest corner of a called "100 Acres" currently tied to William Lynn Davis as recorded in Document No. 9638661, Official Records of Williamson County (OPRWC) at a distance of 719.48 feet, and continuing with the common line of said "150 acres" and "100 acres" an additional 1196.74 feet for total distance of **1916.22 feet** to a found concrete marker (unrecorded, strading 36" tall) at the Southeast corner of said "100 Acres" in the West line of a called "Second Tract - 60.32 Acres" currently titled the John Wesley Miller Family Trust as recorded in Document No. 2010074538, OPRWC, same being an exterior corner of subject tract;

THENCE South 82°38'02" East with the South line of "Second Tract - 60.32 Acres", a distance of **127.58 feet** to a found concrete marker (unrecorded, standing 36" tall) at the Southwest corner of same, also being an interior corner of said "150 Acres" in the common survey line of aforementioned **M. DENTLER SURVEY, A-211** and **GEORGE M. REESE SURVEY, A-533**;

THENCE South 82°33'41" East with the common line of said "150 Acres" and said "Second Tract - 60.32 Acres", also being the North line of aforementioned **M. DENTLER SURVEY, A-211** and South line of the **GEORGE M. REESE SURVEY, A-533**, a distance of **257.09 feet** to a 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Northeast corner of subject tract, same being in the West right-of-way line to Farm-to-Market road No. 973 at the Northeast corner of subject tract, same being in the west right-of-way line of Farm-to-Market road No. 973 at the Northwest corner of aforementioned "parcel 6-12.691 Acres"; found a 1/2" iron rod at the Southwest corner of Lot 1, Block "A" of the Taylor high School Addition to the City of Taylor as recorded as in Document No. 2011040451, OPRWC, bearing South 82°35'27" East, 250.47 feet;

THENCE South 44°27'05" West with the West right-of-way line of Farm-to-Market Road No. 973 (right-of-way width = 2000.00 feet), a distance of **2760.49 feet** to the 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Southeast corner of subject tract, at the Southwest corner of aforementioned "Parcel 6 - 12.691 Acres", same being in the South line of said "150 Acres" and for the Northeast corner of a called "79.21 Acres" currently titled to Eugene Mundkowsky as recorded in volume 837, page 121, Williamson County Deed Records (DRWC);

THENCE North 82°26'24" West with the common line of said "150 Acres" and "79.21 Acres", a distance of **347.57 feet** to a 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Southwest upper Northwest corner of said "79.21 Acres"; 1/2" iron rod found at the Southwest corner of said Teichelman "150 Acres", same being an interior corner of said "79.21 Acres" bears South 01°51'41" West, 335.32 feet;

THENCE North 01°51'41" East with the common line of aforementioned "150 acres" and Teichelman "150 Acres", a distance of **2323.66 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **69.993 ACRES (3,048,913 Square Feet)**.

FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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

J. TERRON EVERTSON, P.E., D.R., C.F.M.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

DATE

SURVEYORS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

I, CLEMENTE TURRUBIARTES JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

CLEMENTE TURRUBIARTES JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6657
CORE LAND SURVEYING
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
PH. 224-628-1206

ENGINEERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

I, JOHN PICKENS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 12, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS, THE FULLY DEVELOPED CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _____, 2024.

JOHN PICKENS
REGISTERED PROFESSIONAL ENGINEER NO. 110631
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. 512-418-1791

PLANNING & ZONING COMMISSION

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS "GATEWAY TRACT" HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 2021.

_____, CHAIRMAN
_____, SECRETARY

DATE
DATE

WILLIAMSON COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

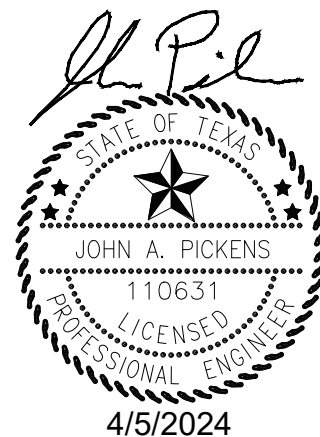
KNOW ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2024 A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2024 A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE SAID 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



**GATEWAY TRACT
PRELIMINARY PLAT**
A SUBDIVISION OF 38.09 ACRES IN THE
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS
SUBMITTAL DATE: 4/5/2024

Kimley»Horn

TEXAS REGISTERED ENGINEERING FIRM F-928

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
	AJM	JAP	MARCH 2024	069405306	OF 3

City Project Number: PZ-2024-XXXX

City of Taylor
PZ-2024-2110
Lot 5 and Lot 6, Block 87, Map of the Town of Taylor
Amending Plat
Staff Report

Item Details

Agenda No.:	5
Requested Action:	Consider Disapproval of the Lot 5 and Lot 6, Block 87, Map of the Town of Taylor, Amending Plat
Address/Location:	603 and 605 E. Pecan Street
Legal Description:	Lot 5 and Lot 6, Block 87, Map of the Town of Taylor, generally located at 603 and 605 E. Pecan Street, more particularly described by Williamson Central Appraisal District Parcels R015517 and R015516, Taylor, Williamson County, Texas
Current Zoning:	P4 – Mix
Current Use:	Single Family Residential
Applicant:	Michael Turner, Bryan Technical Services
Case History:	This is the first submission of the Amending Plat
Staff Recommendation:	The submitted Plat does not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, staff recommends disapproval of the proposed Amending 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

Michael Turner
Bryan Technical Services
911 N. Main St.
Taylor TX 76574
mturner@bryantechnicalservices.com

Date: Tuesday, April 30, 2024

Address: 603 East Pecan St, Taylor 76574

Permit Number PZ-2024-2110

Dear Michael Turner,

Staff has completed its review of 603 & 605 East Pecan Street Amending Plat that is to be generally located at 603 East Pecan St, Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylor.tx.gov.

1. Revise title and other instances to Amending Plat. Not a replat.
2. Revise Legal Description to address each lot in the previously recorded plat.
3. Relocate and revise the PZ project number to bottom left hand corner. Not to be part of the title. PZ-2024-2110.
4. Presumably if this is a property that is from an already established plat would the survey information be necessary to be included beneath the title?
5. Document Number of the Ordonez signature block is inaccurate.
6. All existing and proposed easements should be shown on the plat. If the 10' PUE is consistent with the originating plat, please show the 10' PUE on the plat as described in Plat Note 4. If it is not consistent then there will need to be consultation with all utility providers that may or may not exist in the PUE to date.
7. Remove Plat Note #6, Plat Note #7 will suffice.
8. Revise Plat Note #7 to: Setbacks and structures to comply with the City of Taylor Land Development Code, as amended.
9. Plat Note #8 I don't know that this plat note is necessary. Revise the Detail to reflect the correct verbiage "Driveway Detail PV005".

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 by email at javier.vasquez@hdrinc.com.

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

Sheet 1 of 2

1. Notate and show existing ROW for the UPPR ROW shown
2. PV005 – Update text
3. plat to show subdivision elements only. The existing information shown on the lot can be presented on a separate exhibit for reference.
4. Surrounding properties identified with the plat/deed recording information (Document Number) and beneficiary labeled (Taylor Plat Content Requirements)
5. Move permitting number information to border
6. Place County information in Sheet Title Block "Williamson County"

Sheet 2 of 2

1. Updates metes and bounds to include distance information noted in paragraph 5.
2. Revise the Owner's Certification to use language taken from the Owner's Signature Block found in the Taylor Plat Application including the Notary section.
3. Subdivision is not within the floodplain, remove the floodplain manager certificate.
4. Update text to "Licensed" on the engineer's certificate.

Fire Department Comments

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.

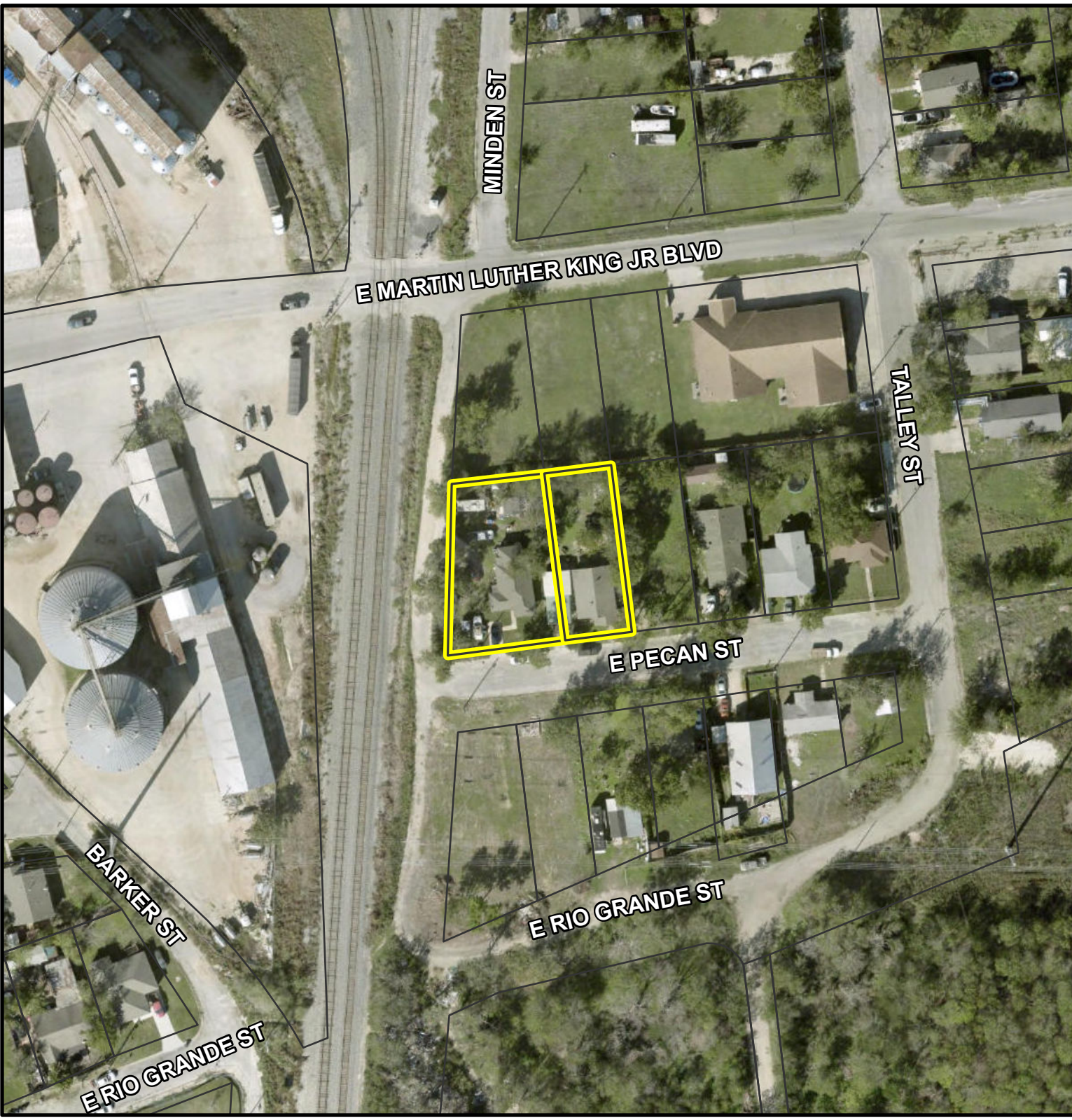
1. Reviewed with no comments.

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 e-mail at courtney.peres@taylortx.gov.

Thank you,



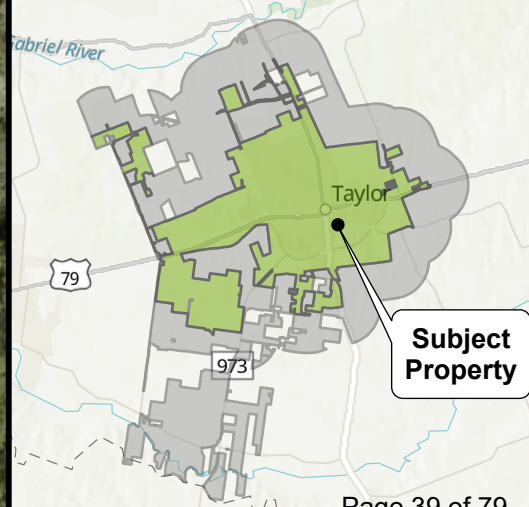
Courtney Peres, CNU-A
Planning Manager
City of Taylor



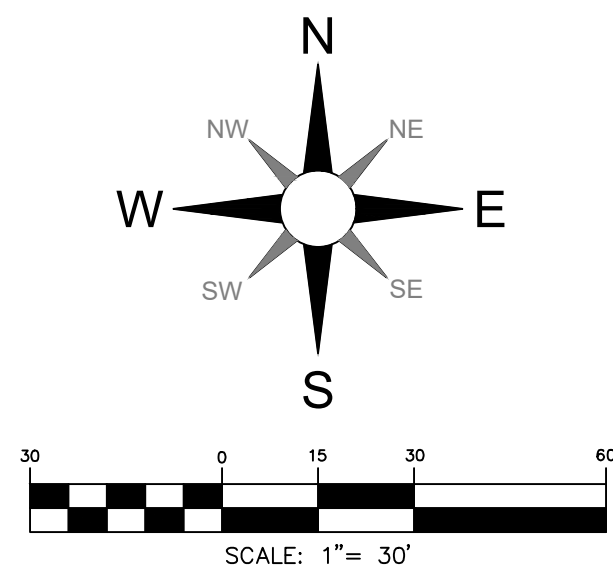
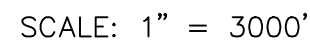
PZ-2024-2110

603 East Pecan St. &
605 E Pecan St.
Amending Plat
Location Map
Approximately 0.2 acres

-  City Limits
-  Subject Property
-  Parcels

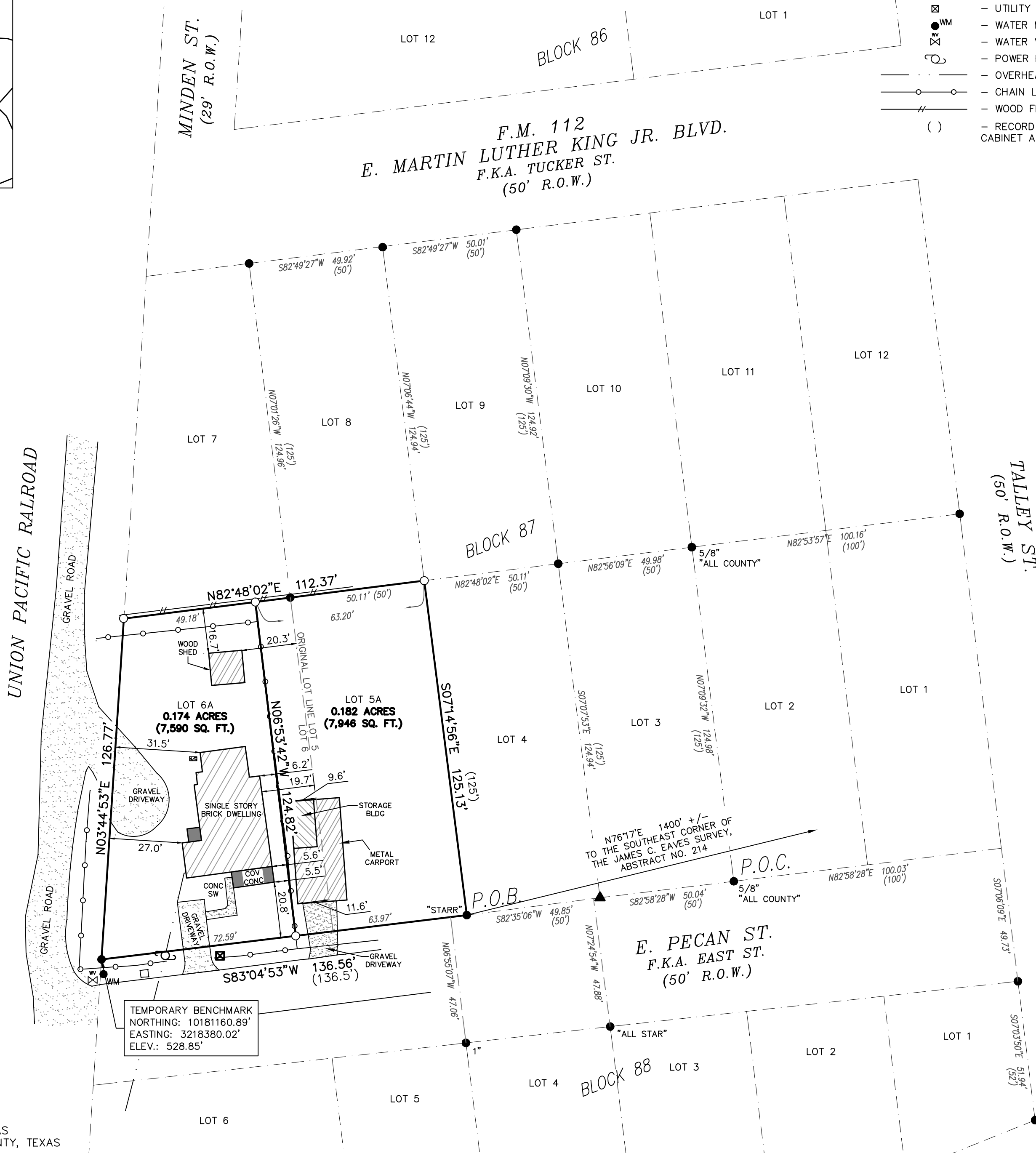


BEING A REPLAT TO CREATE LOTS 5A AND 6A, BLOCK 87 OF THE CITY OF TAYLOR
CONSISTING OF 0.357 ACRES, RECORDED IN CABINET A, SLIDE 186, OF THE
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND A PART OF
THE JAMES C. EAVES SURVEY, ABSTRACT NO. 214, WILLIAMSON COUNTY, TEXAS



1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR – WASTEWATER: CITY OF TAYLOR – ELECTRICITY: ONCOR
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER **48491C0534F**, EFFECTIVE DATE OF **12/20/2019**.
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DESIGNATED ALONG ALL STREET FRONTAGES.
5. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
6. MAXIMUM DENSITY SHALL COMPLY WITH THE CITY OF TAYLOR'S NEW LAND DEVELOPMENT CODE P4 PLACE TYPE.
7. SETBACKS AND STRUCTURES WILL CONFORM TO CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
8. IT IS RECOMMENDED THAT ACCESS ROADS OR DRIVEWAYS BE CONSTRUCTED WITH SUFFICIENT WIDTH AND ALL WEATHER MATERIAL TO SUPPORT EMERGENCY SERVICE VEHICLES. DRIVEWAYS WILL BE BUILT TO THE CITY OF TAYLOR'S DETAIL PV0005.
9. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF THE CITY OF TAYLOR, RECORDED IN CABINET A, SLIDE 186, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

FND. — FOUND
I.R. — IRON ROD
I.P. — IRON PIPE
R.O.W. — RIGHT-OF-WAY
WD — WARRANTY DEED
GWD — GENERAL WARRANTY DEED
SWD — SPECIAL WARRANTY DEED
W/VL — DEED WITH VENDOR'S LIEN
WCR — WILLIAMSON COUNTY ROAD
P.O.C. — PLACE OF COMMENCING
P.O.B. — PLACE OF BEGINNING
DRWC — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



	- 1/2" IRON ROD SET "BTS"
	- 1/2" IRON ROD FOUND
	- CAP IMPRINTED AS SHOWN
	- 60D NAIL FOUND
	- AIR CONDITIONER
	- UTILITY PEDESTAL
	- WATER METER
	- WATER VALVE
	- POWER POLE
	- OVERHEAD ELECTRIC
	- CHAIN LINK FENCE
	- WOOD FENCE
	- RECORD INFORMATION

CABINET A, SLIDE 186, PRWC

DRAWN BY: MT	CHECKED BY: BLB
SCALE: 1" = 30'	APPROVED BY: MT
PROJECT NO. 23-599	DATE: FEBRUARY 26, 2024

METES AND BOUNDS

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND BEING OUT OF AND A PART OF THE **JAMES C. EAVES SURVEY, ABSTRACT NO. 214**, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING LOT 5 AND LOT 6, BLOCK 87, CITY OF TAYLOR, BEING A RECORDED SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 186, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC), SAID LOT 5 BEING THE SAME TRACT OF LAND CONVEYED BY WARRANTY DEED FROM TOMMIE JEWEL MERCER AND LUKE W. MERCER, SR. TO ANCELMO ORDONEZ AND LIDIA ORDONEZ DATED 2-26-1999 RECORDED IN DOCUMENT NO. 9912387, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND SAID LOT 6 BEING THE SAME TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED FROM PATHA HENDRICKS TO THOMYE JEWEL HENDRICKS DATED 3-4-1994 RECORDED IN VOLUME 2479, PAGE 651, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (ORWC); BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF MICHAEL TURNER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6441, DURING THE MONTH OF JANUARY 2024 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD CAPPED "ALL COUNTY" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF E. PECAN ST. (50' R.O.W.) AT THE COMMON SOUTH CORNER OF LOT 2 AND LOT 3, BLOCK 87 OF SAID CITY OF TAYLOR; **THENCE** SOUTH 82°58'28" WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. PECAN ST., A DISTANCE OF 50.04' TO A 60D NAIL FOUND AT THE COMMON SOUTH CORNER OF SAID LOT 3 AND LOT 4, BLOCK 87 OF SAID CITY OF TAYLOR; **THENCE** SOUTH 82°35'06" WEST CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. PECAN ST., A DISTANCE OF 49.85' TO A 1/2" IRON ROD CAPPED "STARR" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 4, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 5, AND BEING THE SOUTHEAST CORNER AND **PLACE OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 83°04'53" WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. PECAN ST. AND THE SOUTH LINE OF SAID LOT 5 AND SAID LOT 6, A DISTANCE OF **136.56'** TO A 1/2" IRON ROD FOUND IN THE APPARENT EAST RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, BEING THE SOUTHWEST CORNER OF SAID LOT 6 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03°44'53" EAST WITH SAID APPARENT EAST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD AND THE WEST LINE OF SAID LOT 6, A DISTANCE OF **126.77'** TO A 1/2" IRON ROD CAPPED "BTS" SET AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 87 OF SAID CITY OF TAYLOR, AND BEING THE NORTHWEST CORNER OF SAID LOT 6 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82°48'02" EAST WITH THE SOUTH LINE OF SAID LOT 7 AND THE NORTH LINE OF SAID LOT 6, AT A DISTANCE OF 60.26' PASSING A 1/2" IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID LOT 7 AND LOT 8, BLOCK 87 OF SAID CITY OF TAYLOR, SAME BEING THE COMMON NORTH CORNER OF SAID LOT 5 AND SAID LOT 6, CONTINUING IN ALL A TOTAL DISTANCE OF **112.37'** TO A 1/2" IRON ROD CAPPED "BTS" SET FOR THE COMMON CORNER OF SAID LOT 8, LOT 5, LOT 4, AND LOT 9, BLOCK 87 OF SAID CITY OF TAYLOR, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 07°14'56" EAST WITH THE COMMON LINE OF SAID LOT 4 AND LOT 5, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF **125.13'** TO THE **PLACE OF BEGINNING**, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF **0.357 ACRES**.

SURVEYOR'S NOTE: BEARINGS AND COORDINATES SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83/93 DATUM AND ARE GRID VALUES.

REPLAT OF
LOT 5 AND LOT 6, BLOCK 87
CITY OF TAYLOR
CITY OF TAYLOR PZ-2024-_____

BEING A REPLAT TO CREATE LOTS 5A AND 6A, BLOCK 87 OF THE CITY OF TAYLOR
CONSISTING OF 0.357 ACRES, RECORDED IN CABINET A, SLIDE 186, OF THE
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND A PART OF
THE JAMES C. EAVES SURVEY, ABSTRACT NO. 214, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, **ANCELMO ORDONEZ**, CO-OWNER OF LOT 5, BLOCK 87, CITY OF TAYLOR SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER **9912387** OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, 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 **REPLAT OF LOT 5 AND LOT 6, BLOCK 87, CITY OF TAYLOR**.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2024.

ANCELMO ORDONEZ
605 EAST PECAN
TAYLOR, TEXAS 76574

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **ANCELMO ORDONEZ**, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, **LIDIA ORDONEZ**, CO-OWNER OF LOT 5, BLOCK 87, CITY OF TAYLOR SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER **9912387** OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, 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 **REPLAT OF LOT 5 AND LOT 6, BLOCK 87, CITY OF TAYLOR**.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2024.

LIDIA ORDONEZ
605 EAST PECAN
TAYLOR, TEXAS 76574

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **LIDIA ORDONEZ**, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, **THOMYE JEWEL HENDRICKS**, SOLE OWNER OF LOT 6, BLOCK 87, CITY OF TAYLOR SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN **VOLUME 2479, PAGE 651** OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, 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 **REPLAT OF LOT 5 AND LOT 6, BLOCK 87, CITY OF TAYLOR**.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2024.

THOMYE JEWEL HENDRICKS
603 EAST PECAN
TAYLOR, TEXAS 76574

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **THOMYE JEWEL HENDRICKS**, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

I, _____, 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.

_____, DIRECTOR
DATE

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

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR
DATE

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

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 _____, 2024 A.D., AT ____O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT 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-2023-1865
Honey Bucket Minor Plat
Staff Report

Item Details

Agenda No.	6
Requested Action:	Consider Disapproval of Honey Bucket Minor Plat
Address/Location:	Generally located at 1900 O L G Cemetery Road
Legal Description:	Approximately 4.02 acres of land part of and out of the Parthenia Coursey Survey, Abstract No. 131.
Current Zoning:	M-1 Light Manufacturing
Current Use:	Commercial
Applicant:	Garrett Cavauiolo, MC Surveying
Case History:	This is the second submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Disapproval of the proposed Minor 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

Garrett Cavauiolo
MC Surveying
79 S. Wynnoak Circle
Spring TX 77382
garrett@mcsurveytx.com

Date: Thursday, May 9, 2024

Address: 1900 OLG Cemetery Road, Taylor 76574

Permit Number PZ-2023-1865

Dear Garrett Cavauiolo,

Staff has completed its review of the Honey Bucket Minor Plat that is to be generally located at 1900 OLG Cemetery Road, Taylor, TX 76574. Staff has recommended Denial of the Plat. There are some corrections that need to be made prior to acceptance of the plat. A comment resolution meeting can be held to effectively address all outstanding comments and concerns related to the Minor Plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylor.tx.gov.

1. Numerous Plat Notes reference Williamson County and standards. Please revise all plat notes as necessary to be in line with City of Taylor standards.
 - i. Remove Plat Note # 2, #3, and #4.
 - ii. Plat Notes #14 and #16 seem to contradict themselves.
2. Confirm if the easement along L3 (O L G Cemetery Rd) should be an "EE".
3. Remove P&Z Signature Block – previous information given was incorrect. P&Z denies Minor Plats, City Staff Administratively Approves.
4. Remove Zoning of M-1. Replace with P2 – Rural.
5. Adjacent properties to be shown as grayed, dashed lines.
6. Trail easement still required to be identified within the dedicated drainage/floodplain area.

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 by email at javier.vasquez@hdrinc.com.

***See Associated Files for a PDF copy of the plat containing the following comments from engineering:**

Minor Plat - Engineering Review 02

1. Label: City of Taylor Floodplain (per GIS Mapping)
2. The BFE is to be established on the plat per current floodplain mapping
3. Label: Update language for easements to "Hereby Dedicated"
4. Verify latest document number is to be referenced in legal description. Document # 2019004630 was submitted with the plat
5. Verify name in legal description to be "M'Lissa D. Lindemann"
6. Based on the site plan submitted as reference information, a holding tank is shown on-site approximately in this location.
7. Applicant to verify Williamson County requirements for use of this item and apply the OSSF requirements on the plat as previously noted to verify.

8. Update zoning based on current designation
9. Verify and update floodplain note to show current mapping date (12/20/2019) and flood hazard area information

Fire Department Comments

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. Previous 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 at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov

Thank you,



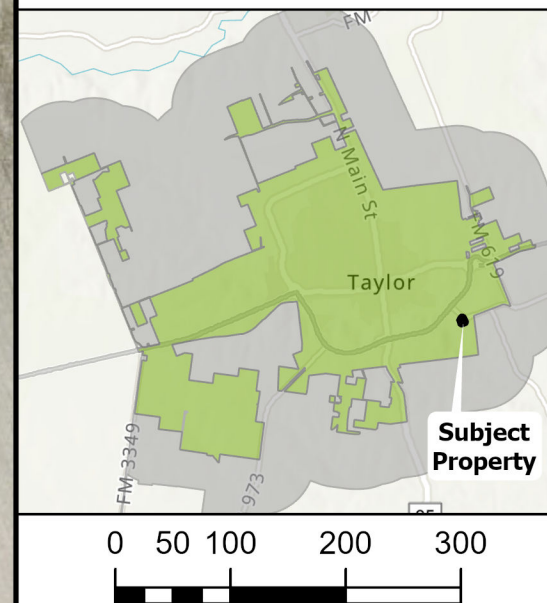
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1865

Honey Bucket Minor Plat
Approximately 4 acres
Location Map

-  Subject Property
-  Parcels
-  City Limits
-  Streets



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

I, MRP Texas, LLC, sole owner of the certain remainder of a 10.00 acre tract of land shown hereon and described in a deed recorded in Document Number 2019004630 of the Official Records of Williamson County, Texas, do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor 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 Honey Bucket - Lot 1.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20__.

Mark Perry - CEO
PO Box 73399
Puyallup, WA 98373

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this day of _____, 2024 .

Notary Public in and for the State of Texas
My Commission expires on: _____

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

I, Grant Middleton, Licensed Professional Engineer in the State of Texas, do hereby certify that a portion of this subdivision is encroached by 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 stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

Grant Middleton, PE
Licensed Professional Engineer No. 147369
TBPELS# F-24389 State of Texas

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

I, GARRETT CAVAIUOLO, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of the City of Taylor, Texas.
TO CERTIFY WHICH, WITNESS my hand and seal at _____ County, Texas, this ____ day of _____, 2024.

GARRETT CAVAIUOLO, RPLS
Registered Professional Surveyor No. 6714
TBPELS# 10194678 State of Texas

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 _____, 2024, A.D., at ____ o'clock, __.M., and duly recorded this the ____ day of _____, 2024, A.D., at ____ o'clock, __.M., in the Official Public Records of said County in Document No. _____.

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

_____, Clerk County Court of Williamson County, Texas

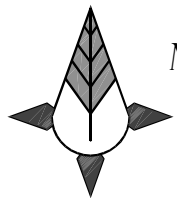
By: _____, Deputy

I, _____, 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.

_____, Director _____ Date

LEGEND

- SUBJECT BOUNDARY
- ADJOINER BOUNDARY
- - - EASEMENT
- FLOOD ZONE AREA
- - - CENTERLINE CREEK (INTERMITTENT)
- - - FLY-TIE
- ⊕ BENCHMARK SET
- IRON ROD FOUND (AS NOTED)
- 1/2" IRON ROD W/ "6714" CAP SET
- △ CALCULATED POINT
- EE ELECTRIC EASEMENT CREATED BY THIS PLAT (CENTERED ON OVERHEAD WIRE)
- PUE PUBLIC UTILITY EASEMENT
- POB POINT OF BEGINNING
- D.R.W.C.TX. DEED RECORDS WILLIAMSON, COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON, COUNTY, TEXAS
- (.....) RECORD BEARING AND DISTANCE



MC SURVEYING, LLC

www.MCSurveyTX.com
TBPELS FIRM # 10194678

0 100 200

HONEY BUCKET LOT 1

4.02 ACRES, PARTHENIA COURSEY SURVEY,
ABSTRACT NUMBER 131, CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the City of Taylor Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. City of Taylor disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

_____, Date

City of Taylor Floodplain Administrator

A FINAL PLAT FOR A SUBDIVISION TO BE KNOWN AS **HONEY BUCKET - LOT 1** HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20__, A.D.

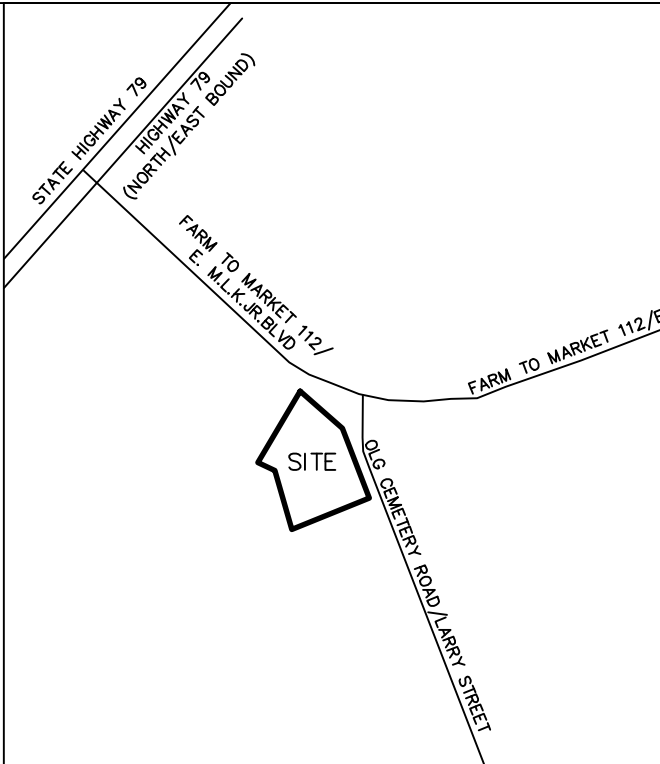
_____, CHAIRMAN DATE

_____, SECRETARY DATE

- TOTAL AREA: LOT 1: 4.02 ACRES
- TOTAL NUMBER OF LOTS: 1
- ZONING M-1 LIGHT INDUSTRIAL

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°51'58" E	258.53'
L2	S 19°41'45" E	341.57'
L3	S 67°53'52" W	377.59'
L4	N 16°22'10" W	279.00'
L5	N 63°56'17" W	83.40'
L6	N 30°19'01" E	377.61'
L7	(S 19°41'45" E	241.32'
L8	S 71°32'57" W	71.34'
L9	N 18°27'03" W	20.00'
L10	N 71°32'57" E	63.25'
L11	N 26°32'12" W	30.98'
L12	N 34°33'33" W	40.12'
L13	N 45°35'08" W	242.45'
L14	S 44°44'16" W	28.71'
L15	S 63°38'27" W	69.97'
L16	S 87°05'09" W	44.77'
L17	S 74°51'46" W	81.95'
L18	S 24°40'56" E	20.41'
L19	S 42°26'16" W	65.36'
L20	S 16°51'19" W	42.05'
L21	S 06°21'27" W	29.57'
L22	S 28°17'20" W	10.29'
L23	S 48°31'02" W	24.54'
L24	S 42°27'13" W	367.23'
L25	N 42°27'13" E	372.31'



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

BEING 4.02 ACRES LOCATED IN THE PARTHENIA COURSEY SURVEY, ABSTRACT NUMBER 131, WILLIAMSON COUNTY, TEXAS, DESCRIBED TO MRP TEXAS, LLC IN DOCUMENT NUMBER 2019004630, AND BEING ALL OF THE REMAINDER OF A CALLED 10.00 ACRE TRACT OF LAND, DESCRIBED IN DEED TO M'LISSA D. LINDERMAN, IN DOCUMENT NUMBER 200300345 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 6.00 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2006015897 OF SAID PUBLIC RECORDS; SAID 4.02 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD WITH "1433" CAP, FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 6.00 ACRE SAVE AND EXCEPT TRACT, AND SAME BEING IN THE SOUTHWEST RIGHT OF WAY OF FM 112, A VARIABLE WIDTH RIGHT OF WAY, NO DEED OF RECORD FOUND;

THENCE, S 49°51'58" E, WITH A NORTHEAST LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN FOR A DISTANCE OF 258.53 FEET TO AN IRON ROD WITH CAP, FOUND FOR THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING AT THE INTERSECTION OF LARRY STREET, A VARIABLE WIDTH RIGHT OF WAY, NO DEED OF RECORD FOUND;

THENCE, S 19°41'45" E, WITH THE EAST LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING THE APPARENT WEST RIGHT OF WAY OF SAID LARRY STREET, FOR A DISTANCE OF 341.57 FEET TO A 1/2 INCH IRON ROD, FOUND FOR THE SOUTHEAST CORNER OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING A NORTHEAST CORNER OF A CALLED 22.355 ACRE TRACT, DESCRIBED TO THE CITY OF TAYLOR IN VOLUME 501, PAGE 361 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 67°53'52" W, WITH THE COMMON LINE OF SAID REMAINDER TRACT AND SAID 22.355 ACRE TRACT, FOR A DISTANCE OF 377.59 FEET TO A 3/4 INCH IRON ROD, FOUND FOR THE SOUTHWEST CORNER OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING A SOUTHEAST CORNER OF A CALLED 56.67 ACRE TRACT, DESCRIBED TO TOM W. FORD IN DOCUMENT NUMBER 1996017724 OF SAID OFFICIAL RECORDS;

THENCE, WITH THE COMMON LINES OF SAID REMAINDER TRACT AND SAID 56.67 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- N 16°22'10" W, 279.00 FEET TO A 1/2 INCH IRON ROD WITH "RPLS 6714" CAP, SET;
- N 63°56'17" W, 83.40 FEET TO A 1/2 INCH IRON ROD WITH "RPLS 6714" CAP, SET;

THENCE, N 30°19'01" E, WITH THE NORTH LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTH LINE OF SAID 6.00 ACRE SAVE AND EXCEPT TRACT, FOR A DISTANCE OF 377.61 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 4.02 ACRES, MORE OR LESS.

BENCHMARK NOTE:

BENCHMARK #200
ELEVATION: 519.61' NAVD88, GEOID18
DESCRIPTION: MAG NAIL LOCATED APPROXIMATELY 300 FEET SOUTH FROM THE INTERSECTION OF FARM TO MARKET 112 AND OLD CEMETERY ROAD. [SHOWN HEREON]

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEOID18. ALL COORDINATE VALUES ARE GRID AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY THE INVERSED COMBINED SCALE FACTOR OF 1.000109. UNITS: US SURVEY FEET.

FLOODPLAIN NOTE:

PER FEMA, A PORTION OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN ZONE "A", AS SHOWN ON F.I.R.M. PANEL NO. 48491C0542F, WILLIAMSON COUNTY, TEXAS DATED 1/19/2006. PER FEMA, ZONE "A" IS A SPECIAL FLOOD HAZARD AREA WITH 1% ANNUAL CHANCE OF FLOOD, ZONE "A" BASE FLOOD ELEVATION UNDETERMINED.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

MINIMUM FLOOR SLAB FOR CONSTRUCTION OF ANY STRUCTURES ON A LOT WITHIN THE ONE HUNDRED (100) YEAR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ONE HUNDRED (100) YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).

GENERAL NOTES:

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WASTEWATER SYSTEM AND WATER SYSTEM.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE WILLIAMSON COUNTY CODE.
- AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT OF WAY ACCEPTED FOR MAINTENANCE BY WILLIAMSON COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE WILLIAMSON COUNTY CODE.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A WILLIAMSON COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE WILLIAMSON COUNTY CODE.
- UTILITIES SHALL BE PROVIDED BY:

WATER: CITY OF TAYLOR
WASTEWATER: CITY OF TAYLOR
ELECTRIC: ONCOR ELECTRIC DISTRIBUTION
GAS: ATMOS
TELECOM: AT&T
- THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF TAYLOR, TEXAS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF TAYLOR, TEXAS
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL, PERMANENT VEGETATION OR STABILIZATION OF ALL DISTURBED AREAS IS ESTABLISHED.
- THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR OF OBSTRUCTIONS.
- THIS SUBDIVISION IS LOCATED IN THE TURKEY CREEK - BRUSHY CREEK WATERSHED AND MUSTANG CREEK SUB-WATERSHED.
- CONSTRUCTION ON SLOPES AND IMPERVIOUS COVER SHALL BE IN ACCORDANCE WITH CITY OF TAYLOR SUBDIVISION REQUIREMENTS.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL COMPLY WITH CITY OF TAYLOR DEVELOPMENT REGULATIONS.
- THERE ARE NO RESTRICTIONS, COVENANTS AND/OR EASEMENTS ASSOCIATED TO THIS PROPERTY PRIOR TO PLAT RECORDATION, UNLESS OTHERWISE NOTED.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- POSSIBLY SUBJECT TO TEXAS POWER AND LIGHT COMPANY EASEMENTS DESCRIBED IN THE FOLLOWING DOCUMENTS. ALL DOCUMENTS LACK A COMPLETE DESCRIPTION OR WIDTH OF EASEMENT:
- VOLUME 339, PAGE 429, - VOLUME 343, PAGE 282, - VOLUME 346, PAGE 562, - VOLUME 389, PAGE 314, ALL OF THE DEED RECORDS, OF WILLIAMSON COUNTY, TEXAS.
- THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL SUBDIVISION LOT FOR COMMERCIAL USE.
- THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0542F, EFFECTIVE DATE OF 12/20/2019. MINIMUM FINISHED FLOOR ELEVATIONS MUST BE 2 FEET ABOVE 100-YEAR BASE FLOOD ELEVATION.
- A 10 FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM SIDE YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOW LOTS: LOT 1
- A MINIMUM ACCEPTABLE FLOW FOR FIRE PROTECTION IS FIVE HUNDRED (500) GALLONS PER MINUTE (GPM) FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.

REV.	DATE	DESCRIPTION
8/17/23		INITIAL SUBMITTAL
4/19/24		ADDRESS CITY COMMENTS

SHEET: 1 OF 1

PZ-2023-1865

Page 46 of 79

City of Taylor
PZ-2023-1968
Taylor North Bull Branch Creek Preliminary Plat
Staff Report

Item Details

Agenda No.	7
Requested Action:	Consider Disapproval of Taylor North Bull Branch Creek Preliminary Plat
Address/Location:	Generally located on along the South right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive
Legal Description:	Approximately 7.747 acres of land more particularly described by the Williamson Central Appraisal District Parcel R018638, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
Current Zoning:	P 2.5 – Large Lot, with a Planned Development Overlay
Current Use:	Vacant
Applicant:	Sam Dehaybi, Paradise Engineers, LLC.
Case History:	This is the third submission of the preliminary plat.
Staff Recommendation:	The submitted preliminary plat does not meet the minimum requirements of the Land Development Code. 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

Sam Dehaybi
Paradise Engineers LLC
5900 Balcones Drive Suite 100
TX 78731
sdehaybi@paradise-engineers.com

Date: Thursday, May 9, 2024

Address: TBD CARLOS G PARKER, Taylor 76574

Permit Number PZ-2023-1968

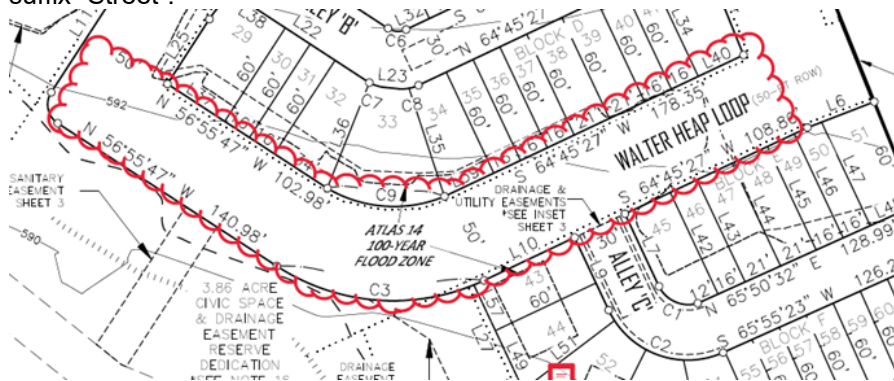
Dear Sam Dehaybi,

Staff has completed its review of Taylor North Bull Branch Creek Preliminary Plat that is to be located at TBD CARLOS G PARKER, Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the plat. Staff encourages there to be a comment resolution meeting to ensure all outstanding comments can be adequately addressed upon the next resubmission. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylor.tx.gov.

1. Lot Numbers should start over with each block. Example – Block B should be lots 1-12. Apply the same to all other lot/blocks.
2. Revise lot table to reflect changes based on the comment above.
3. Revise FFE table to reflect changes based on Comment #1.
4. Revise Street Names
 - i. Trivik Street
 - ii. Walter Heap Street
 - iii. Add additional street name along the southern portion of the current Walter Heap. Please use the street suffix "Street".
- iv. Capture the sidewalk against Block F in a 10-foot access easement to run in front of all lots in Block F to be called 'insert name here' Walk. Block F will take addresses off of this Walk.
5. The symbology for an easement doesn't match what is shown in the Legend (consistently).
6. The 1-foot reserve is not distinguishable. Revise line type and define distance.
7. Revise Plat Note #4 – there appears to be comment text in the note that needs to be revised.
8. Revise Plat Note #5 (likely remove since utilities will be in alleys and ROW and therefore no need for additional easements in private lots) – For applicant knowledge: Utilities should be located in RsOW and alleys to avoid easements on private lots. Typically, water and sewer should be located within the street ROW and gas, electric, and other private utilities should be located within the alley.
9. Plat Note #6 can be removed.
10. Plat Note #8 revise to "2023-46, which contains development standards".
11. Page 3 – Centerline ROW shows a 55.93' ROW when it should be 50-ft.



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 by email at javier.vasquez@hdrinc.com.

Preliminary Plat - Engineering Review 03

The preliminary plat and supplemental documents (drainage report, utility schematics) have been reviewed and approved with the following conditions:

1. The engineer of record shall provide a statement of no adverse impact to be included in the drainage report for the subdivision improvement plan submittal. The Drainage Report will be reviewed along with the subdivision improvements for consistency of what is proposed in the report.
2. It is noted that review of the proposed utility layouts/preliminary design is for cursory review of how utilities will service the proposed subdivision and points of connection and will be considered for review and approval as part of the subdivision improvements plans and is subject to change based on engineering review of the plans.

Fire Department Comments

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. Previously reviewed and the fire department comments had 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 at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



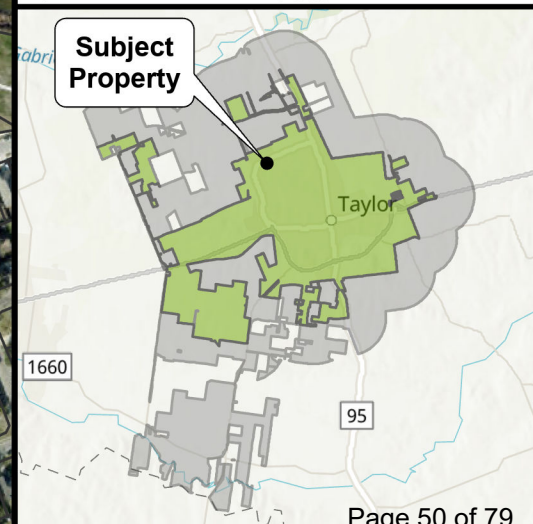
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1968

**Taylor North Bull Branch Creek
Preliminary Plat
Location Map
Approximately 7.8 acres**

-  Subject Property
-  Parcels



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°58'59" W	84.00'
L2	N 67°17'37" W	47.00'
L3	N 76°47'53" W	75.00'
L4	N 25°14'33" E	5.00'
L5	N 65°45'27" E	119.08'
L6	S 68°55'52" W	38.66'
L7	S 25°14'33" E	43.14'
L8	S 22°00'25" E	30.02'
L9	N 25°14'33" W	43.14'
L10	S 64°45'27" W	54.03'
L11	N 33°04'13" E	79.55'
L12	N 25°14'33" W	62.85'
L13	N 25°14'33" W	30.00'
L14	N 24°30'21" W	5.00'
L15	S 22°00'25" E	19.90'
L16	N 25°14'33" W	60.00'
L17	S 22°00'25" E	60.10'
L18	N 64°45'27" E	57.55'
L19	N 22°00'25" W	287.78'
L20	S 22°00'25" E	60.10'
L21	N 56°55'47" W	64.93'
L22	S 56°55'47" E	88.22'
L23	S 84°39'01" E	8.15'
L24	S 22°00'25" E	60.10'
L25	N 33°04'13" E	41.55'
L26	N 31°24'21" W	4.29'
L27	N 25°14'33" W	62.51'
L28	N 25°14'33" E	60.00'
L29	N 25°14'33" W	60.00'
L30	N 64°45'27" E	30.39'
L31	N 64°45'27" E	56.53'
L32	N 64°45'27" E	13.91'
L33	S 25°14'33" E	60.00'
L34	N 25°14'33" W	60.00'
L35	N 18°13'12" W	61.19'
L36	S 21°41'04" W	61.20'
L37	S 56°55'47" E	36.89'
L38	S 56°55'47" E	34.22'
L39	N 64°45'27" E	29.35'
L40	N 64°45'27" E	27.00'
L41	S 64°45'27" W	30.39'
L42	S 25°14'33" E	60.51'
L43	N 25°14'33" W	60.81'
L44	N 25°14'33" W	61.21'
L45	N 25°14'33" W	61.61'
L46	N 25°14'33" W	61.91'
L47	N 25°14'33" W	61.62'
L48	N 65°50'32" E	26.98'
L49	S 25°14'33" E	35.35'
L50	S 31°24'21" E	4.29'
L51	N 52°48'08" E	61.81'
L52	N 26°34'39" E	62.17'
L53	N 12°09'45" W	63.01'
L54	S 24°04'37" E	60.00'
L55	N 65°55'23" E	27.00'
L56	N 65°55'23" E	20.31'
L57	S 25°14'33" E	27.16'
L58	S 22°00'25" E	30.05'
L59	N 60°54'52" E	33.93'

CALLLED 1.00 ACRES
TOM & WENDY FORD
DOC.# 2002042842

REMAINDER OF A
CALLED 50.29 ACRES
D&L LAND
DEVELOPMENT, LLC
DOC.#2019009739

POB

IRON ROD W/CAP
N:10191516.01
E:3207255.96

BENCHMARK
1/2" IR WITH RED CAP
ELEV = 592.20'

REMAINDER OF
CALLED 50.29 ACRES
D&L LAND DEVELOPMENT, LLC
DOC.# 2019009739

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	17.56'	24.79'	22.78'	S 66°25'43" E
C2	47.00'	72.87'	65.79'	N 69°39'35" W
C3	115.00'	117.04'	112.05'	N 86°05'10" W
C5	115.00'	37.95'	37.77'	N 42°31'23" E
C6	10.00'	10.18'	9.74'	N 86°05'09" W
C7	20.89'	8.52'	8.46'	S 72°40'03" E
C8	20.00'	10.68'	10.55'	N 80°03'13" E
C9	70.52'	65.68'	63.34'	N 86°05'10" W
C10	65.00'	18.70'	18.64'	N 41°18'49" E
C11	20.00'	4.30'	4.29'	S 72°05'11" W
C12	108.78'	121.85'	115.58'	N 69°39'35" W
C13	108.78'	11.04'	11.04'	S 81°09'33" W

LOT TABLE - BLOCK A RESIDENTIAL		
Lot	Acres	Sq. Ft.
1	0.037	1620
2	0.022	960
3	0.022	960
4	0.022	960
5	0.022	960
6	0.022	960
7	0.030	1320

LOT TABLE - BLOCK B RESIDENTIAL		
Lot	Acres	Sq. Ft.
8	0.030	1320
9	0.022	960
10	0.022	960
11	0.022	960
12	0.022	960
13	0.033	1440
14	0.033	1440
15	0.022	960
16	0.022	960
17	0.022	960
18	0.022	960
19	0.040	1722

LOT TABLE - BLOCK C RESIDENTIAL		
Lot	Acres	Sq. Ft.
20	0.052	2276
21	0.037	1620
22	0.022	960
23	0.022	960
24	0.022	960
25	0.022	960
26	0.022	960
27	0.022	960
28	0.040	1722

LOT TABLE - BLOCK D RESIDENTIAL		
Lot	Acres	Sq. Ft.
29	0.050	2197
30	0.022	960
31	0.022	960
32	0.039	1682
33	0.063	2740
34	0.035	1541
35	0.022	960
36	0.022	960
37	0.022	960
38	0.029	1260
39	0.029	1260
40	0.022	960
41	0.022	960
42	0.040	1722

LOT TABLE - BLOCK E RESIDENTIAL		
Lot	Acres	Sq. Ft.
43	0.037	1620
44	0.040	1741
45	0.036	1566
46	0.022	971
47	0.029	1281
48	0.030	1290
49	0.023	988
50	0.023	991
51	0.040	1744

SOUTHWEST CORNER
W. J. BAKER SURVEY, A-65

LOT 105
PARK LAND
FINAL PLAT OF THE GROVE
AT BULL CREEK PHASE II
DOC.# 2021146212

LOT TABLE - BLOCK F RESIDENTIAL		
Lot	Acres	Sq. Ft.
52	0.053	2330
53	0.060	2629
54	0.041	1792
55	0.022	960
56	0.022	960
57	0.022	960
58	0.022	960
59	0.022	960
60	0.022	960
61	0.039	1685

MINIMUM FINISHED FLOOR ELEVATION (FFE)TABLE

Block ID	Lot #s	Minimum FFE (2' Above 100 YR WSE)
Block A	Lots 1-7	598.0'
Block D	Lots 29-42	595.0'
Block E	Lots 45-47 Lots 48-51	594.5'
Block F	Lots 43, 44, 52, 53 Lots 54-61	594.5'
		595.0'

TAYLOR NORTH BULL BRANCH CREEK PRELIMINARY PLAT

7.60 ACRES OUT OF THE WILLIAM J.
BAKER SURVEY, ABSTRACT 65,
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

FIRST ASSEMBLY OF GOD CHURCH
LOT 1, BLOCK 1
DOC.#2011001491

IRON ROD W/
"GGI" CAP

CARLOS G PARKER BLVD (FM 397)
120' ROW
VOL. 830, PG. 631
VOL. 766, PG. 782

GREEN SPACE DEDICATION
0.045 AC
1,939 SQ. FT.
*INCLUDED IN 3.86 AC
PARK LAND DEDICATION

DRAINAGE EASEMENT
*SEE INSET SHEET 3

ATLAS 14
100-YEAR
FLOOD ZONE

FLOODPLAIN
EASEMENT
*SEE INSET SHEET 3

SANITARY
EASEMENT
*SEE INSET SHEET 3

3.86 ACRE
CIVIC SPACE
& DRAINAGE
EASEMENT
RESERVE
DEDICATION
*SEE NOTE 16

25' SSE
DOC.# 2021193052

DRAINAGE
EASEMENT
*SEE INSET
SHEET 3

CALLED 7.604 ACRES
CARLOS PARKER
PARTNERS, LLC
DOC.#2021193052

ATLAS 14
100-YEAR
FLOOD ZONE

ATLAS 14
100-YEAR
FLOOD ZONE

DRAINAGE
DETENTION
RESERVE

ATLAS 14
100-YEAR
FLOOD ZONE

ZONE AE
FLOODWAY

N:10191027.78
E:3208061.09

LOT 105
PARK LAND
FINAL PLAT OF THE GROVE
AT BULL CREEK PHASE II
DOC.# 2021146212

LOT 106
PARK LAND
FINAL PLAT OF THE GROVE
AT BULL CREEK PHASE I
DOC.# 202157391

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE
SYSTEM, CENTRAL ZONE (420X), NORTH AMERICAN
DATUM 1983 (NAD83), NAVD88, GEOD12B. ALL
COORDINATE VALUES AND DISTANCES SHOWN ARE
GRID VALUES AND MAY BE CONVERTED TO
GROUND BY MULTIPLYING BY A SURFACE
ADJUSTMENT FACTOR OF 1.00011764.
UNITS: US SURVEY FEET.

LEGEND

- PARENT BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY BOUNDARY
- LOT BOUNDARY
- ATLAS 14/CITY OF TAYLOR
100 YEAR FLOOD ZONE
- FEMA DESIGNATED FLOOD ZONE
- EASEMENT
- FLY-TIE
- SIDEWALK
- TRAIL
- IRON ROD FOUND (AS NOTED)
- BENCHMARK
- 1/2" IRON ROD W/ "6714" CAP SET
- CONCRETE MONUMENT
- POINT OF BEGINNING

OWNER/SUBDIVIDER:

CARLOS PARKER PARTNERS LLC,
A DELAWARE LIMITED LIABILITY
PARTNERSHIP
13932 VICTORIA STREET
HOUSTON, TX 77015
(860) 682-0175

SURVEYOR:

GARRETT CAVAIUOLO, R.P.L.S.
MC SURVEYING, INC.
79 S. WYNNOK CIRCLE
SPRING, TX 77382
737-202-8333

ENGINEER:

MAHMOUD SAM DEHAYBI, P.E.
PARADISE ENGINEERS
5900 BALCONES DRIVE, STE 100
AUSTIN, TX 78731

LAND USE (RESIDENTIAL):

TOTAL ACREAGE: 7.60 ACRES
TOTAL NUMBER OF BLOCKS: 6
TOTAL RIGHT OF WAY: 1.94 ACRES
TOTAL DEDICATED CIVIC SPACE &
DRAINAGE RESERVE: 3.86 AC

SURVEY:

WILLIAM J. BAKER SURVEY,
ABSTRACT 65

BENCHMARK:

1/2" IRON ROD W/RED CAP
N = 10,191,509.48' GRID
E = 3,207,268.09' GRID
ELEVATION = 592.20 (NAVD 88,
GEOD 2012B)

RIGHT OF WAY (PUBLIC):

1.94 TOTAL ACRES DEDICATED
2,019 TOTAL LINEAR FEET (L.F.)

ALLEY "A" 448 L.F.
ALLEY "B" 264 L.F.
ALLEY "C" 220 L.F.
TRIVIK DRIVE 346 L.F.
WALTER HEAP LOOP 741 L.F.

TAYLOR NORTH BULL BRANCH CREEK
PRELIMINARY PLAT

7.60 ACRES OUT OF THE WILLIAM J.
BAKER SURVEY, ABSTRACT 65,
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

STANDARD PLAT NOTES

- UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE CITY OF TAYLOR ATLAS-14 MAPPING, FEMA FIRM MAP NUMBERS 48491C0531F, 48491C0533F, AND 48491C0530F, EFFECTIVE DATE OF DECEMBER 20, 2019.
- STRUCTURES WITHIN AND ADJACENT TO THE FLOODPLAIN MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 2 FEET ABOVE THE FLOODPLAIN ELEVATION (SEC 7-84). PLEASE PROVIDE AN EXHIBIT SHOWING PROPOSED BFES FOR THE CITY OF TAYLOR ATLAS 14 FLOODPLAIN AND PROVIDE MINIMUM FFES ON THE PLAT FOR BLOCKS A, D, E, AND F. *SEE MINIMUM FLOOR ELEVATION TABLE ON SHEET 1.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE 2003-33, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIREMENTS/RESTRICTIONS:
 - CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TAYLOR PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
 - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF TAYLOR CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.
 - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF TAYLOR. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TAYLOR PRIOR TO ANY CONSTRUCTION.
 - WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF TAYLOR.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 - DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
 - NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS. (*SEE MINIMUM FLOOR ELEVATION TABLE ON PAGE 1*)
 - EXCEPT WHERE SHOWN, DEDICATED PARKLAND AND GREENSPACE INCLUDES ALL AREAS OUTSIDE THE DESIGNATED STREET RIGHT-OF-WAYS AND BLOCKS.
 - 3.86 ACRE CIVIC SPACE INCLUDES DEDICATED PARK LAND, GREEN SPACE, PLAZA SPACE FOR RECREATION CENTER, AND DRAINAGE EASEMENT RESERVE (SHEET 1). THIS AREA IS COMPRISED OF ALL THE RESIDUAL SPACE OUTSIDE OF THE DEDICATED STREET RIGHT OF WAY AND PRIVATE LOTS SHOWN HEREON.

LEGAL DESCRIPTION:

BEING 7.60 ACRES LOCATED IN THE WILLIAM J. BAKER SURVEY, ABSTRACT 65, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.604 ACRE TRACT DESCRIBED TO CARLOS PARKER PARTNERS, LLC IN DOCUMENT NUMBER 2021193052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS [O.P.R.W.C.T.]; SAID 7.60 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP, FOUND FOR THE NORTHWEST CORNER OF SAID 7.604 ACRE TRACT, SAME BEING A NORTHEAST CORNER OF THE REMAINDER OF A CALLED 50.29 ACRE TRACT DESCRIBED TO D&L DEVELOPMENT, LLC IN DOCUMENT NUMBER 2019009739 [O.P.R.W.C.T.]; AND SAME BEING IN THE SOUTHEAST RIGHT OF WAY LINE OF CARLOS G PARKER BOULEVARD, A 120 FOOT WIDE RIGHT OF WAY PER DEEDS RECORDED UNDER VOLUME 830, PAGE 631 AND VOLUME 766, PAGE 782 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 64°45'27" E, WITH THE NORTH LINE OF SAID 7.604 ACRE TRACT AND THE SOUTHEAST RIGHT OF WAY LINE OF SAID CARLSON G PARKER BOULEVARD, FOR A DISTANCE OF 564.47 TO A 3/8" INCH IRON ROD, FOUND FOR THE NORTHEAST CORNER OF SAID 7.604 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 39.34 ACRE TRACT DESCRIBED TO CREEK BEND LAND HOLDINGS, LLC IN DOCUMENT NUMBER 2020148577 [O.P.R.W.C.T.];

THENCE, S 22°00'25" E, WITH THE EAST LINE OF SAID 7.604 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 39.37 ACRE TRACT, PASSING AT A DISTANCE OF 786.22, A CONCRETE MONUMENT, FOUND FOR REFERENCE IN THE NORTH BANK OF BULL BRANCH CREEK, AND CONTINUING FOR A TOTAL DISTANCE OF 806.11 FEET TO A CALCULATED POINT IN THE CENTERLINE OF SAID CREEK FOR THE COMMON SOUTH CORNER OF SAID 7.604 ACRE TRACT AND SAID 39.37 ACRE TRACTS, AND SAME BEING THE NORTHEAST CORNER OF THE GROVE AT BULL CREEK, PHASE II, A PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2021146212 [O.P.R.W.C.T.], AND SAME BEING THE NORTHWEST CORNER OF THE GROVE AT BULL CREEK, PHASE 1, A PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 202157391 [O.P.R.W.C.T.];

THENCE, WITH THE CENTERLINE OF SAID CREEK, COMMON WITH THE SOUTH LINE OF SAID 7.604 ACRE TRACT, AND THE NORTH LINE OF SAID GROVE AT BULL CREEK, PHASE II, THE FOLLOWING COURSES AND DISTANCES;

- S 64°58'59" W, 84.00 FEET TO A CALCULATED POINT
- N 88°45'09" W, 151.00 FEET TO A CALCULATED POINT
- N 67°17'37" W, 47.00 FEET TO A CALCULATED POINT
- N 45°25'10" W, 152.00 FEET TO A CALCULATED POINT
- N 54°48'26" W, 117.00 FEET TO A CALCULATED POINT
- N 76°47'53" W, 75.00 FEET TO A CALCULATED POINT
- N 48°31'13" W, 275.00 FEET TO A CALCULATED POINT, SAME BEING IN THE EAST LINE OF SAID 50.29 ACRE REMAINDER TRACT,

THENCE, N 21°54'47" W, WITH THE EAST LINE OF SAID 50.29 ACRE REMAINDER TRACT, SAME BEING THE NORTHWEST LINE OF SAID 7.604 ACRE TRACT, FOR A DISTANCE OF 158.83 FEET BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 7.60 ACRES, MORE OR LESS.

OWNER CERTIFICATION

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

I, CARLOS PARKER PARTNERS, LLC, SOLE OWNERS OF THAT CERTAIN 7.60 ACRE TRACT OF LAND SHOWN HEREON AND BEING ALL OF A CALLED 7.604 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2021193052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN TRACT OF LAND; AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, 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 TAYLOR NORTH BULL BRANCH CREEK.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2024 A.D.

HARIHARAN KUPPURAJ
MANAGING MEMBER
77 CHAPONIS WAY
SOUTH WINDSOR, CT 06074

STATE OF TEXAS §
COUNTY OF _____ §
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, HARIHARAN KUPPURAJ, MANAGING MEMBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2024 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____.

SURVEYOR CERTIFICATION

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

I, GARRETT CAVAIUOLO, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT HARRIS COUNTY, TEXAS, THIS _____ DAY OF _____, 2024.

GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL SURVEYOR NO. 6714
STATE OF TEXAS

ENGINEER CERTIFICATION

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

I, MAHMOUD SAM DEHAYBI, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS ENCROACHED BY A ZONE A, ZONE AE, AND ZONE AE REGULATORY FLOODWAY FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY THE CITY OF TAYLOR ATLAS-14 MAPPING, AND FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0531F, 48491C0533F, AND 48491C0530F, 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 RIGHTS-OF-WAY DEDICATED BY THIS PLAT. THIS ENGINEER FURTHER CERTIFIES THAT STANDARDS PER SECTIONS 7-84(3) AND 7-53 ARE SATISFIED.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _____, 2024.

MAHMOUD SAM DEHAYBI
LICENSED PROFESSIONAL ENGINEER 135725
STATE OF TEXAS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS TAYLOR NORTH BULL BRANCH CREEK HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, A.D.

_____, CHAIRMAN DATE

_____, SECRETARY DATE

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR:

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

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR _____ DATE _____

DEVELOPMENT SERVICES DIRECTOR

I, _____, 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.

_____, DIRECTOR _____ DATE _____

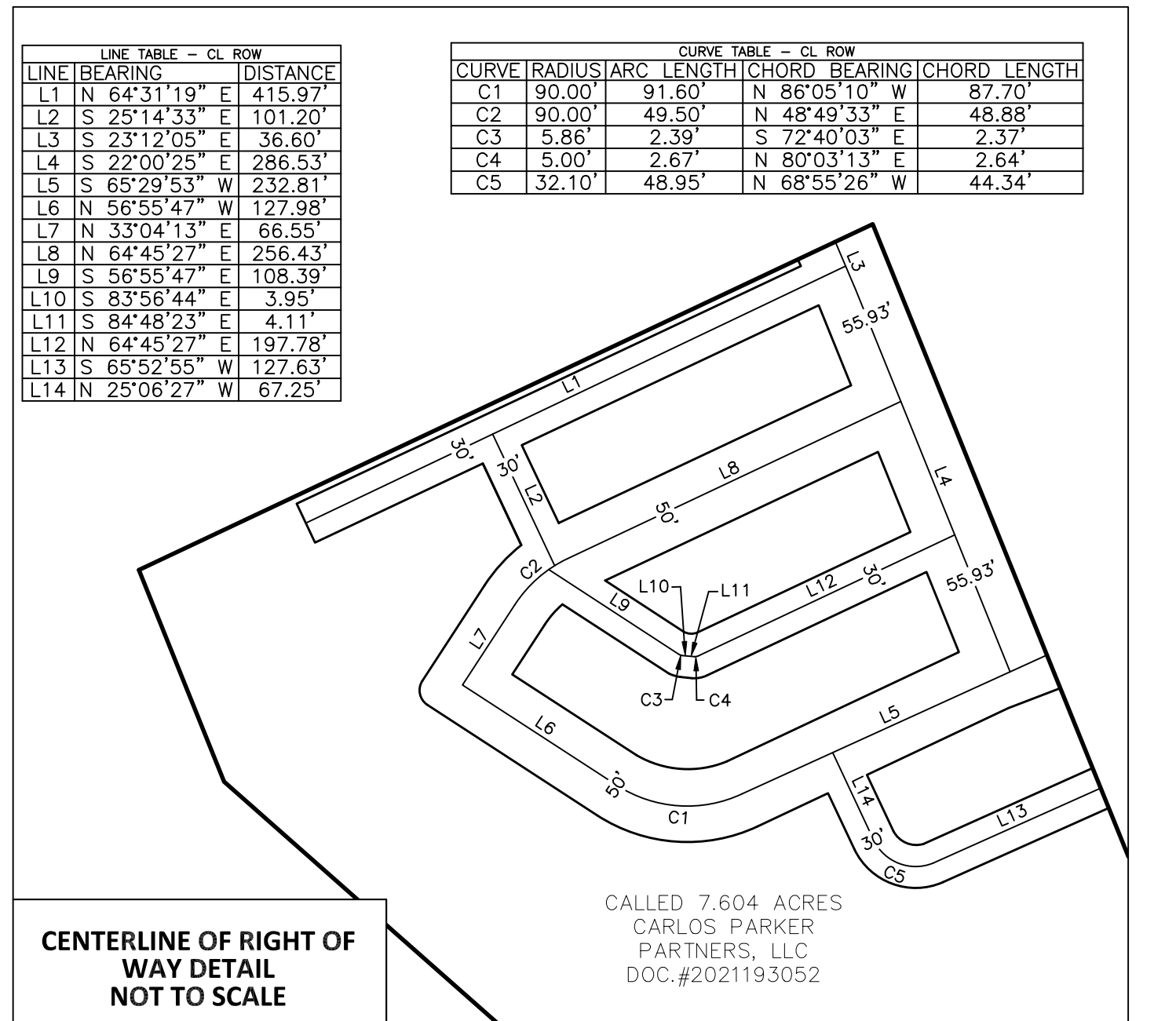
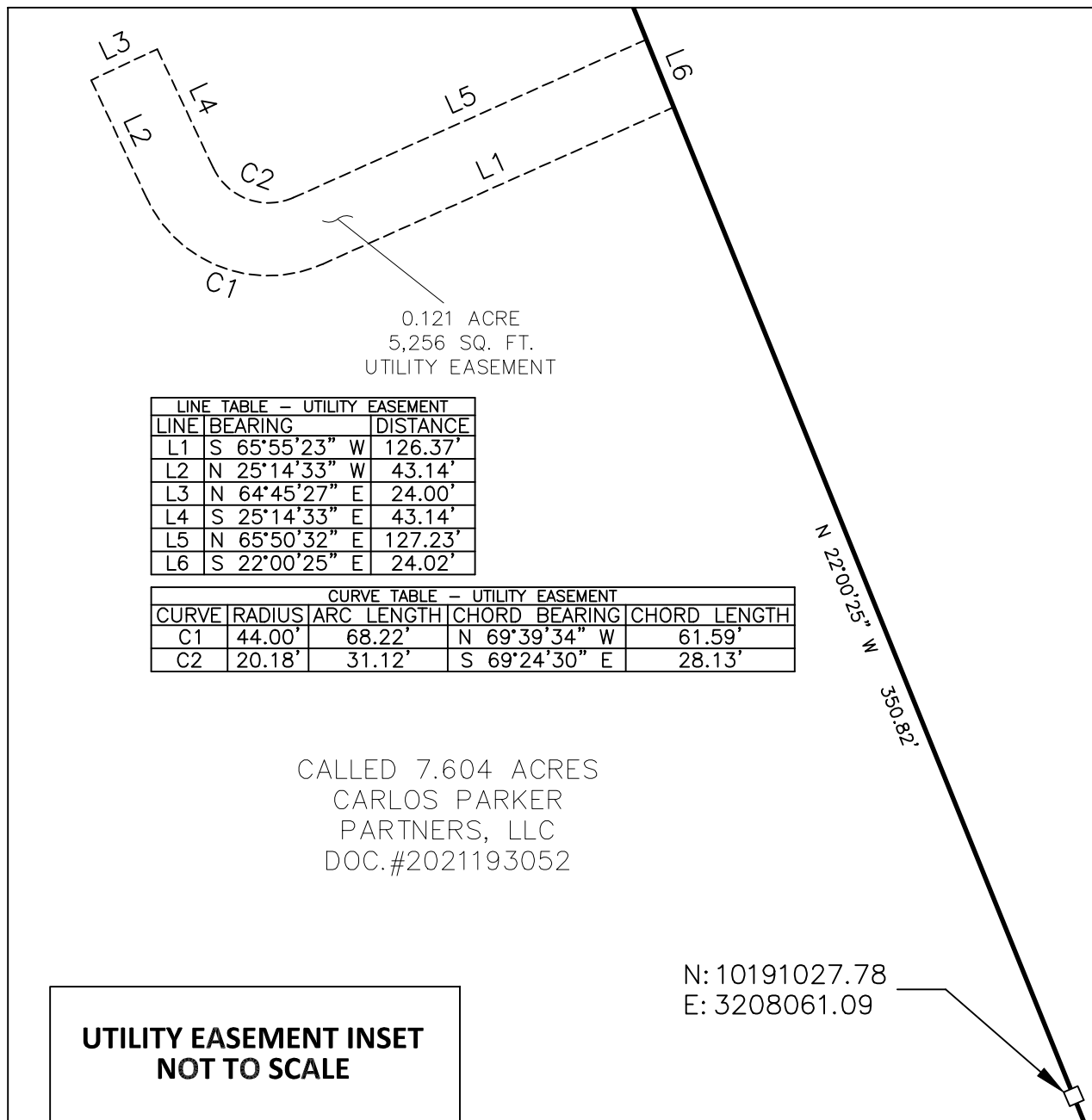
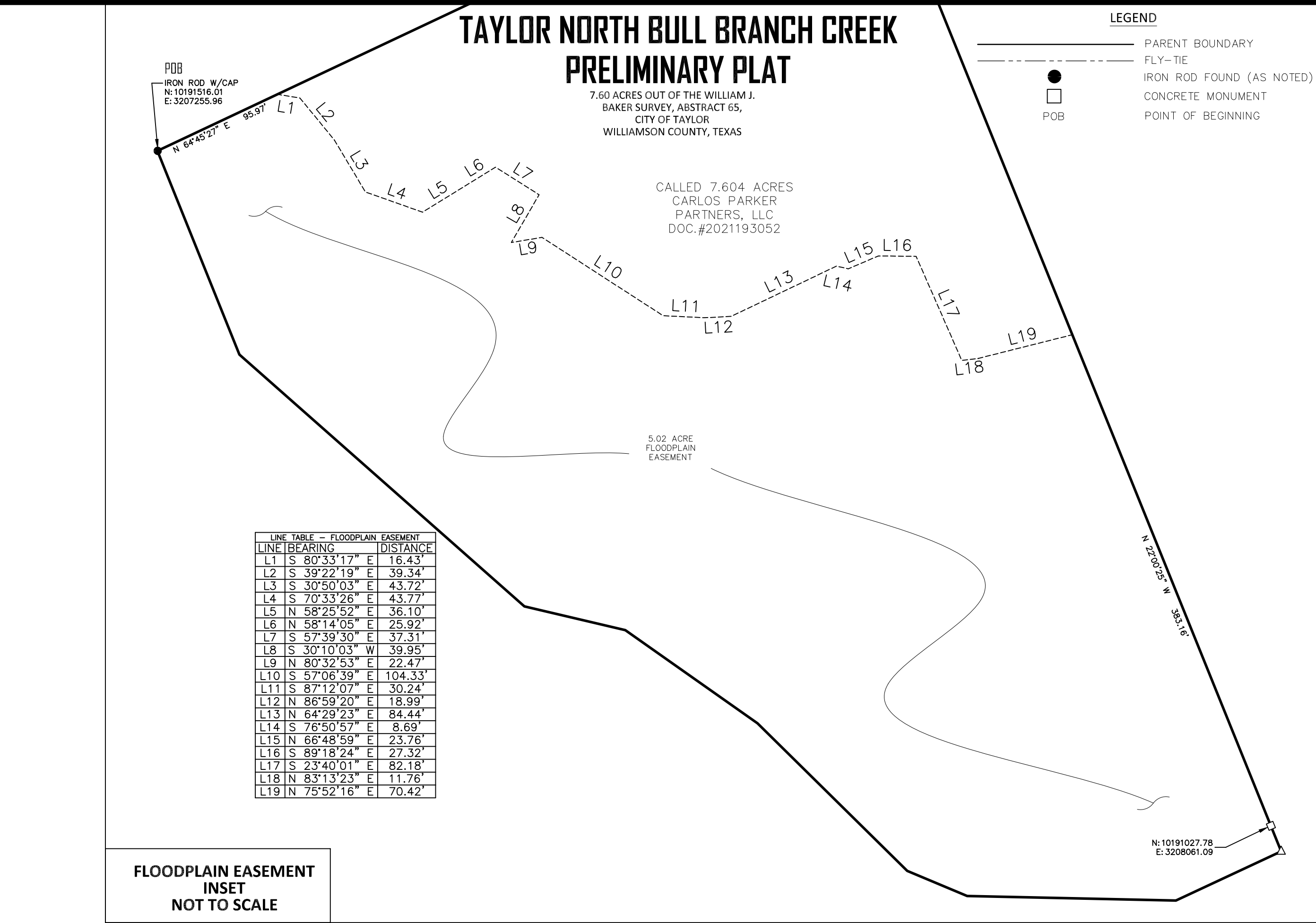
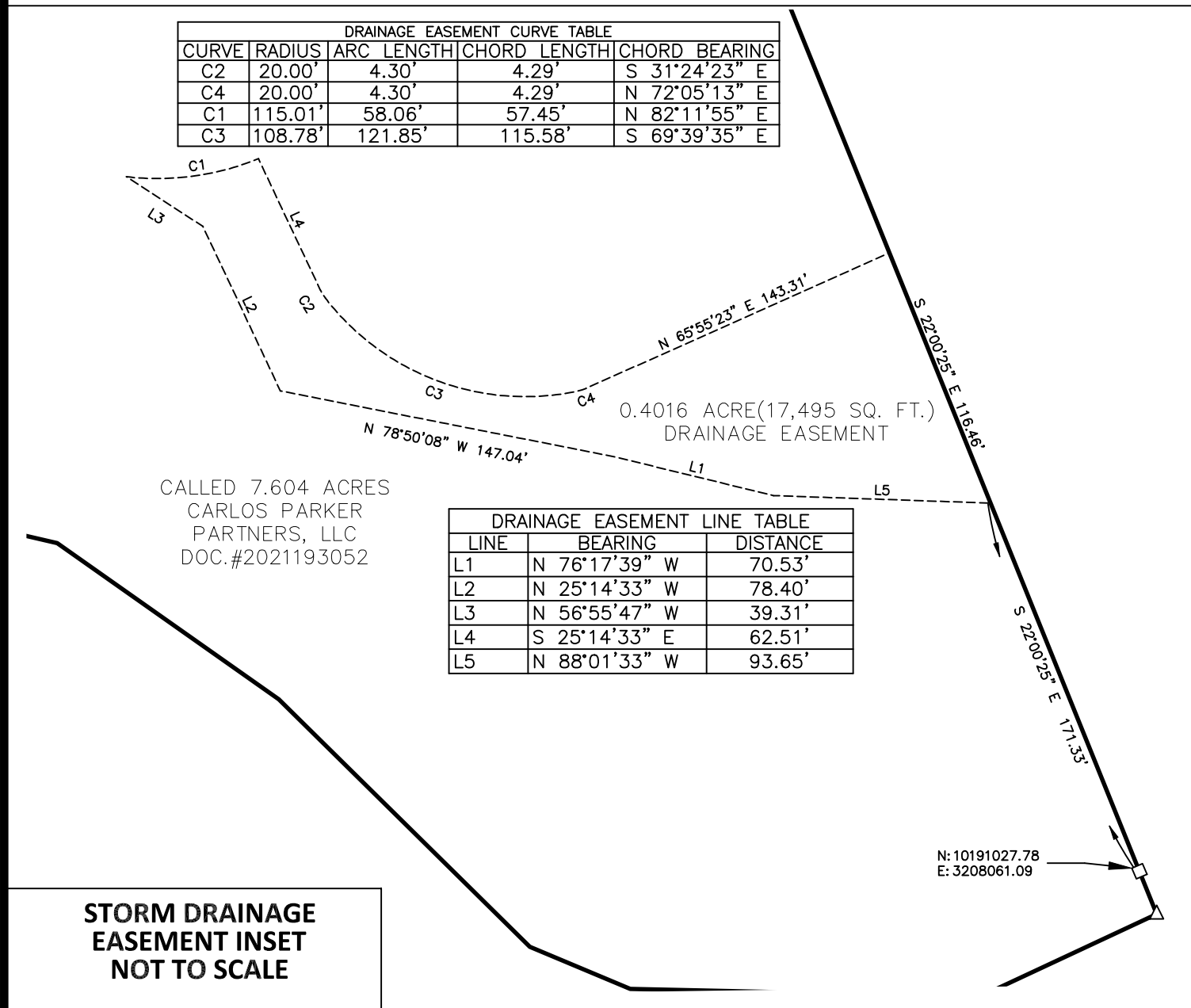
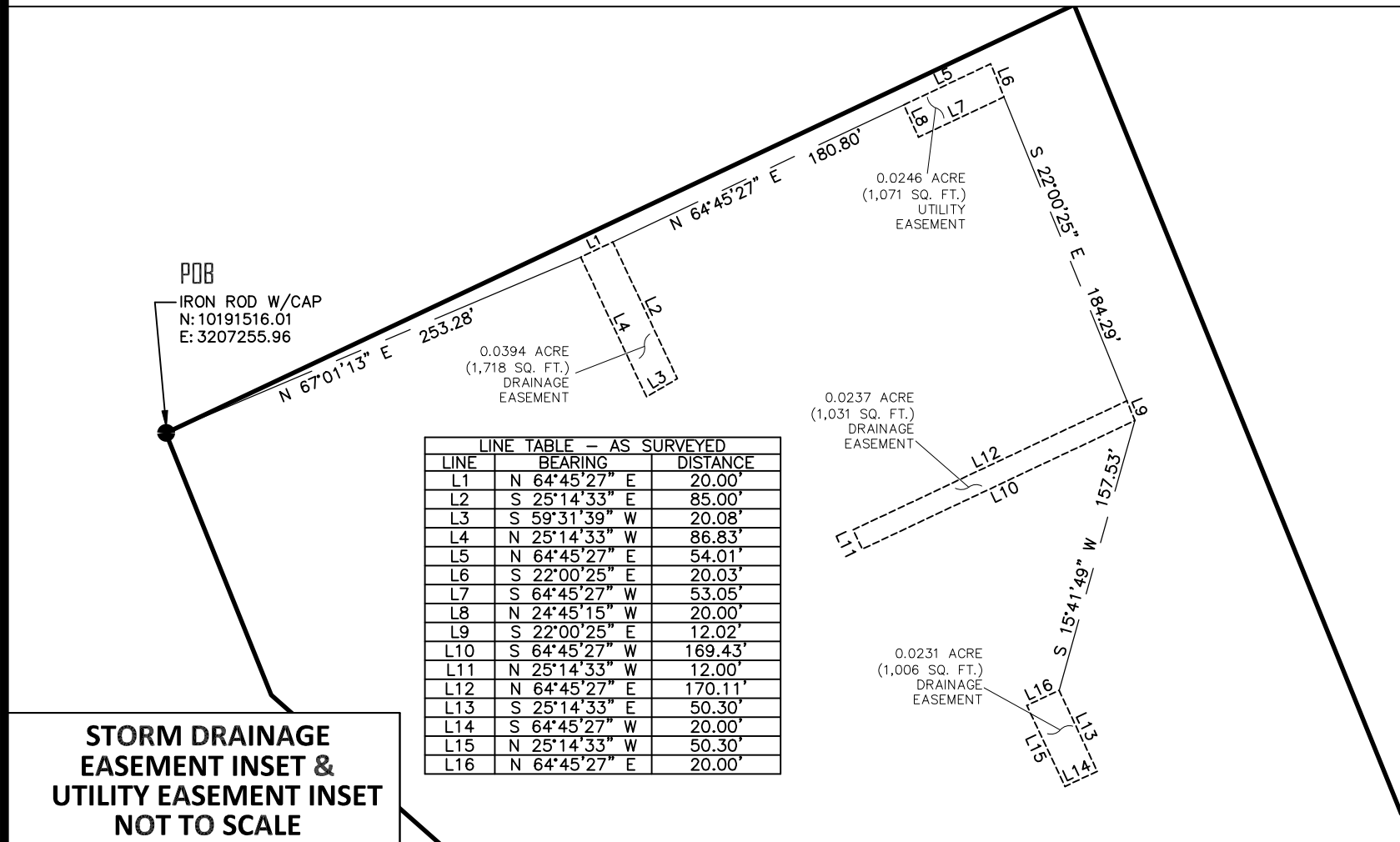
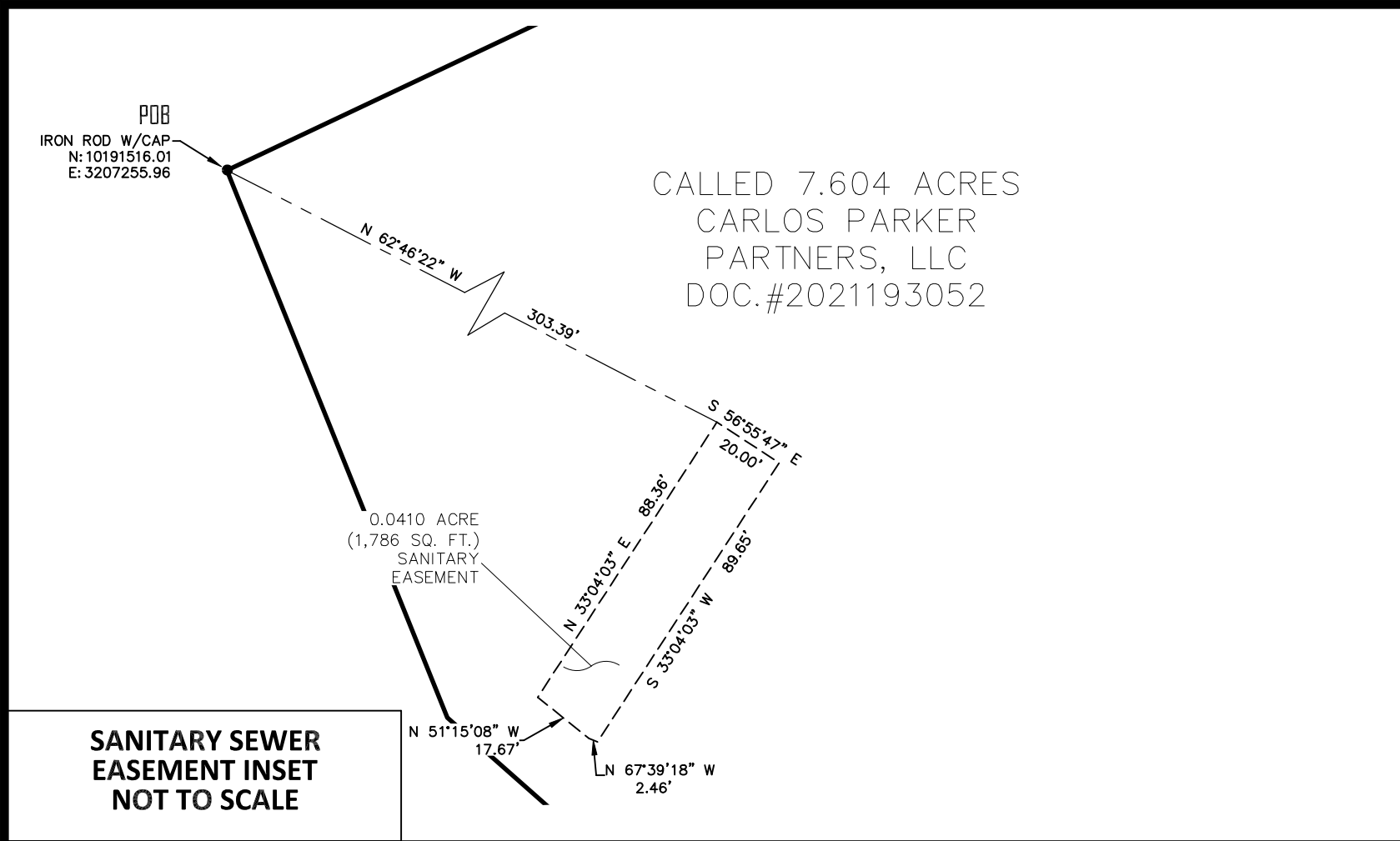
COUNTY CLERK'S CERTIFICATION

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

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 _____, 2024 A.D., AT _____ O'CLOCK ____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2024, 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 OF THE COUNTY CLERK OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____, DEPUTY



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

Item Details

Agenda No.	8
Address/Location:	701 Carlos G. Parker Blvd NW
Legal Description:	Fireman's Addition, Lot 1 (PT), Acres 3.649 (R367817)
Date Submitted:	4/17/2024
Current Place Type:	P5 – Urban Center
Requested Place Type:	EC – Employment Center
Future Land Use:	Market Community
Requestor:	Chul Kon Yang
Staff Analysis:	The requestor is seeking to develop the lot with a mix of office warehouse use at the rear and retail use at the front of the site. Highway Commercial and Industrial building types are not permitted in P5 – Urban Center. Additionally, no parking is also permitted in the first two layers of the site in P5. The most appropriate place type designation to fit the requestor's development desires would be an Employment Center designation. The First Baptist Church on Mallard Lane is adjacent to the eastern property line. To the north of the site is the residential subdivision known as The Grove. All areas designated as Employment Center require an Employment Center Plan to be approved prior to any development activity on the property. If this place type request is granted the Employment Center Plan for this location, given its proximity and juxtaposition to the adjoining residential subdivision to the north and northeast, needs to provide: (i) That the proposed employment center uses, layout of the proposed buildings and accessory structures/apparatus do not negatively impact the adjacent residential properties.
Staff Recommendation:	Approval of place type EC –Employment Center at 701 Carlos G Parker Blvd NW with the condition that the Employment Center Plan provides sufficient protection for the adjoining residential properties from the proposed office warehouse/retail uses and any other Employment Center uses are limited to those that are compatible with the adjoining neighborhood.

P&Z

Recommendation:

Attachments

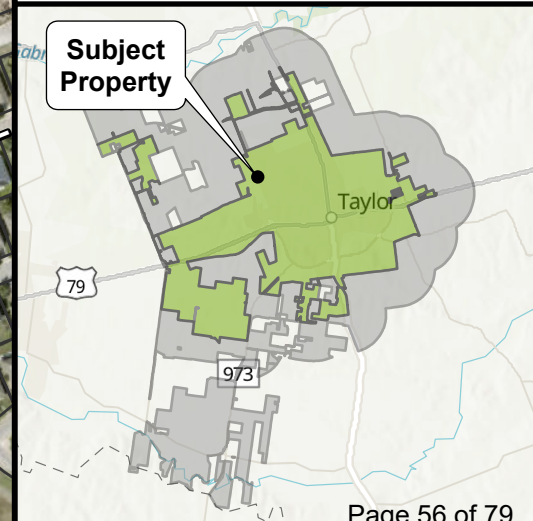
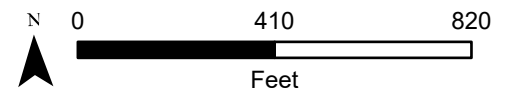
1. Location Map
2. Current zoning
3. Proposed zoning
4. Notification map
5. Place type request form



PZ-2024-2085

**701 Carlos G Parker Blvd.
Place Type Change Request
Location Map
Approximately 3.7 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels

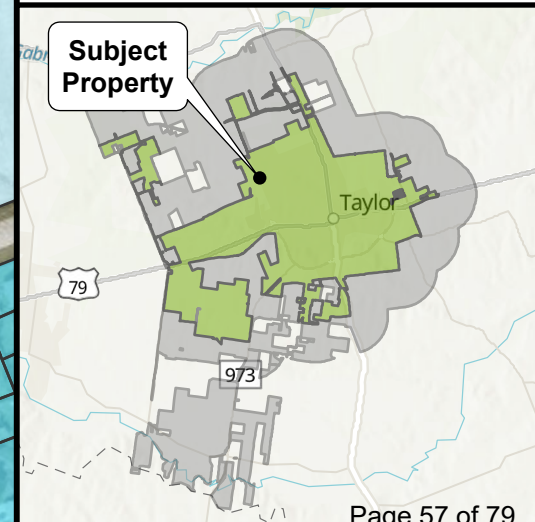




PZ-2024-2085

701 Carlos G Parker Blvd.
Place Type Change Request
Current Zoning Map
Approximately 3.7 acres

City Limits	Place Type Zoning
Subject Property	P2: Rural
Parcels	P2.5: Large Lot
Overlay Zoning	P3: Neighborhood
	P4: Mix
	P5: Urban Center
	CS: Civic Space

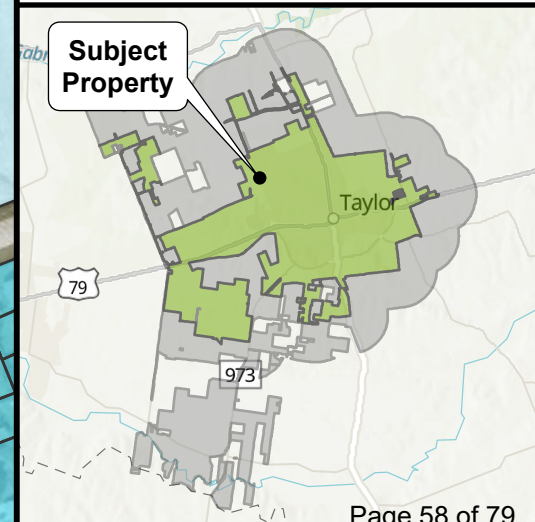




PZ-2024-2085

701 Carlos G Parker Blvd.
Place Type Change Request
Proposed Zoning Map
Approximately 3.7 acres

City Limits	Place Type Zoning
Subject Property	P2: Rural
Parcels	P2.5: Large Lot
Planned Development Overlay	P3: Neighborhood
	P4: Mix
	P5: Urban Center
	CS: Civic Space
	EC: Employment Center

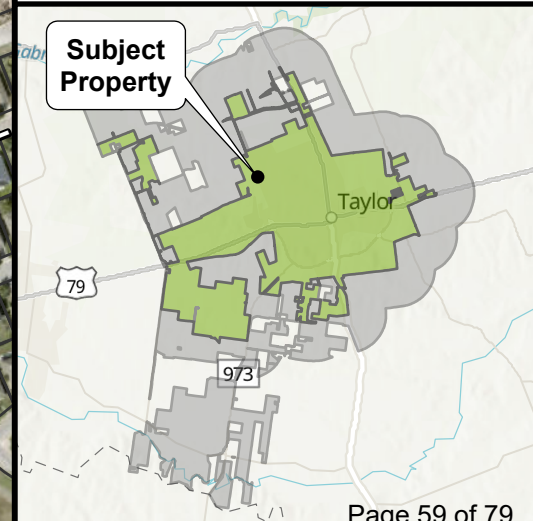
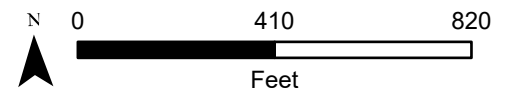




PZ-2024-2085

701 Carlos G Parker Blvd.
Place Type Change Request
Notification Map
Approximately 3.7 acres

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





Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Chul Kon Yang / SNJ Holdings LLC
Address for the proposed zoning change: 701 Carlos G Parker Blvd Taylor TX 76574
Phone: 714-293-9242 E-mail: cky.teic@gmail.com

Current Place Type Zoning (Circle One)

Requested Place Type Zoning (Circle One)

P1 - Nature

P1 - Nature

P2 - Rural P2 - Rural

P2 - Rural

P2C - Rural Commercial

P2C - Rural Commercial

P2.5 - Large Lot

P2.5 - Large Lot

P3 - Neighborhood

P3 - Neighborhood

P3M - Manufactured Housing

P3M - Manufactured Housing

P4 - Mix

P4 - Mix

☒ P5 - Urban Center

☒ P5 - Urban Center

EC - Employment Center

☒ EC - Employment Center

CS - Civic Space

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

1ST & 2ND LEVEL PARKING REQUIRED FOR RETAIL CENTER, NO RETENTION FOR REQUIREMENTS ON OUR PROPERTY,

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Chul Kon Yang Signature: CKY Date: 4/17/2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

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

Item Details

Agenda No. 8

Address/Location: 2103 Donna Drive

Legal Description: S3530 – Dahlberg Estates Section 3, Block D, Lot 11 (R016005)

Date Submitted: 4/9/2024

Current Place Type: P4 – Mix

Requested Place Type: P3 – Neighborhood

Future Land Use: Neighborhood Infill

Requestor: The Linda M. Rees Copenhaver Revocable Living Trust

Staff Analysis: The requestor has stated that they “want neighborhood not mix”.

This property was previously zoned MF2 – Multi Family Residential District. In the translation from the old zoning districts to the new place type zoning MF2 became P4 – Mix.

The existing property is a single-family dwelling. Single family dwellings are permitted in both place type P4 and P3. Place type P3 has less options than place type P4. A similar request by 2105 Donna Drive was approved by City Council in March 2024

Staff Recommendation: Approval of Place Type P3 – Neighborhood at 2103 Donna Drive.

P&Z Recommendation:

Attachments

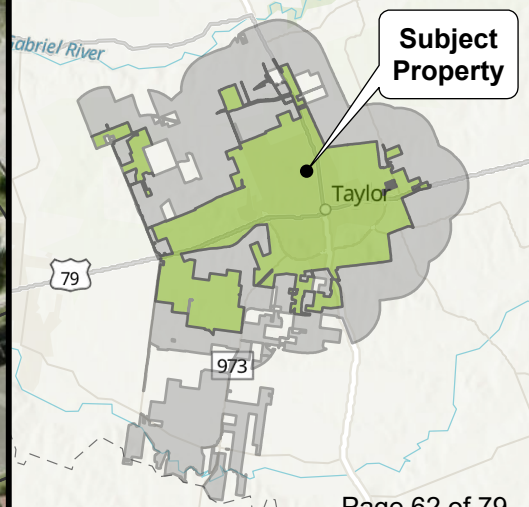
1. Location Map
2. Current zoning
3. Proposed zoning
4. Notification map
5. Place type request form



PZ-2024-2085

**2103 Donna Dr.
Place Type Change Request
Location Map
Approximately 0.2 acres**

-  City Limits
-  Subject Property
-  Parcels





PZ-2024-2085

**2103 Donna Dr.
Place Type Change Request
Current Zoning Map
Approximately 0.2 acres**

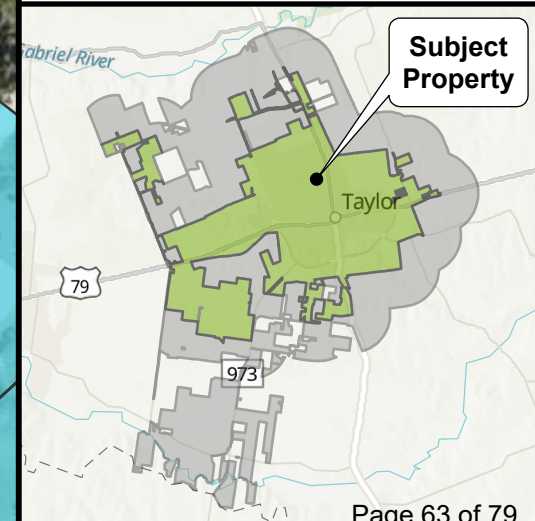
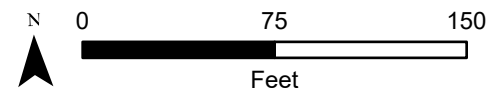
- City Limits
- Subject Property
- Parcels

Overlay Zoning

- P1: Nature

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- CS: Civic Space





PZ-2024-2085

**2103 Donna Dr.
Place Type Change Request
Proposed Zoning Map
Approximately 0.2 acres**

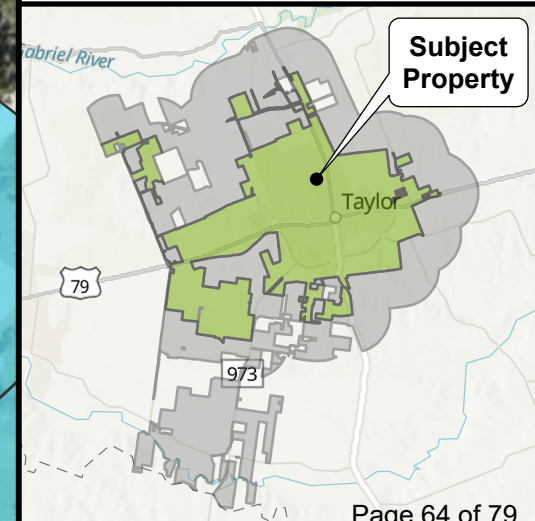
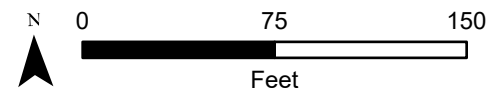
- City Limits
- Subject Property
- Parcels

Overlay Zoning

- P1: Nature

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- CS: Civic Space

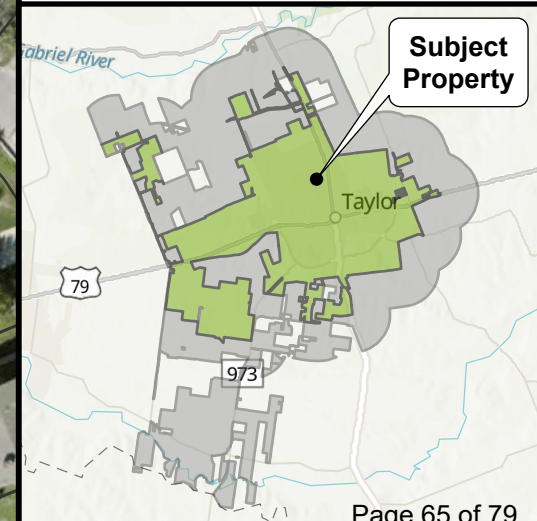




PZ-2024-2085

**2103 Donna Dr.
Place Type Change Request
Notification Map
Approximately 0.2 acres**

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





Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): The Linda M. Rees Copenhagen Revocable Living Trust
Address for the proposed zoning change: 2103 Donna Drive, Taylor, TX 76574
Phone: 512 352-8269 E-mail: none

Current Place Type Zoning (Circle One)

Requested Place Type Zoning (Circle One)

P1 - Nature

P1 - Nature

P2 - Rural P2 - Rural

P2 - Rural

P2C - Rural Commercial

P2C - Rural Commercial

P2.5 - Large Lot

P2.5 - Large Lot

P3 - Neighborhood

P3 - Neighborhood

P3M - Manufactured Housing

P3M - Manufactured Housing

P4 - Mix

P4 - Mix

P5 - Urban Center

P5 - Urban Center

EC - Employment Center

EC - Employment Center

CS - Civic Space

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

want neighborhood - not mix match neighbor at 2105 Donna Drive
case #: PZ-2023-1985

If you have any questions or need help completing this form, please call 512 365 3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: The Linda M. Rees Copenhagen Revocable Living Trust Signature: Linda M. Copenhagen Date: 4-9-2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

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

Item Details

Agenda No.	8
Address/Location:	2313 W. Lake Drive
Legal Description:	1.0-acre tract of land situated in the W.R. Williams Survey, Abstract No. 665, more particularly described by the Williamson Central Appraisal District Parcel R019757, Taylor, Williamson County, Texas
Date Submitted:	4/18/2024
Current Place Type:	P2.5 – Large Lot
Requested Place Type:	P4 – Mix
Future Land Use:	Neighborhood Infill
Requestor:	Stephen Belz & Shelley Gill
Staff Analysis:	The requestor is seeking P4 – Mix Place Type, “to be able to fully utilize the 1 acre of land available...we could add either a row of town homes/condos, or 4-5 more ADUs of some type.” P4 – Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and attached and detached residential. The subject property is a narrow lot consisting of 1-acre of land located at the periphery of an established neighborhood and adjacent to a predominant P3 – Neighborhood. Additional Building Types permissible in the P4 – Mix Place Type would likely create a built-in buffer adjacent the EC – Employment Center zoning to the west of the subject property. However, the narrowness of the subject property creates many development challenges and will likely require collaboration with adjoining lot(s) to create a successful infill development. Higher intensity of development needs to be well designed so as not to be harmful to the adjacent residential properties. When the Place Type Zonings were adopted the City Council and Planning and Zoning Commission opted to remove P4 – Mix Place Types from various intersections along W. Lake Drive. Further consideration for specific uses will be determined at the Platting and Site Development phases.

**Staff
Recommendation:**

Denial – P4 – Mix Place Type at 2313 W. Lake Drive. P3 – Neighborhood would be a more appropriate Place Type given the comments listed above.

**P&Z
Recommendation:**

Attachments

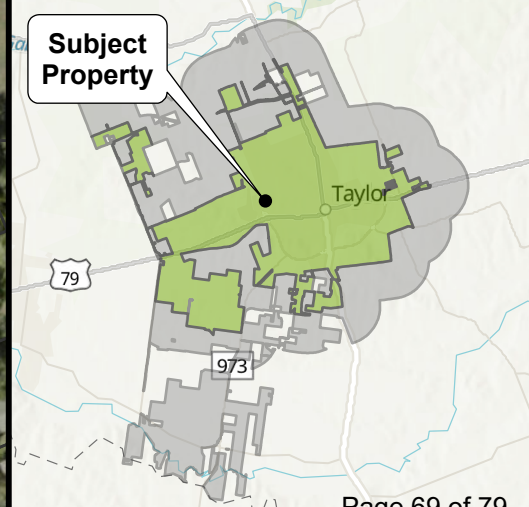
1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form



PZ-2024-2085

2313 West Lake Dr.
Place Type Change Request
Location Map
Approximately 1.0 acres

-  City Limits
-  Subject Property
-  Parcels

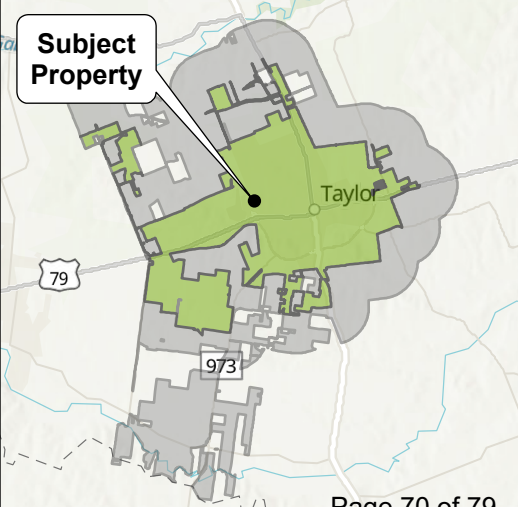




PZ-2024-2085

2313 West Lake Dr.
Place Type Change Request
Current Zoning Map
Approximately 1.0 acres

- | | |
|-----------------------------|--------------------------|
| City Limits | Place Type Zoning |
| Subject Property | P2.5: Large Lot |
| Parcels | P3: Neighborhood |
| Overlay Zoning | P5: Urban Center |
| Planned Development Overlay | EC: Employment Center |



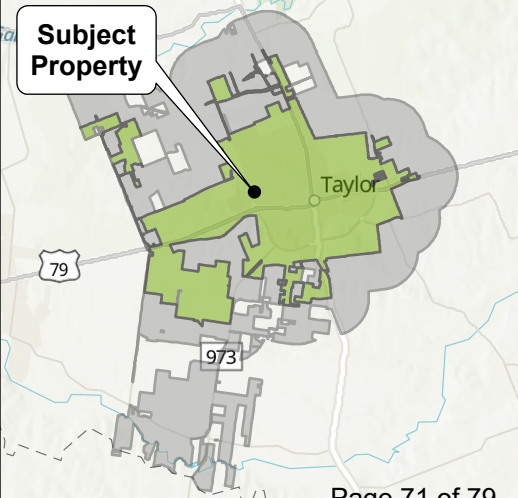


PZ-2024-2085

2313 West Lake Dr.
Place Type Change Request
Proposed Zoning Map
Approximately 1.0 acres

City Limits	Place Type Zoning
Subject Property	P2.5: Large Lot
Parcels	P3: Neighborhood
Overlay Zoning	P5: Urban Center
Planned Development Overlay	EC: Employment Center
	P4: Mix

N 0 200 400
Feet

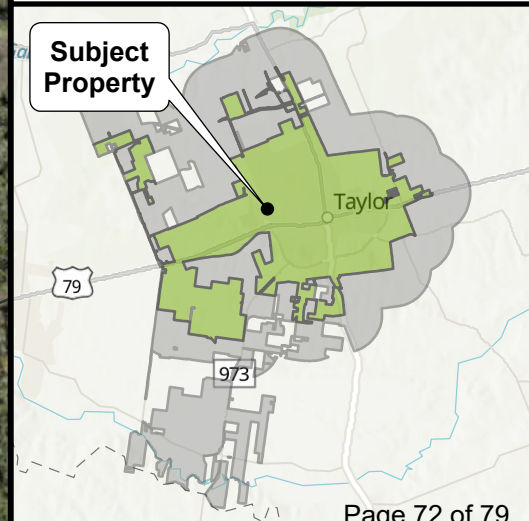




PZ-2024-2085

2313 West Lake Dr.
Place Type Change Request
Notification Map
Approximately 1.0 acres

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



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)



Name(s) of property owner(s): Stephen W. Belz & Shelley Gill
Address for the proposed zoning change: 2313 W. Lake Dr, Taylor 76574
Phone: (92) 785-6660 E-mail: shelleygill96@gmail.com

Current Place Type Zoning (Circle One)

- P1 - Nature
- P2 - Rural P2 - Rural
- P2C - Rural Commercial
- ☒ P2.5 - Large Lot
- P3 - Neighborhood
- P3M - Manufactured Housing
- P4 - Mix
- P5 - Urban Center
- EC - Employment Center
- CS - Civic Space

Requested Place Type Zoning (Circle One)

- P1 - Nature
- P2 - Rural
- P2C - Rural Commercial
- P2.5 - Large Lot
- P3 - Neighborhood
- P3M - Manufactured Housing
- ☒ P4 - Mix
- P5 - Urban Center
- EC - Employment Center
- CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

To be able to fully utilize the 1
acre of land available.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Stephen Belz Signature: [Signature] Date: 4-18-2024
Owner Name 2: Shelley Gill Signature: [Signature] Date: 4-18-2024

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

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

Item Details

Agenda No.	8
Address/Location:	3705 Old Georgetown Road (R019627)
Legal Description:	2.203-acre tract of land situated in the Samuel Pharrass Survey, Abstract No. 496, more particularly described by the Williamson Central Appraisal District Parcel R019627, Taylor, Williamson County, Texas
Date Submitted:	3/26/2024
Current Place Type:	CS – Civic Space
Requested Place Type:	P2 – Rural
Future Land Use:	Neighborhood Greenfield
Requestor:	Sam Kirchoff & Kit Machen (Taylor Heritage Partners, LLC)
Staff Analysis:	The requestor submitted a Place Type Change Request to correctly reflect their designation that is no longer associated with the church to the south (Linea De Vida Church). Their lot was sold off by the Church in November. The city officially adopted the new Place Type Zoning in November as well and it is likely that a change in ownership (and thus use type) was not captured at the end of the adoption process.
Staff Recommendation:	Approve P2 – Rural Place Type at 3705 Old Georgetown Rd. (R019627)
P&Z Recommendation:	

Attachments

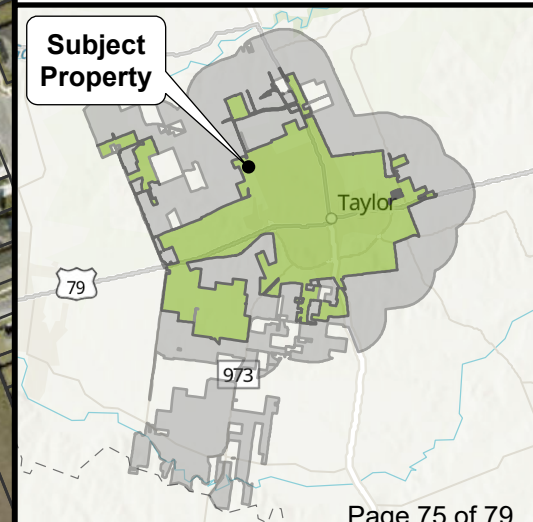
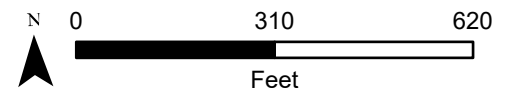
1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form



PZ-2024-2085

**3705 Old Georgetown Rd.
Place Type Change Request
Location Map
Approximately 2.2 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels

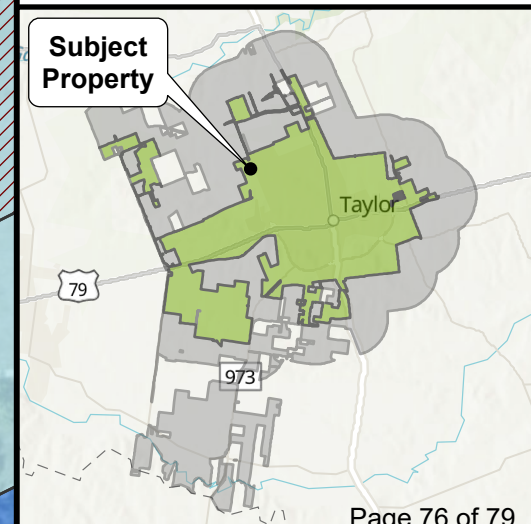
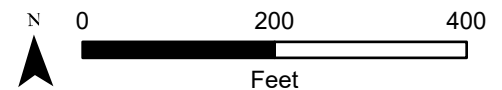




PZ-2024-2085

3705 Old Georgetown Rd.
Place Type Change Request
Current Zoning Map
Approximately 2.2 acres

City Limits		Place Type Zoning	
	City Limits		P2: Rural
	Subject Property		P2.5: Large Lot
	Parcels		P3: Neighborhood
Overlay Zoning			P4: Mix
	Planned Development Overlay		CS: Civic Space
	P1: Nature		

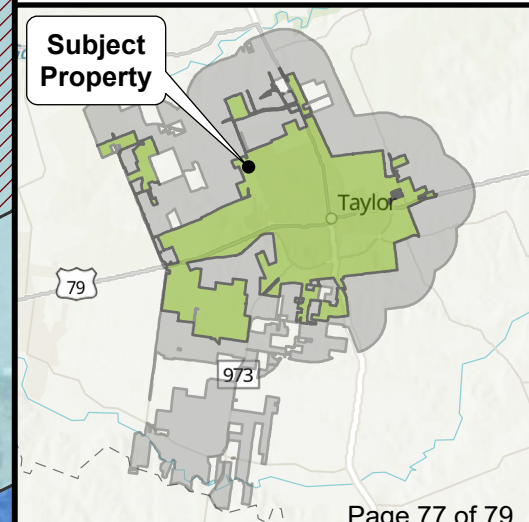




PZ-2024-2085

**3705 Old Georgetown Rd.
Place Type Change Request
Proposed Zoning Map
Approximately 2.2 acres**

- | | |
|-----------------------------|--------------------------|
| City Limits | Place Type Zoning |
| Subject Property | P2: Rural |
| Parcels | P2.5: Large Lot |
| Overlay Zoning | P3: Neighborhood |
| Planned Development Overlay | P4: Mix |
| P1: Nature | |

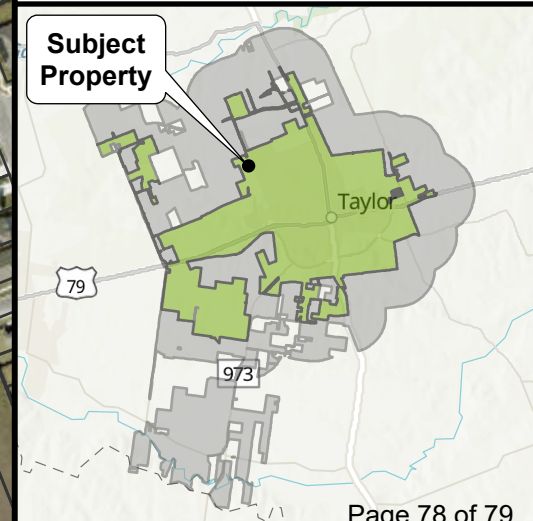
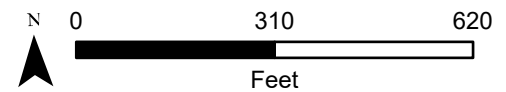




PZ-2024-2085

3705 Old Georgetown Rd.
Place Type Change Request
Notification Map
Approximately 2.2 acres

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



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)



Name(s) of property owner(s): Taylor Heritage Partners, LLC (Sam Kirchoff & Kit Machen)

Address for the proposed zoning change: Legal: 3705 Old Georgetown Rd (tract 1, 3701 by mailing address) R019627

Phone: 254-592-3417 E-mail: samjkirchoff@gmail.com & kit_machen@yahoo.com

Current Place Type Zoning (Circle One)

Requested Place Type Zoning (Circle One)

P1 - Nature

P1 - Nature

P2 - Rural P2 - Rural

P2 - Rural

P2C - Rural Commercial

P2C - Rural Commercial

P2.5 - Large Lot

P2.5 - Large Lot

P3 - Neighborhood

P3 - Neighborhood

P3M - Manufactured Housing

P3M - Manufactured Housing

P4 - Mix

P4 - Mix

P5 - Urban Center

P5 - Urban Center

EC - Employment Center

EC - Employment Center

CS- Civic Space

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

We believe this designation might be in error, but good intention. The church is actually one lot South (3705 - Tract 2).
Our lot was sold off by the church in November for use as its designation of B-1 commercial. The property is intended for commercial use.
If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Sam Kirchoff Signature: Sam Kirchoff Date: 3/26/2024
Owner Name 2: Kit Machen Signature: Kit Machen Date: 3/26/2024

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov