AGENDA

CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET, TAYLOR, TX 76574
JULY 9, 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, July 9, 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 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 June 11, 2024
2. **PZ-2023-1904** Consider Conditional Approval of Northcutt-Buzan Estates Preliminary Plat generally located at 1910 CR 452 consisting of approximately 27.887 acres part of and out of the Parthinia Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcel R408565, Taylor, Williamson County, Texas. (Courtney Peres, Planning Manager)
3. **PZ-2023-1968** Consider Conditional Approval 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. (Courtney Peres, Planning Manager)
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. (Courtney Peres, Planning Manager)
5. **PZ-2024-2150** Consider Conditional Approval of Park 79 Commerce (Taylor Tract) Final

Plat, 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. (Shai Roos, HDR Planner)

6. **PZ-2024-2172** Consider Disapproval of Spring Creek Phase 2 Final Plat, generally located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, consisting of approximately 20.40 acres of land, legally described as land part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, Taylor, Williamson County, Texas. (Courtney Peres, Planning Manager)

IV. REGULAR AGENDA

7. **PZ-2024-2168** Hold a public hearing and make a determination regarding a request for a Subdivision Variance related to driveway width and spacing generally located at 202 Mustang Cove, legally described as Lot 4B, of a Replat of Lot 4, Block B, Final Plat of Mustang Creek Industrial Park, more particularly described by Williamson Central Appraisal District Parcel R496076, Taylor, Williamson County, Texas. (Parker McDowell, HDR Planner)

8. **PZ-2023-1970** Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Turner Spring generally located at 450 CR 398, legally described as a 99.48-acre tract of land out of the Samuel Pharrass Survey, Abstract 496, more particularly described by Williamson Central Appraisal District Parcels R019622 and R020057, Taylor, Williamson County, Texas.

9. **PZ-2024-2140** Hold a public hearing and consider making a recommendation regarding a request of an Employment Center Plan referred to as iMarket generally located northeast at the intersection of Carlos G. Parker Boulevard Southeast and FM 112, legally described as a 211.84-acre tract of land in the Parthinia Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcels R357492, R318771, R006142, R620065, R624522, R620064, Taylor, Williamson County, Texas.

10. **PZ-2023-1848** Hold a public hearing and consider making a recommendation regarding an amendment to the Envision Taylor Comprehensive Plan to include the creation of a Small Area Plan referred to as the Small Area Plan - Special Employment District North on approximately 1,500 acres generally located east of County Road 101, South of County Road 395 and County Road 398, West of Justin Lane, and North of US 79, Taylor, Williamson County, Texas. *Tom Yantis*

V. DISCUSSION ITEMS

11. Update regarding City Council actions on items referred by the Planning and Zoning Commission. *Colin Harrison*

12. Update to Land Development Code amendments. *Courtney Peres*

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 July 9, 2024. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: July 5, 2024

Victoria Winchester, Administrative Assistant

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

June 11, 2024, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT	ABSENT	STAFF PRESENT
Amy Everhart		Victoria Winchester, Administrative Assistant II
Nora Roy	Mike Eaton	Justinh Sauer, Permit Technician
Donna Frazier		Preston Gunn, Permit Technician
Annette Maruska		Shai Roos, Planning Consultant
Jim Newman		Parker McDowell, Senior Planner
Alexander Allrich		Tom Yantis, Assistant City Manager
Kellie-Billings Ray		
Barbara-Aviles Torsberg		

I. CALL TO ORDER AND DECLARE A QUORUM

Chair, Amy Everhart called to order and declared a quorum at 6:00 P.M.

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 was no one present to speak. Chair, Amy Everhart closed the Citizens Communication.

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 May 14, 2024.

2. **PZ-2024-2075-** Consider Conditional Approval 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 Taylor Tract 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-2024-2143-** Consider Disapproval of The Retreat at Mallard Final Plat, generally located at Mallard Lane, legally described as a 19.617-acre tract of land part of and out of the William J Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas.

5. **PZ-2024-2150-** Consider Disapproval of Taylor Tract Final Plat, 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.

Commissioner, Nora Roy motioned to approve the Consent Agenda as presented. Commissioner, Alexander Allrich Seconded the motion. The vote passed unanimously (8-0).

IV. REGULAR AGENDA

6. **PZ-2024-1831** – Hold a public hearing and consider making a recommendation regrading a request for a combined Employment Center and Neighborhood Plan for property generally located between US 79, Lorax Lane, and Justin Lane, legally described as approximately 329.476 acres of land situated in the William Kincaid Survey No. 5, Abstract No. 373, the Samuel Pharrass Survey No. 1, Abstract No. 496, and the H.G. Johnson Survey No. 6, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcels R019625, R635748, and R406314, Taylor, Williamson County, Texas.

Chair, Amy Everhart opened the Public Hearing at 6:02 P.M.

Shai Roos (HDR Planner) made a presentation regarding the recommendation to request a combined Employment Center and Neighborhood Plan for the property. Staff recommends approval for the combination of Employment Center and Neighborhood Plan.
Commissioner Alexander Allrich had a question regarding watersheds, floodplains and drainage. Assistant City Manager, Tom Yantis, spoke regarding Alexander's question.
Chair, Amy Everhart, closed the public hearing at 6:19 P.M.

A motion was made by Commissioner Kellie Billings-Ray to Approve staff's recommendation. Motion was Seconded by Commissioner Alexander Allrich. The vote passed unanimously (8-0).

V. DISCUSSION ITEMS

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

Assistant City Manager, Tom Yantis provided an update to the Commission from May's City Council Meeting items approved or denied from the recommendations by the Planning and Zoning Commission.

VI. ADJOURN

Chair Everhart called the meeting adjourned at 6:19 P.M.

Approved by Chair: _____

Date: _____

Attest by Administrative Assistant: _____

Date: _____

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

Item Details

Agenda No.	2
Requested Action:	Consider Conditional Approval of Northcutt-Buzan Estates Preliminary Plat
Address/Location:	Generally located at 1910 CR 452
Legal Description:	Approximately 27.887 acres of land generally located south of Old Coupland Rd., more particularly described by the Williamson Central Appraisal District Parcel R408565, part of and out of the Parthinia Coursey Survey, AW0131, Taylor, Williamson County, Texas.
Current Zoning:	P2 – Rural
Current Use:	Vacant Land
Applicant:	Christopher Huggins, Kontur Technical, LLC
Case History:	This is the fifth submission of the preliminary plat.
Staff Recommendation:	The submitted Preliminary Plat partially meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed Preliminary Plat pending compliance with all outstanding comments listed in the Comment Review Letter dated 07/01/2024.

Attachments

1. Staff Comment Review Letter
2. Location map
3. Proposed Preliminary Plat

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

Christopher Huggins
Kontur Technical LLC
26 Woodland Lane
Round Rock TX 78664
chuggins@kon-tech.com

Date: Monday, July 1, 2024

Address: 1910 CR 452, Taylor 76574

Permit Number PZ-2023-1904

Dear Christopher Huggins,

Staff has completed its review of Northcutt Buzan Preliminary Plat that is to be generally located at 1910 CR 452, Taylor, TX 76574. The Northcutt Buzan Preliminary Plat is granted Conditional Approval pending the comments listed below. Resubmission of the plat is required to confirm all conditions are cleared.

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 by email at courtney.peres@taylortx.gov.

Conditional Approval:

1. No Comments
2. Conditional Approval - Ensure comments from other reviewing departments are adequately addressed.
3. Resubmission required to clear conditional comments.

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 05
The Preliminary Plat uploaded on 6/14/24 has been reviewed and approved with the following conditions:

1. Dedication of Stella Avenue to be reviewed and coordinated for full ROW dedication or to understand re-platting of this phase to update Stella Avenue ROW dedication.
2. For completion of TIA review requirements, provide a one-page summary letter documenting land use assumptions and trips.
3. For drainage, subdivision to be reviewed for subdivision improvements in conjunction with report and model provided.

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 by email at robert.copeland@taylortx.gov.

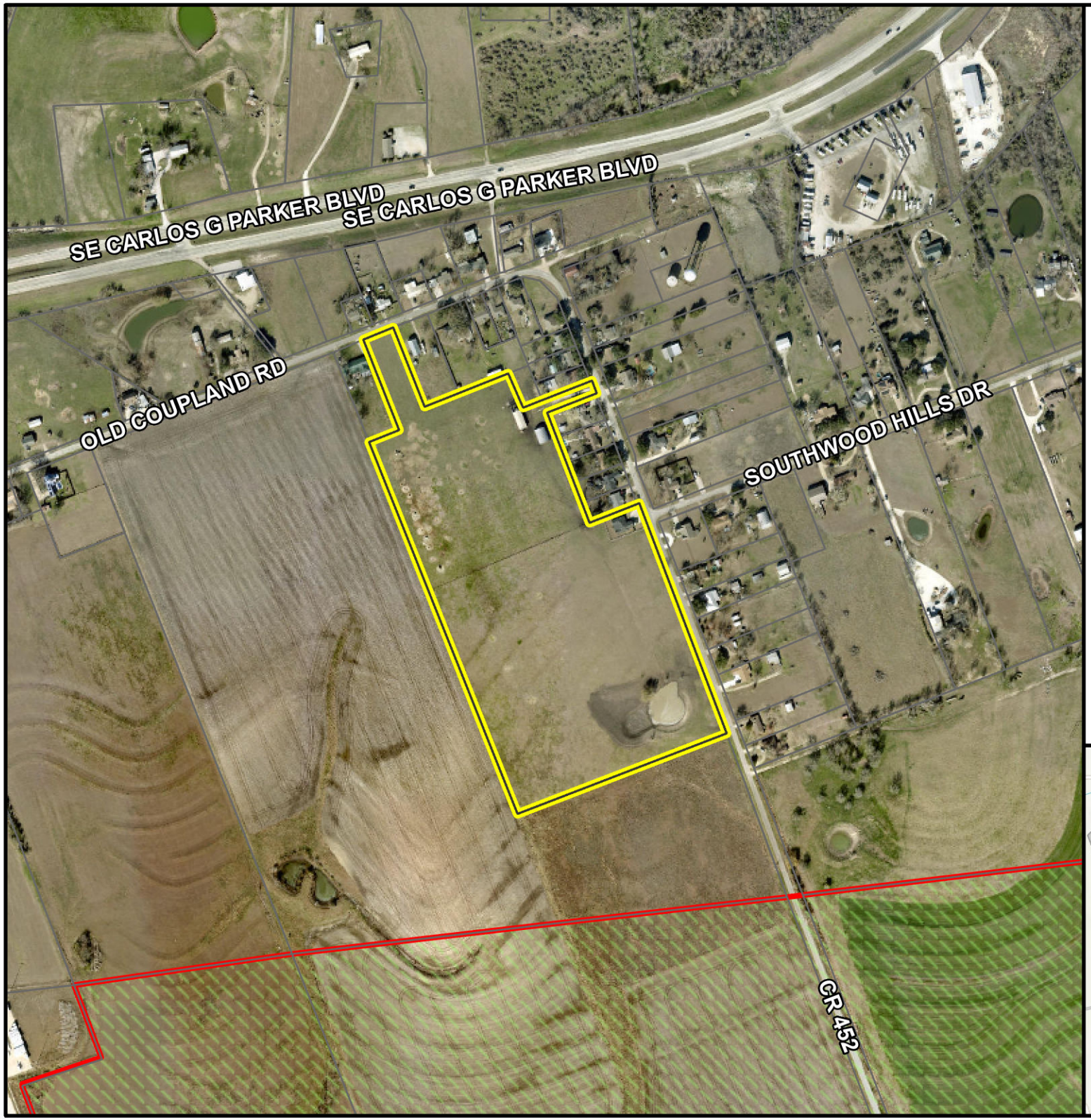
1. Reviewed with no comments.

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 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,

CPeres

Courtney Peres, CNU-A
Planning Manager
City of Taylor



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1904

1910 CR 452
Preliminary Plat
Location Map
Approximately 28 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

N 0 500 1,000
Feet

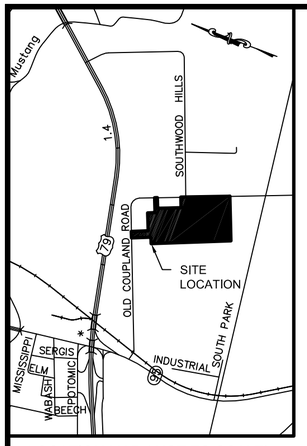


PRELIMINARY PLAT
NORTHCUTT - BUZAN ESTATES - PHASE 1

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

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

SCALE: 1"=100'



LOCATION MAP (NOT TO SCALE)

DEDICATED STREET INFORMATION (YIELD STREETS)	
STREET NAME	LINEAR FEET
BUZAN WAY	1,132
NORTHCUTT WAY	852
LORETTA LANE	652
(NEIGHBORHOOD AVENUE)	
STREET NAME	LINEAR FEET
STELLA AVE.	513

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

CALCULATED CORNER FROM WHICH A 1/2" IRON ROD FND. BRS. N20°44'45"W, 0.44'

0.332 ACRES LAURA KATHERINE JONES AND HUSBAND, CLIFFORD WAYNE VALCHAR TO JAMES W. DOWNS AND WIFE, JOYCE J. DOWNS 9750067 ORWC FILED: 10-29-1997

0.33 ACRES JOSIAH WILSON TO ELAINE E. EDWARDS AND DAVID M. BERRY 2019013778 OPRWC FILED: 2/21/2019

JAMES LEE COCKRILL, ET AL TO SCOTT ANTHONY MORALES AND GLORIA ANN MORALES 2008/664 DRWC FILED: 4/25/1991

1.365 ACRES DONNA MARIE WILKINS TO DONNA M. KLOTZ 2006095243 ORWC FILED: 10/31/2006

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

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

0.996 ACRES ARTHUR H. LUNA AND WIFE, YOLANDA S. LUNA TO JACQUELYN HERNANDEZ 2017008822 OPRWC FILED: 1-27-2017

98.76 ACRES R.E. KOLLMAN TO JOHN A. BIGON AND WIFE, MARY BIGON VOLUME 600, PAGE 626 DRWC FILED: 12-10-1974

LOT 2-A SOUTHWOOD HILLS ESTATES LOTS 1 & 2 AMENDED DOC. 20110047516 OPRWC

SOUTHWOOD HILLS ESTATES CABINET C, SLIDE 7-8 PRWC

RESUBDIVISION OF LOTS 1 & 2, BLOCK 2 THEO BRINKMEYER ADDITION CABINET E, SLIDE 79 PRWC

THEO BRINKMEYER ADDITION CABINET D, SLIDE 332 PRWC

50' WIDE ROAD EASEMENT CABINET D, SLIDE 332 PRWC

P. COURSEY SURVEY, ABSTRACT NO. 131

OPEN SPACE (PHASE 2 DEVELOPMENT) 13.200 ACRES

S20°44'45"E 50.00'

S21°39'29"E 138.55' (CALLED 138.41')

S21°40'12"E 6.65'

S21°40'12"E 308.72'

N68°35'03"E 198.67'

S68°35'03"W 197.66'

S21°02'10"E 438.14'

N68°32'20"E 198.33'

S20°46'22"E 190.75'

S20°46'22"E 913.92'

S20°46'22"E 642.98'

S69°15'27"E 12269.08'

POINT OF BEGINNING

PASSING AT 354.21' 1/2" IRON ROD WITH CAP STAMPED "WATERLOO" FND. FOR THE SOUTHEAST CORNER OF MOUNTAIN VIEW ESTATES (VACATED)

UTILITY/DRAINAGE AND PHASE 2 RIGHT OF WAY EASEMENT(HEREBY DEDICATED)

APPROXIMATE SOUTHEAST CORNER OF THE PARTHINIA COURSEY SURVEY

5/8" IRON ROD FND.

PASSING AT 333.76' THE NORTHWEST CORNER OF TRACT TWO

PASSING AT 276.20'

PASSING AT 137.88'

N68°17'49"E 414.05'

S21°38'24"E 138.53'

S21°38'24"E 138.52'

S21°38'24"E 138.51'

S21°38'28"E 316.71'

S21°38'28"E 428.22'

N67°49'04"E 119.62' (CALLED 119.82')

N21°34'31"W 361.20'

N21°35'57"W 362.32'

N68°10'02"E (CALLED 120.17')

S68°18'14"W 414.10'

S68°18'14"W 264.10'

S68°18'14"W 189.96'

S68°18'14"W 190.07'

N68°18'14"E 190.07'

S21°02'10"E 628.25'

N21°02'10"W 628.46'

S21°29'11"E 626.94'

N21°29'11"W 627.15'

S21°29'11"E

N68°18'14"E

N68°14'50"E

S68°32'24"W 363.11'

S68°32'24"W 815.71'

S68°32'24"W 193.15'

S68°32'24"W 121.19'

N21°44'59"W 1,486.30'

S68°56'02"W 831.53' (CALLED 831.51')

12.00 ACRES THEO. BRINKMEYER AND WIFE, MARY BRINKMEYER TO JOHN A. BIGON VOLUME 1069, PAGE 907 DRWC FILED: 9-07-1984

5/8" IRON ROD WITH CAP SET FROM WHICH AN OLD FENCE POST BRS. S36°30'43"E, 0.56'

OLD COUPLAND ROAD (ROW VARIES)

NORTHCUTT WAY (50' R.O.W.)

LORETTA LANE (50' R.O.W.)

BUZAN WAY (50' R.O.W.)

STELLA AVE. (80' R.O.W.)

SOUTHWOOD HILLS DR. (60' R.O.W.)

OLD COUPLAND ROAD (ROW VARIES)

ROW DEDICATION

COMMON AMENITY AREA

DRAINAGE RESERVE

UTILITY/DRAINAGE AND PHASE 2 RIGHT OF WAY EASEMENT (HEREBY DEDICATED)

3" IRON PIPE FND.

10' P.U.E.

BLOCK A	
Parcel Table	
Parcel #	Area (SF)
1	29907.04
2	11140.78

BLOCK B	
Parcel Table	
Parcel #	Area (SF)
1	11475.01
2	11475.82
3	11476.53
4	11477.24
5	11453.73

BLOCK C	
Parcel Table	
Parcel #	Area (SF)
1	7817.01
2	5000.39
3	5000.39
4	5000.39
5	5000.39
6	5000.39
7	5000.39
8	5000.39
9	5000.39
10	5046.17
11	15549.51
12	27094.55

BLOCK D	
Parcel Table	
Parcel #	Area (SF)
1	7755.21
2	5220.41
3	5220.41
4	5220.41
5	5220.41
6	5220.41
7	5220.41
8	5220.41
9	5220.41
10	5260.41
11	8025.90
12	11298.25
13	11600.02
14	13258.03
15	13205.82
16	13234.14
17	38822.07

BLOCK E	
Parcel Table	
Parcel #	Area (SF)
1	13231.16
2	13335.80
3	15517.56
4	15486.67
5	15455.77
6	45160.24

LINE TABLE		
LINE	LENGTH	BEARING
L1	120.25	S68°41'54"W
L2	69.65	N67°49'04"E
L3	26.74	S68°56'02"W
L4	80.00	N21°44'59"W
L5	50.00	N21°29'11"W
L6	150.00	S68°32'24"W
L7	50.00	S21°29'11"E
L8	80.00	S21°02'10"E
L9	26.58	N21°34'31"W

LEGEND

- ● 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
- ◎ 1/2 INCH IRON PIPE FOUND (UNLESS NOTED)
- ○ 5/8 INCH IRON ROD WITH CAP STAMPED "KONTUR TECH" SET
- SUBDIVISION BOUNDARY

BRS. = BEARS
(CM) = CONTROL MONUMENT
FND. = FOUND
LT. = LEFT
RT. = RIGHT
DRWC = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
ORWC = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
OPRWC = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
PRWC = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
P.U.E. = PUBLIC UTILITY EASEMENT
ROW = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET

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

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

NUMBER OF LOTS: 42

NUMBER OF BLOCKS: 5

SURVEY: PARTHINIA COURSEY SURVEY, A-131

SUBMITTAL DATE: OCTOBER 6, 2023

DATE OF P&Z COMMISSION REVIEW: TBD

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

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

SHEET 1 OF 2

PRELIMINARY PLAT
NORTHCUTT - BUZAN ESTATES - PHASE 1
CITY OF TAYLOR, TEXAS - PROJECT NO. PZ-2023-1904
BEING 27.887 ACRES INCLUDING 3.778 ACRES OF RIGHT-OF-WAY DEDICATION AND CONSISTING OF 42 LOTS AND 5 BLOCKS, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

FIELDNOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
2. THIS LOCATION ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 48491C0542F, EFFECTIVE DATE, DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
3. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ORDINANCE, AS AMENDED.
6. A SIDEWALK WILL BE PROVIDED ACROSS THE PROPERTY PARALLEL TO ALL STREETS IN ACCORDANCE WITH THE TAYLOR SUBDIVISION ORDINANCE(S) BY OWNER OF EACH LOT.
7. THE CITY OF TAYLOR SHALL NOT BE RESPONSIBLE FOR MAINTAINING DRAINAGE EASEMENTS, AND RESERVES IN THIS SUBDIVISION.
8. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENT.
9. A MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR AT LEAST 2 HOURS SHALL BE PROVIDED.
10. THIS PLAT IS SUBJECT TO THE PROVISION OF THE PLANNED DEVELOPMENT PASSED IN 2022 WITH ORDINANCE NO. 2022-26

OWNER'S SIGNATURE BLOCK:

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

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

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

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

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Rick Northcutt, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2024.

_____
NOTARY PUBLIC in and for the State of Texas

My commission expires on: _____

OWNER'S SIGNATURE BLOCK:

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

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

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2024.

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

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Candy Buzan, known to me to be the person whose name is subscribed to the foregoing instrument.

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

_____
NOTARY PUBLIC in and for the State of Texas

My commission expires on: _____

LIEN HOLDER:

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

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

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

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

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Andrew D. Littlejohn, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2024.

_____
NOTARY PUBLIC in and for the State of Texas

My commission expires on: _____

SURVEYOR'S CERTIFICATION:

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

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2024.

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

DEVELOPMENT SERVICES:

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

_____
Colin Harrison, Director Date

ENGINEER'S CERTIFICATION:

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

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2024.

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

PLANNING AND ZONING COMMISSION:

A Preliminary Plat for a subdivision to be known as NORTHCUTT - BUZAN ESTATES has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the ___ day of _____ , 2024, A.D.

_____
Amy Everhart, Chairman Date

_____
Donna Frazier, Secretary Date

WILLIAMSON COUNTY CLERK:

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

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

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

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

By:_____, Deputy

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

Item Details

Agenda No.	3
Requested Action:	Consider Conditional Approval 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 fourth submission of the preliminary plat.
Staff Recommendation:	The submitted Preliminary Plat partially meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed Preliminary Plat pending compliance with all outstanding comments listed in the Comment Review Letter dated 07/01/2024.

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: Monday, July 1, 2024

Address: TBD CARLOS G PARKER, Taylor 76574

Permit Number PZ-2023-1968

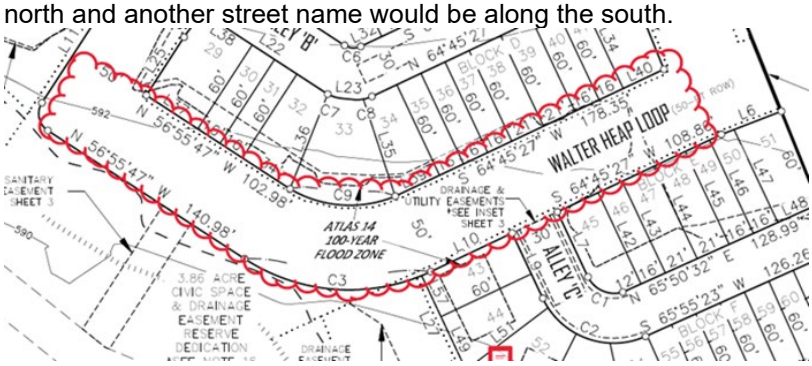
Dear Sam Dehaybi,

Staff has completed its review of Taylor North Bull Branch Creek Preliminary Plat that is to be 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, Taylor, TX 76574. The North Bull Branch Creek Preliminary Plat is granted Conditional Approval pending the comments listed below. Resubmission of the plat is required to confirm all conditions are cleared.

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 by email at courtney.peres@taylortx.gov.

Conditional Approval

1. Section of Walter Heap Street requires an additional name to replace it. Walter Heap Street would be to the north and another street name would be along the south.



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 04

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

1. As Previously Noted in Review 03: 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. As Previously Noted in Review 03: It is noted that review of the proposed utility layouts/preliminary design submitted 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.

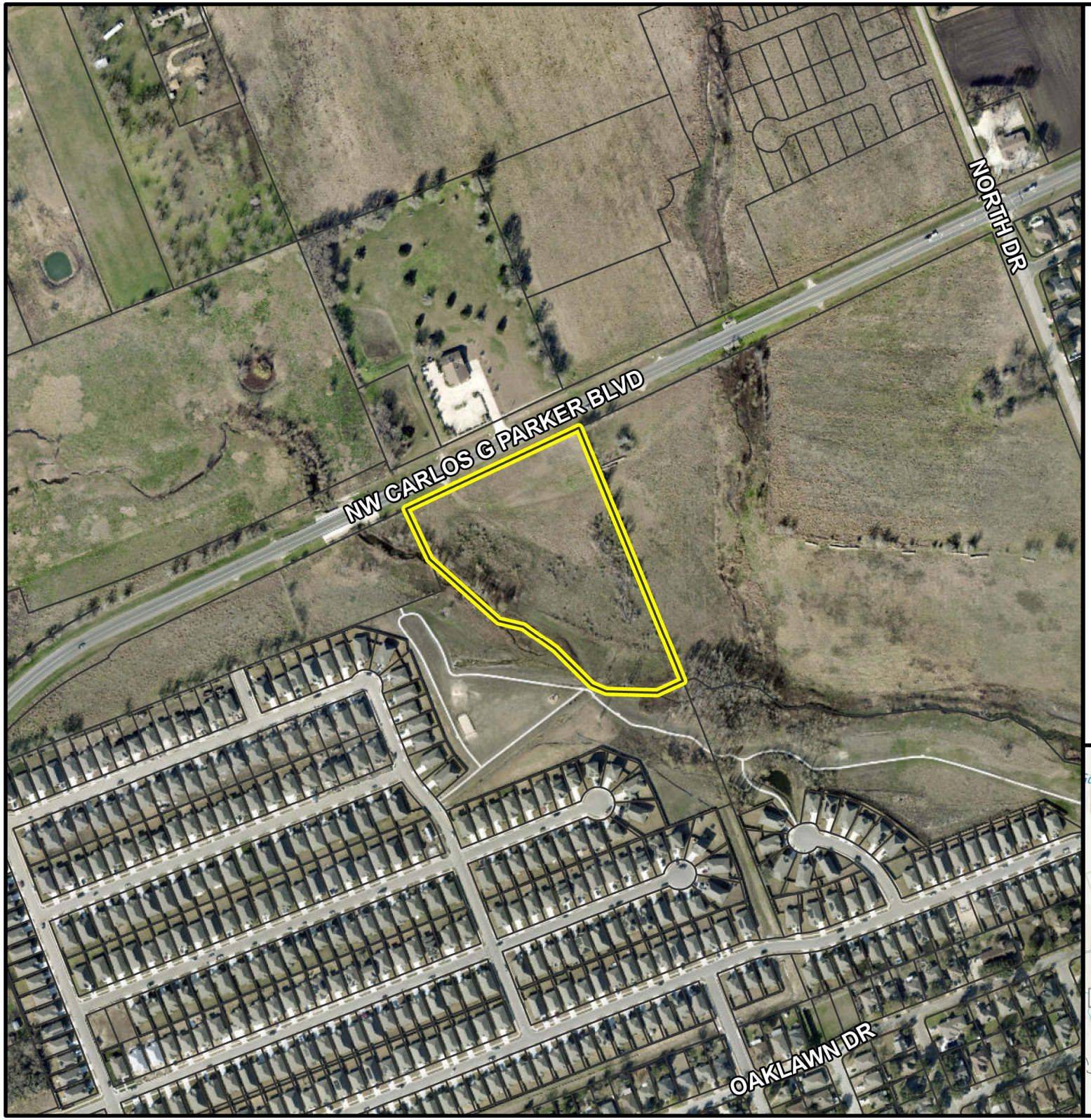
1. Previously reviewed and previous comments have been addressed.

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

Thank you,

CPeres

Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1968

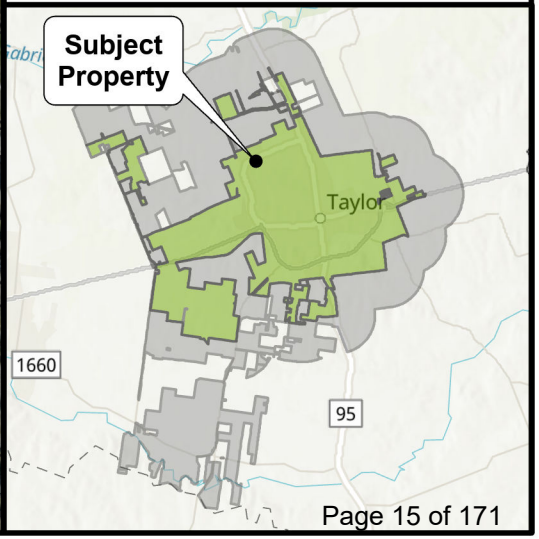
Taylor North Bull Branch Creek
Preliminary Plat
Location Map
Approximately 7.8 acres

Subject Property

Parcels

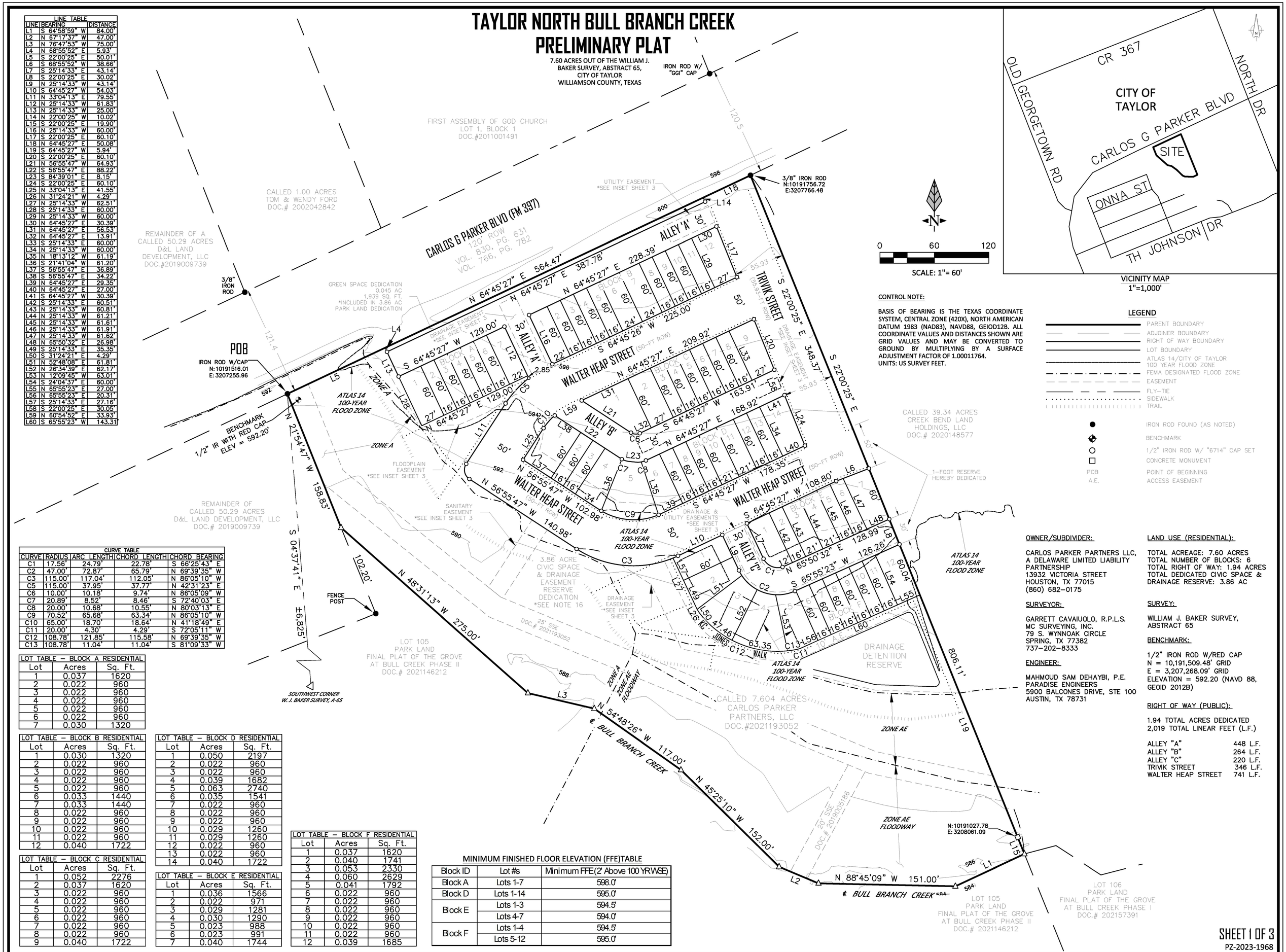
N 0 410 820

Feet



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



VICINITY MAP
1"=1,000'

0 60 120

SCALE: 1"= 60'

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (420X), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEIOD12B. 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
- POB — POINT OF BEGINNING
- A.E. — ACCESS EASEMENT

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 68°55'52" E	5.93'
L5	S 22°00'25" E	50.01'
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	61.83'
L13	N 25°14'33" W	25.00'
L14	N 22°00'25" W	10.02'
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	50.08'
L19	S 64°45'27" W	5.94'
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	S 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'
L60	S 65°55'23" W	143.31'

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.
1	0.030	1320
2	0.022	960
3	0.022	960
4	0.022	960
5	0.022	960
6	0.033	1440
7	0.033	1440
8	0.022	960
9	0.022	960
10	0.022	960
11	0.022	960
12	0.040	1722

LOT TABLE – BLOCK C RESIDENTIAL		
Lot	Acres	Sq. Ft.
1	0.052	2276
2	0.037	1620
3	0.022	960
4	0.022	960
5	0.022	960
6	0.022	960
7	0.022	960
8	0.022	960
9	0.040	1722

LOT TABLE – BLOCK D RESIDENTIAL		
Lot	Acres	Sq. Ft.
1	0.050	2197
2	0.022	960
3	0.022	960
4	0.039	1682
5	0.063	2740
6	0.035	1541
7	0.022	960
8	0.022	960
9	0.022	960
10	0.029	1260
11	0.029	1260
12	0.022	960
13	0.022	960
14	0.040	1722

LOT TABLE – BLOCK E RESIDENTIAL		
Lot	Acres	Sq. Ft.
1	0.036	1566
2	0.022	971
3	0.029	1281
4	0.030	1290
5	0.023	988
6	0.023	991
7	0.040	1744

LOT TABLE – BLOCK F RESIDENTIAL		
Lot	Acres	Sq. Ft.
1	0.037	1620
2	0.040	1741
3	0.053	2330
4	0.060	2629
5	0.041	1792
6	0.022	960
7	0.022	960
8	0.022	960
9	0.022	960
10	0.022	960
11	0.022	960
12	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 1-14	595.0'
Block E	Lots 1-3	594.5'
	Lots 4-7	594.0'
Block F	Lots 1-4	594.5'
	Lots 5-12	595.0'

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. WYNNOAK 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, GEOID 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 STREET	346 L.F.
WALTER HEAP STREET	741 L.F.

SHEET 1 OF 3
PZ-2023-1968

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

OWNER CERTIFICATION

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

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 §
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 APPEARD, 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 §
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 HARRIS COUNTY, TEXAS, THIS _____ DAY OF _____, 2024.

_____
GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL SURVEYOR NO. 6714
STATE OF TEXAS

ENGINEER CERTIFICATION

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

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

STANDARD PLAT NOTES

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 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.
4. STRUCTURES WITHIN AND ADJACENT TO THE FLOODPLAIN MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 2 FEET ABOVE THE FLOODPLAIN ELEVATION (SEC 7-84). *SEE MINIMUM FLOOR ELEVATION TABLE ON SHEET 1.
5. MINIMUM FIRE FLOW OF __500__ GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
6. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 2023-46, WHICH CONTAINS THE FOLLOWING DEVELOPMENT STANDARDS:
   a. 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.
   b. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF TAYLOR CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
   c. 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.
   d. 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.
   e. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TAYLOR PRIOR TO ANY CONSTRUCTION.
7. 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.
8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF TAYLOR.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
11. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
12. 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*)
13. EXCEPT WHERE SHOWN, DEDICATED PARKLAND AND GREENSPACE INCLUDES ALL AREAS OUTSIDE THE DESIGNATED STREET RIGHT-OF-WAYS AND BLOCKS.
14. 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;

1. S 64°58'59" W, 84.00 FEET TO A CALCULATED POINT
2. N 88°45'09" W, 151.00 FEET TO A CALCULATED POINT
3. N 67°17'37" W, 47.00 FEET TO A CALCULATED POINT
4. N 45°25'10" W, 152.00 FEET TO A CALCULATED POINT
5. N 54°48'26" W, 117.00 FEET TO A CALCULATED POINT
6. N 76°47'53" W, 75.00 FEET TO A CALCULATED POINT
7. 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.

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.

_____ _____
DATE

_____ _____, DIRECTOR

COUNTY CLERK'S CERTIFICATION

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

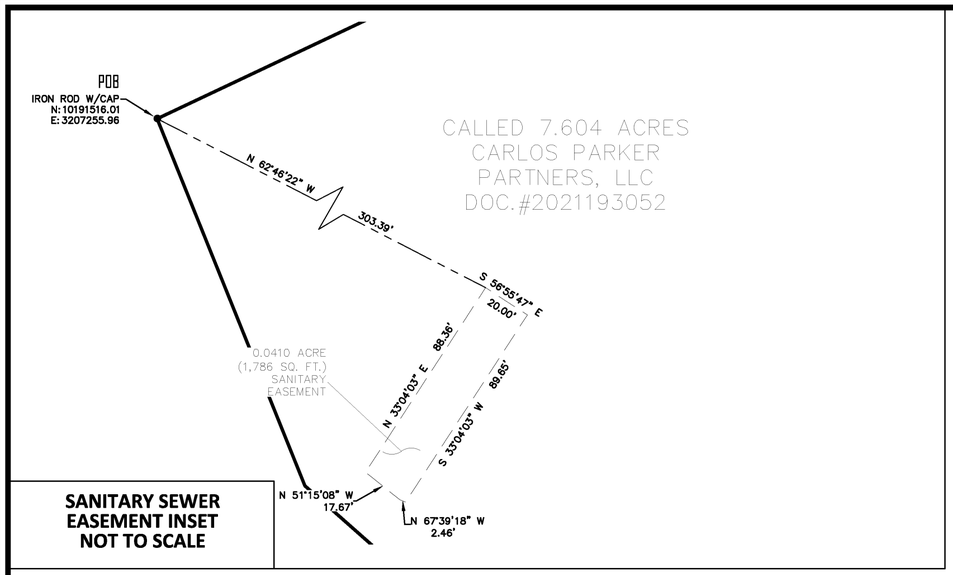
I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2024 A.D., AT _____O'CLOCK ___M., AND DULY RECORDED THIS THE _____DAY OF _____2024, 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 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

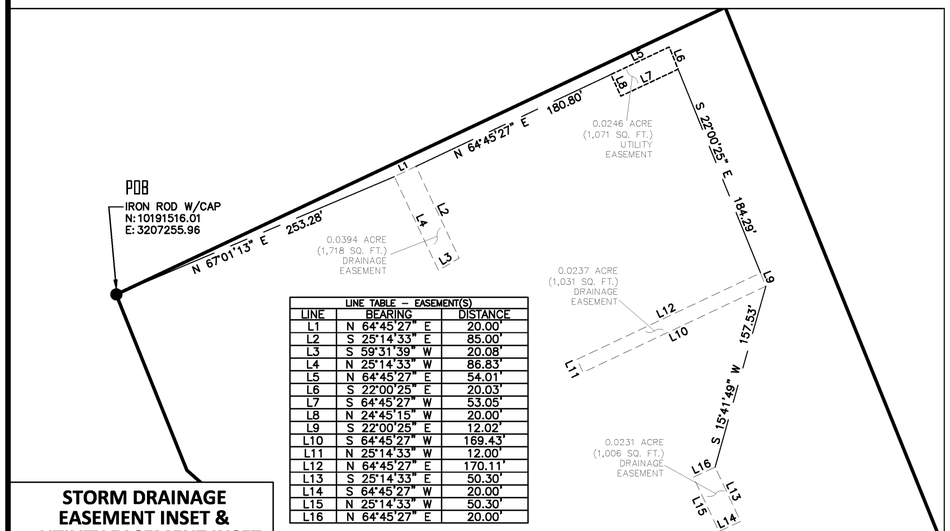
BY: _____, DEPUTY

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



SANITARY SEWER EASEMENT INSET NOT TO SCALE

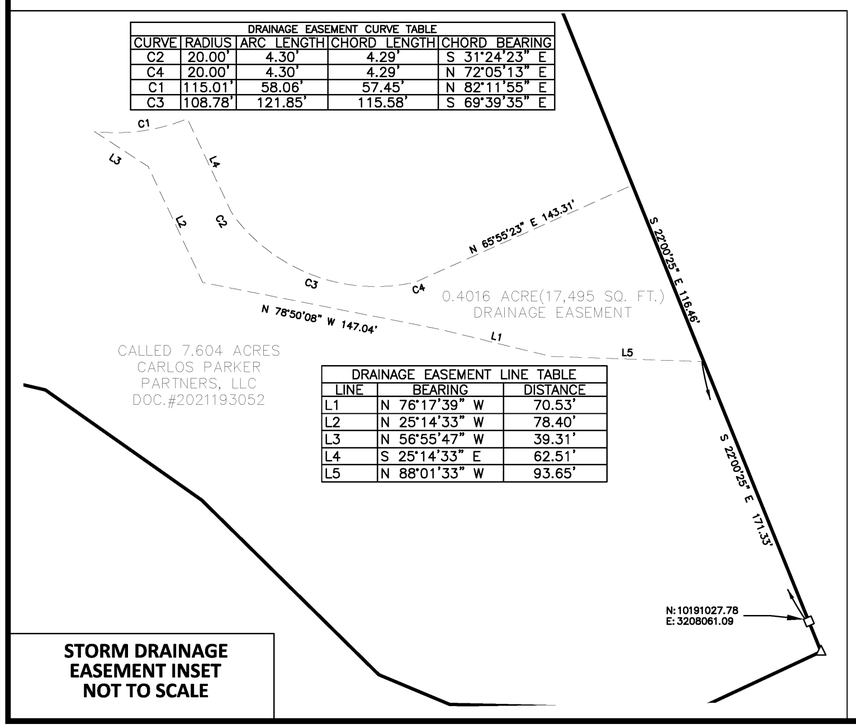


LINE TABLE – EASEMENT(S)		
LINE	BEARING	DISTANCE
L1	N 64°45'27" E	20.00'
L2	S 25°14'33" E	85.00'
L3	S 59°31'39" W	20.08'
L4	N 25°14'33" W	86.83'
L5	N 64°45'27" E	54.01'
L6	S 22°00'25" E	20.03'
L7	S 64°45'27" W	53.05'
L8	N 24°45'15" W	20.00'
L9	S 22°00'25" E	12.02'
L10	S 64°45'27" W	169.43'
L11	N 25°14'33" W	12.00'
L12	N 64°45'27" E	170.11'
L13	S 25°14'33" E	50.30'
L14	S 64°45'27" W	20.00'
L15	N 25°14'33" W	50.30'
L16	N 64°45'27" E	20.00'

STORM DRAINAGE EASEMENT INSET & UTILITY EASEMENT INSET NOT TO SCALE

LINE TABLE – FLOODPLAIN EASEMENT		
LINE	BEARING	DISTANCE
L1	S 80°33'17" E	16.43'
L2	S 29°34'22" E	37.00'
L5	S 32°54'29" E	49.20'
L9	N 88°28'07" E	41.16'
L14	N 66°14'55" E	34.47'
L16	N 57°23'18" E	37.37'
L17	S 56°39'23" E	39.35'
L18	S 07°51'57" W	27.50'
L19	S 13°22'14" W	13.93'
L20	S 57°06'39" E	104.33'
L21	S 87°12'07" E	30.24'
L22	N 86°59'20" E	18.99'
L23	N 64°29'23" E	84.44'
L24	S 76°50'57" E	8.69'
L25	N 66°48'59" E	23.76'
L26	S 89°18'24" E	27.32'
L27	N 67°22'05" E	18.32'
L28	S 17°20'33" E	32.36'
L29	S 64°01'09" W	14.76'
L30	S 23°40'01" E	49.10'
L31	N 83°13'23" E	11.76'
L32	N 75°52'16" E	70.42'

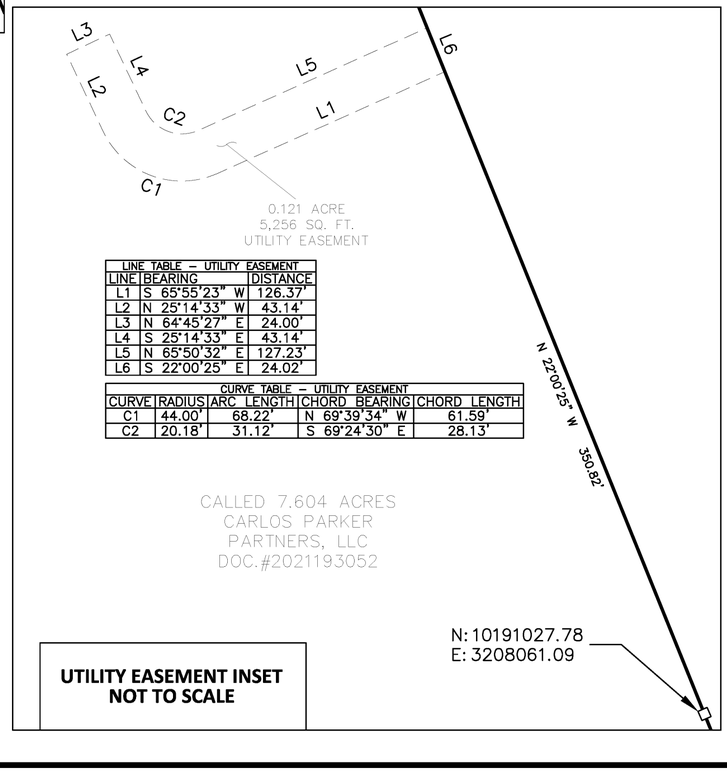
FLOODPLAIN EASEMENT INSET NOT TO SCALE



DRAINAGE EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	20.00'	4.30'	4.29'	S 31°24'23" E
C4	20.00'	4.30'	4.29'	N 72°05'13" E
C1	115.01'	58.06'	57.45'	N 82°11'55" E
C3	108.78'	121.85'	115.58'	S 69°39'35" E

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 76°17'39" W	70.53'
L2	N 25°14'33" W	78.40'
L3	N 56°55'47" W	39.31'
L4	S 25°14'33" E	62.51'
L5	N 88°01'33" W	93.65'

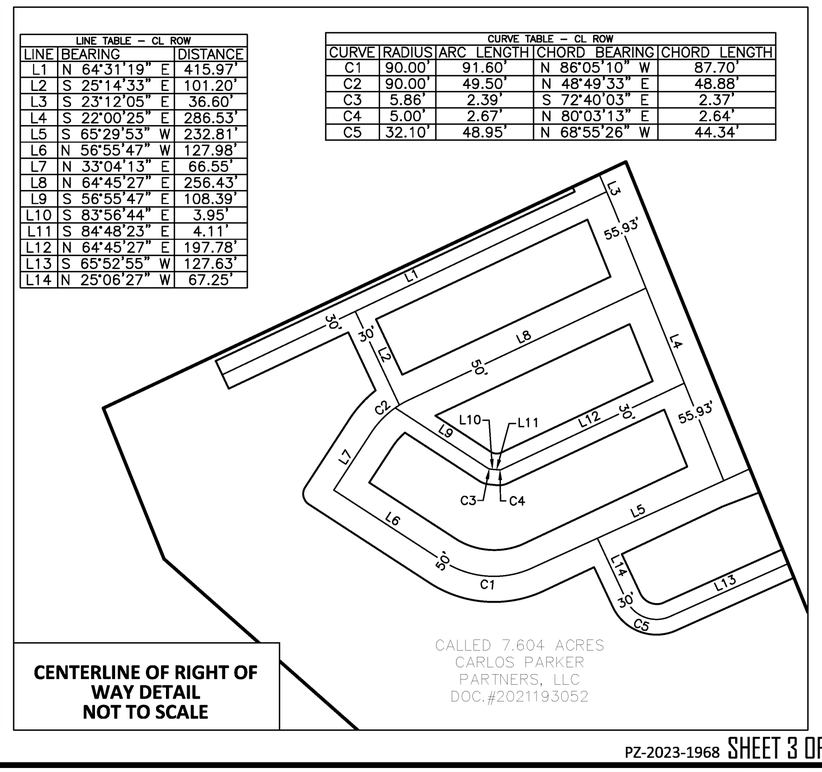
STORM DRAINAGE EASEMENT INSET NOT TO SCALE



LINE TABLE – UTILITY EASEMENT		
LINE	BEARING	DISTANCE
L1	S 65°55'23" W	126.37'
L2	N 25°14'33" W	43.14'
L3	N 64°45'27" E	24.00'
L4	S 25°14'33" E	43.14'
L5	N 65°50'32" E	127.23'
L6	S 22°00'25" E	24.02'

CURVE TABLE – UTILITY EASEMENT				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.00'	68.22'	N 69°39'34" W	61.59'
C2	20.18'	31.12'	S 69°24'30" E	28.13'

UTILITY EASEMENT INSET NOT TO SCALE



LINE TABLE – CL ROW		
LINE	BEARING	DISTANCE
L1	N 64°31'19" E	415.97'
L2	S 25°14'33" E	101.20'
L3	S 23°12'05" E	36.60'
L4	S 22°00'25" E	286.53'
L5	S 65°29'53" W	232.81'
L6	N 56°55'47" W	127.98'
L7	N 33°04'13" E	66.55'
L8	N 64°45'27" E	256.43'
L9	S 56°55'47" E	108.39'
L10	S 83°56'44" E	3.95'
L11	S 84°48'23" E	4.11'
L12	N 64°45'27" E	197.78'
L13	S 65°52'55" W	127.63'
L14	N 25°06'27" W	67.25'

CURVE TABLE – CL ROW				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90.00'	91.60'	N 86°05'10" W	87.70'
C2	90.00'	49.50'	N 48°49'33" E	48.88'
C3	5.86'	2.39'	S 72°40'03" E	2.37'
C4	5.00'	2.67'	N 80°03'13" E	2.64'
C5	32.10'	48.95'	N 68°55'26" W	44.34'

CENTERLINE OF RIGHT OF WAY DETAIL NOT TO SCALE

LEGEND

- PARENT BOUNDARY
- FLY–TIE
- IRON ROD FOUND (AS NOTED)
- CONCRETE MONUMENT
- POB — POINT OF BEGINNING

City of Taylor
PZ-2024-2088
Davis Tract Phase 1 Preliminary Plat
Staff Report

Item Details

Agenda No.	4
Requested Action:	Consider Disapproval of Davis Tract Phase 1 Preliminary Plat
Address/Location:	Generally located north of Elm Branch Trail
Legal Description:	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.
Current Zoning:	P3 – Neighborhood with a Planned Development Overlay
Current Use:	Vacant Acreage
Applicant:	Will Buzzelli, Viewpoint Engineering
Case History:	This is the second submission of the Preliminary Plat.
Staff Recommendation:	The submitted Preliminary Plat does not meet the minimum requirements of the Land Development Code, Planned Development Ordinance and Engineering Manual. Therefore, staff recommends Disapproval of the proposed Preliminary Plat.

Attachments

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

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

Will Buzzelli

Date: Monday, July 1, 2024

2121 E 6th St
Austin, TX 78702
wbuzzelli@viewpointengineering.com

Address: FM 973 & US 79, Taylor

Permit Number PZ-2024-2088

Dear Will Buzzelli,

Staff has completed its review of Davis Tract Phase 1 Preliminary Plat Subdivision that is to be generally located at FM 973 & US 79, Taylor, TX. 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 Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres by email at courtney.peres@taylortx.gov.

1. Unresolved Comment #5 – Street names must be submitted at this time to be considered and checked through Williamson County. A Preliminary Plat is not considered approved until all public rights of way have designated street names for reservation.
2. Unresolved Comment #7 – POB still incomplete
    i. 

3. Unresolved Comment #9 –
    i. Difficult to discern which blocks are associated with Blocks E and F – please revise.
    ii. Provide an additional Block identifier for the segment NW in Block J.
    iii. Wastewater easement block identifiers are difficult to see – bring forward over hatching.
4. Page 1 – Provide a consistent call out for the Drainage Reserves “Lot 1” (Blocks 3-6).
5. Page 1 – Confirm lot count. Currently shown more than 103 residential lots as drawn and totaled in Residential Lot tables.
6. Page 1 – Confirm Block Quantity shown to be 22 but only 18 blocks are accounted for (ending in R).
7. Page 1 – Plat Note #4 see Urban Design Review Comments to address their outstanding comment.
8. Page 1 – Plat Note #5 is not needed. Revise to remove.
9. Page 1 – Plat Note #7 Lot and Block to be filled out at review of Final Plat. Remove “Payment of fees in lieu per residential lot, payable at the time of final plat recordation”.
10. Page 1 – Plat Notes #8 & 9 are duplicated. Revise to remove one.
11. Page 3 – Provide Document # in Owner Signature Block.

Urban Design Consultant

1. Review comments by Michael Watkins Architect provided by separate PDF.

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 permit page to download PDF of plans with engineering comments referenced below:

TIA

1. Submittal of TIA is still outstanding per comment response. Please submit for review and approval once completed.

Drainage Report

1. Submittal #2 of the Drainage Report is outstanding per comment response. Please submit report and model as noted for review and approval once completed.

Preliminary Plat - Engineering Review 02

1. PLAT (1 of 3) - Revise spelling "Distance"
2. PLAT (1 of 3) - Verify and update number of blocks shown
3. PLAT (1 of 3) - Revise title to "Streets"
4. PLAT (1 of 3) - Verify requirements for this segment of street to be full 60-ft from the intersection with the private alley
5. PLAT (1 of 3) - Update this Alley to Street
6. PLAT (1 of 3) - Fix text where Ped Passage is shown
7. PLAT (3 of 3) - Type shown on table does not match plat drawing.
8. PLAT (3 of 3) - Engineer Certification - Update "Licensed"
9. PLAT (3 of 3) - Recommend putting all tables on sheet 2 and providing all certificates and metes and bounds description on Sheet 3.

Utility Layout Schematic - Engineering Review 02

1. Review of the utility layout schematic is approved and no additional comments. Please Note as previous review: It is noted that review of the schematic is not intended for approval of the final layout of utilities. It is intended to demonstrate how lots within the subdivision will be serviced by utilities.

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.

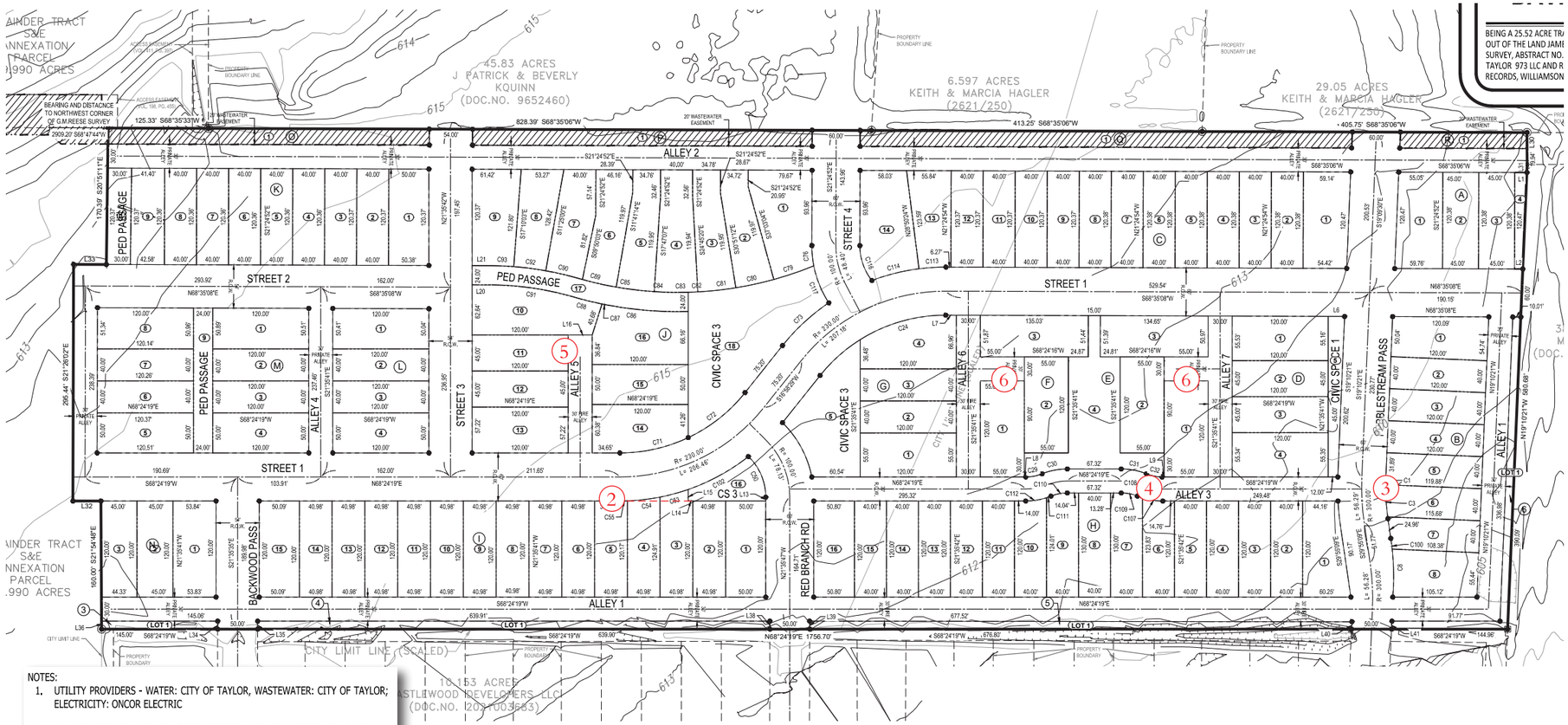
1. Reviewed and the previous comments have been addressed.

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

Thank you,

Courtney Peres, CNU-A
Planning Manager
City of Taylor

PRELIMINARY PLAT REVIEW



NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR, WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR ELECTRIC
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019.
1. ~~A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.~~
7. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE ~~CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.~~
6. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: N/A AS THERE IS NO FLOODPLAIN LOCATED ON SITE.
7. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF BLOCK__/LOT__; PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION.
8. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
9. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 2023-45.
10. MINIMUM ACCEPTABLE FLOW FOR FIRE PROTECTION IS FIVE HUNDRED (500) GALLONS PER MINUTE (gpm) FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
11. BUILDING SETBACKS WILL BE REVIEWED DURING EACH BUILDING PERMIT FOR CONCURRENCE WITH PD ORDINANCE 2023-45.

NOTES:

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SITE PROPERTIES	
DESCRIPTION	QUANTITY
LOT COUNTS	
OPEN SPACE	17
SINGLE-FAMILY RESIDENTIAL	103
TOTAL LOTS	120
ACREAGES	
LOTS/RESERVES	16.63 ACRES
RIGHT OF WAY (R.O.W.)	8.89 ACRES
TOTAL ACRES	25.52 ACRES
BLOCKS	
BLOCKS	22

ROADS TABLE			
ROAD	LENGTH	ROW WIDTH	CLASSIFICATION
BACKWOOD PASS	190.00'	54'	LOCAL
RED BRANCH RD	273.18'	60'	LOCAL
PEBBLESTREAM PASS	718.67'	60'	LOCAL
STREET 1	1891.85'	60'	COLLECTOR (8)
STREET 2	470.91'	60'	LOCAL
STREET 3	434.4'	60'	LOCAL
STREET 4	233.37'	60'	LOCAL
ALLEY 1	2116.39'	30'	ALLEY
ALLEY 2	1773.55'	30'	ALLEY
ALLEY 3	717.59'	30'	ALLEY
ALLEY 4	237.46'	30'	ALLEY
ALLEY 5	154.72'	30'	ALLEY
ALLEY 6	301.92'	30'	ALLEY
ALLEY 7	301.92'	30'	ALLEY

LEGEND

- PROPERTY / TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- LOT LINE
- LEGAL RIGHT-OF-WAY
- SETBACK/BUFFER LINES
- 6 — BLOCK NUMBER
- 15 — LOT NUMBER
- BLOCK / LOT NUMBER

EXISTING PROPOSED

ViewPoint Engineering

FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

PROJECT
DAVIS TRACT PHASE 1
FM 973 & US 79
WILLIAMSON COUNTY, TEXAS

PROJECT NO.	22016	SHEET
DWN BY / CHK BY:	DM / WB	1 of 3
DATE	FEBRUARY 29 2024	
REVISED	June 14, 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:

Previous Comments dated April 3, 2024 which have not been addressed:

(1) Utilities should be located in RsOW and alleys to avoid easements in 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.

(2) These curves in these front lot lines should be eliminated and the irregular width of the ROW should be given to the planting strip. This would allow the sidewalk to continue into the Civic Space without jogging around these lots. *The City does not maintain planting strips. Their maintenance is the responsibility of the adjacent homeowner (or of the community's HOA if it chooses to take on the responsibility).*

(3) A lot should be centered at the end of this street in order to terminate the view down the street (as shown in the PD Standards). *The driveway is served by the alley, so there is no risk of backing into the intersection. All lots served by alleys are required to have their vehicular access from the alley.*

New Comments dated June 19, 2024:

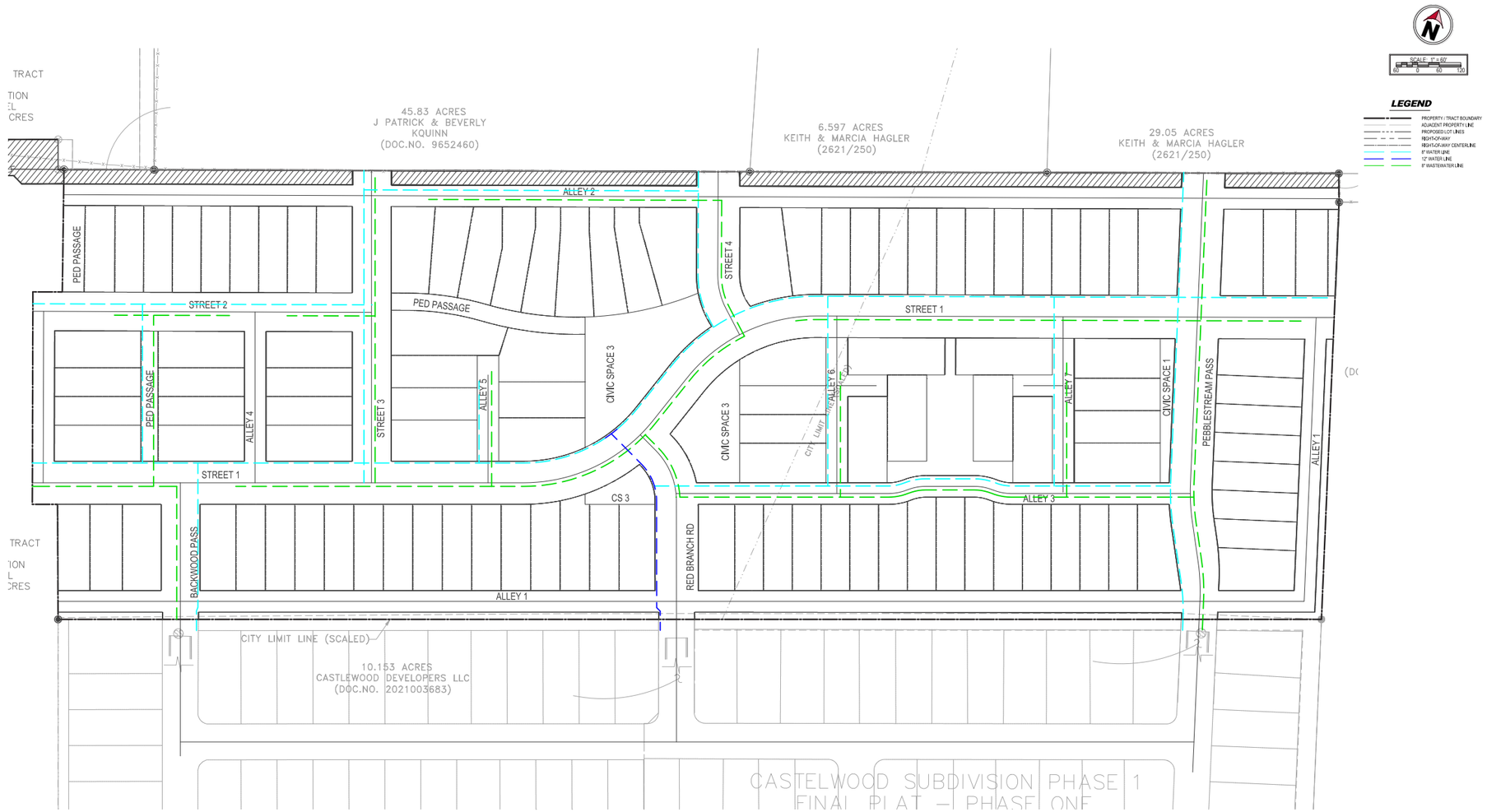
(4) This Street is incorrectly labeled as an alley.

(5) Since alley 5 is a dead end, there should be a place for vehicles to turn around.

(6) Consider giving increasing the size of lots E2 and F2 by eliminating the alley stub and giving it to these lots.

(7) All minimum yard (building) setbacks shall be in accordance with the Davis Tract Phase 1 PD Standards, not the City of Taylor Zoning Ordinance.

(8) Street 1 is classified as a Neighborhood Avenue, not a collector road.



AVIS TRACT
ATER AND WASTEWATER
AYOUT EXHIBIT
, Texas
2024

NOTE: THIS SCHEMATIC IS NOT INTENDED FOR APPROVAL. IT IS INTENDED TO DEMONSTRATE HOW LOTS WITHIN THE SUBDIVISION WILL BE SERVICED BY UTILITIES.

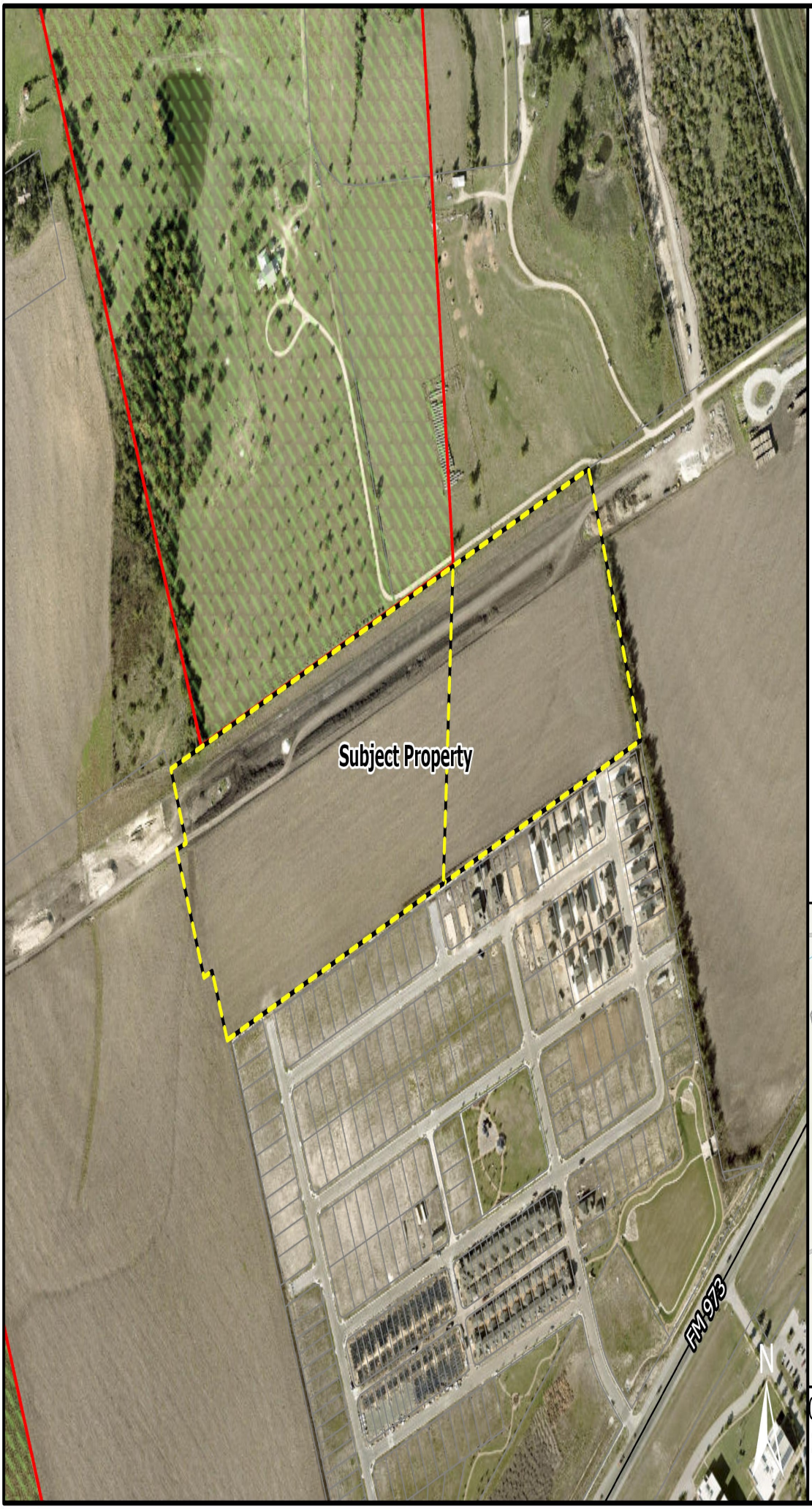
C:\USERS\WILL BUZZELL\ONEDRIVE - VIEWPOINT ENGINEERING\PLS\HORIZ\2206 DAVIS TRACT\DRAWINGS\EXHIBITS\2206 16 UTIL.DWG
6/14/2024 12:56 PM

ViewPoint Engineering
2121 E 6TH ST, SUIT 203
AUSTIN, TEXAS 78702
737-717-3097
FIRM NO. F-23395
viewpointengineering.com
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

Urban Design Comments

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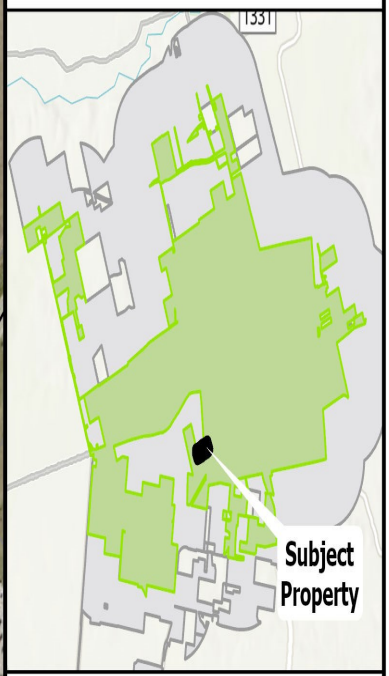
9 Show all easements associated with these utilities to confirm that they are not on any private lots.



PZ-2024-2088

Generally located North of Elm Branch Trail
Davis Tract Ph. 1 Preliminary Plat
Location Map
Approximately 25 acres

- City Limits
- ETJ Boundary
- Parcels
- Streets
- Subject Property

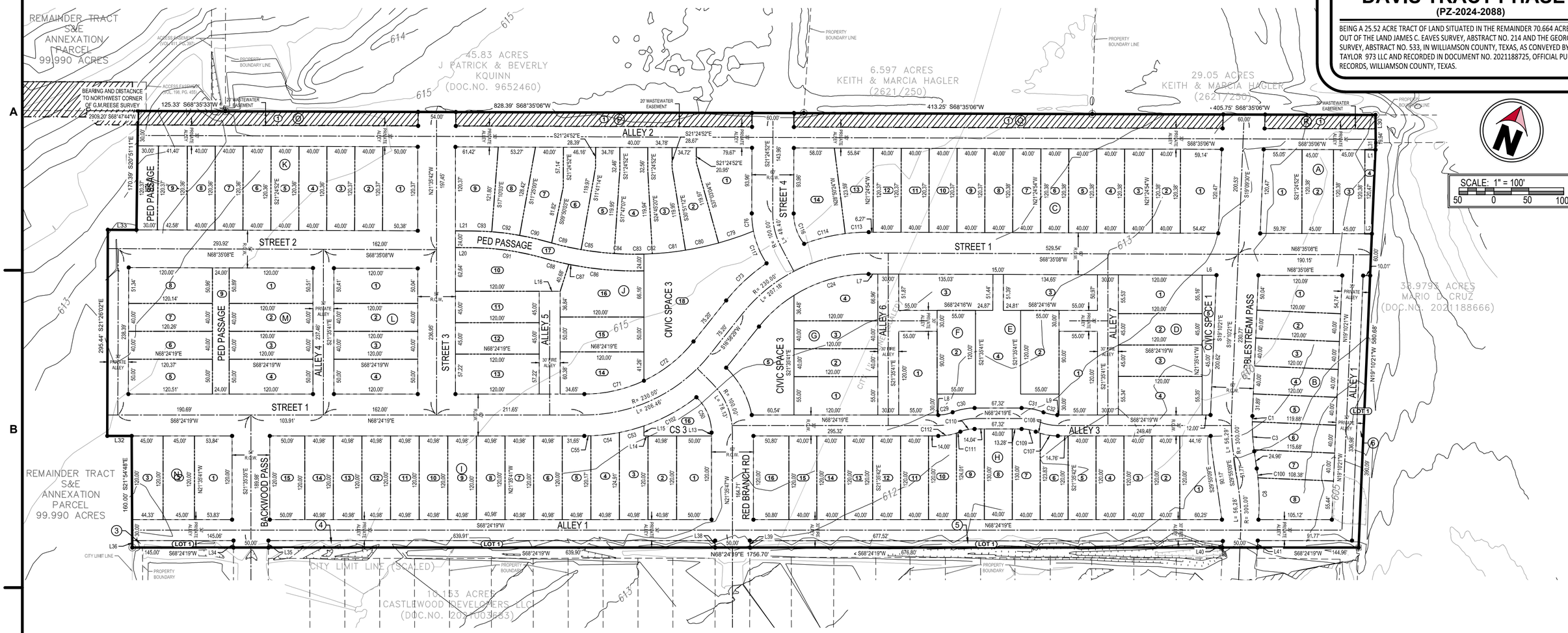


0 150 300 600 900

US Feet

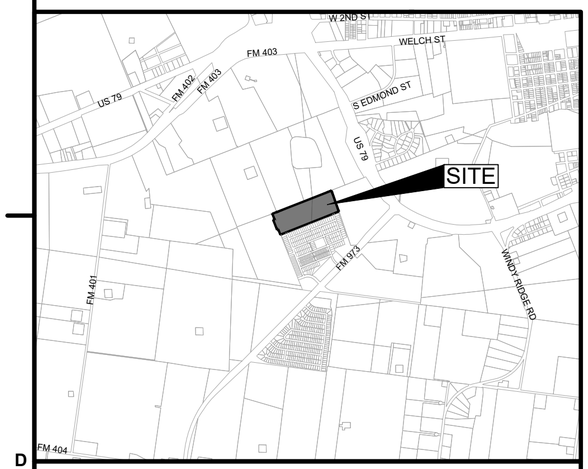
PRELIMINARY PLAT
FOR
DAVIS TRACT PHASE 1
(PZ-2024-2088)

BEING A 25.52 ACRE TRACT OF LAND SITUATED IN THE REMAINDER 70.664 ACRE "TRACT 2", OUT OF THE LAND JAMES C. EAVES SURVEY, ABSTRACT NO. 214 AND THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY DEED TO TAYLOR 973 LLC AND RECORDED IN DOCUMENT NO. 2021188725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



SITE PROPERTIES	
DESCRIPTION	QUANTITY
LOT COUNTS	
OPEN SPACE	17
SINGLE-FAMILY RESIDENTIAL	103
TOTAL LOTS	120
ACREAGES	
LOTS/RESERVES	16.63 ACRES
RIGHT OF WAY (R.O.W.)	8.89 ACRES
TOTAL ACRES	25.52 ACRES
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ALLEY 5	154.72'	30'	ALLEY
ALLEY 6	301.92'	30'	ALLEY
ALLEY 7	301.92'	30'	ALLEY



LOCATION MAP
SCALE: 1" = 3000'
1500 0 1500 3000

NOTES:
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LEGEND

PROPERTY / TRACT BOUNDARY
ADJACENT PROPERTY LINE
LOT LINE
LEGAL RIGHT-OF-WAY
SETBACK/BUFFER LINES
6 — BLOCK NUMBER
15 — LOT NUMBER
BLOCK / LOT NUMBER
EXISTING / PROPOSED
WASTEWATER EASEMENT
1/2" IRON ROD FOUND (UNLESS NOTED)
POINT OF BEGINNING
PROPERTY CORNER - TO BE SET [1/2" IRON ROD]
EXISTING EASEMENT

POINT OF BEGINNING
N: 13,xx
E: 2,xx

PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL DISCUSSION ONLY AND IS BASED UPON LIMITED DUE DILIGENCE.

OWNER/DEVELOPER
DHARMA RAJAH
973 TAYLOR, LLC
3040 POST OAK BLVD STE. 1212
HOUSTON, TEXAS 77056

ENGINEER
WILLIAM BUZZELLI, PE
VIEWPOINT ENGINEERING
2121 E 6TH STREET, SUITE 203
AUSTIN, TX 78702
PH: 512.537.0507

SURVEYOR
MATTHEW TOMERLIN, RPLS
DATAPOINT SURVEY & MAPPING
12450 NETWORK BLVD, SUITE 300
SAN ANTONIO, TX 78249
PH: 726.777.4240

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

PROJECT
DAVIS TRACT PHASE 1
FM 973 & US 79
WILLIAMSON COUNTY, TEXAS

PROJECT NO.	22016
DWN BY / CHK BY:	DM / WB
DATE	FEBRUARY 29 2024
REVISED	June 14, 2024

SHEET **1 of 3**

C:\Users\Will Buzzelli\OneDrive - Viewpoint Engineering\VPLS\WORK\22016 DAVIS TRACT\DRAWINGS\CONST DWGS\22016 PRELIM-PLAT || WILL BUZZELLI || 6/14/2024 4:28 PM

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	270.00'	8.11'	1°43'19"	4.06'
C3	270.00'	40.26'	8°32'34"	20.17'
C8	330.00'	60.07'	10°25'47"	30.12'
C24	200.00'	112.58'	32°15'05"	57.82'
C29	55.00'	20.91'	21°47'12"	10.58'
C30	85.00'	32.32'	21°47'12"	16.36'
C31	85.00'	32.32'	21°47'12"	16.36'
C32	55.00'	20.03'	20°51'50"	10.13'
C50	70.00'	56.67'	46°23'06"	29.99'
C53	260.00'	36.30'	8°00'01"	18.18'
C54	260.00'	41.30'	9°06'02"	20.69'
C55	260.00'	9.33'	2°03'20"	4.66'
C71	200.00'	88.17'	25°15'36"	44.82'
C72	200.00'	91.35'	26°10'15"	46.49'
C73	260.00'	78.91'	17°23'22"	39.76'
C76	130.00'	25.56'	11°15'48"	12.82'
C79	450.00'	52.73'	6°42'48"	26.39'
C80	450.00'	48.57'	6°11'01"	24.31'
C81	450.00'	47.78'	6°05'01"	23.91'
C82	450.00'	12.14'	1°32'45"	6.07'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C83	450.00'	42.48'	5°24'29"	21.25'
C84	450.00'	42.48'	5°24'29"	21.25'
C85	450.00'	47.78'	6°05'03"	23.91'
C86	474.00'	103.23'	12°28'40"	51.82'
C87	474.00'	5.00'	0°36'16"	2.50'
C88	474.00'	37.85'	4°34'29"	18.93'
C89	450.00'	43.36'	5°31'13"	21.69'
C90	401.79'	41.45'	5°54'38"	20.74'
C91	376.00'	104.63'	15°56'39"	52.66'
C92	401.79'	40.33'	5°45'03"	20.18'
C93	401.79'	29.53'	4°12'40"	14.77'
C100	330.00'	73.49'	12°45'31"	36.90'
C102	260.00'	86.12'	18°58'39"	43.46'
C107	85.00'	25.63'	17°16'33"	12.91'
C108	85.00'	6.69'	4°30'40"	3.35'
C109	55.00'	20.91'	21°47'12"	10.58'
C110	55.00'	20.91'	21°47'12"	10.58'
C111	79.77'	5.92'	4°15'15"	2.96'
C112	79.77'	26.43'	18°58'47"	13.33'
C113	260.00'	33.70'	7°25'32"	16.87'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C114	260.00'	60.88'	13°24'58"	30.58'
C116	70.00'	46.84'	38°20'26"	24.34'
C117	130.00'	50.06'	22°03'50"	25.34'

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.08	S68°35'06.09"W
L2	10.36	N68°35'08.33"E
L6	20.48	N68°35'08.33"E
L7	13.18	N68°35'08.33"E
L8	1.72	S68°24'19.20"W
L9	2.61	S68°24'25.07"W
L13	4.81	N21°35'47.38"W
L14	5.94	N68°24'19.17"E
L15	14.40	S21°41'55.78"E
L16	30.00	S68°24'19.17"W
L20	22.44	N68°35'08.33"E
L21	22.52	S68°35'08.33"W
L30	39.95	S22°11'30.76"E
L31	10.06	S21°24'53.91"E
L32	34.93	S68°24'19.17"W
L33	40.89	N68°35'08.33"E
L34	10.00	S21°35'24.28"E
L35	10.00	N21°35'24.28"W
L36	10.00	N21°54'48.36"W
L38	9.99	S21°32'45.50"E

LINE TABLE		
LINE	LENGTH	BEARING
L39	10.02	N23°14'29.31"W
L40	9.27	S18°53'50.70"E
L41	10.01	N18°54'36.03"W

PRELIMINARY PLAT
FOR
DAVIS TRACT PHASE 1
(PZ-2024-2088)

BEING A 25.52 ACRE TRACT OF LAND SITUATED IN THE REMAINDER 70.664 ACRE "TRACT 2", OUT OF THE LAND JAMES C. EAVES SURVEY, ABSTRACT NO. 214 AND THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY DEED TO TAYLOR 973 LLC AND RECORDED IN DOCUMENT NO. 2021188725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

BEING A 25.22 ACRE TRACT OF LAND SITUATED IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, WILLIAMSON COUNTY, TEXAS, THE SAME BEING A PORTION OF THAT CERTAIN 70.644 ACRE TRACT OF LAND CALLED TRACT 2, AS CONVEYED BY DEED DATED DECEMBER 9, 2021 TO TAYLOR 973 LLC, AND RECORDED IN DOCUMENT NO. 2021188725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT AN EAST CORNER OF SAID TAYLOR 973, LLC. CALLED 70.644 ACRE TRACT 2, FOR THE EAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, SAME BEING AT THE COMMON NORTH CORNER OF CASTLEWOOD SUBDIVISION, PHASE NO. 1, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN DOCUMENT NO. 2021152781 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING IN THE SOUTHWEST LINE OF THAT CERTAIN CALLED 39.9793 ACRE TRACT OF LAND, AS CONVEYED BY DEED TO FASH TAYLOR AND RECORDED IN DOCUMENT NO. 2023055749, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 68°24'19" WEST (S68°24'13"W RECORD), DEPARTING SAID FASH TAYLOR CALLED 38.9793 ACRE TRACT, WITH A SOUTHEAST LINE OF SAID TAYLOR 973, LLC. CALLED 70.644 ACRE TRACT 2, AND THE COMMON NORTHWEST LINE OF SAID CASTLEWOOD SUBDIVISION, PHASE NO. 1, PASSING AN APPROXIMATE DISTANCE OF 830 FEET THE SCALED TAYLOR CITY LIMIT LINE, AT A DISTANCE OF 921.79 FEET PASSING A WEST CORNER OF SAID CASTLEWOOD SUBDIVISION, PHASE NO. 1 AND THE COMMON NORTH CORNER OF CASTLEWOOD SUBDIVISION PHASE 2 & 3, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN DOCUMENT NO. 2022074792 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 1756.70 FEET (1759.79' RECORD) TO A 1/2" IRON ROD FOUND AT AN INTERIOR CORNER OF SAID TAYLOR 973, LLC. CALLED 70.644 ACRE TRACT 2, AND THE COMMON WEST CORNER OF SAID CASTLEWOOD SUBDIVISION PHASE 2 & 3, FOR THE SOUTH CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE DEPARTING SAID CASTLEWOOD SUBDIVISION PHASE 2 & 3, THROUGH AND SEVERING SAID TAYLOR 973, LLC. CALLED 70.644 ACRE TRACT 2, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (5):

1. NORTH 21°54'48" WEST, A DISTANCE OF 160.00 FEET TO CORNER;
2. SOUTH 68°24'19" WEST, A DISTANCE OF 34.93 FEET TO CORNER;
3. NORTH 21°26'02" WEST, A DISTANCE OF 295.44 FEET TO CORNER;
4. NORTH 68°35'08" EAST, A DISTANCE OF 40.89 FEET TO CORNER;
5. NORTH 20°51'11" WEST, A DISTANCE OF 170.39 FEET TO CORNER FOR THE WEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, SAME BEING A NORTHWEST LINE OF SAID TAYLOR 973, LLC. CALLED 70.644 ACRE TRACT 2, AND THE COMMON SOUTHEAST LINE OF THAT CERTAIN CALLED 54.911 ACRE TRACT OF LAND - TRACT 1, AS CONVEYED BY SAID DEED DATED DECEMBER 9, 2021, TO TAYLOR 973 LLC., RECORDED IN DOCUMENT NO. 2021188725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND FROM WHICH A COMMON CORNER OF SAID TRACTS 1 AND 2 BEARS SOUTH 68°35'33" WEST (S68°34'59"W RECORD), A DISTANCE OF 8.04 FEET;

THENCE NORTH 68°35'33" EAST (N68°34'59"W RECORD), WITH THE NORTHWEST LINE OF SAID TAYLOR 973, LLC. CALLED 70.644 ACRE TRACT 2, AND A COMMON SOUTHEAST LINE OF SAID TAYLOR CALLED 54.911 ACRE TRACT 1, A DISTANCE OF 125.33 FEET TO A 1/2" IRON ROAD FOUND AT A FENCE CORNER AT A CORNER OF SAID TAYLOR 973 LLC. CALLED 70.644 ACRE TRACT 2, AND A COMMON EAST CORNER OF SAID TAYLOR 973, LLC. CALLED 54.911 ACRE TRACT 1, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, SAME BEING AT THE SOUTH CORNER OF THAT CERTAIN CALLED 45.83 ACRE TRACT OF LAND, AS CONVEYED BY DEED TO J. PATRICK AND BEVERLY K. QUINN AND RECORDED IN DOCUMENT NO. 9652460, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 68°35'06" EAST (N68°34'59"E RECORD), CONTINUING WITH THE NORTHWEST LINE OF SAID TAYLOR 973, LLC. CALLED 70.644 ACRE TRACT 2, PASSING THE EAST CORNER OF SAID QUINN CALLED 45.83 ACRE TRACT AND A COMMON SOUTH CORNER OF THAT CERTAIN CALLED 6.597 ACRE TRACT OF LAND, AS CONVEYED BY DEED TO KEITH & MARCIA HAGLER AND RECORDED IN VOLUME 2621, PAGE 250, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, PASSING THE EAST CORNER OF SAID HAGLER CALLED 6.594 ACRE TRACT, AND A COMMON SOUTH CORNER OF THAT CERTAIN CALLED 29.05 ACRE TRACT OF LAND, AS CONVEYED BY DEED TO KEITH & MARCIA HAGLER AND RECORDED IN VOLUME 2621, PAGE 250, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND CONTINUING ALONG THE MEANDERS OF A WIRE FENCE, A TOTAL DISTANCE OF 1647.40 FEET (1647.45' RECORD) TO A 1/2" IRON ROAD FOUND AT A FENCE CORNER AT A NORTH CORNER OF SAID TAYLOR 973, LLC. CALLED 70.644 ACRE TRACT 2, AND A COMMON INTERIOR CORNER OF SAID HAGLER CALLED 29.05 ACRE TRACT, FOR THE NORTH CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 22°11'31" EAST (S22°17'14"E RECORD), WITH THE NORHTEAST LINE OF SAID TAYLOR 973, LLC. CALLED 70.644 ACRE TRACT 2, AND A COMMON SOUTHWEST LINE OF SAID HAGLER CALLED 29.05 ACRE TRACT, ALONG THE MEANDERS OF A WIRE FENCE, A DISTANCE OF 39.95 FEET (40.06' RECORD) TO A 1/2" IRON ROD FOUND AT A FENCE CORNER AT A CORNER OF SAID TAYLOR 973, LLC. CALLED 70.644 ACRE TRACT 2, AND A COMMON SOUTH CORNER OF SAID HAGLER CALLED 29.05 ACRE TRACT, SAME BEING AT THE WEST CORNER OF THE AFORESAID FASH TAYLOR CALLED 38.9793 ACRE TRACT, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 19°10'21" EAST (S19°09'50"E RECORD), WITH THE NORTHEAST LINE OF SAID TAYLOR 973, LLC. CALLED 70.644 ACRE TRACT 2, AND THE COMMON SOUTHWEST LINE OF SAID FASH TAYLOR CALLED 38.9793 ACRE TRACT, ALONG THE MEANDERS OF A WIRE FENCE, A DISTANCE OF 580.68 FEET (580.61' RECORD) TO POINT OF BEGINNING AND CONTAINING 25.522 ACRES OF LAND.

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL DISCUSSION ONLY AND IS BASED UPON LIMITED DUE DILIGENCE.

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

PROJECT
DAVIS TRACT PHASE 1
FM 973 & US 79
WILLIAMSON COUNTY, TEXAS

PROJECT NO.	22016
DWN BY / CHK BY:	DM / WB
DATE	FEBRUARY 29 2024
REVISED	June 14, 2024

SHEET
2 of 3

C:\Users\Will Buzzelli\OneDrive - Viewpoint Engineering\VPE3\PROJ\22016 DAVIS TRACT\DRAWINGS\CONST DWGS\[22016 PHELIM-PLAT]] WILL BUZZELLI]] 6/14/2024 4:27 PM

RESIDENTIAL LOTS

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	A	6,910	0.159
2	A	5,417	0.124
3	A	5,417	0.124

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	B	6,287	0.144
2	B	4,800	0.110
3	B	4,800	0.110
4	B	4,800	0.110
5	B	4,800	0.110
6	B	4,731	0.109
7	B	4,477	0.103
8	B	6,102	0.140

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	C	6,835	0.157
2	C	4,815	0.111
3	C	4,815	0.111
4	C	4,815	0.111
5	C	4,815	0.111
6	C	4,815	0.111
7	C	4,815	0.111
8	C	4,815	0.111
9	C	4,815	0.111
10	C	4,815	0.111
11	C	4,815	0.111
12	C	4,815	0.111
13	C	5,802	0.133
14	C	8,471	0.194

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	D	6,641	0.152
2	D	5,400	0.124
3	D	5,400	0.124
4	D	6,641	0.152

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	E	6,600	0.152
2	E	6,600	0.152
3	E	6,896	0.158

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	F	6,600	0.152
2	F	6,600	0.152
3	F	6,971	0.160

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	G	6,600	0.152
2	G	4,800	0.110
3	G	4,800	0.110
4	G	6,995	0.161

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	H	6,192	0.142
2	H	4,800	0.110
3	H	4,800	0.110
4	H	4,800	0.110
5	H	4,800	0.110
6	H	4,832	0.111
7	H	5,142	0.118
8	H	5,200	0.119
9	H	5,146	0.118
10	H	4,833	0.111
11	H	4,800	0.110
12	H	4,800	0.110
13	H	4,800	0.110
14	H	4,800	0.110
15	H	4,800	0.110
16	H	6,096	0.140

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	I	6,000	0.138
2	I	4,918	0.113
3	I	5,241	0.120
4	I	4,999	0.115
5	I	4,918	0.113
6	I	4,918	0.113
7	I	4,918	0.113
8	I	4,918	0.113
9	I	4,918	0.113
10	I	4,918	0.113
11	I	4,918	0.113
12	I	4,918	0.113
13	I	4,918	0.113
14	I	4,918	0.113
15	I	6,011	0.138

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	J	8,670	0.199
2	J	5,920	0.136
3	J	6,041	0.139
4	J	6,993	0.161
5	J	6,035	0.139
6	J	6,200	0.142
7	J	6,216	0.143
8	J	5,807	0.133
9	J	6,843	0.157
10	J	8,694	0.200
11	J	5,400	0.124
12	J	5,400	0.124
13	J	6,867	0.158
14	J	6,713	0.154
15	J	6,000	0.138
16	J	8,099	0.186

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	K	6,041	0.139
2	K	4,815	0.111
3	K	4,815	0.111
4	K	4,815	0.111
5	K	4,815	0.111
6	K	4,815	0.111
7	K	4,815	0.111
8	K	4,815	0.111
9	K	5,054	0.116

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	L	6,027	0.138
2	L	4,800	0.110
3	L	4,800	0.110
4	L	6,000	0.138

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	M	6,084	0.140
2	M	4,800	0.110
3	M	4,800	0.110
4	M	6,000	0.138
5	M	6,022	0.138
6	M	4,812	0.110
7	M	4,808	0.110
8	M	6,142	0.141

LOT AREA TABLE			
LOT NO.	Block	SQ. FT.	ACRES
1	N	6,460	0.148
2	N	5,400	0.124
3	N	5,360	0.123

OPEN SPACE/ RESERVE LOTS

LOT AREA TABLE				
LOT NO.	Block	SQ. FT.	ACRES	Type
1	3	1,450	0.033	DRAINAGE RESERVE 5 (DOC #2022074792)
1	4	6,395	0.147	DRAINAGE RESERVE 6 (DOC #2022074792)
1	5	6,529	0.150	DRAINAGE RESERVE 7 (DOC #2021152781)
1	6	5,250	0.121	DRAINAGE RESERVE 8 (DOC #2021152781)
4	A	1,531	0.035	OPEN SPACE LOT
5	D	3,256	0.075	GREEN/OPEN SPACE LOT
4	E	12,543	0.288	GREEN/OPEN SPACE LOT
5	G	10,637	0.244	PARK/OPEN SPACE
16	I	3,290	0.076	PARK/OPEN SPACE
18	J	19,762	0.454	PARK/OPEN SPACE
17	J	6,554	0.150	PEDESTRIAN ACCESS EASEMENT
10	K	3,611	0.083	PEDESTRIAN ACCESS EASEMENT
9	M	4,342	0.100	PEDESTRIAN ACCESS EASEMENT
1	O	8,031	0.184	WASTEWATER EASEMENT
1	P	8,486	0.195	WASTEWATER EASEMENT
1	Q	12,291	0.282	WASTEWATER EASEMENT
1	R	3,171	0.073	WASTEWATER EASEMENT

PRELIMINARY PLAT
FOR
DAVIS TRACT PHASE 1
(PZ-2024-2088)

BEING A 25.52 ACRE TRACT OF LAND SITUATED IN THE REMAINDER 70.664 ACRE "TRACT 2", OUT OF THE LAND JAMES C. EAVES SURVEY, ABSTRACT NO. 214 AND THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY DEED TO TAYLOR 973 LLC AND RECORDED IN DOCUMENT NO. 2021188725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SURVEYOR CERTIFICATION

I, MATTHEW TOMERLIN, R.P.L.S., 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.

_____
MATTHEW TOMERLIN, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6503

ENGINEER CERTIFICATION

I, WILL BUZZELLI, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS DAVIS TRACT PHASE 1 IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL 48491C0541F, EFFECTIVE 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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CITY OF AUSTIN, TRAVIS COUNTY, TEXAS THIS _____ DAY OF _____, 20 _____.

_____
WILLIAM BUZZELLI , P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 133535

STATE OF TEXAS KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY 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., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____, DEPUTY

OWNER/DEVELOPER

STATE OF TEXAS §

COUNTY OF _____ §

I, DHARMA RAJAH, SOLE OWNER OF THE CERTAIN 25.52 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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 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 DAVIS TRACT PHASE 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20___.

_____
DHARMA RAJAH, PRESIDENT
TAYLOR 973, LLC
1345 RICHELIU, LN
HOUSTON, TX 77018

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DHARMA RAJAH, 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 _____, 20___.

_____
NOTARY OF PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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.

_____ _____
DATE
_____, DIRECTOR

PLANNING & ZONING COMMISSION

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS DAVIS TRACT PHASE 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

PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL DISCUSSION ONLY AND IS BASED UPON LIMITED DUE DILIGENCE.

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

PROJECT
DAVIS TRACT PHASE 1
FM 973 & US 79
WILLIAMSON COUNTY, TEXAS

PROJECT NO.	22016
DWN BY / CHK BY:	DM / WB
DATE	FEBRUARY 29 2024
REVISED	June 14, 2024

SHEET
3 of 3

C:\Users\Will Buzzelli\OneDrive - Viewpoint Engineering\PFLS\ACAD\22016 DAVIS TRACT\DRAWINGS\CONST DOCS\22016 PHASE-PLAT 1.DWG
BUZZELLI | 6/14/2024 4:16 PM

City of Taylor
PZ-2024-2150
Park 79 Commerce Center Final Plat
Staff Report

Item Details

Agenda No.	5
Requested Action:	Consider Conditional Approval of Park 79 Commerce Center Final Plat (previously Taylor Tract)
Address/Location:	Generally located at 14501 Highway 79
Legal Description:	Approximately 69.015 acres 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 Acreage
Applicant:	Trevor Riek, Pape-Dawson Engineers
Case History:	This is the second submission of the final plat.
Staff Recommendation:	The submitted Final Plat partially meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed Final Plat pending compliance with all outstanding comments listed in the Comment Review Letter dated 07/01/2024.

Attachments

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

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

Trevor Riek
Pape-Dawson Engineers
10801 N Mopac Expy, Bldg 3, Ste 200
Austin TX 78759
triek@pape-dawson.com

Date: Monday, July 1, 2024

Address: 14501 HWY 79, Taylor 76574

Permit Number PZ-2024-2150

Dear Trevor Riek,

Staff has completed its review of Park 79 Commerce Center Taylor Tract - Final Plat, that is to be generally located at 14501 HWY 79, Taylor, TX 76574. The Park 79 Commerce Center (Taylor Tract) is granted Conditional Approval pending the comments listed below.

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.

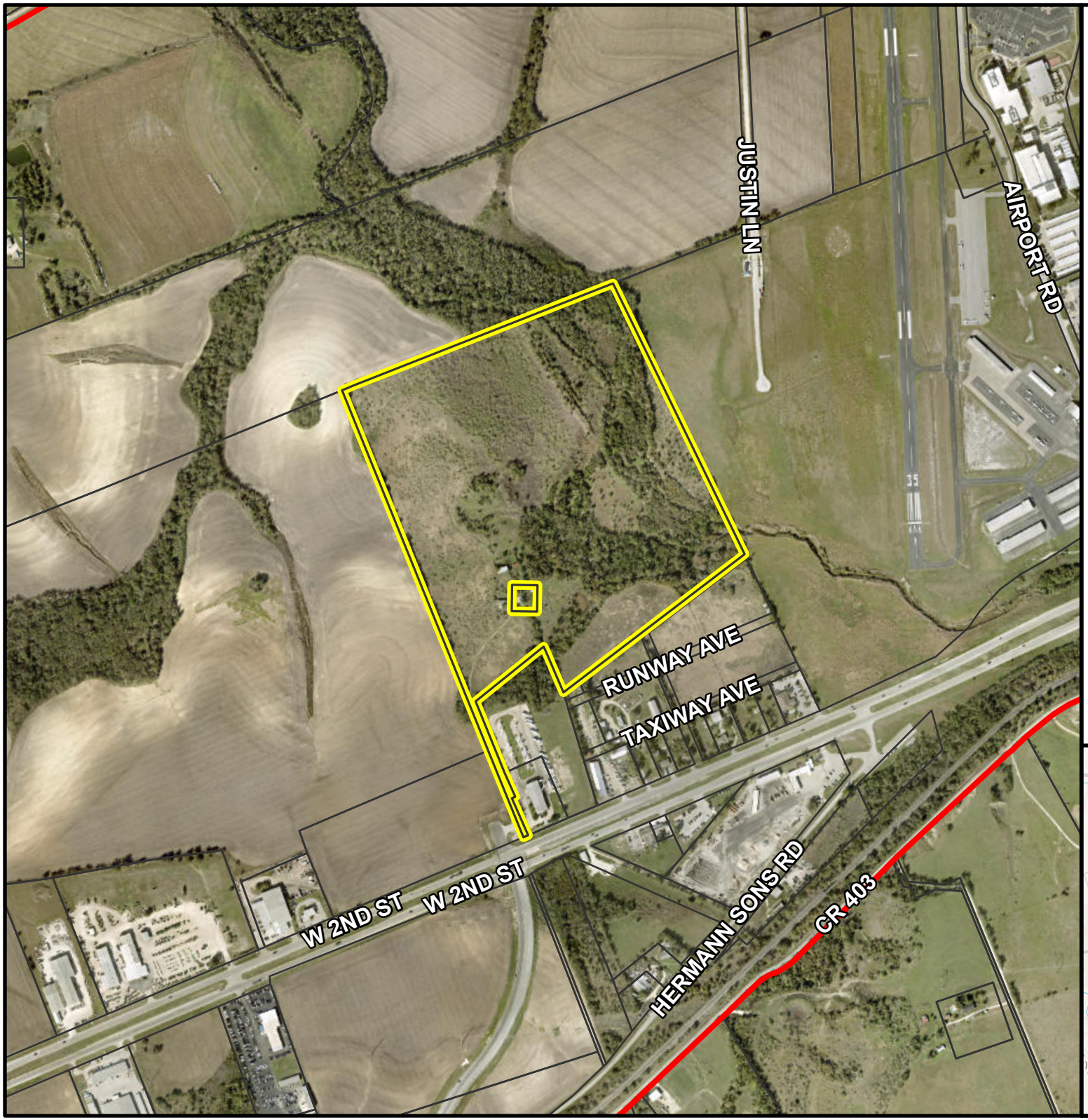
1. All outstanding Plat Review Comment were adequately addressed.
2. Conditional Approval - pending the submission, review and acceptance of a Performance Bond.

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,

CPeres

Courtney Peres, CNU-A
Planning Manager
City of Taylor

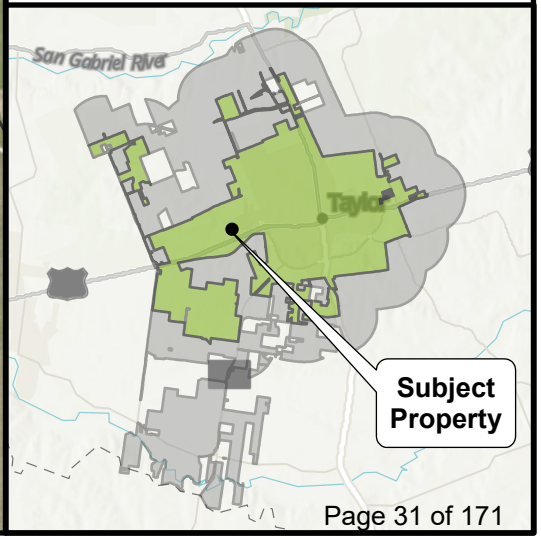


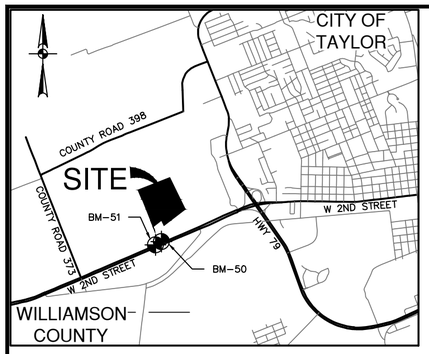
PZ-2024-2150

14511 Hwy 79
Final Plat
Location Map
Approximately 70.1 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 750 1,500
Feet





LOCATION MAP

1" = 5000'

FINAL PLAT OF PARK 79 COMMERCE CENTER

A 69.015 ACRE TRACT OF LAND, BEING OUT OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR 79, LLC, RECORDED IN 2024004167 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS.

OWNER: TAYLOR 79, LLC
ADDRESS: 1720 S. BELLAIRE STREET
DENVER, CO 80222

ACREAGE: 69.015 ACRES
LOTS ACREAGE: 65.337 ACRES
ROW ACREAGE: 3.678 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

PATENT SURVEY: HG JOHNSON SURVEY,
SECTION NO. 6,
ABSTRACT NO. 348

BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.99988

BM-50
SET MAGNAIL ON CONCRETE SIDEWALL
ON THE NORTH SIDE OF W 2ND STREET.
GRID NORTHING: 10180398.0'
GRID EASTING: 3204030.2'
ELEVATION = 609.87'
NAVD 88 (GEOID03)

BM-51
SET MAGNAIL ON CONCRETE BASE ON TRAFFIC LIGHT
ON THE NORTH SIDE OF W 2ND STREET.
GRID NORTHING: 10180241.5'
GRID EASTING: 3203752.1'
ELEVATION = 607.83'
NAVD 88 (GEOID03)

SUBMITTAL DATE: MARCH 1, 2024
DATE OF PLANNING AND ZONING COMMISSION REVIEW:

LOT SUMMARY
TOTAL NUMBER OF BLOCKS : 2
COMMERCIAL LOTS: 3
DRAINAGE RESERVE LOT: 2

EASEMENT NOTE:

1. DRAINAGE EASEMENTS ON FACE OF PLAT LOCATED OUTSIDE OF ROW WILL BE MAINTAINED BY OWNER'S ASSOCIATION. DRAINAGE EASEMENT THAT ENCOMPASSES THE DETENTION FACILITY SHALL INCLUDE THE ENTIRE FACILITY ALONG WITH REQUIRED MAINTENANCE AREA WITHIN 15-FT FROM ALL SIDES TAKEN FROM TOP OF BANK ALONG WITH MAINTENANCE ACCESS.

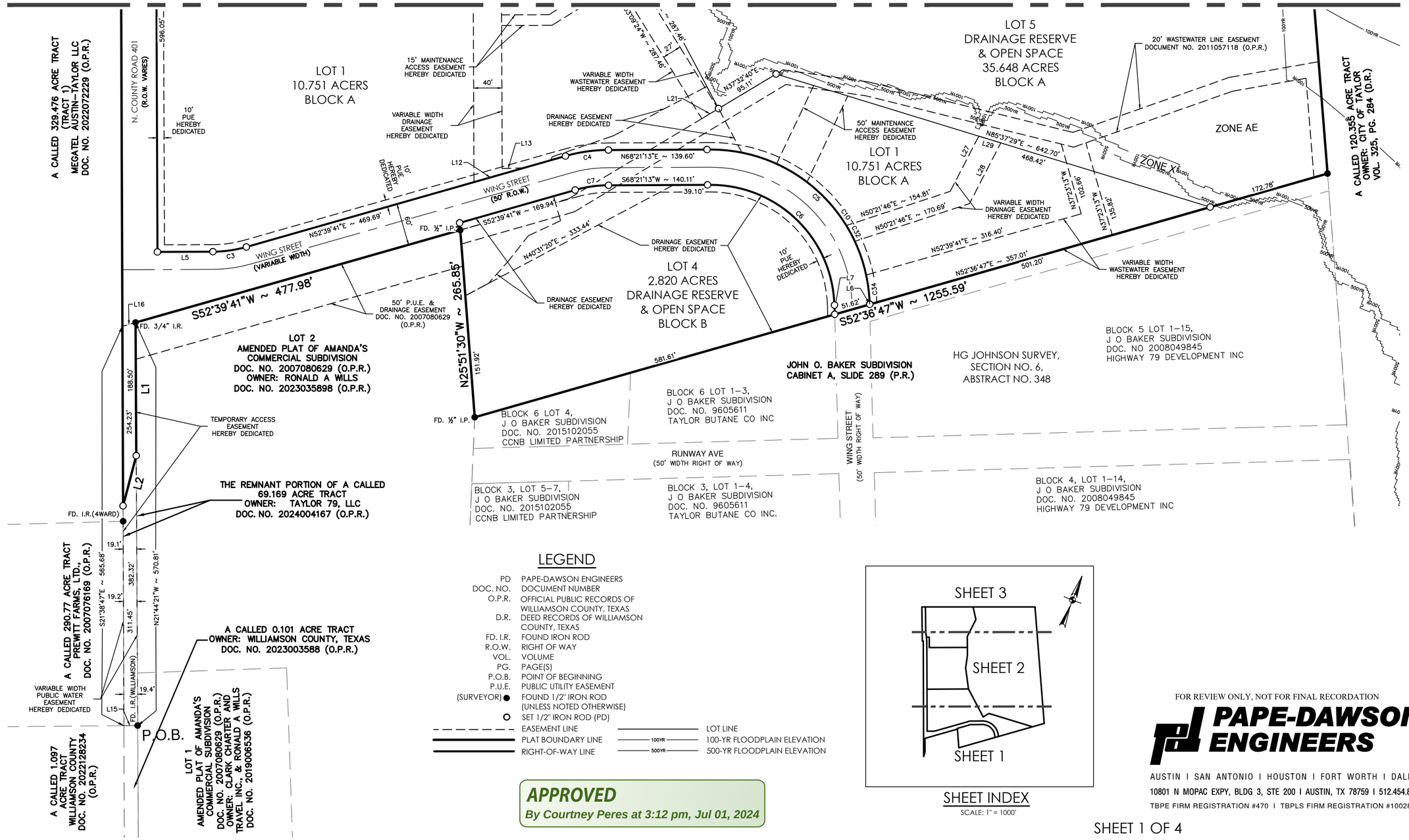
0' 100' 200' 300'

SCALE: 1"= 100'

LOT & BLOCK TABLE			
LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT TYPE
BLOCK A LOT 1	468,333	10.751	COMMERCIAL
BLOCK A LOT 2	339,346	7.790	COMMERCIAL
BLOCK A LOT 3	362,759	8.328	COMMERCIAL
BLOCK B LOT 4	122,837	2.820	OPEN SPACE
BLOCK A LOT 5	1,552,815	35.648	OPEN SPACE

STREET R.O.W. DEDICATION TABLE			
STREET NAME	LENGTH (FT.)	AREA (SQ. FT.)	AREA (ACRES)
WING ST	1,161	61,000	1.400
N. CR 401	1,860	95,262	2.186

MATCHLINE - SEE SHEET 2 OF 4



LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
O	SET 1/2" IRON ROD (PD)
	EASEMENT LINE
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
100YR	100-YR FLOODPLAIN ELEVATION
500YR	500-YR FLOODPLAIN ELEVATION

APPROVED
By Courtney Peres at 3:12 pm, Jul 01, 2024

SHEET INDEX

SCALE: 1" = 1000'

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

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

SHEET 1 OF 4

TAYLOR TRACT

Survey Job No. 51429-00

Date: Jun 18, 2024, 3:41pm User ID: jwolf
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FINAL PLAT
OF
PARK 79 COMMERCE CENTER

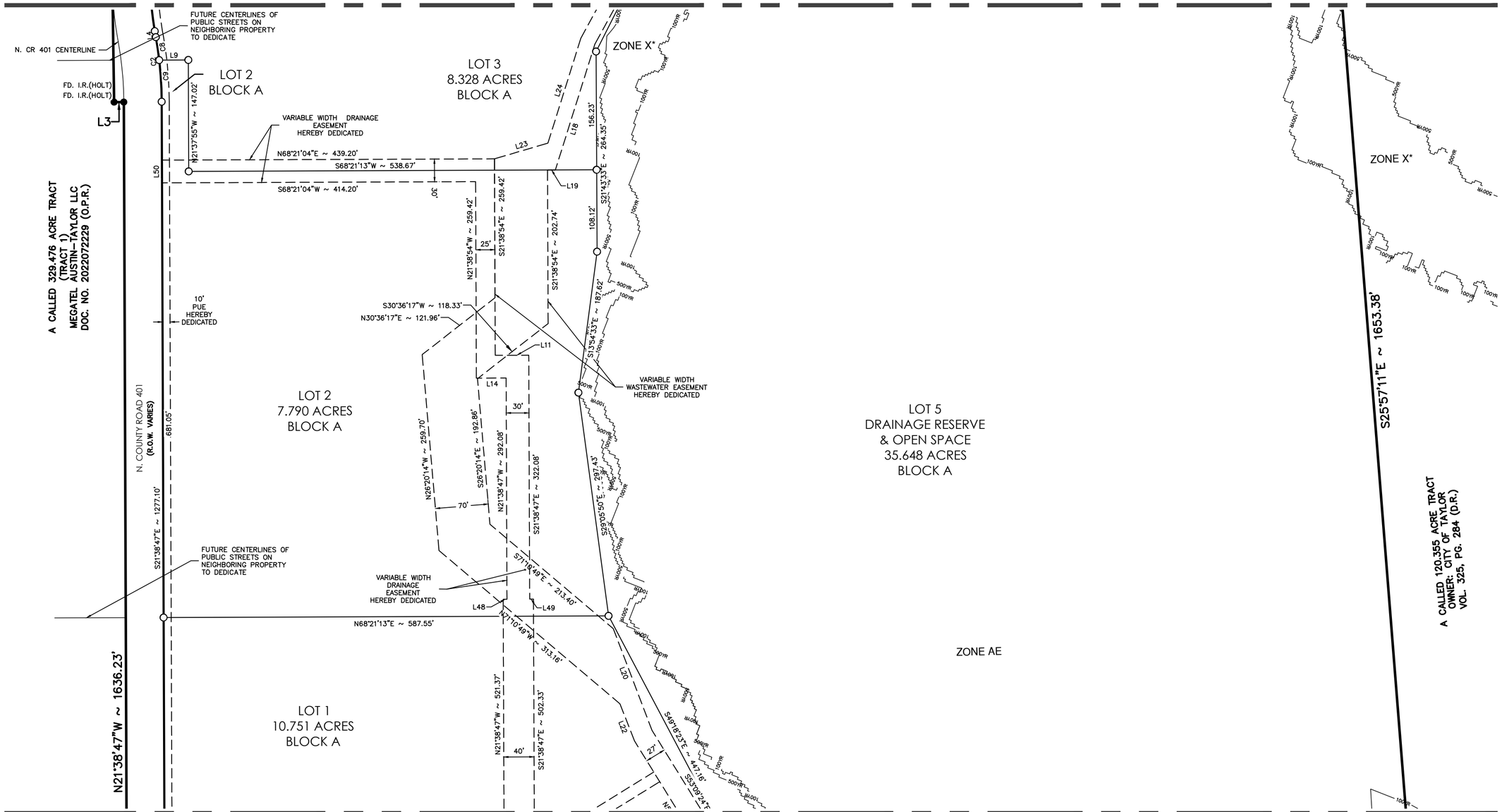
A 69.015 ACRE TRACT OF LAND, BEING OUT OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR 79, LLC, RECORDED IN 2024004167 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS.

0' 100' 200' 300'

SCALE: 1"= 100'

TAYLOR TRACT

MATCHLINE - SEE SHEET 3 OF 4



MATCHLINE - SEE SHEET 1 OF 4

LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
- - - - - -	EASEMENT LINE
———	PLAT BOUNDARY LINE
———	RIGHT-OF-WAY LINE
———	LOT LINE
——— 100YR ———	100-YR FLOODPLAIN ELEVATION
——— 500YR ———	500-YR FLOODPLAIN ELEVATION

EASEMENT NOTE:

1. DRAINAGE EASEMENTS ON FACE OF PLAT LOCATED OUTSIDE OF ROW WILL BE MAINTAINED BY OWNER'S ASSOCIATION.

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

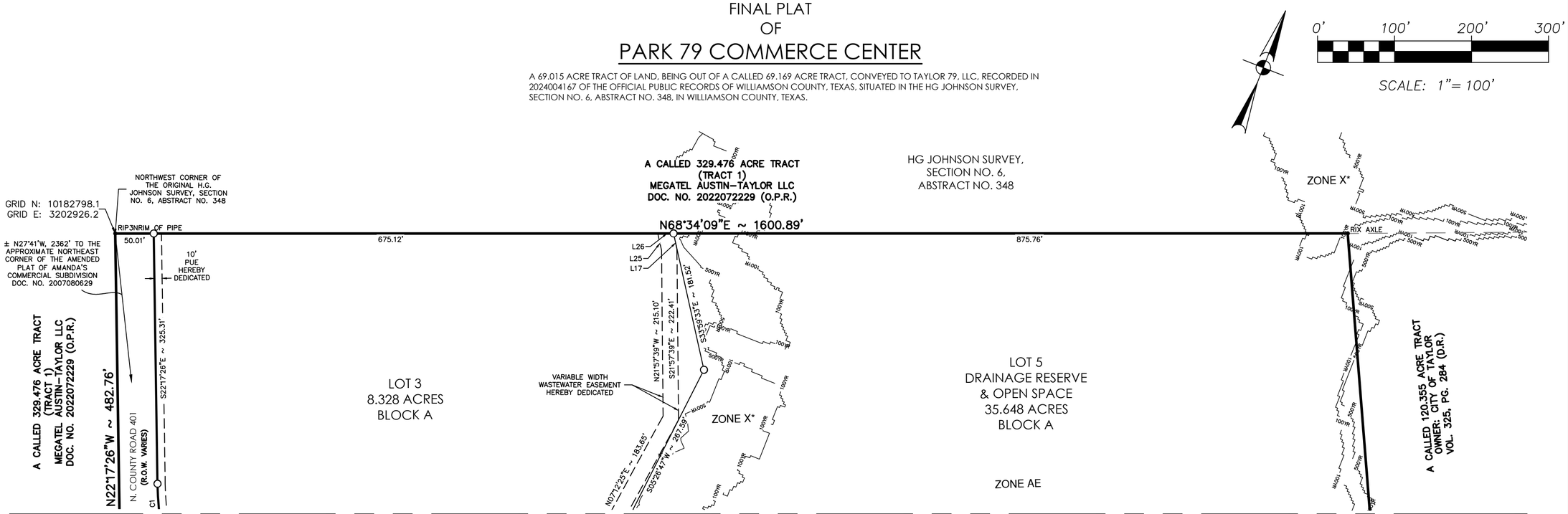
PAPE-DAWSON ENGINEERS
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TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Survey Job No. 51429-00

Date: Jun 18, 2024, 3:45pm User ID: jwolf
File: H:\Survey\Civil\51429-00\Plat\TaylorTract\PL51429-00_R.dwg

FINAL PLAT
OF
PARK 79 COMMERCE CENTER

A 69.015 ACRE TRACT OF LAND, BEING OUT OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR 79, LLC, RECORDED IN 2024004167 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SEE SHEET 2 OF 4

FIELD NOTES
FOR

A 69.015 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 69.28 ACRE TRACT, CONVEYED TO TAYLOR TEXAS HOLDINGS, INC., RECORDED IN DOCUMENT NO. 2008053881 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS. SAID 69.015 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron pipe found on the east boundary line of Lot 2, Amended Plat of Amanda's Commercial Subdivision, a subdivision according to the plat recorded in Document No. 2007080629 of the Official Public Records of Williamson County, Texas, conveyed to Ronald A Wills, recorded in Document No. 2023035898 of said Official Public Records, said point being the northwest corner of John O. Baker Subdivision, a subdivision according to the plat recorded in Cabinet A, Slide 289 of the Plat Records of Williamson County, Texas, same being the southernmost southwest corner of the Remnant Portion of said 69.28-acre tract for an angle point and **POINT OF BEGINNING** hereof;

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

THENCE S 52°39'41" W, with the north boundary line of said Lot 2, same being a south boundary line of the Remnant Portion of said 69.28-acre tract, distance of distance of **477.98 feet** to a ¾" iron rod found on the northwest corner of said Lot 2, same being an interior ell corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

THENCE S 21°44'21" E, with the west boundary line of said Lot 2, same being the east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **188.50 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof;

THENCE S 06°42'06" E, departing the west boundary line of said Lot 2, through the interior of the Remnant Portion of said 69.28-acre tract, a distance of **73.45 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the east boundary line of a called 329.476 acre tract (Tract 1), conveyed to Megatel Austin-Taylor, LLC, recorded in Document No. 2022072229 of said Official Public Records, same being the west boundary line of the Remnant Portion of said 69.28-acre tract for the southwest corner hereof;

THENCE, with the east boundary line of said 329.476-acre tract, same being the west boundary line of the Remnant Portion of said 69.28-acre tract, the following three (3) courses and distances:

1. **N 21°38'47" W**, a distance of **1636.23 feet** to an iron rod with cap marked "Holt" found for an angle point hereof,
2. **S 68°24'01" W**, a distance of **12.77 feet** to an iron rod with cap marked "Holt" found for an angle point hereof, and
3. **N 22°17'26" W**, a distance of **482.76 feet** to a 3" iron found on an interior ell corner of said 329.476-acre tract, same being the northwest corner of the Remnant Portion of said 69.28-acre tract for the northwest corner hereof,

THENCE N 68°34'09" E, with a south boundary line of said 329.476-acre tract, same being the north boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **1600.89 feet** to an axle found on the northwest corner of a called 120.355-acre tract, conveyed to City of Taylor, recorded in Volume 325, Page 284 of the Deed Records of Williamson County, Texas, same being the northeast corner of the Remnant Portion of said 69.28-acre tract for the northeast corner hereof;

THENCE S 25°57'11" E, departing the south boundary line of said 329.476-acre tract, with the west boundary line of said 120.355-acre tract, same being the east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **1653.38 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the northeast corner of said John O. Baker Subdivision, same being a southeast corner of the Remnant Portion of said 69.28-acre tract for the easternmost southeast corner hereof;

THENCE S 52°36'47" W, departing the west boundary line of a said 120.355-acre tract, with the north boundary line of said John O. Baker Subdivision, same being the south boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **1255.59 feet** to the **POINT OF BEGINNING** and containing 69.015 acres in Williamson County, Texas.

NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; GAS: ATMOS ENERGY.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0533F, EFFECTIVE DATE OF DEC. 20, 2019.
4. A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE TAYLOR MADE LAND DEVELOPMENT CODE (2023-55), AND THIS SUBDIVISION IS SUBJECT TO THE SAME ORDINANCE FOR DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
6. ALL RESERVES ARE DEDICATED TO AND TO BE MAINTAINED BY THE OWNER'S ASSOCIATION.
7. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITIES IN THE DEVELOPMENT. SAID AGREEMENT IS TO BE DONE BY SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
8. MINIMUM FIRE FLOW OF 1,500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.

EASEMENT NOTE:

1. DRAINAGE EASEMENTS ON FACE OF PLAT LOCATED OUTSIDE OF ROW WILL BE MAINTAINED BY OWNER'S ASSOCIATION.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S21°44'21"E	188.50'
L2	S06°42'06"E	73.45'
L3	S68°24'01"W	12.77'
L4	S31°28'02"E	8.02'
L5	N68°21'13"E	78.63'
L6	S22°59'35"E	0.32'
L7	N22°59'35"W	13.12'
L8	S25°51'30"E	10.20'
L9	S68°22'05"W	38.48'
L11	N68°21'13"E	44.29'
L12	S52°39'41"W	74.13'
L13	N66°30'34"E	31.39'
L14	S68°21'13"W	39.29'
L15	S68°04'19"W	19.56'
L16	S52°39'41"W	19.36'
L17	S33°59'33"E	20.36'
L18	S03°59'12"E	173.98'
L19	S68°21'13"W	10.33'
L20	S42°15'48"E	143.58'
L21	S37°32'40"W	27.00'

LINE TABLE

LINE #	BEARING	LENGTH
L22	N42°43'43"W	52.47'
L23	N52°10'05"E	73.56'
L24	N03°59'12"W	145.05'
L25	N33°59'33"W	22.71'
L27	N05°52'35"E	88.07'
L28	N05°52'36"E	96.90'
L29	N85°37'29"E	32.59'
L48	N68°21'13"E	5.00'
L49	N68°21'13"E	5.00'
L50	N21°38'47"W	30.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	400.00'	009°10'36"	S26°52'44"E	64.00'	64.07'
C2	500.00'	009°49'16"	S26°33'25"E	85.60'	85.70'
C3	175.00'	015°41'33"	N60°30'27"E	47.78'	47.93'
C4	225.00'	015°41'33"	N60°30'27"E	61.43'	61.62'
C5	225.26'	089°41'47"	S67°53'58"E	317.73'	352.65'
C6	175.26'	089°50'09"	N67°58'37"W	247.50'	274.80'
C7	175.00'	015°41'33"	S60°30'27"W	47.78'	47.93'
C8	500.00'	003°30'50"	S29°42'38"E	30.66'	30.66'
C9	500.00'	006°18'26"	S24°48'00"E	55.01'	55.04'
C10	225.26'	078°59'01"	N62°32'35"W	286.52'	310.53'
C32	225.25'	006°27'43"	N49°41'57"W	25.39'	25.40'
C34	225.26'	010°34'24"	N28°20'17"W	41.51'	41.57'

LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
– – – – – –	EASEMENT LINE
———	LOT LINE
———	PLAT BOUNDARY LINE
——— 100YR ———	100-YR FLOODPLAIN ELEVATION
———	RIGHT-OF-WAY LINE
——— 500YR ———	500-YR FLOODPLAIN ELEVATION

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT

Survey Job No. 51429-00

Date: Jun 18, 2024, 3:42pm User ID: jwolf
File: H:\Survey\CIVIL\51429-00\Plat\TaylorTract\PLS1429-00_SR.dwg

FINAL PLAT
OF
PARK 79 COMMERCE CENTER

A 69.015 ACRE TRACT OF LAND, BEING OUT OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR 79, LLC, RECORDED IN 2024004167 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS.

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

I, TAYLOR 79, LLC., SOLE OWNER OF THE CERTAIN 69.169 ACRE TRACT OF LAND , SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2024004167 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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 TO THE STREETS, 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 THE PARK 79 COMMERCE CENTER.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20 ___.

TAYLOR 79, LLC

BY: _____
GORDON DOUGLASS WILEY, II

1720 S. BELLAIRE STREET
DENVER, CO 80222

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

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 _____, 20_____.

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

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

I, PARKER J. GRAHAM, LICENDSED 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 AUSTIN, TRAVIS COUNTY, TEXAS, THIS 19th DAY OF APRIL, 2024.

_____ _____
PARKER J. GRAHAM DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

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

I, MARK A. RAMSEUR, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, COMMUNITY PANEL NUMBERS, 48491C0533F, 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. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY OF TAYLOR.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _____, 20_____.

_____ _____
MARK A. RAMSEUR, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 88748
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

THIS SUBDIVISION TO BE KNOWN AS TAYLOR TRACT HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, 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

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 FIXED 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. THE 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
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I,_____, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ___.M., AND DULY RECORDED THIS THE ___ DAY OF _____, 20____, A.D., AT ___ O'CLOCK, ___.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

_____, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY:_____, DEPUTY

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

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

TAYLOR TRACT

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Date: Jun 18, 2024, 3:42pm User ID: jwolf
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City of Taylor
PZ-2024-2172
Spring Creek Phase 2 Final Plat
Staff Report

Item Details

Agenda No.	6
Requested Action:	Consider Disapproval of Spring Creek Phase 2 Final Plat
Address/Location:	Generally located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard
Legal Description:	Approximately 20.40 acres of land, legally described as land part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, Taylor, Williamson County, Texas
Current Zoning:	P2.5 – Large Lot with a Planned Development Overlay Zoning
Current Use:	Vacant Acreage
Applicant:	Aimee Chavez, Pape-Dawson Engineers
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 Plat

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

Aimee Chavez
Pape-Dawson Consulting Engineers LLC
10801 N Mopac Expy., Bldg. 3, Ste. 200
Austin TX 78759
achavez@pape-dawson.com

Date: Monday, July 1, 2024

Address: CR 367, Taylor 76574

Permit Number PZ-2024-2172

Dear Aimee Chavez,

Staff has completed its review of Spring Creek Phase 2 Final Plat that is to be generally located at CR 367, 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 Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres by email at courtney.peres@taylortx.gov.

1. Page 1 - Remove "Date of Planning & Zoning Commission Review"
2. Page 1 - Block 2, Lot 44 – Confirm if Curve 50 is associated with Lot 44 lot width (just difficult to see).
3. Page 1 - Suggestion to hatch/dot etc. the reserve/open space areas to best distinguish their location (i.e., Reserve 9 difficult to determine where the reserve ends).
4. Page 1 - Roadway intersections should be at right angles (as applicable). See Approved Preliminary Plat (PZ-2020-1260).

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 of the permit page to download a PDF copy containing engineering comments.

Final Plat – Engineering Review 01

General

1. Submit performance bond in accordance to Taylor LDC 3.6.4.4 FINAL PLAT.

Sheet 1 of 3

1. Easement is no longer needed in dedicated ROW area
2. Verify and show existing easement along Reserve area
3. Show drainage easement
4. Show water easement
5. Show drainage easement
6. Update document number when available
7. Verify if P&Z review date is needed on the plat. Remove if not necessary

Sheet 2 of 3

1. Metes & Bounds – Pt. 1 Par. 2 - This course should be describing curve C20
2. Metes & Bounds – Pt. 2 Par. 4 - This course should be describing curve C25

Sheet 3 of 3

1. Engineer’s Certification – Update “registered” to “licensed”.

2. Owner's Certification – Remove brackets from lien holder portion.
3. P&Z Certification - Provide a line for signature and another one for printed text. Allow enough room for each part.
4. Director of Dev. Services Certification - Provide a line for signature and another one for printed text. Allow enough room for each part.

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.

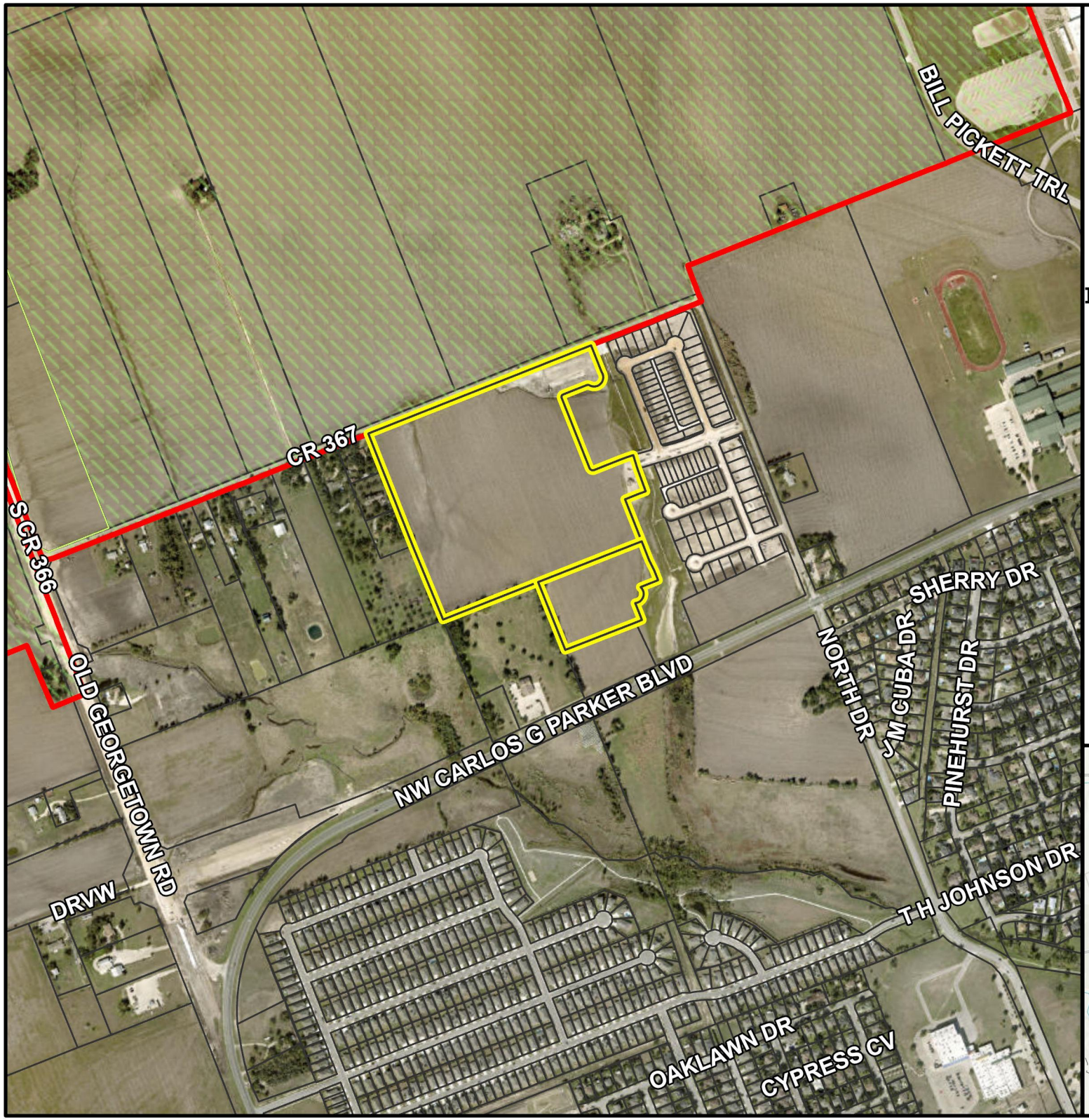
1. No comment pertaining to the final plat.

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,

CPeres

Courtney Peres, CNU-A
Planning Manager
City of Taylor

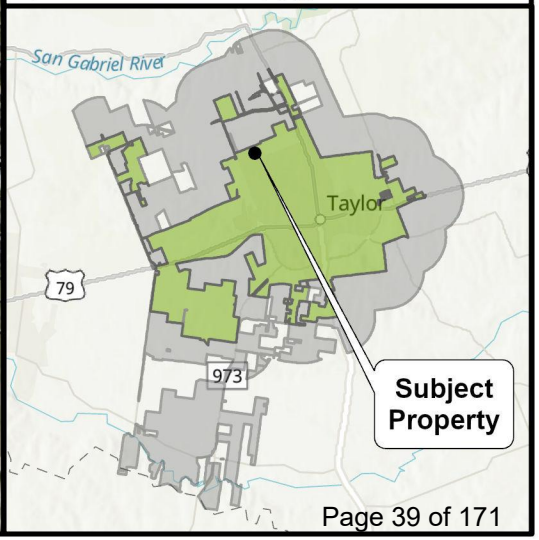


PZ-2024-2172

Intersection of North Dr and NW Carlos G. Parker Blvd
Neighborhood Plan
Final Plat
Approximately 35.9 acres

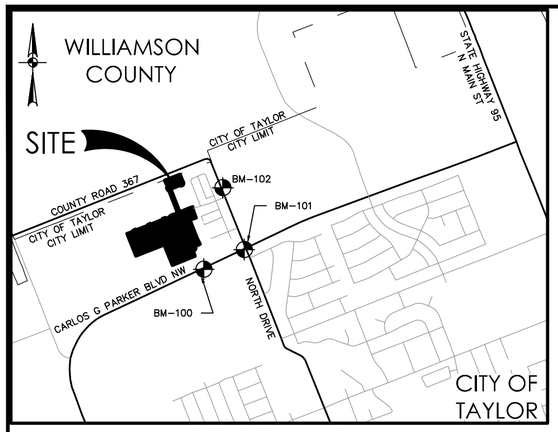
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 760 1,520
Feet



SPRING CREEK, PHASE 2 FINAL PLAT

FINAL PLAT CONSISTING OF A 20.399 ACRE TRACT OF LAND, BEING ALL OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND A PORTION OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.



LOCATION MAP

SCALE: 1" = 2000'

OWNER: BRIGHTLAND HOMES, LTD.
ADDRESS: BARTON CREEK PLAZA III
3815 SOUTH CAPITAL OF TEXAS HWY.
SUITE 275
AUSTIN, TX 78704
(512) 330-9366

ACREAGE: 20.399 ACRES
LOTS ACREAGE: 14.015 ACRES
ROW ACREAGE: 6.384 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

PATENT SURVEY: WILLIAM J. BAKER SURVEY,
SECTION NO. 2,
ABSTRACT NO. 65

SUBMITTAL DATE: MAY 31, 2024

DATE OF PLANNING AND ZONING COMMISSION REVIEW:

LINEAR FEET OF NEW STREET	LENGTH	TYPE
HARWELL DRIVE:	344 LF	(RESIDENTIAL)
JONESY DRIVE:	315 LF	(RESIDENTIAL)
OUACHITA DRIVE:	275 LF	(RESIDENTIAL)
SANDERS DRIVE:	876 LF	(RESIDENTIAL)
SLIVENSKY DRIVE:	1327 LF	(RESIDENTIAL)
STEELE DRIVE:	329 LF	(RESIDENTIAL)
TRIBUTE BOULEVARD:	1320 LF	(COLLECTOR)
WETZEL DRIVE:	540 LF	(RESIDENTIAL)
TOTAL:	5324 LF	

LOT SUMMARY
TOTAL NUMBER OF BLOCKS : 6
SINGLE FAMILY LOTS: 98

BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.9998800143982722

BM-100
SET CHISELED SQUARE ON CONCRETE HEADWALL
ON THE NORTH SIDE OF CARLOS G. PARKER BLVD.
GRID NORTHING: 10192066.3'
GRID EASTING: 3208199.2'
ELEVATION = 598.81'
NAVD 88 (GEOID18)

BM-101
SET CHISELED SQUARE ON CONCRETE
PAD FOR TRAFFIC CONTROL BOX NEAR THE
NORTHWEST CORNER OF CARLOS G. PARKER BLVD.
AND NORTH DRIVE
GRID NORTHING: 10192433.2'
GRID EASTING: 3208951.5'
ELEVATION = 608.04'
NAVD 88 (GEOID18)

BM-102
SET 5/8" I.R. WITH RED CAP (TRAVERSE)
ON THE EAST SIDE OF NORTH DRIVE
GRID NORTHING: 10193583.7'
GRID EASTING: 3208554.8'
ELEVATION = 609.86'
NAVD 88 (GEOID18)

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

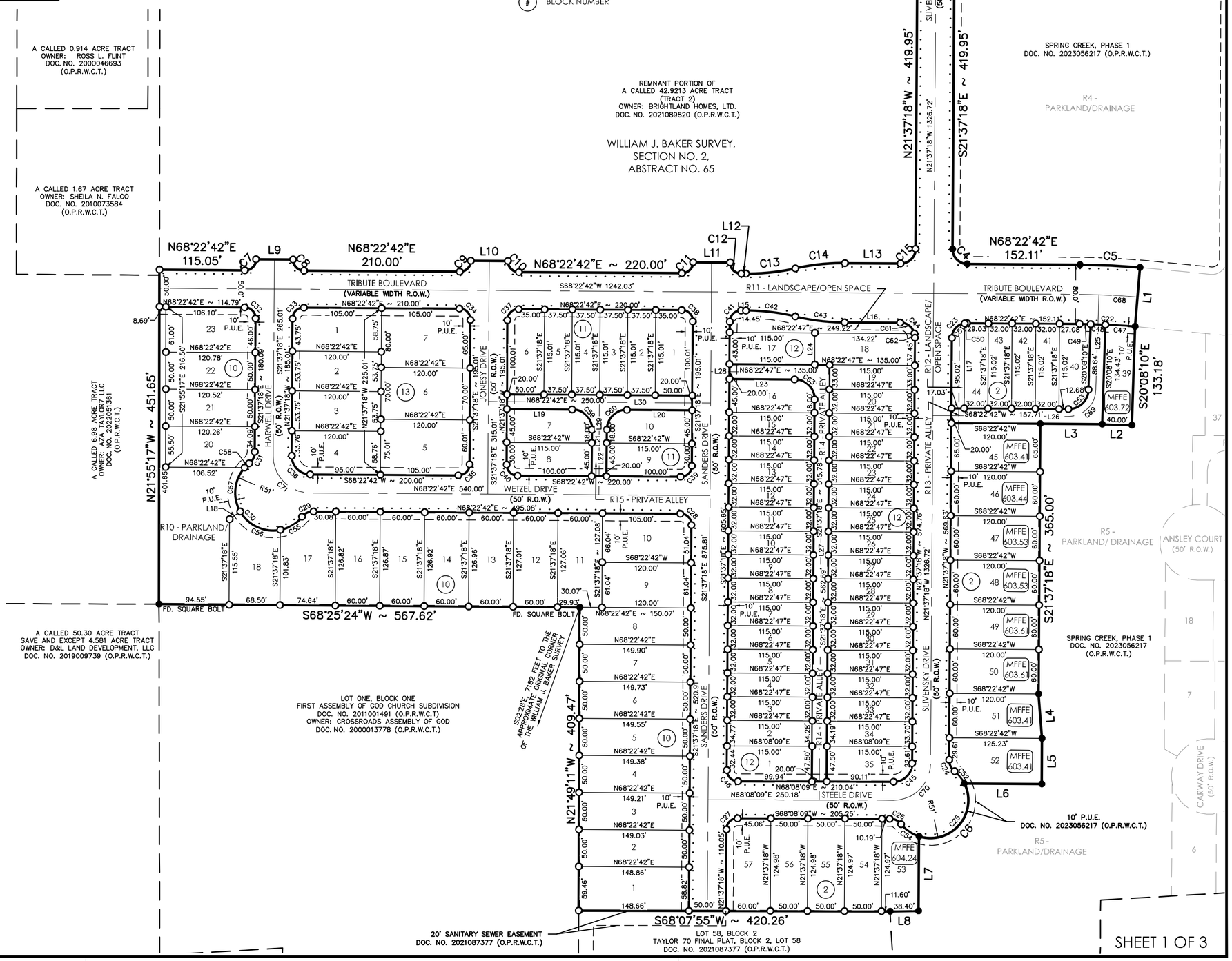
LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC. NO.	DOCUMENT NUMBER
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
	EASEMENT LINE
	ROAD CENTERLINE
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SIDEWALK
(#)	BLOCK NUMBER

0' 100' 200' 300'

SCALE: 1"= 100'





SHEET 1 OF 3

SPRING CREEK, PHASE 2
Survey Job No. 51265-02

Date: May 20, 2024, 12:15pm User ID: DRodriguez
File: H:\Survey\CIVIL\51265-02\Plat\SPRING CREEK PHASE 2\PL_51265502_PH2.dwg

FIELD NOTES
FOR

FINAL PLAT CONSISTING OF A 20.399 ACRE TRACT OF LAND, BEING ALL OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND BEING A PORTION OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS. SAID 20.399 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00;

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found on the south right-of-way line of County Road 367, a 50 foot right-of-way, said point being the northwest corner of Spring Creek, Phase 1, a subdivision according to the plat recorded in Document No. 2023056217 of the Official Public Records of Williamson County, Texas, same being the northeast corner of the Remnant Portion of said 42.9213-acre tract for the northeast corner and POINT OF BEGINNING hereof;

THENCE, departing the south right-of-way line of said County Road 367, with the west boundary line of said Spring Creek, Phase 1, same being the east boundary line of the Remnant Portion of said 42.9213-acre tract, the following thirteen (13) courses and distances:

1. S 21°37'18" E, a distance of 161.54 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
2. along the arc of a curve to the right having a radius of 51.00 feet, a central angle of 152°30'16", a chord bearing and distance of S 42°47'41" W, 99.08 feet, an arc length of 135.75 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature hereof,
3. along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 50°40'08", a chord bearing and distance of N 86°17'15" W, 17.12 feet, an arc length of 17.69 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
4. S 68°22'42" W, a distance of 140.17 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
5. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 23°22'42" W, 21.21 feet an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
6. S 21°37'18" E, a distance of 419.95 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
7. along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 66°37'18" E, 28.28 feet, an arc length of 31.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
8. N 68°22'42" E, a distance of 152.11 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
9. along the arc of a curve to the right having a radius of 1040.00 feet, a central angle of 04°28'16", a chord bearing and distance of N 70°36'50" E, 81.14 feet an arc length of 81.16 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
10. S 17°09'02" E, a distance of 80.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
11. S 20°08'10" E, a distance of 133.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
12. S 69°51'50" W, a distance of 40.00 feet a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
13. S 68°22'42" W, a distance of 83.51 feet a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,

THENCE S 21°37'18" E, continuing with the east boundary line of the Remnant Portion of said 42.9213-acre tract, in part with the east boundary line of the Remnant Portion of said 20.9098 acre tract, same being the west boundary line of said Spring Creek, Phase 1, a distance of 365.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof;

THENCE, continuing with the east boundary line of the Remnant portion of said 20.9098 acre tract, same being the west boundary line of said Spring Creek, Phase 1, the following six (6) courses and distances:

1. S 26°36'25" E a distance of 60.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
2. S 21°37'18" E a distance of 61.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
3. S 68°22'42" W a distance of 104.73 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
4. along the arc of a curve to the right having a radius of 51.00 feet, a central angle of 133°56'49", a chord bearing and distance of S 18°30'34" W, 93.87 feet, an arc length of 119.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof;
5. S 21°37'18" E a distance of 100.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southernmost southeast corner hereof, and
6. S 67°26'21" W a distance of 38.40 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the northeast corner of Lot 58, Block 2, Taylor 70 Final Plat, Block 2, Lot 58, a subdivision according to the plat recorded in Document No. 2021087377 of said Official Public Records, said point being a northwest corner of said Spring Creek, Phase 1, same being on the south boundary line of the Remnant Portion of said 20.9098-acre tract,

THENCE S 68°07'55" W, departing the west boundary line of said Spring Creek, Phase 1, with the north boundary line of said Lot 58, Block 2, same being the south boundary line of the Remnant Portion of said 20.9098-acre tract, a distance of 420.26 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the east boundary line of the Remnant portions of Lot One, Block One, First Assembly of God Church Subdivision, a subdivision according to the plat recorded in Document No. 2011001491 of said Official Public Records, said point being the northwest corner of said Lot 58, Block 2, same being the southwest corner of the Remnant Portion of said 20.9098-acre tract for the southernmost southwest corner hereof;

THENCE N 21°49'11" W, departing the north boundary line of said Lot 58, Block 2 with the east boundary line of said Lot One, Block One, same being the west boundary line of the Remnant Portion of said 20.9098-acre tract, a distance of 409.47 feet to a square bolt found on the south boundary line of the Remnant Portion of said 42.9213-acre tract, said point being the northeast corner of said Lot One, Block One, same being the northwest corner of the Remnant Portion of said 20.9098-acre tract for an interior point hereof;

THENCE S 68°25' 24" W, departing the west boundary line of the Remnant Portion of said 20.9098-acre tract, with the north boundary line of said Lot One, Block One, same being the south boundary line of the Remnant Portion of said 42.9213-acre tract, a distance of 567.62 feet to a square bolt found on the northeast corner of a called 50.30-acre tract, save and except a 4.581 acre tract, recorded in Document No. 2019009739 of said Official Public Records, said point being the southeast corner of a called 6.98-acre tract, recorded in Document No. 2022051361 of said Official Public Records, same being the northwest corner of said Lot One, Block One, and the southwest corner of the Remnant Portion of said 42.9213-acre tract for the westernmost southwest corner hereof;

THENCE N 21°55'17" W, departing the north boundary line of Lot One, Block One, and said 50.30-acre tract, with the east boundary line of said 6.98-acre tract, in part with the east boundary line of a called 1.67-acre tract, recorded in Document No. 2010073584 of said Official Public Records, same being the west boundary line of the Remnant Portion of said 42.9213-acre tract, a distance of 451.65 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the westernmost northwest corner hereof;

THENCE, departing the east boundary line of said 1.67-acre tract, through the interior of the Remnant Portion of said 42.9213-acre tract the following twenty-two (22) courses and distances:

1. N 68°22'42" E, a distance of 115.05 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
2. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,

SPRING CREEK, PHASE 2 FINAL PLAT

FINAL PLAT CONSISTING OF A 20.399 ACRE TRACT OF LAND, BEING ALL OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND A PORTION OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

3. N 68°22'42" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
4. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 66°37'18" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
5. N 68°22'42" E, a distance of 210.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
6. along the arc of a curve to the left with a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
7. N 68°22'42" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
8. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 66°37'18" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
9. N 68°22'42" E, a distance of 220.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof;
10. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
11. N 68°22'42" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
12. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 66°37'18" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
13. N 68°22'42" E, a distance of 6.46 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
14. along the arc of a curve to the left having a radius of 300.00 feet, a central angle of 12°50'19", a chord bearing and distance of N 61°57'32" E, 67.08 feet, an arc length of 67.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof,
15. along the arc of a curve to the right having a radius of 300.00 feet, a central angle of 12°50'19", a chord bearing and distance of N 61°57'32" E, 67.08 feet, an arc length of 67.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
16. N 68°22'42" E, a distance of 75.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
17. along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 28.28 feet, an arc length of 31.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
18. N 21°37'18" W, a distance of 419.95 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof;
19. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 66°37'18" W, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
20. N 21°37'18" W a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
21. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof, and
22. N 21°37'18" W, a distance of 132.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the south right-of-way line of said County Road 367, same being the north boundary line of the Remnant Portion of said 42.9213-acre tract for the northernmost northwest corner hereof,

THENCE N 68°22'42" E, with the south right-of-way line of said County Road 367, same being the north boundary line of the Remnant Portion of said 42.9213-acre tract, a distance of 310.00 feet to the POINT OF BEGINNING and containing 20.399 acres in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 50790-82.

NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; GAS: ATMOS ENERGY.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0531F & 48491C0530F, EFFECTIVE DATE OF DEC. 20, 2019.
4. A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE (2020-14) AND TAYLOR MADE LAND DEVELOPMENT CODE (2023-55)
6. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF RESERVE R10.
7. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
8. THIS SUBDIVISION IS SUBJECT ORDINANCE NO. 2020-14, WHICH CONTAINS THE DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
9. MEDIANS ON TRIBUTE BOULEVARD ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE SUBJECT TO AN AGREEMENT WITH THE CITY.
10. ALL RESERVES ARE DEDICATED TO AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF HOUSE CONSTRUCTION ADJACENT TO ALL RESIDENTIAL LOTS. THE DEVELOPER SHALL CONSTRUCT A 5' SIDEWALK AT THE TIME OF SUBDIVISION IMPROVEMENTS ADJACENT TO ALL NON-RESIDENTIAL LOTS.
12. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITIES IN THE DEVELOPMENT. SAID AGREEMENT IS TO BE DONE BY SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.

BLOCK 2	
LOT #	AREA (SQ. FT.)
39	5,358
40	4,508
41	3,681
42	3,681
43	3,681
44	3,681
45	7,800
46	7,200
47	7,200
48	7,200
49	7,200
50	7,200
51	7,357
52	7,423
53	5,786
54	6,249
55	6,249
56	6,249
57	7,451

BLOCK 4	
LOT #	AREA (SQ. FT.)
20	5,810
21	5,767
22	6,599
23	6,600
24	7,872

BLOCK 10	
LOT #	AREA (SQ. FT.)
1	8,798
2	7,447
3	7,456
4	7,465
5	7,473
6	7,482
7	7,491
8	7,499
9	7,325
10	7,877
11	7,625
12	7,622
13	7,619
14	7,616
15	7,614
16	7,611
17	8,894
18	7,511
20	6,569
21	6,020
22	6,033
23	7,329

BLOCK 13	
LOT #	AREA (SQ. FT.)
1	7,002
2	6,450
3	6,450
4	6,917
5	8,953
6	8,400
7	9,552

RESERVE PARCELS		
LOT #	AREA (SQ. FT.)	TYPE
R9	3,900	LANDSCAPE/OPEN SPACE
R10	20,167	PARKLAND/DRAINAGE
R11	4,806	LANDSCAPE/OPEN SPACE
R12	1,873	LANDSCAPE/OPEN SPACE
R13	6,517	PRIVATE ALLEY
R14	13,711	PRIVATE ALLEY
R15	7,113	PRIVATE ALLEY

BLOCK 11	
LOT #	AREA (SQ. FT.)
1	5,702
2	4,313
3	4,313
4	4,313
5	4,313
6	5,702
7	5,019
8	5,127
9	5,127
10	5,019

BLOCK 12	
LOT #	AREA (SQ. FT.)
1	5,414
2	3,970
3	3,680
4	3,680
5	3,680
6	3,680
7	3,680
8	3,680
9	3,680
10	3,680
11	3,680
12	3,680
13	3,680
14	3,680
15	3,680
16	5,019
17	4,945
18	5,804
19	3,795
20	3,680
21	3,680
22	3,680
23	3,680
24	3,680
25	3,680
26	3,680
27	3,680
28	3,680
29	3,680
30	3,680
31	3,680
32	3,680
33	3,680
34	3,904
35	5,330

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S17°09'02"E	80.00'
L2	S69°51'50"W	40.00'
L3	S68°22'42"W	83.51'
L4	S26°36'25"E	60.23'
L5	S21°37'18"E	61.50'
L6	S68°22'42"W	104.73'
L7	S21°37'18"E	100.82'
L8	S67°26'21"W	38.40'
L9	N68°22'42"E	50.00'
L10	N68°22'42"E	50.00'
L11	N68°22'42"E	50.00'
L12	N68°22'42"E	6.46'
L13	N68°22'42"E	75.22'
L14	N21°37'18"W	50.00'
L15	S68°22'42"W	6.73'
L16	S68°22'42"W	74.95'
L17	S21°37'18"E	114.80'
L18	S31°53'36"W	17.54'
L19	N68°22'42"E	88.00'
L20	N68°22'42"E	88.00'
L21	S21°37'18"E	63.00'
L22	N21°37'18"W	63.00'
L23	N68°22'47"E	88.00'
L24	S21°37'18"E	43.00'
L25	S20°08'10"E	128.69'
L26	S68°22'42"W	182.65'
L27	S21°37'18"E	540.74'
L28	N68°22'47"E	113.00'
L29	N21°37'18"W	125.00'
L30	N68°22'42"E	299.94'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	51.00'	152°30'16"	S42°47'41"W	99.08'	135.75'
C2	20.00'	050°40'08"	N86°17'15"W	17.12'	17.69'
C3	15.00'	090°00'00"	S23°22'42"W	21.21'	23.56'
C4	20.00'	090°00'00"	S66°37'18"E	28.28'	31.42'
C5	1040.00'	004°28'16"	N70°36'50"E	81.14'	81.16'
C6	51.00'	133°56'49"	S18°30'34"W	93.87'	119.23'
C7	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C8	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C9	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C10	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C11	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C12	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C13	300.00'	012°50'19"	N61°57'32"E	67.08'	67.22'
C14	300.00'	012°50'19"	N61°57'32"E	67.08'	67.22'
C15	20.00'	090°00'00"	N23°22'42"E	28.28'	31.42'
C16	15.00'	090°00'00"	N66°37'18"W	21.21'	23.56'
C17	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C18	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C19	20.00'	050°40'08"	N43°02'38"E	17.12'	17.69'
C20	51.00'	281°20'15"	S21°37'18"E	64.65'	250.42'
C21	20.00'	050°40'08"	N86°17'15"W	17.12'	17.69'
C22	960.00'	004°28'16"	N70°36'50"E	74.90'	74.92'
C23	20.00'	090°00'00"	N23°22'42"E	28.28'	31.42'
C24	20.00'	050°40'08"	N46°57'22"W	17.12'	17.69'
C25	51.00'	191°05'43"	N23°15'25"E	101.52'	170.10'
C26	20.00'	050°40'08"	S86°31'47"E	17.12'	17.69'
C27	15.00'	089°45'28"	N23°15'25"E	21.17'	23.50'
C28	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C29	20.00'	050°40'08"	N43°02'38"E	17.12'	17.69'
C30	51.00'	191°20'15"	S66°37'18"E	101.50'	170.31'
C31	20.00'	050°40'08"	S03°42'45"W	17.12'	17.69'
C32	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C33	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C34	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C35	15.00'	090°00'00"	S23°22'42"W	21.21'	23.56'
C36	25.00'	090°00'00"	N66°37'18"W	35.36'	39.27'
C37	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C38	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C39	15.00'	090°00'00"	S23°22'42"W	21.21'	23.56'
C40	15.00'	090°00'00"	N66°37'18"W	21.21'	23.56'
C41	15.00'	090°00'00"	S23°22'42"W	21.21'	23.56'
C42	300.00'	012°50'19"	S74°47'51"W	67.08'	67.22'
C43	300.00'	012°50'19"	S74°47'51"W	67.08'	67.22'
C44	20.00'	090°00'00"	N66°37'18"W	28.28'	31.42'
C45	25.00'	089°45'28"	N23°15'25"E	35.28'	39.16'
C46	15.00'	090°14'32"	S66°44'35"E	21.26'	23.63'
C47	960.00'	002°23'19"	N71°39'18"E	40.02'	40.02'
C48	960.00'	001°11'37"	N69°51'50"E	20.00'	20.00'
C49	960.00'	000°53'20"	N68°49'22"E	14.89'	14.89'
C50	20.00'	008°32'16"	N64°06'34"E	2.98'	2.98'
C51	20.00'	081°27'44"	N19°06'34"E	26.10'	28.44'
C52	51.00'	023°49'35"	N60°22'38"W	21.06'	21.21'
C53	27.00'	088°30'51"	S24°07'16"W	37.69'	41.71'
C54	51.00'	033°19'18"	S77°51'23"E	29.24'	29.66'
C55	51.00'	038°57'03"	N37°11'05"E	34.01'	34.67'
C56	51.00'	071°25'26"	S87°37'40"E	59.54'	63.58'
C57	51.00'	071°21'59"	S16°13'57"E	59.50'	63.52'
C58	51.00'	009°35'46"	S24°14'56"W	8.53'	8.54'
C59	27.00'	090°00'00"	S66°37'18"E	38.18'	42.41'
C60	27.00'	090°00'00"	N23°22'42"E	38.18'	42.41'
C61	20.00'	073°53'54"	N74°40'22"W	24.04'	25.80'
C62	20.00'	016°06'06"	N29°40'22"W	5.60'	5.62'
C63	27.00'	089°59'55"	S66°37'16"E	38.18'	42.41'
C64	20.00'	013°59'11"	N61°23'06"E	4.87'	4.88'
C65	20.00'	036°40'56"	N36°03'02"E	12.59'	12.80'
C66	51.00'	050°34'27"	N42°59'47"E	43.57'	45.02'
C67	51.00'	078°15'33"	S72°35'13"E	64.37'	69.66'
C68	1000.00'	004°28'16"	S70°36'50"W	78.02'	78.04'
C69	37.00'	088°30'51"	S24°07'16"W	51.64'	57.16'
C70	50.00'	089°45'28"	N23°15'25"E	70.56'	78.33'
C71	50.00'	090°00'00"	S66°37'18"E	70.71'	78.54'

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

SPRING CREEK, PHASE 2
Survey Job No. 51265-02
Date: May 20, 2024, 12:16pm User ID: DRodriguez
File: H:\Survey\Civil\51265-02\Plat\SPRING CREEK PHASE 2\PL-51265O2_PH2.dwg

SPRING CREEK, PHASE 2 FINAL PLAT

FINAL PLAT CONSISTING OF A 20.399 ACRE TRACT OF LAND, BEING ALL OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND A PORTION OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

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

I, BRIGHTLAND HOMES, LTD., SOLE OWNER OF THE CERTAIN 20.399 TRACT OF LAND BEING ALL OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021089820 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, [AND 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 TO THE STREETS, 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 SPRING CREEK, PHASE 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20 ___.

BRIGHTLAND HOMES, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: _____
CHRIS LYNCH
VICE-PRESIDENT OF LAND OPERATIONS
BRIGHTLAND HOMES, LTD.
STATE OF TEXAS
COUNTY OF WILLIAMSON

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BRIGHTLAND HOMES LTD., 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 _____, 20____.

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

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

I, PARKER J. GRAHAM, 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 AUSTIN, TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

_____ _____
PARKER J. GRAHAM DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

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

I, MICHAEL S. FISHER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, COMMUNITY PANEL NUMBERS, 48491C0530F AND 48491C0531F, 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. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY OF TAYLOR.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _____, 20_____.

_____ _____
MICHAEL S. FISHER, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 87704
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

THIS SUBDIVISION TO BE KNOWN AS SPRING CREEK, PHASE 2 HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, 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

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 FIXED 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. THE 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
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I,_____, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ___.M., AND DULY RECORDED THIS THE ___ DAY OF _____ , 20____, A.D., AT ___ O'CLOCK, ___.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

_____, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY:_____, DEPUTY

PAPE-DAWSON ENGINEERS

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

SHEET 3 OF 3

SPRING CREEK, PHASE 2
Survey Job No. 51265-02

Date: May 20, 2024, 12:15pm User ID: DRodriguez
File: H:\Survey\CIVIL\51265-02\Plat\SPRING CREEK PHASE 2\PL-5126502_PH2.dwg

City of Taylor
PZ-2024-2168
Subdivision Variance
Staff Report

Item Details

Subject Property:	**202 Mustang Cove**
Total Acreage:	Approximately 1.305 acres
Legal Description:	Approximately 1.305 acres of land in the Mustang Creek Industrial Park Subdivision Replat, Block B, Lot 4B
Applicant:	Bret Flory, Cross Architects
Property Owner(s):	Michael Plank, NPH VENTURES LLC
Request:	A variance from Section 2.7 within the Engineering Manual regarding Driveway Spacing and Design Standards.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested a variance to the Engineering Manual regarding Driveway Spacing and Design Standards. The applicant is asking for a spacing and width variance to better accommodate the site's specific needs and ensure optimal traffic management. The applicant is proposing to develop the site with a warehouse building if the driveway variances are granted. The subject property is zoned as EC – Employment Center and is less than the required 2.5 acres for an Employment Center Plan. The subject property is located along a cul-de-sac with other light industrial/manufacturing commercial businesses and large commercial buildings.

Location:

The subject property is located at 202 Mustang Cove, just south of the intersection of Welch Street and Mustang Cove.

Physical and Natural Features:

The subject property is vacant land that is relatively flat and devoid of foliage.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Seven (7) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, June 23, 2024.

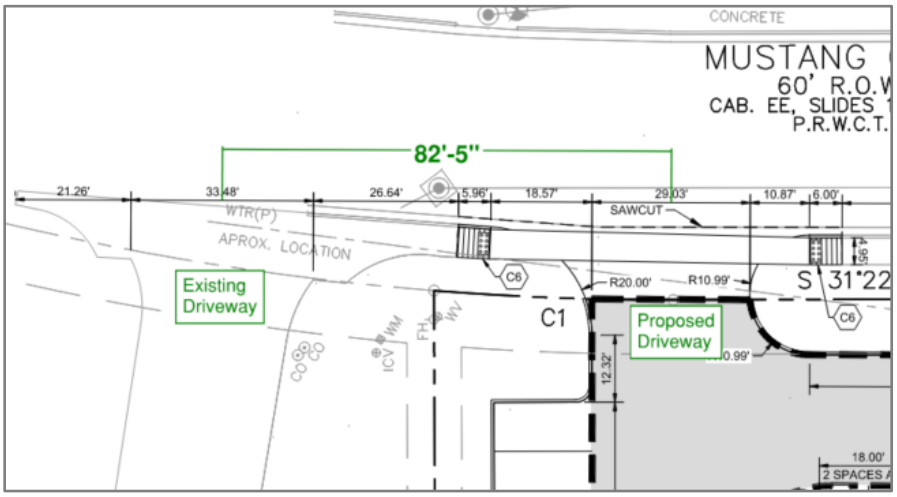
Staff Analysis

The request for the subject property is a variance from Section 2.7 within the Engineering Manual regarding Driveway Spacing and Design Standards. Table 2-4 requires the following of the subject property:

1. A maximum driveway throat width of 20 feet for commercial properties.
2. A minimum distance of 100 feet from the adjoining commercial driveways (measured centreline to centreline).

The applicant has proposed a driveway width of 29.03-feet, The proposed driveway exceeds the maximum driveway width by approximately 9 feet.

Secondly, the applicant has proposed their driveway location adjacent to an existing development driveway at 200 Mustang Cove, to the north. The spacing from the existing driveway at the adjoining property (200 Mustang Cv.) to the proposed driveway is approximately 82. 5 feet (see diagram below). This would be 17.5 feet closer than the minimum spacing requirement between two commercial driveways.



This request was reviewed and approved by the city's engineering department. Their analysis of the proposal is as follows: Due to the location of the proposed driveway being within a cul-de-sac street and the adjacent properties of similar land use have existing driveways of similar width and proximity due to cul-de-sac design.

Additionally, the City's Fire Marshal reviewed the requests with no comments pertaining to the driveway variances requested.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the variance requests.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing certain subdivision standards of the Land Development Code (LDC). In determining a recommendation on a variance request, the Planning and Zoning Commission members consider the following factors:

1. **That the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering the Land Development Code (LDC);**
    - The request would not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City.
2. **That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this LDC.**
    - This request does not conflict with the Comprehensive Plan and the purposes of this LDC.
3. **That the conditions that create the need for the variance do not generally apply to other property in the vicinity.**
    - Due to the conditions of cul-de-sac and no throughput on the site it creates a unique condition for the proposed manufacturing/light industrial traffic.
4. **That application of a provision of this LDC will render subdivision of the land impossible.**
    - Due to the conditions of cul-de-sac street type the subject property gains access from, typical driveway spacing, and size would be difficult to achieve.
5. **Where the literal enforcement of these regulations would result in an unnecessary hardship.**
    - Literal enforcement would require the site driveway to create a condition that does not match the surrounding site conditions.

Attachments:

1. Letter of Intent from Applicant
2. Site Plan from Applicant
3. Location Map
4. Notification Map

ALTAR GROUP

April 3, 2024

City of Taylor
400 Porter St, Taylor, TX 76574

RE: Caliber – Tylor - Letter of Intent Requesting Driveway Distance Variance

To whom it may concern:

We hereby submit a formal request for a variance in accordance with the City of Taylor's land development code regarding driveway requirements for the proposed Caliber Collision establishment, slated for 202 Mustang Cove, Taylor, TX 76574.

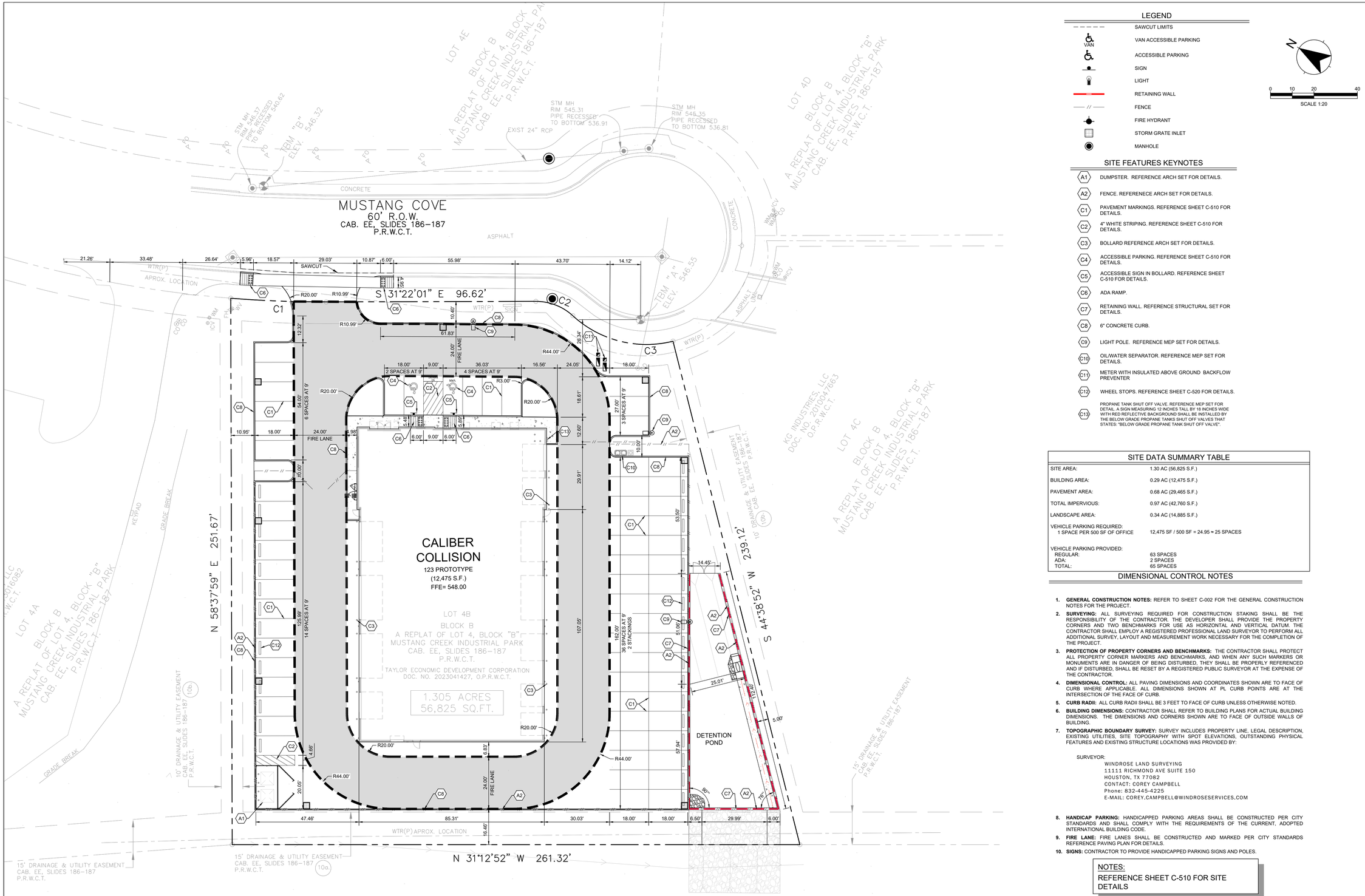
As per the City's regulations, mid-block lots exceeding forty (40) feet in width at the frontage are permitted one (1) driveway, with specifications of twenty-four (24) feet for two-way and twelve (12) feet for one-way driveways. Additionally, for P4 and P5 zones, driveways accessing up to eighty (80) feet wide of street right-of-way must maintain a centerline-to-centerline distance of two hundred (200) feet, while those accessing more than an eighty (80) feet wide street right-of-way require a three hundred (300) feet spacing.

In light of our proposed establishment's specific needs and to ensure optimal traffic management, we respectfully request a deviation from the stipulated requirements.

We appreciate your time and attention to this matter.

Respectfully,

Masih Mujadidi, PE
Altar Group, PLLC
Masih@altargrp.com
346-497-1082



LEGEND

- SAWCUT LIMITS
- VAN ACCESSIBLE PARKING
- ACCESSIBLE PARKING
- SIGN
- LIGHT
- RETAINING WALL
- FENCE
- FIRE HYDRANT
- STORM GRATE INLET
- MANHOLE

0 10 20 40
SCALE 1:20

SITE FEATURES KEYNOTES

- A1 DUMPSTER. REFERENCE ARCH SET FOR DETAILS.
- A2 FENCE. REFERENCE ARCH SET FOR DETAILS.
- C1 PAVEMENT MARKINGS. REFERENCE SHEET C-510 FOR DETAILS.
- C2 4" WHITE STRIPING. REFERENCE SHEET C-510 FOR DETAILS.
- C3 BOLLARD REFERENCE ARCH SET FOR DETAILS.
- C4 ACCESSIBLE PARKING. REFERENCE SHEET C-510 FOR DETAILS.
- C5 ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-510 FOR DETAILS.
- C6 ADA RAMP.
- C7 RETAINING WALL. REFERENCE STRUCTURAL SET FOR DETAILS.
- C8 6" CONCRETE CURB.
- C9 LIGHT POLE. REFERENCE MEP SET FOR DETAILS.
- C10 OIL/WATER SEPARATOR. REFERENCE MEP SET FOR DETAILS.
- C11 METER WITH INSULATED ABOVE GROUND BACKFLOW PREVENTER
- C12 WHEEL STOPS. REFERENCE SHEET C-520 FOR DETAILS.
- C13 PROPANE TANK SHUT OFF VALVE. REFERENCE MEP SET FOR DETAIL. A SIGN MEASURING 12 INCHES TALL BY 18 INCHES WIDE WITH RED REFLECTIVE BACKGROUND SHALL BE INSTALLED BY THE BELOW GRADE PROPANE TANKS SHUT OFF VALVES THAT STATES: "BELOW GRADE PROPANE TANK SHUT OFF VALVE".

SITE DATA SUMMARY TABLE

SITE AREA:	1.30 AC (56,825 S.F.)
BUILDING AREA:	0.29 AC (12,475 S.F.)
PAVEMENT AREA:	0.68 AC (29,465 S.F.)
TOTAL IMPERVIOUS:	0.97 AC (42,760 S.F.)
LANDSCAPE AREA:	0.34 AC (14,885 S.F.)
VEHICLE PARKING REQUIRED:	
1 SPACE PER 500 SF OF OFFICE	12,475 SF / 500 SF = 24.95 = 25 SPACES
VEHICLE PARKING PROVIDED:	
REGULAR:	63 SPACES
ADA:	2 SPACES
TOTAL::	65 SPACES

DIMENSIONAL CONTROL NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
3. **PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
4. **DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
5. **CURB RADII:** ALL CURB RADII SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. **BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
7. **TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:

   SURVEYOR:
   WINDROSE LAND SURVEYING
   11111 RICHMOND AVE SUITE 150
   HOUSTON, TX 77082
   CONTACT: COREY CAMPBELL
   Phone: 832-445-4225
   E-MAIL: COREY.CAMPBELL@WINDROSESERVICES.COM

8. **HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
9. **FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE PAVING PLAN FOR DETAILS.
10. **SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.

NOTES:
REFERENCE SHEET C-510 FOR SITE DETAILS

BENCHMARKS

1. **TEMPORARY BENCHMARK "A":** ELEVATION = 546.55'
TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON THE BACK OF A CURB ±40 FEET SOUTHWEST FROM THE CENTERLINE OF MUSTANG COVE, ±390 FEET SOUTH FROM THE INTERSECTION OF MUSTANG COVE AND WELCH STREET.

2. **TEMPORARY BENCHMARK "B":** ELEVATION = 546.32
TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON THE BACK OF A STORM INLET ±20 FEET NORTHEAST FROM THE CENTERLINE OF MUSTANG COVE, ±200 FEET SOUTHEAST FROM THE INTERSECTION OF MUSTANG COVE AND WELCH STREET.

ALTAR GROUP
ARCHITECTURE
ENGINEERING
CYPRESS, TEXAS 77429
832-390-1714

STATE OF TEXAS
MASIH MUJADIDI
152228
LICENSED
PROFESSIONAL ENGINEER
Masih D. Mujadidi
06/03/2024
FIRM# 20340

CALIBER COLLISION

202 MUSTANG COVE
TAYLOR, TX 76574

No.	DATE	ISSUE
1	05/14/2024	PERMIT ISSUE
2	04/29/2024	UPDATED DRAINAGE PLANS
3	06/03/2024	PERMIT REVISIONS

Drawn KC
Checked AH

04/29/2024

Project No. 23-100
Title

SITE PLAN

Sheet No.
C-100



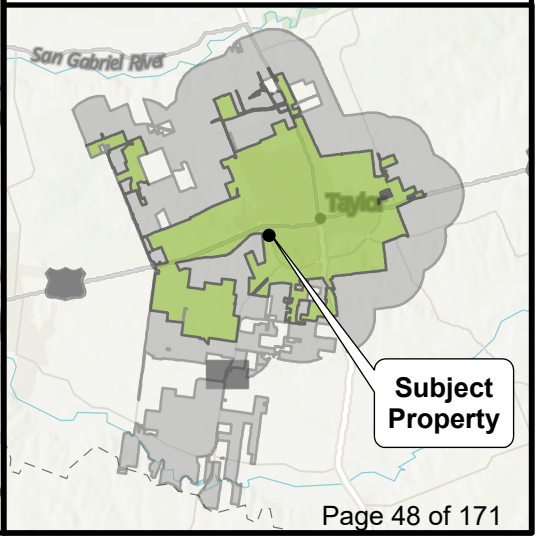
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2168

202 Mustang Cove Subdivision Variance Map Approximately 1.3 acres

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

N 0 200 400
Feet





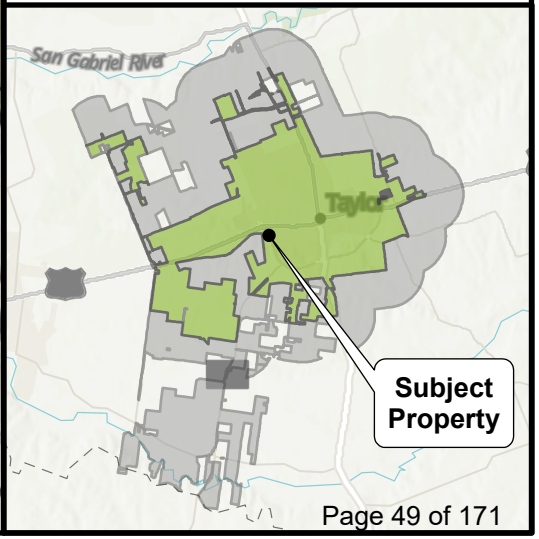
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2168

202 Mustang Cove
Subdivision Variance
Location Map
Approximately 1.3 acres

Subject Property
Parcels

N 0 200 400
Feet



City of Taylor
PZ-2023-1970
Neighborhood Plan
Staff Report

Item Details

Subject Property:	450 CR 398
Total Acreage:	Approximately 99.488 acres
Legal Description:	Approximately 99.488 acres of land as part of and out of the Samuel Pharrass Survey Abstract No. 496, more particularly described by the Williamson Central Appraisal District Parcels R019622 and R020057 Taylor, Williamson County, Texas.
Applicant:	Brad Robbins, Top Notch Properties
Property Owner(s):	Billy Turner
Request:	A request for a Neighborhood Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is seeking approval of a Neighborhood Plan which integrates commercial, retail, multi-family and single-family residences, and civic spaces.

The applicant chose to work with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the City with Neighborhood Plan to address a neighborhood structure and scale, civic spaces, and frontage types to support the industrial uses in the area. The plan (see attached) contains:

- a master plan with development program and annotations,
- a regulating plan with both general and design-specific standards to allow flexibility and is based on Primary and Secondary frontages,
- a thoroughfare plan with applicable front types or cross sections,
- a civic space plan,
- a fire apparatus access diagram, and an addressing plan.

The applicant, city staff, and Michael Watkins and his team of urban designers met to collaboratively conduct a design charette. A neighborhood layout was developed and after the charette, a plan was sent out and reviewed by staff and the applicant before finalizing the proposed Neighborhood Plan attached with this report. The proposed community closely aligns with the City's long-term goals and will help the city meet the growing demand for walkable communities.

Location:

The subject property is located south of CR 398 between Justin Lane and East of Lorax Lane.

Physical and Natural Features:

The subject property is mostly vacant land with an existing single-family dwelling in the lower western half of the property that is not entirely flat with inundation of the FEMA 100-year floodplain and Taylor floodplain across the eastern portion of the property.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier I (G-2.1)

The Controlled Growth Sector Tier I consists of areas with incomplete infrastructure. As development occurs in the Controlled Growth Sector Tier II, infrastructure systems will be extended and may allow for development to occur in Tier I (Envision Taylor Comprehensive Plan Page 55).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designations as Employment Center: Special Zone.

The Special Employment District was created to provide a location for other, large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. These areas should be preserved for large-scale industrial users and low-density, single-family development is not recommended in these areas. Complimentary land uses such as commercial and retail services and high-density residential may be appropriate in the Special Employment District and should be part of a master plan associated with industrial and employment development. (Envision Taylor Comprehensive Plan Page 81).

The current zoning is EC – Employment Center. Employment Centers are mixed use areas centered around office or industrial uses that can support significant employment. The proposed Neighborhood Plan would seek to amend the Employment Center designation and enact the following Place Types P3 – Neighborhood, P4 – Mix, P5 – Urban Center, and CS – Civic Space with P1 Overlay (floodplain).

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	ETJ	Future Growth Sector (G-1)	Area of Minimal Change	Vacant Agricultural Land and large lot residential
South	EC – Employment Center	Controlled Growth Sector Tier II	Employment: Special Zone	Vacant
East	EC	Intended Growth Sector (G-3)	Employment: Regional	Vacant
West	EC	Controlled Growth Sector Tier II	Employment: Special Zone	Vacant and single-family home

Transportation

The subject property gains access from CR 398.

Utilities

The subject property is located within the City of Taylor Water and Sewer CCN. The property has a 24-inch wastewater line along the northern property boundary and has a 24-inch water line along Lorax Lane to the east of the property. Extension of utilities will be required. Proceeding steps in the development process will identify any off-site improvements.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Eleven (11) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 23, 2024.

Staff Analysis

Upon analyzing the request for Neighborhood Plan for multi-family, and single-family uses in EC: Employment Center Place Type, the proposed plan is highly compatible with the approved Neighborhood Plan on the adjacent Megatel property, immediately south of the request property. This plan is also consistent with the intent of creating walkable and connected neighborhoods that allow people to live in proximity to jobs and amenities.

The request is consistent with the following Land Use, Transportation, and Housing Policy in Envision Taylor Comprehensive Plan:

- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
- LU 10 – New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.
- T3 – The transportation network should encourage all modes of travel including support for a future transit network.

- H1 – Neighborhoods should have a mix of housing affordable to all income levels and age groups.

The applicant has proposed a mix of Place Types – P3, P4, P5 which address the desired missing middle housing. The applicant is also proposing a large civic space at the center of the development using the topography to provide majestic view of the floodplain/open space.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends **approval** of the requested neighborhood plan with the following warrants:

- A warrant to allow for a lower ratio of P1 than is permitted for Traditional Neighborhood Development, given that there is a large area of P1 in proximity to the subject property immediately adjacent to the Pedestrian Shed boundary.
- A warrant to allow for larger block size for Blocks B, C, F, G, J, K, and O to accommodate the applicant's proposed multi-family and mixed-use buildings and their associated parking in order to allow a layout that accommodates a larger civic space in the center for views open to the public.

Planning and Zoning Commission Recommendation

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

Is the Neighborhood Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with a mix of commercial, retail, multifamily and single family uses.

Is the Plan compatible with the surrounding area?

- The Plan is compatible with other zoning to the north, east, west, and to the south of the subject property.

Does the Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed Plan for the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- The property has a 24” wastewater line along the northern end of the property and has a 24” water line along Lorax Lane to the west of the property.

Do current conditions indicate that a Neighborhood Plan is necessary?

- The Employment center Plan allows the subject property to consist of a walkable community of multi-family, single family and civic uses broken down into transect zones to reflect distinct physical environments and have compatibility with plans for neighboring properties in proximity to industrial uses closer to US 79 and Samsung area.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sectors Map
5. Future Land Use Map
6. Notification Map
7. Floodplain Map
8. Draft Ordinance
    a. Survey – Exhibit A
    b. Neighborhood Plan – Exhibit B

Brad Robbins of Top Notch Properties
119 West 4th Street
Taylor,TX 76574
Brad@TopNotchProperties.com
512-269-5278
Dec 1, 2023

City Planning Department
City of Taylor
400 Porter St.
Taylor, TX 76574

Dear City Planning Department,

We are writing to express our intent to develop an Employment Center in the City of Taylor. This initiative is driven by our commitment to contribute to the economic growth and urban development of our community.

Proposal Overview:
Our proposed Employment Center land use plan encompasses a multi-faceted development approach, integrating Commercial, Retail, Multifamily, Single Family Detached residences, and potential Civic Space. This development spans approximately 78 acres, translating to 3,397,680 square feet.

Compliance with City Plans:
We have meticulously designed our plan to align with the City of Taylor's Comprehensive Plan and Land Development Code. Our approach ensures a harmonious blend of various land uses, fostering a vibrant and sustainable community environment.

Employment Opportunities:
While the exact number of jobs to be generated by this project is currently under evaluation, we are optimistic about its significant potential for job creation. The development will offer employment opportunities predominantly in the retail and commercial sectors, and possibly within a civic space.

Commitment to Community Growth:
We are enthused by the recent developments and growth trends in the City of Taylor. It is our earnest desire to collaborate closely with city officials and stakeholders to bring this unique development to fruition. We believe this project will significantly contribute to the city's landscape and serve the people of Taylor for many years.

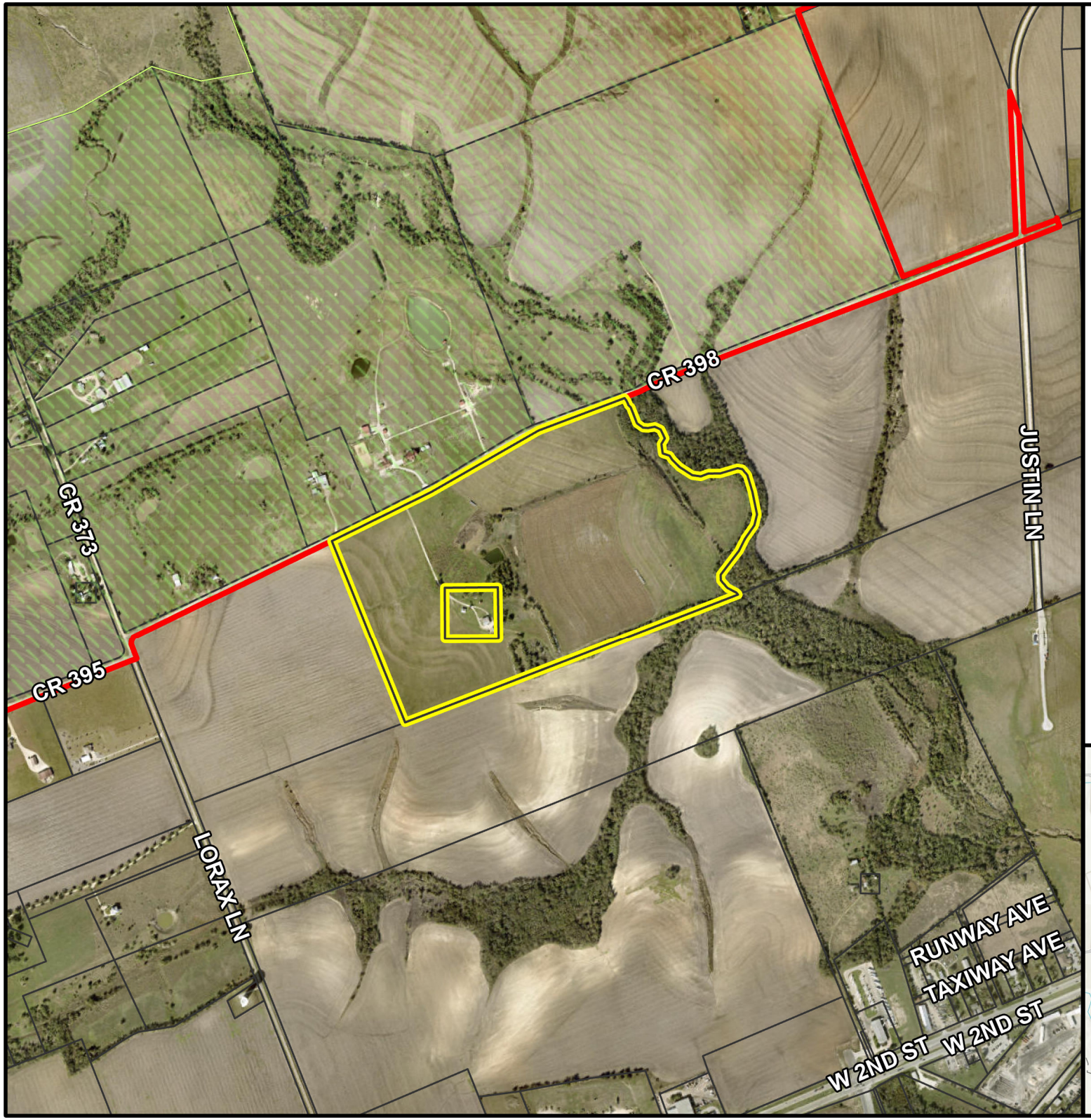
Next Steps:
We are eager to discuss this project further with the relevant city departments and look forward to any guidance or requirements that the City of Taylor may have for this development.

We appreciate your consideration and are ready to provide any additional information or documentation required. Thank you for the opportunity to contribute to the City of Taylor's continued growth and prosperity.

Sincerely,



Brad Robbins
Top Notch Properties



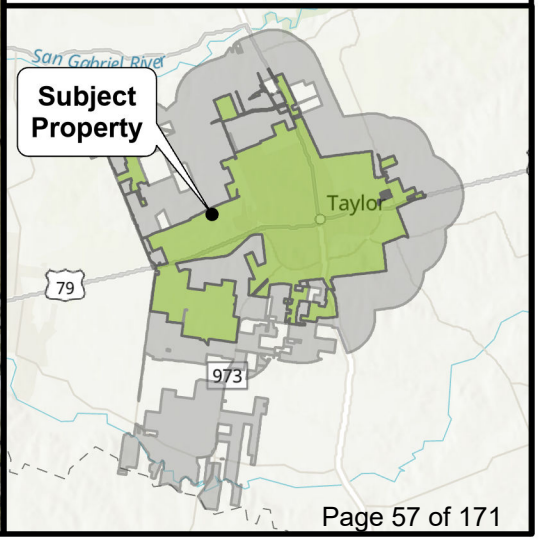
Taylor Texas
CITY OF TAYLOR TX

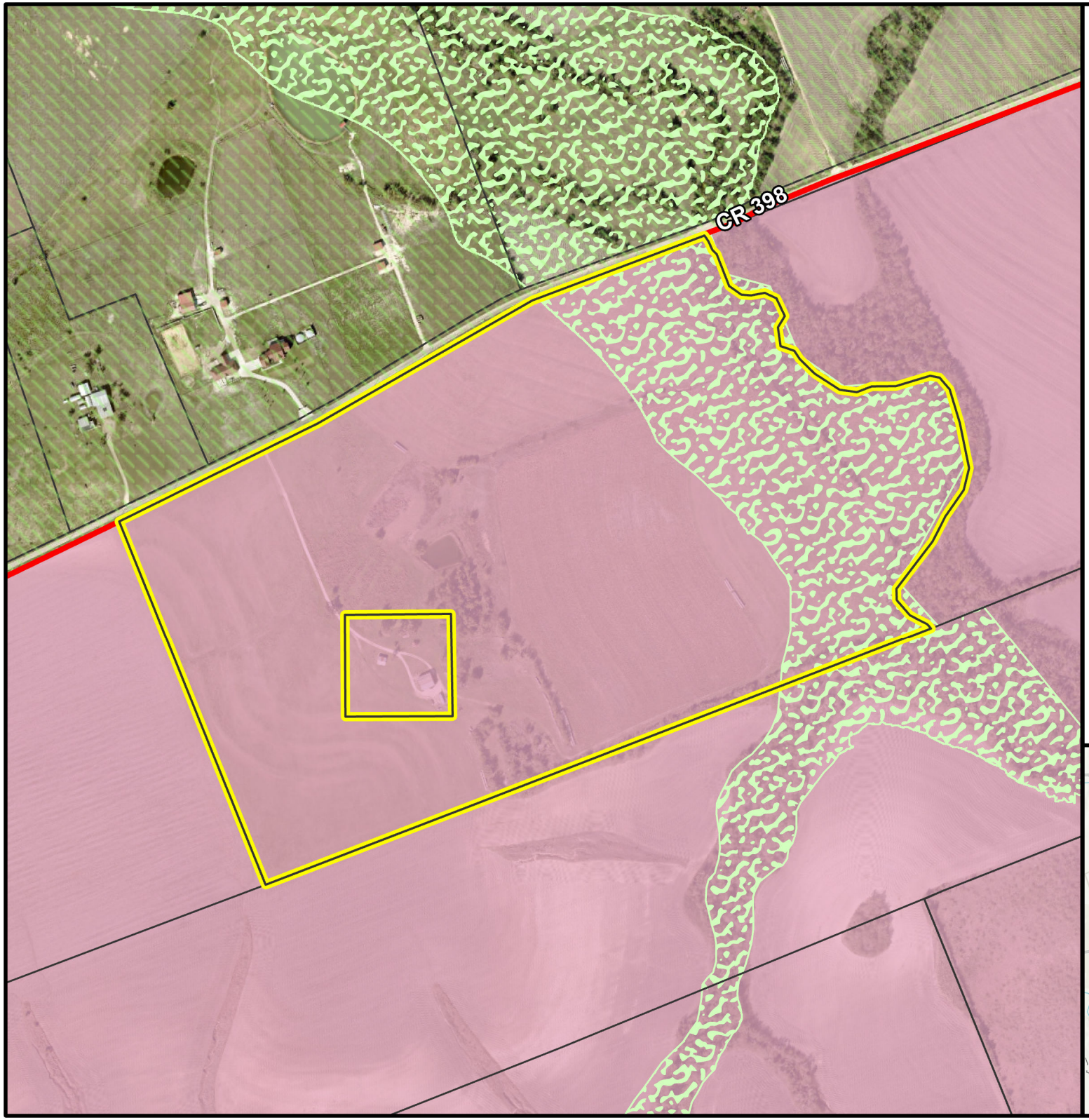
PZ-2023-1970

450 CR 398
Neighborhood Plan
Location Map
Approximately 99 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 1,000 2,000
Feet





PZ-2023-1970

450 CR 398
Neighborhood Plan
Current Zoning Map
Approximately 99 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

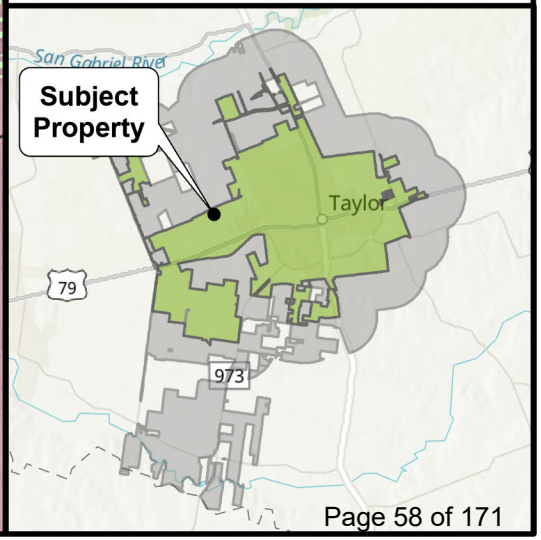
Overlay Zoning

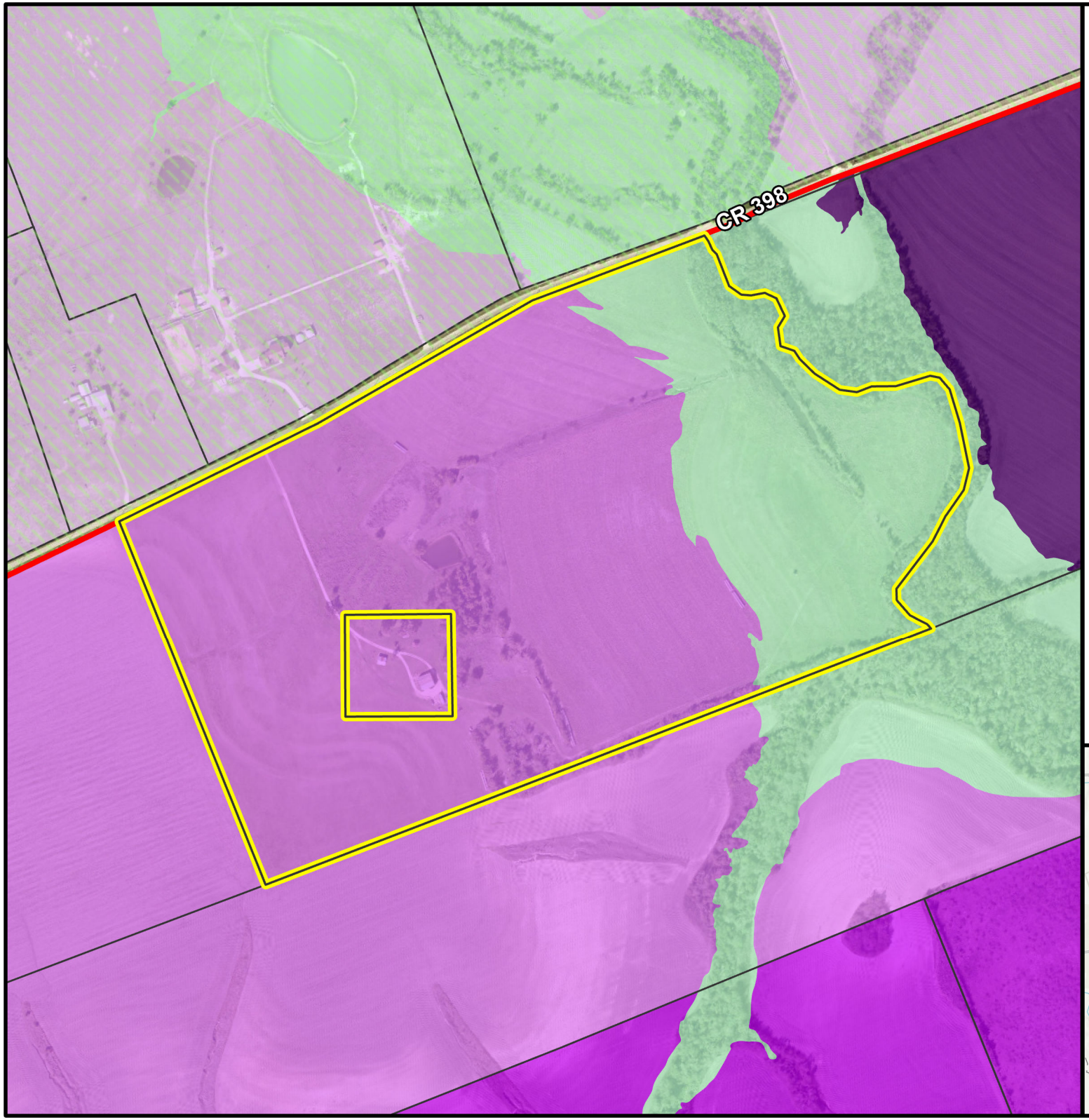
- P1: Nature

Place Type Zoning

- EC: Employment Center

N 0 500 1,000
Feet





PZ-2023-1970

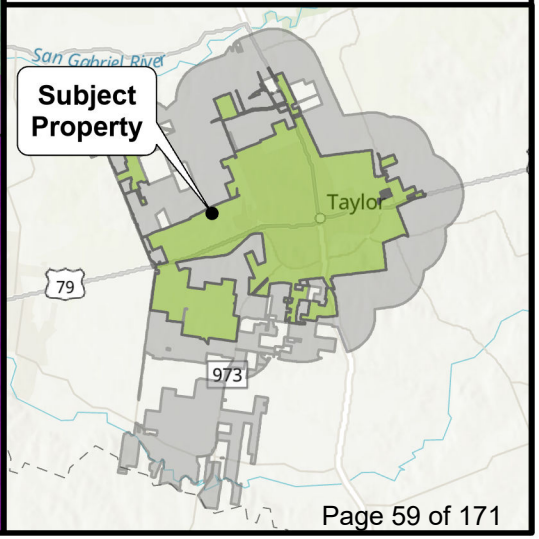
450 CR 398
Neighborhood Plan
Growth Sector Map
Approximately 99 acres

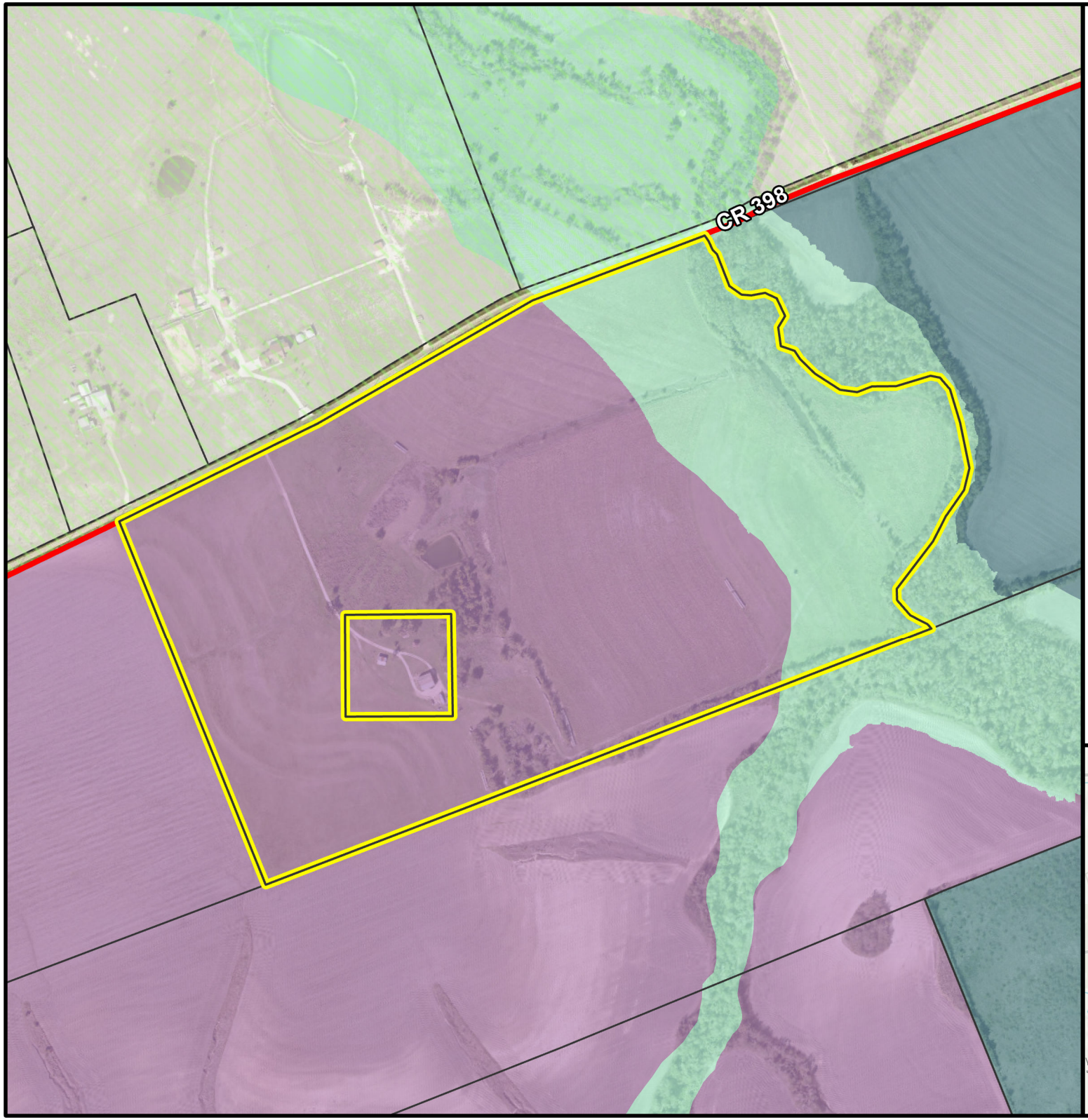
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)
- Controlled Growth Sector Tier II (G-2.2)
- Intended Growth Sector (G-3)

N 0 500 1,000
Feet





PZ-2023-1970

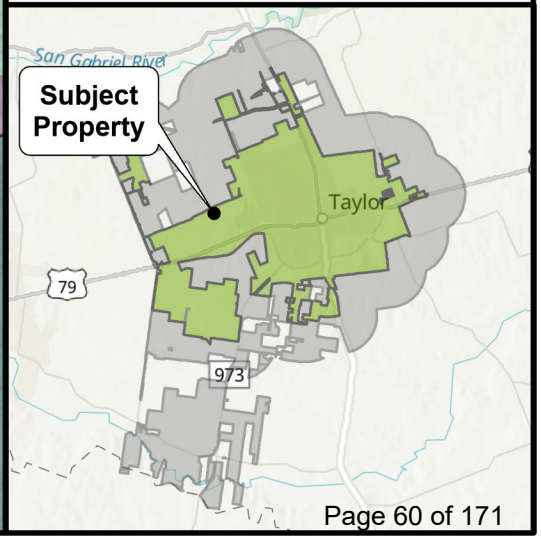
450 CR 398
Neighborhood Plan
Future Land Use Map
Approximately 99 acres

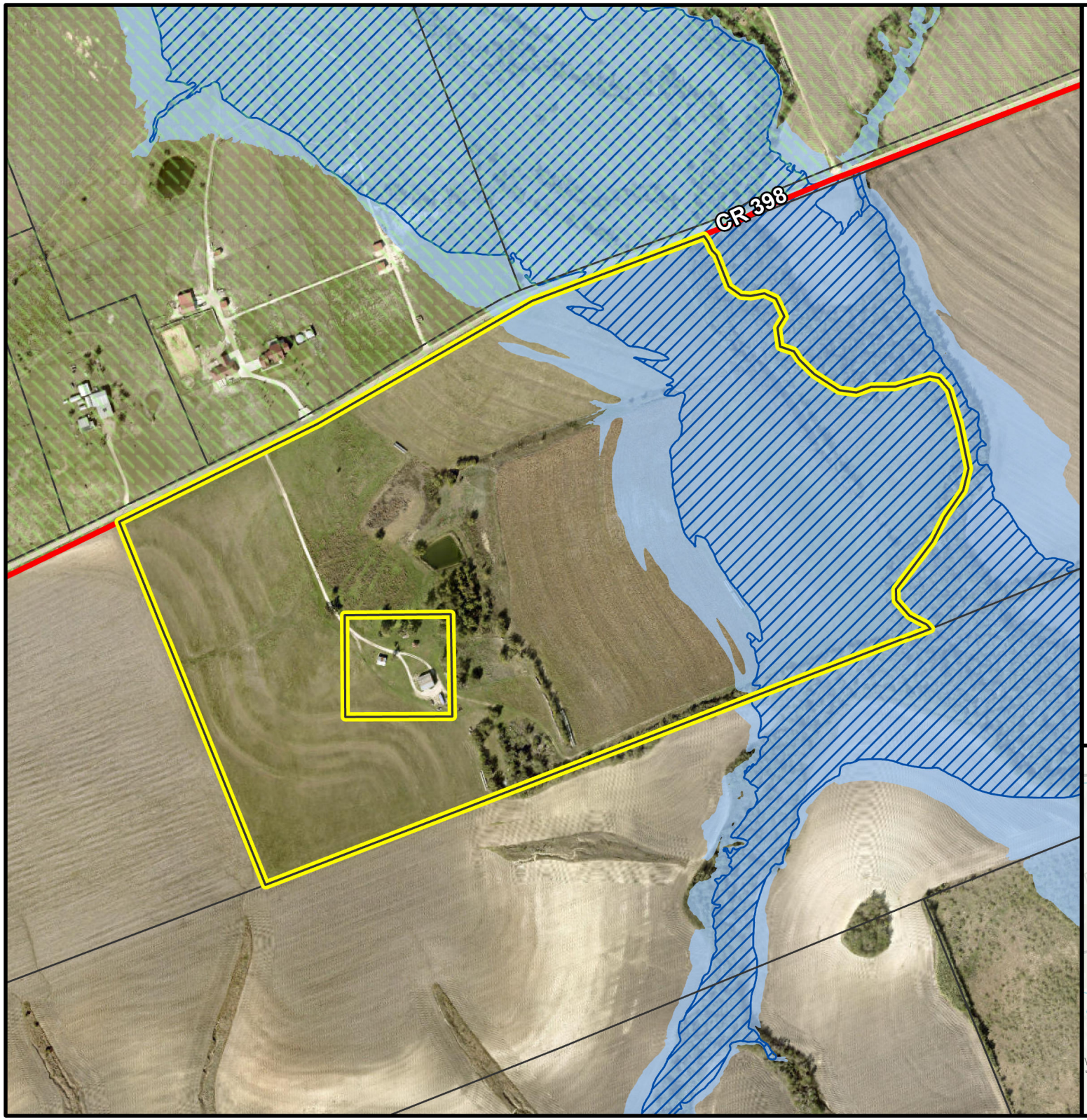
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Area of Minimal Change
- Employment: Regional
- Employment: Special Zone
- Open Space

N 0 500 1,000
Feet



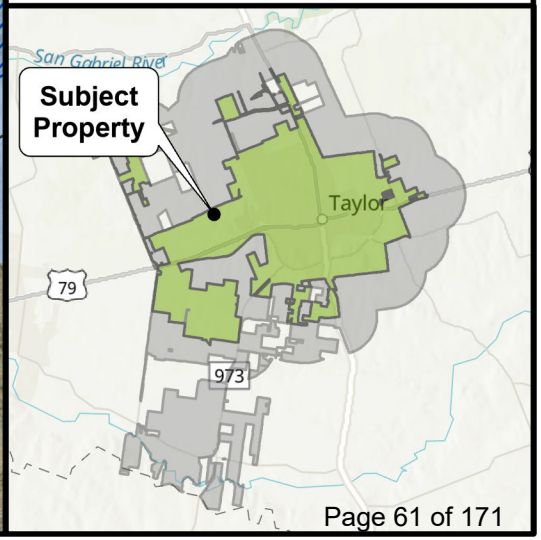


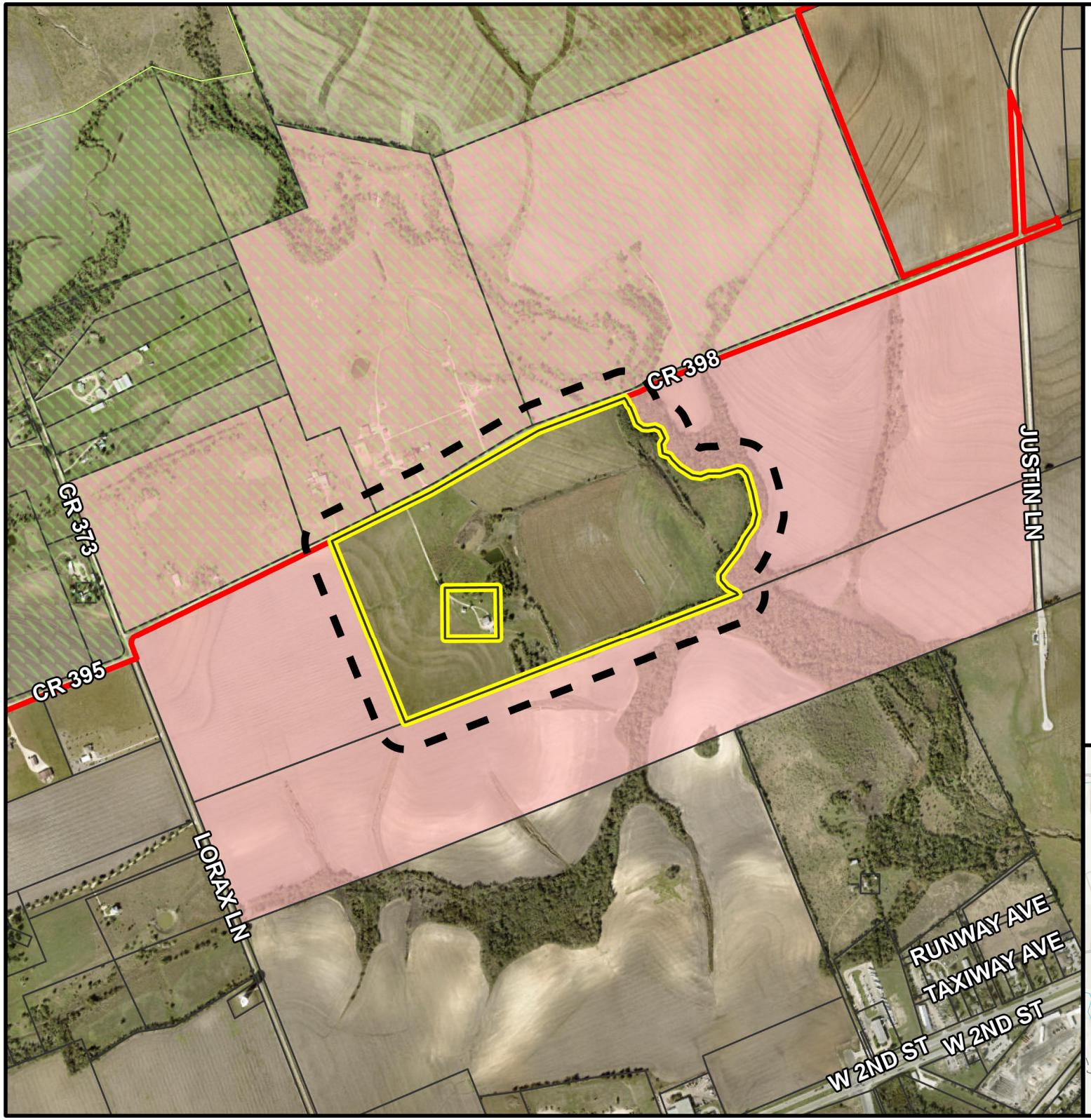
PZ-2023-1970

450 CR 398
Neighborhood Plan
Floodplain Map
Approximately 99 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- Taylor 100-year Floodplain
- FEMA 100-year Floodplain

N 0 500 1,000
Feet





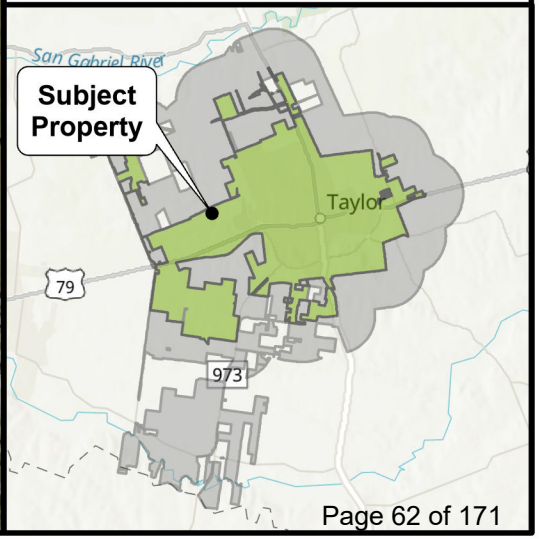
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1970

450 CR 398
Neighborhood Plan
Notification Map
Approximately 99 acres

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

N 0 1,000 2,000
Feet



ORDINANCE NO. 2024-XX

AN ORDINANCE APPROVING A NEIGHBORHOOD PLAN REFERRED TO AS TURNER SPRING, GENERALLY LOCATED AT 450 CR 398, LEGALLY DESCRIBED AS A 99.48-ACRE TRACT OF LAND OUT OF THE SAMUEL PHARRASS SURVEY, ABSTRACT 496, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019622 AND R020057, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on July 25, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve the Neighborhood Plan, referred to as Turner Spring; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 9, 2024, to consider the zoning request, and recommended approval of the Neighborhood Plan to the City Council; and

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

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

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

SECTION 2. The Official Zoning map of the City of Taylor, Texas, is changed to indicate that a Neighborhood Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Neighborhood Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2024-XX was introduced before the Taylor City Council on the 25th day of July, 2024.

DRAFT

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

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

_____
Dianna McLean
City Clerk

DRAFT

EXHIBIT A

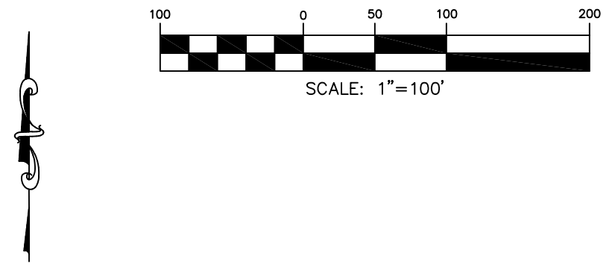
(Legal Description/Survey)

DRAFT

EXHIBIT B

(Neighborhood Plan)

DRAFT



LEGEND
- MAG NAIL SET
- 1/2 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET
- 2 INCH IRON PIPE FOUND
- BOLLARD
- EM ELECTRIC METER
- FIRE HYDRANT
- GUY ANCHOR
- POWER POLE
- WATER VALVE
- W WELL
- OVERHEAD ELECTRIC

ABBREVIATIONS
DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

COUNTY ROAD 398
EDGE OF ASPHALT
(CALLED 817')
N64°03'28"E 816.97'
(CALLED 913')
N60°22'46"E 912.98'
(CALLED 696')
N68°14'47"E 696.55'
20' WIDE WATER LINE EASEMENT TO THE CITY OF TAYLOR DOC. NO. 2008080845 OPRWC
POINT OF BEGINNING
GRAVEL DRIVE
POND
WINDMILL
SHED
PLYWOOD
SILO
BARN
BARN
BARN
99.488 ACRES (4,333,710 SQ. FT.)
CALLED 99.4 ACRES
FREDDY GOLA
TO
BILLY TURNER, JR.
FILED: 4/28/2000
DOC. 2000026317 OPRWC
CALLED 55 ACRES
DOROTHY WERCHAN
TO
CHERYL LYNN RUMMELL AND BONNIE GWYNN WERCHAN
FILED: DECEMBER 26, 2007
DOCUMENT NO. 2007105641 OPRWC
N21°26'49"W 1,478.37'
(CALLED 1,480')
808.5'
466.2'
S68°25'31"W 2,666.83'
(CALLED 2,664')
CALLED 124.43 ACRES
A.A. ZIZINIA, III
TO
ZIZINIA WILLIAMSON COUNTY, LTD
6/12/2020
DOC. 2020062137 OPRWC
FEMA ZONE "X"
FEMA ZONE "A"
MUSTANG CREEK
CALLED 182.54 ACRES
LEON G. BOHLS AND WIFE, JUSTINE HELEN BOHLS
TO
RANDALL A. BOHLS, NEMA BOHLS AND JUSTIN KENT BOHLS
FILED: 1/14/1994
VOL. 2450, PG. 563 DRWC
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14
S31°57'25"W 531.43'
L15
IRON ROD SET FOR REFERENCE AT 55.08'

LINE TABLE		
LINE	LENGTH	BEARING
L1	184.39	S23°50'28"E
L2	63.02	S39°11'03"E
L3	56.07	S77°32'13"E
L4	54.35	N80°29'36"E
L5	45.68	S64°12'27"E
L6	75.42	S23°34'23"E
L7	49.81	S33°10'00"W
L8	70.69	S11°04'47"E
L9	44.47	S77°17'03"E
L10	247.94	S50°51'11"E
L11	49.37	S85°52'47"E
L12	290.57	N77°46'21"E
L13	103.89	S41°21'46"E
L14	286.64	S11°35'21"E
L15	195.14	S50°44'55"E

TO: BILLY TURNER, JR.

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **OCTOBER 5, 2021**, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0530F, EFFECTIVE DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONE "A & X"**, WHICH IN THIS CASE **IS PARTIALLY** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

COREY J. HALL, RPLS
TEXAS REGISTRATION NO. 6362

STATE OF TEXAS
REGISTERED
COREY JOSEPH HALL
6362
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. NO TITLE COMMITMENT WAS SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
2. THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

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

LAND SURVEY

BEING A 99.488 ACRE (4,333,710 SQ. FT.) TRACT OF LAND OUT OF THE SAMUEL PHARRASS SURVEY, IN WILLIAMSON COUNTY, TEXAS, BEING THE ALL OF THE TRACT CONVEYED FROM FREDDY GOLA TO BILLY TURNER, JR., FILED APRIL 28, 2000 AND RECORDED IN DOCUMENT No. 2000026317 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NO.	DATE	REVISIONS	BY

DRAWN BY:	BRC
CHECKED BY:	CJH
DATE:	10/5/2021
SCALE:	1" = 200'
JOB NO.:	4012.001

P:\Shared drives\Active\Survey\County\WILLIAMSON\TAYLOR\SAMUEL PHARRASS SURVEY, A-\4012.001.00\DWG\4012.001_total bndy.dwg 10/15/2021 12:55 PM



NEIGHBORHOOD PLAN FOR TURNER SPRING

TAYLOR, TEXAS

A BACKGROUND

Regional Context A.2
Site in Context A.3
Comprehensive Plan Excerpts A.4
Place Types in Context A.5
Existing Conditions A.6
Elevation Analysis A.7

B REGULATIONS

Regulating Plan in Context B.2
Regulating Plan B.3
Thoroughfare Type Maps B.5
Thoroughfare Sections B.6
Civic Space Plan B.8

C SUPPLEMENTAL PLANS

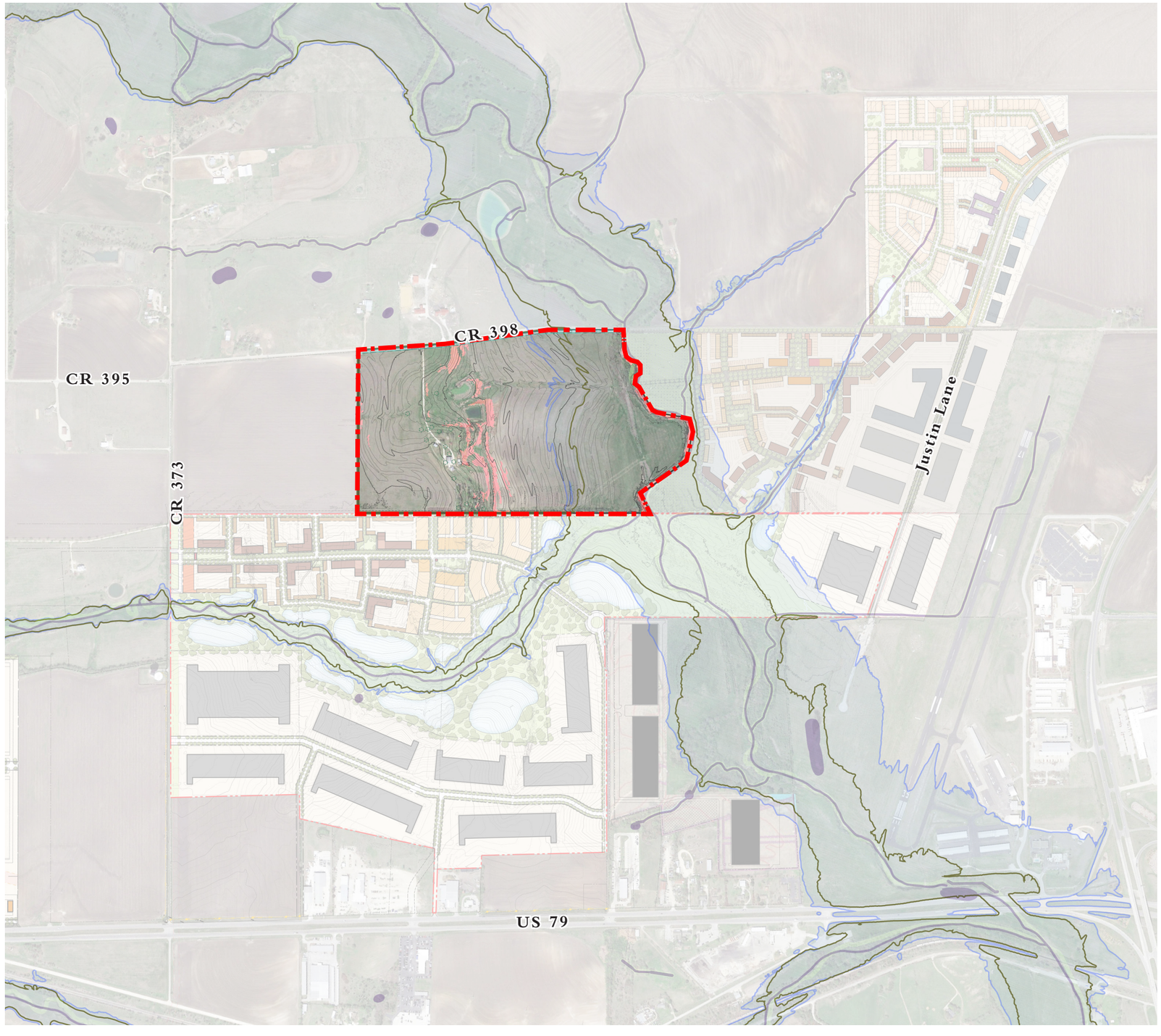
Illustrative Plan in Context C.2
Illustrative Plan C.3
with Program C.4
Fire Apparatus Access Diagram C.5
Addressing Plan C.6
Program Acreage C.7
Detail Program and Parking C.8
Illustrative Plan with Annotation C.10
Character Images C.11

X APPENDIX

Charrette Plans X.2
Charrette Photos X.5

FOR
THE CITY OF TAYLOR, TEXAS
AND
TOP NOTCH PROPERTIES
by
MICHAEL WATKINS ARCHITECT, LLC

JUNE 27, 2024

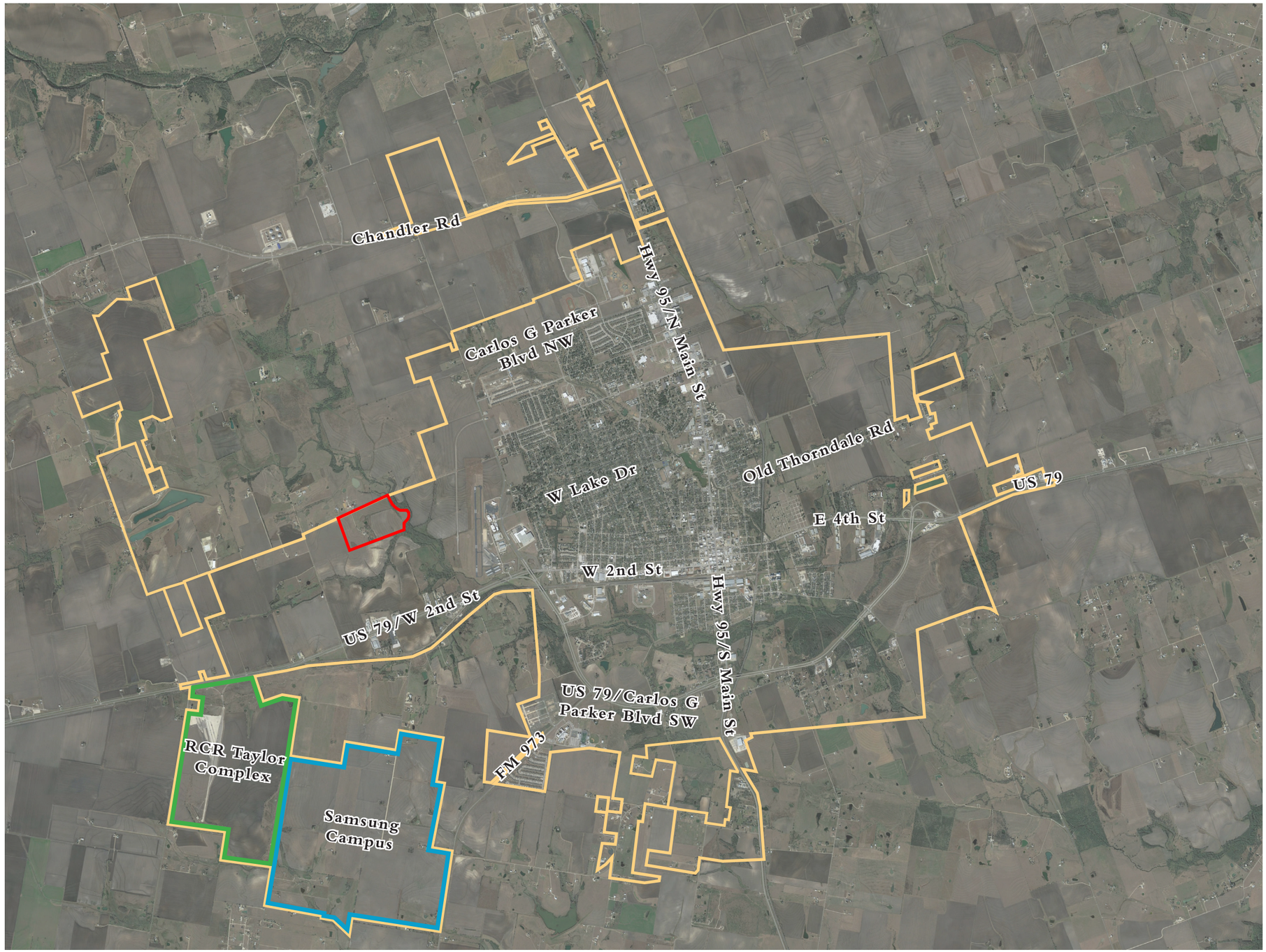


A. Background

The Background chapter summarizes information about the site, program, zoning, and other relevant constraints provided by the Applicant and the City of Taylor that inform the design of the Neighborhood Plan.

Regional Context A.2
Site in Context A.3
Comprehensive Plan Excerpts A.4
Place Types in Context A.5
Existing Conditions A.6
Elevation Analysis A.7

REGIONAL CONTEXT



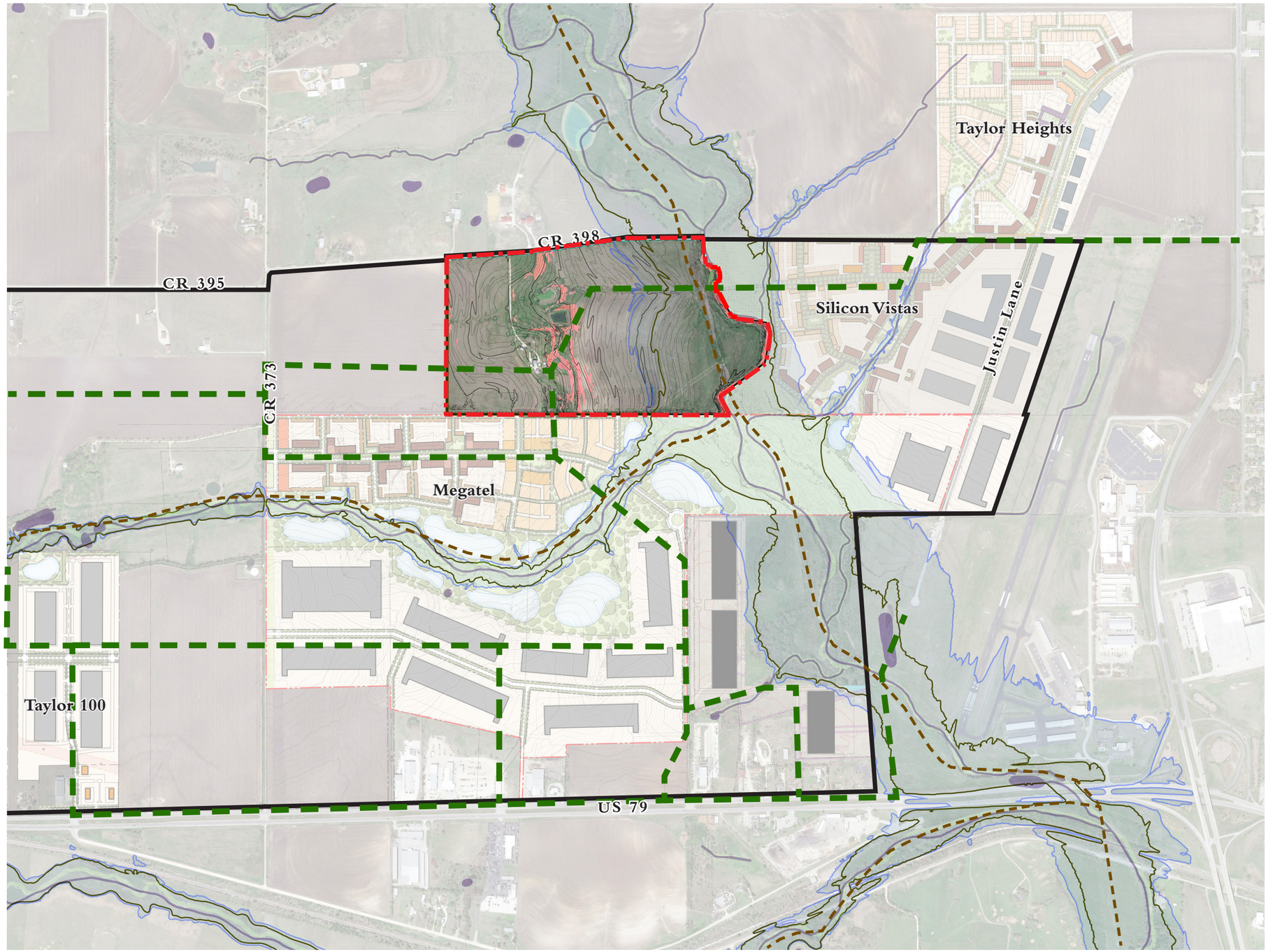
Key

- City Boundary
- Subject Property
- Samsung Campus
- RCR Taylor Complex

N

0 ft 2,250 ft 4,500 ft 9,000 ft

SITE IN CONTEXT



Key

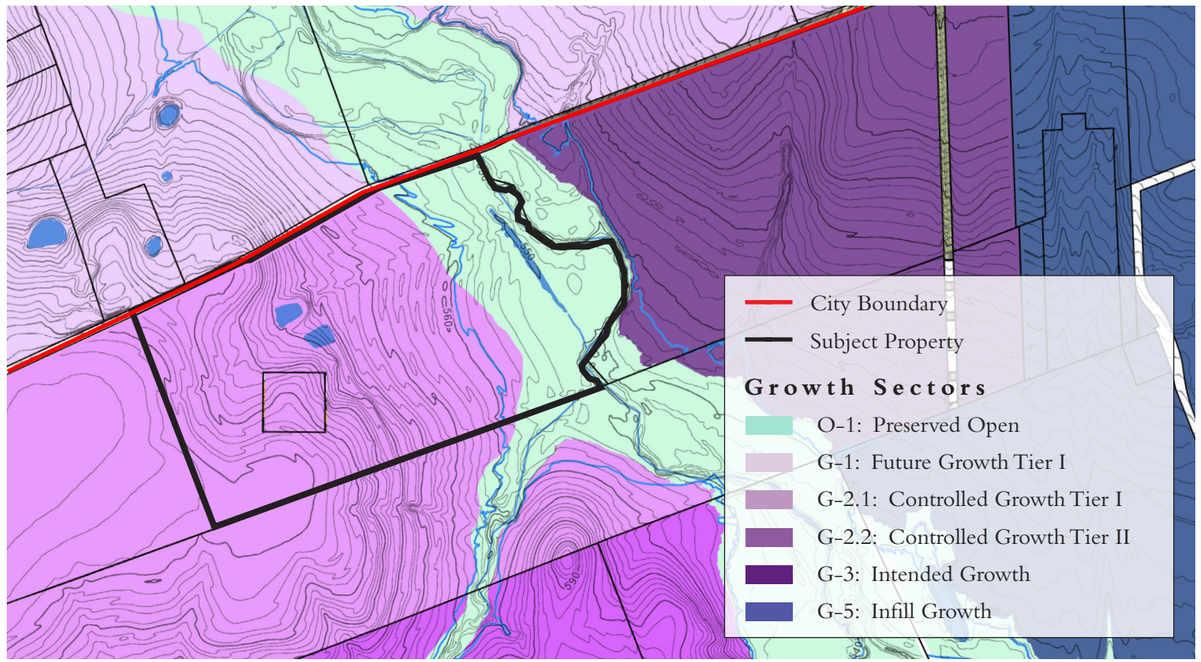
- Subject Property
- Small Area Plan Special Employment District-North
- 2-ft Contour
- 10-ft Contour
- Taylor Flood Plain
- FEMA 100 Year Flood Plain
- Wetlands
- Ponds
- 10%+ Steep Slopes
- Required Community Boulevard
- Required Trail

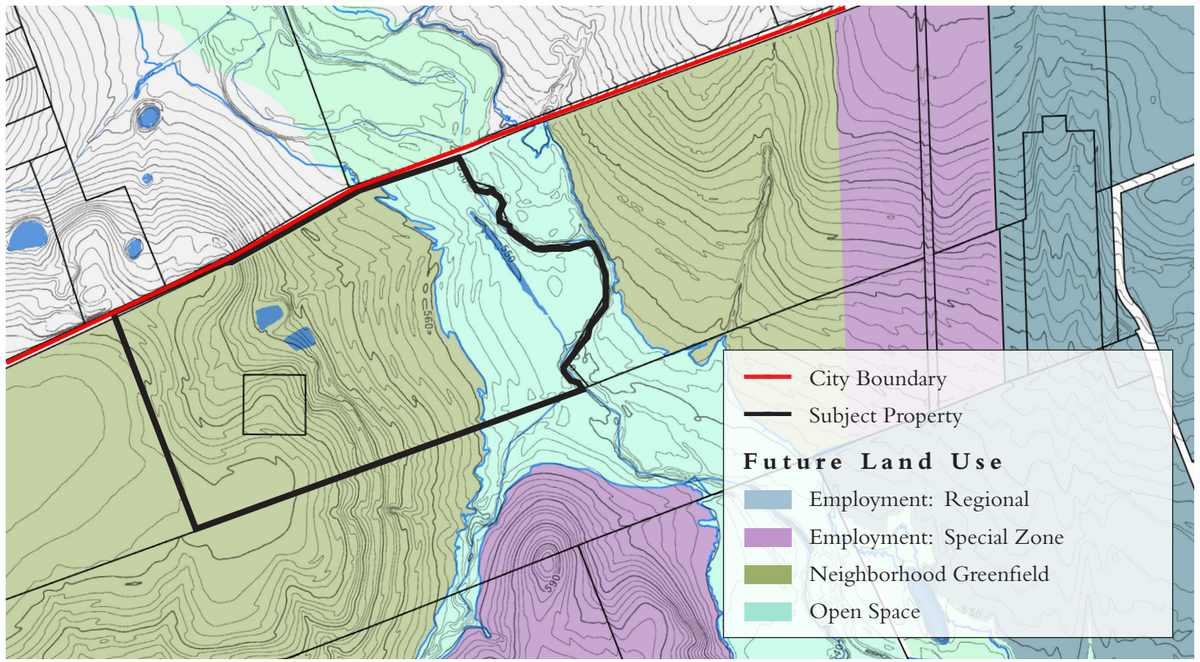
N

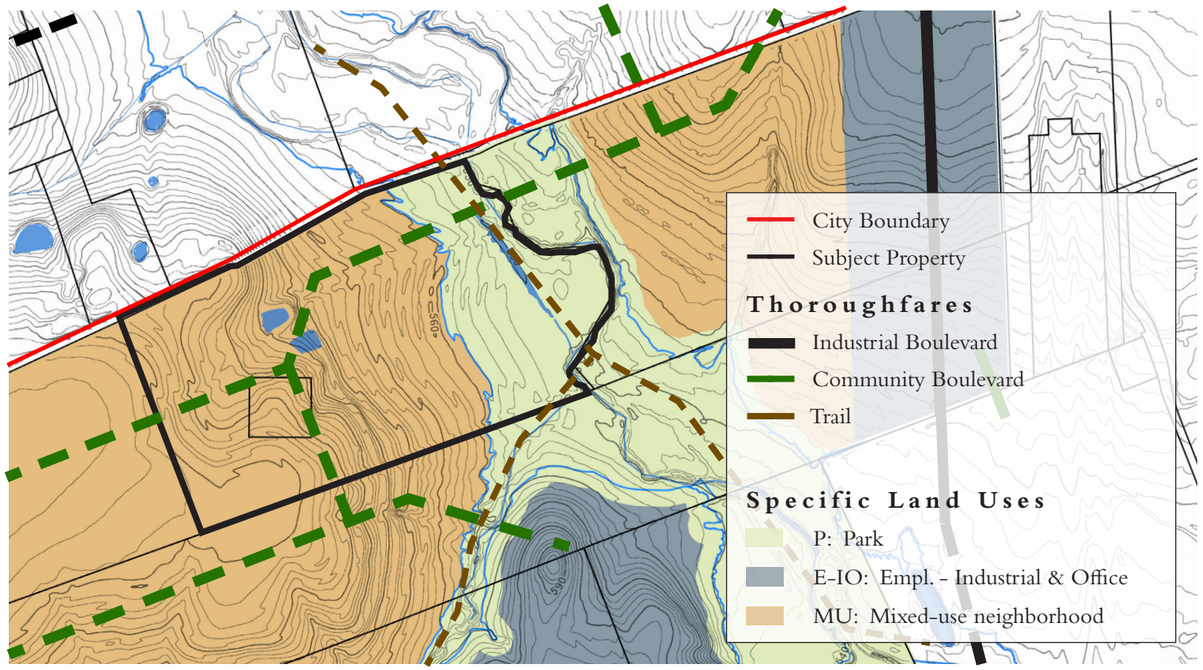
0 ft 500 ft 1000 ft 2000 ft

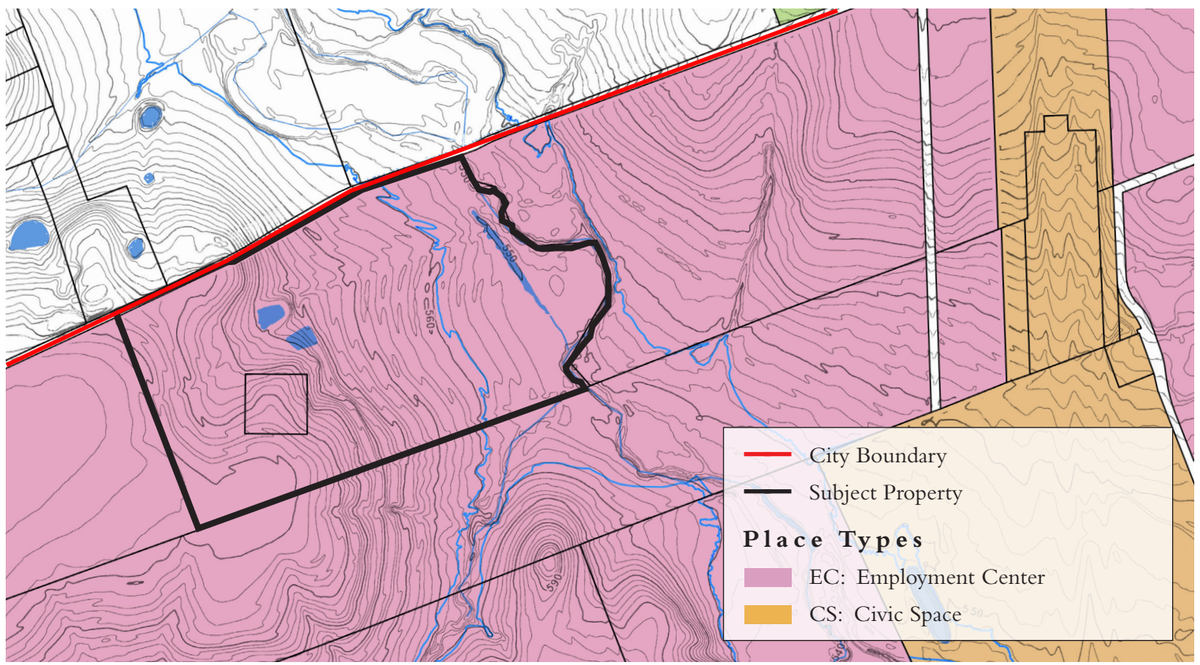
The design is subject to change. Not for construction.

COMPREHENSIVE PLAN EXCERPTS

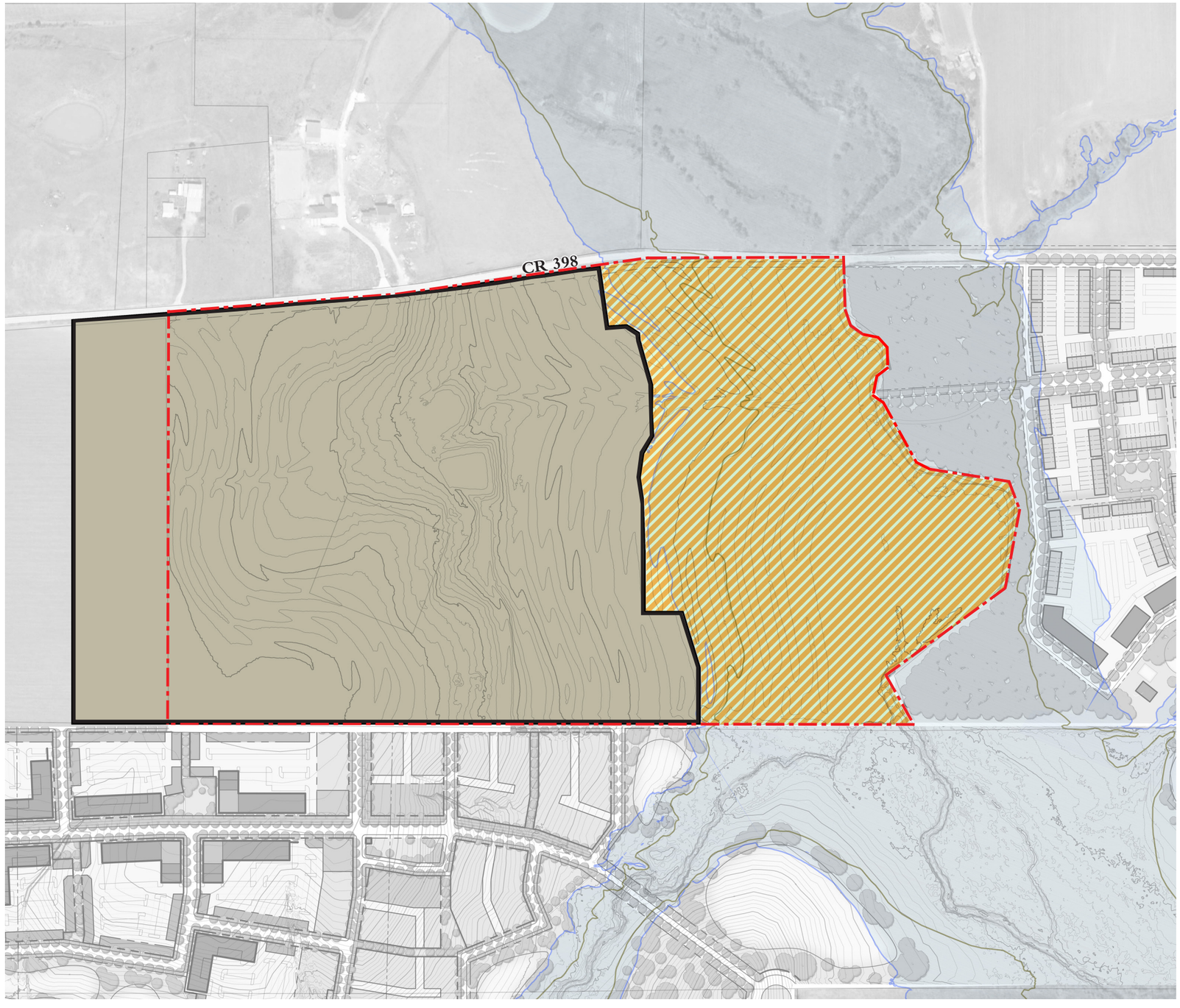








TARGET PLACE TYPE ALLOCATIONS



Key

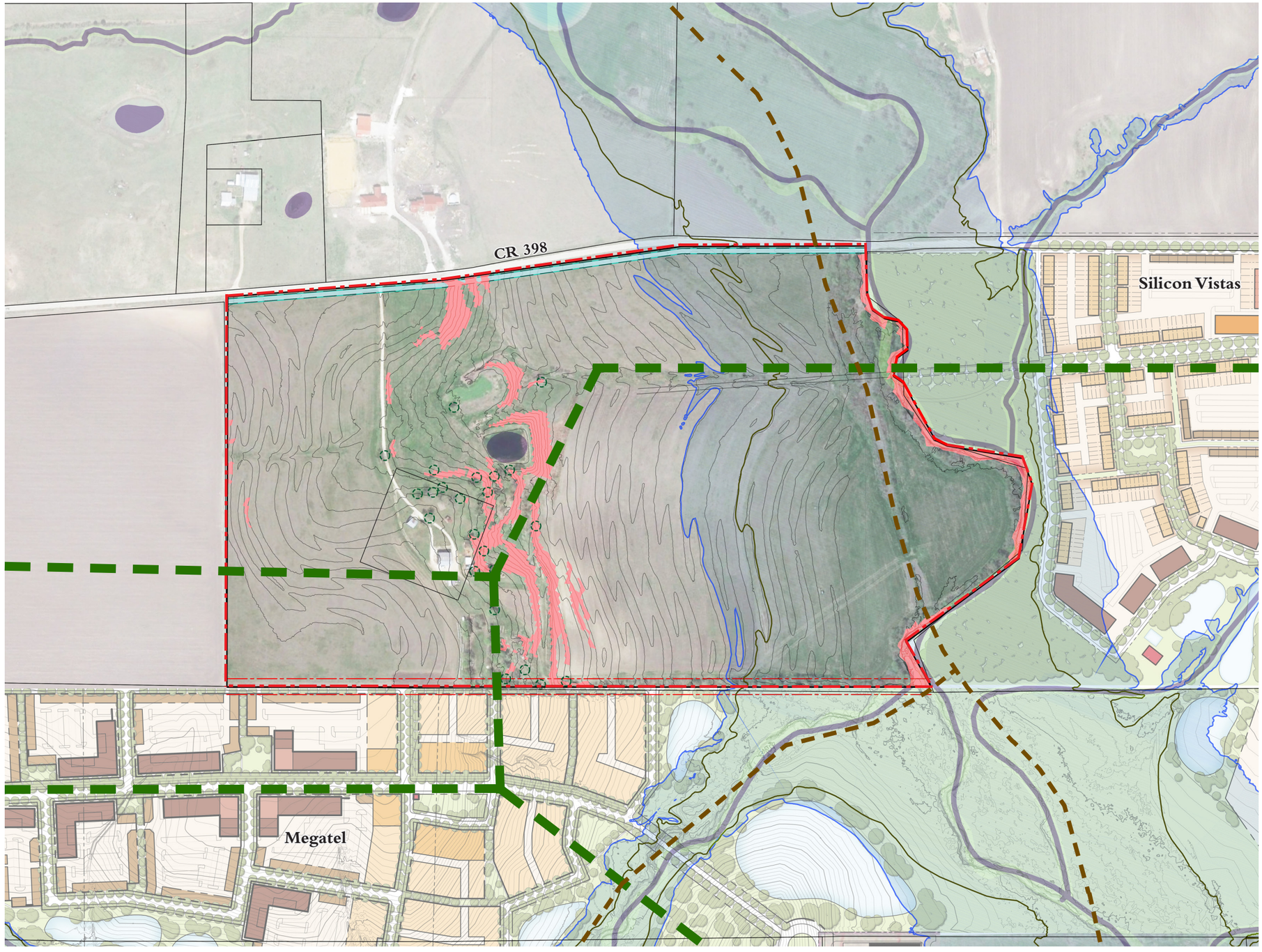
- Subject Property
- Pedestrian Shed
- Civic Space with P1 Overlay

Place Type	Permitted for a TND	Total in Pedestrian Shed	Outside Subject Property	In Subject Property	Target for Subject Property
P1	5% min.	-	-	TBD	3 ac. min.
P3	10-30%	TBD	-	TBD	6-17 ac.
P4	40-60%	TBD	-	TBD	23-34 ac.
P5	10-30%	TBD	-	TBD	6-17 ac.
CS	10% min.	TBD	-	TBD	5.63 ac. min.
TBD	-	8.83 ac.	8.83 ac.	47.50	-
Total	**100%**		**8.83 ac.**	**47.50 ac.**	**-**

1. *The percentages listed are calculated with respect to the area of the Pedestrian Shed as shown on the accompanying plan. The Pedestrian Shed (as described in LDC § 3.6.1.7) delineates the area of the subject property and adjacent properties intended to constitute a complete TND (as described in LDC § 3.6.1.4). Areas and percentages listed are approximate.*

The design is subject to change. Not for construction.

EXISTING CONDITIONS



Key

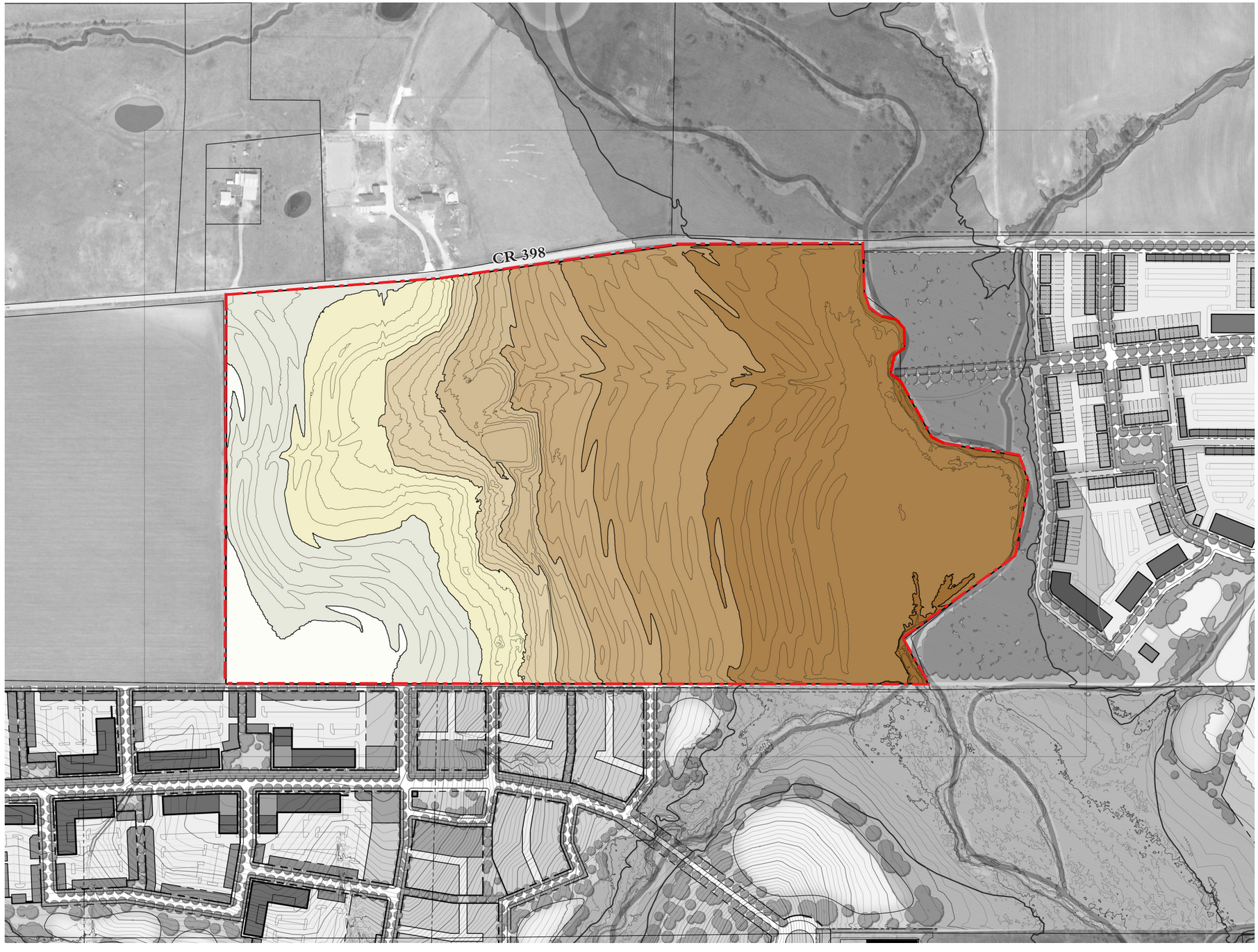
- Subject Property
- 2-ft Contour
- 10-ft Contour
- Taylor Flood Plain
- FEMA 100 Year Flood Plain
- Wetlands
- Ponds
- 10%+ Steep Slopes
- Heritage Trees
- Existing Building
- Waterline Easement
- Required Community Boulevard
- Required Trail Network

0 ft 200ft 400 ft 800 ft

N

The design is subject to change. Not for construction.

ELEVATION ANALYSIS

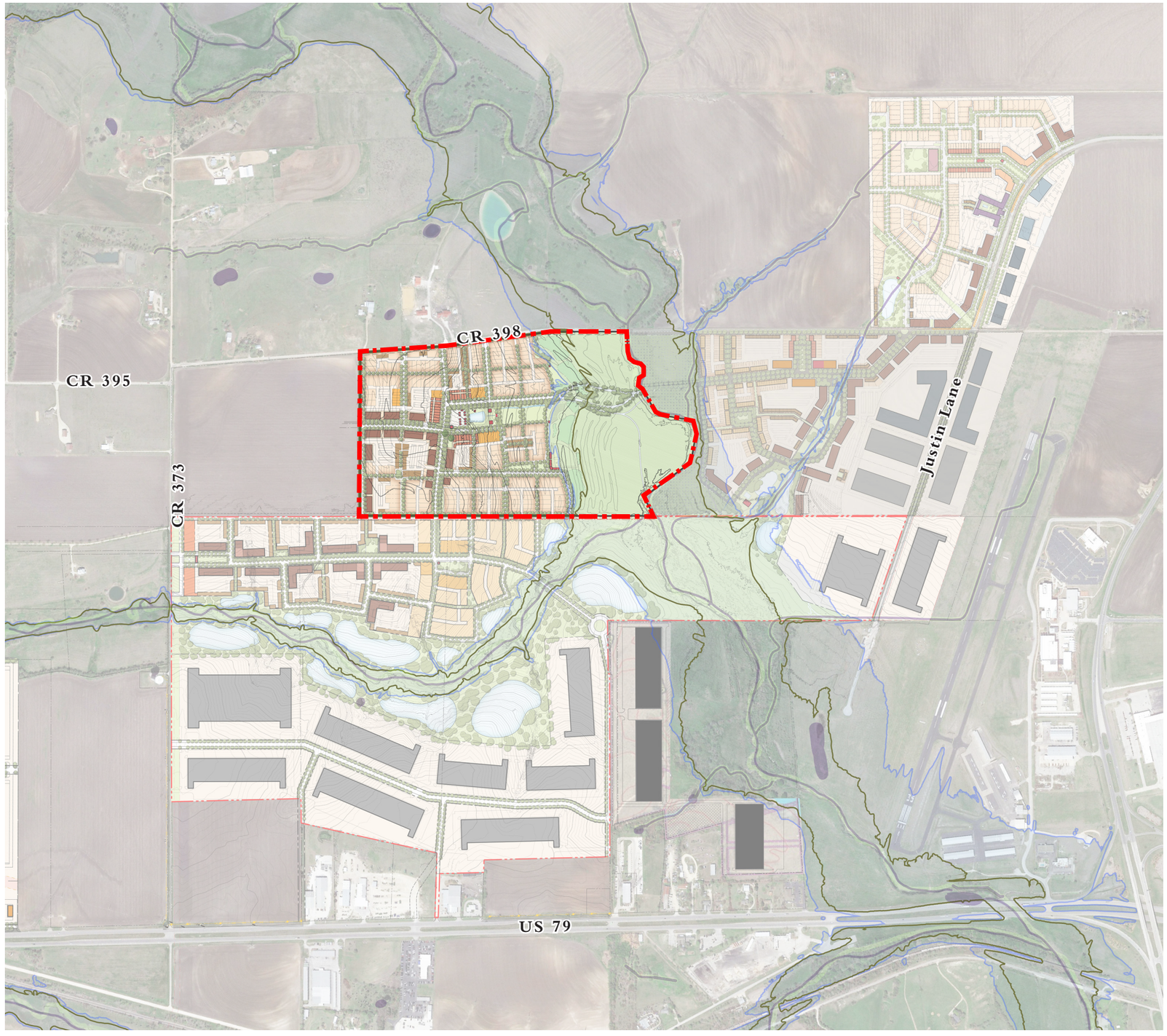


Key

- Subject Property
- 2-Ft Contours
- 10-Ft Contours
- 620+
- 610-620
- 600-610
- 590-600
- 580-590
- 570-580
- 560-570
- 550-560
- 540-550

0 ft 200 ft 400 ft 800 ft

N

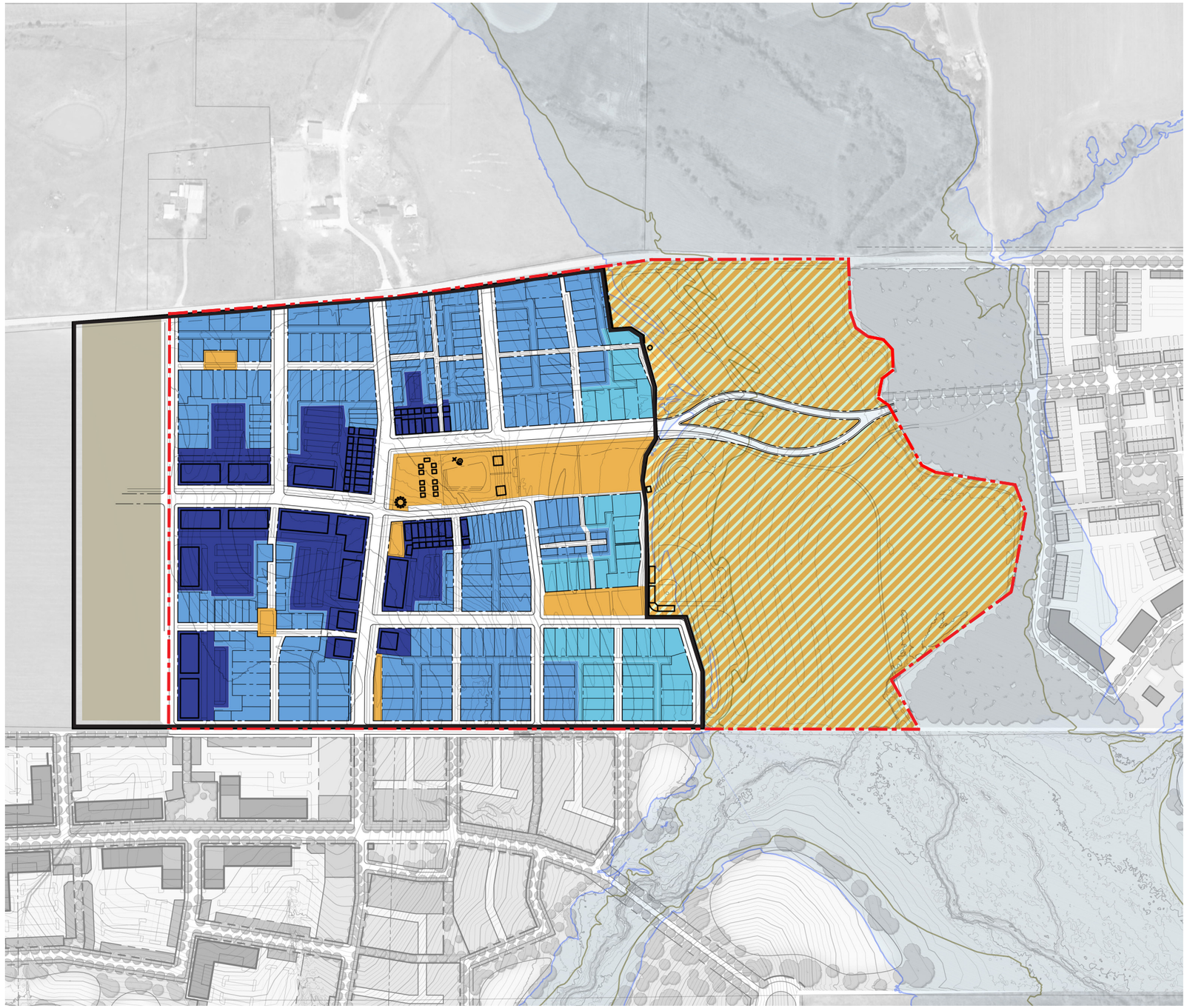


B. Regulations

The Regulations chapter includes the plans and standards that specify the requirements of the Neighborhood Plan and that demonstrate how these Plans fulfill the requirements of the Taylor Land Development Code.

Regulating Plan in Context B.2
Regulating Plan B.3
Thoroughfare Types Map B.5
Thoroughfare Sections B.6
Civic Space Plan B.8

PLACE TYPE ALLOCATIONS



Key

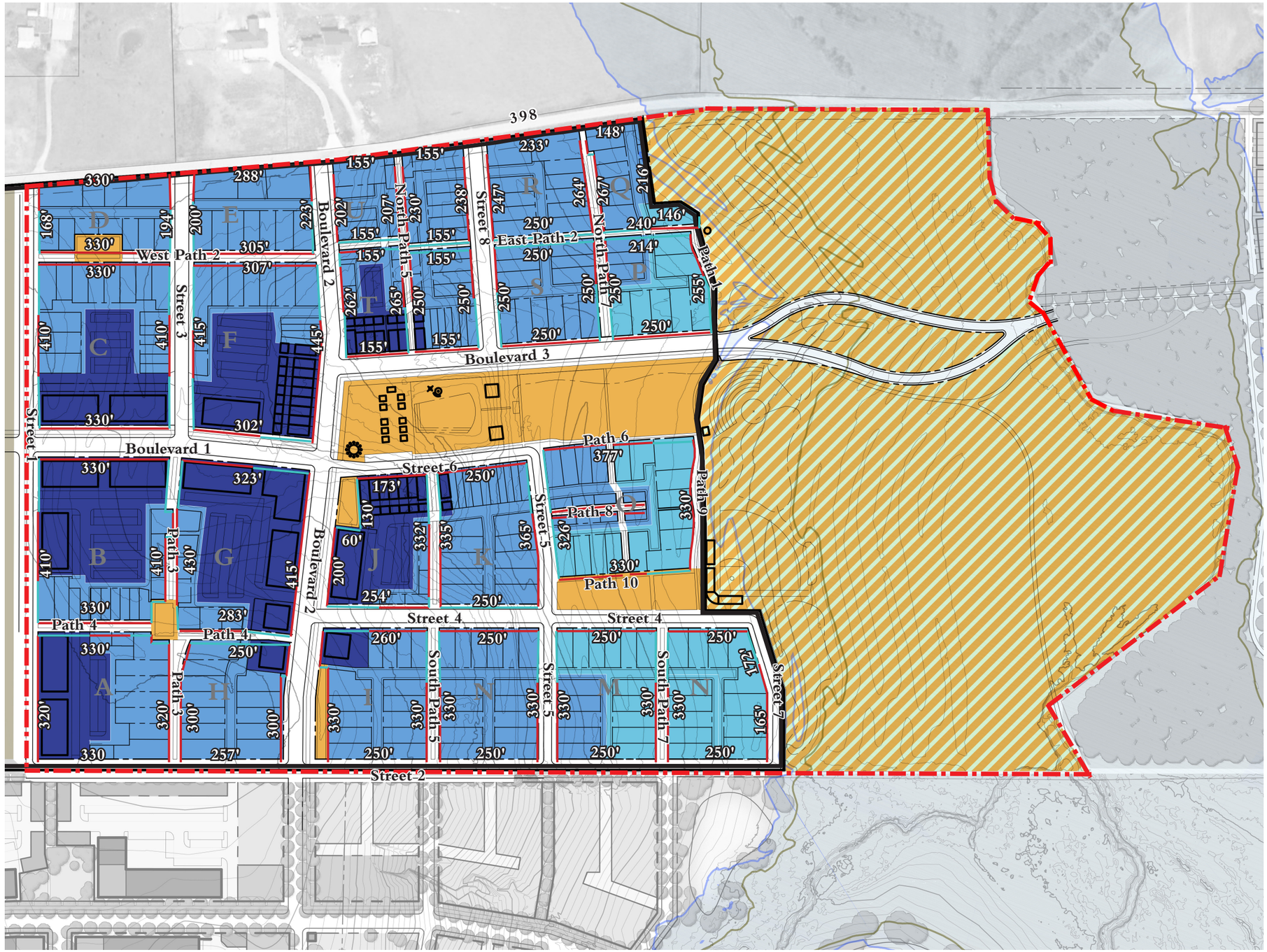
- Subject Property
- Pedestrian Shed
- Civic Space with P1 Overlay

Place Type	Permitted for a TND	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min.	0.0 ac. (0.0%) [5]	-	0.0 ac.	3 ac.
P3	10-30%	6.0 ac. (10.6%)	-	6.0 ac.	6-17 ac.
P4	40-60%	23.7 ac. (42.0%)	-	23.7 ac.	23-34 ac.
P5	10-30%	11.3 ac. (20.1%)	-	11.3 ac.	6-17 ac.
CS	10% min.	6.6 ac. (11.7%)	-	6.6 ac.	5.63 ac. min.
TBD [2]	-	8.8 (15.7%)	8.8 ac.	-	-
Total	**100%**	**56.3 ac. (100.0%)**	**8.8 ac.**	**47.5 ac.**	**-**

1. *The percentages listed are calculated with respect to the area of the Pedestrian Shed as shown on the accompanying plan. The Pedestrian Shed (as described in LDC § 3.6.1.7) delineates the area of the subject property and adjacent properties intended to constitute a complete TND (as described in LDC § 3.6.1.4). Areas and percentages listed are approximate.*
2. *For portions of the Pedestrian Shed in which Place Types are to be determined (TBD), the area listed reflects 85% of the measured area to account for future Front Type Thoroughfares.*
3. *The areas and percentages listed are calculated excluding the following: Front Type Thoroughfares, land within the ETJ or other land outside the Taylor city limits, and TxDOT RsOW.*
4. *For the total Civic Space allocation within the subject property, refer to the Civic Space Plan on page B.8.*
5. *See a recommended Warrant regarding the allocation of P1 in this Pedestrian Shed in the General Standards on page B.3.*

The design is subject to change. Not for construction.

REGULATING PLAN



Key

- Subject Property
- Pedestrian Shed
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100 Year Flood Plain
- Wetland
- P3
- P4
- P5
- CS
- Civic Space with P1 Overlay
- Primary Frontage
- Secondary Frontage

General Standards

1. A Warrant is recommended to allow for a lower ratio of P1 than is permitted for a TND, given that there is a large area of P1 within the subject property immediately adjacent to the Pedestrian Shed boundary.

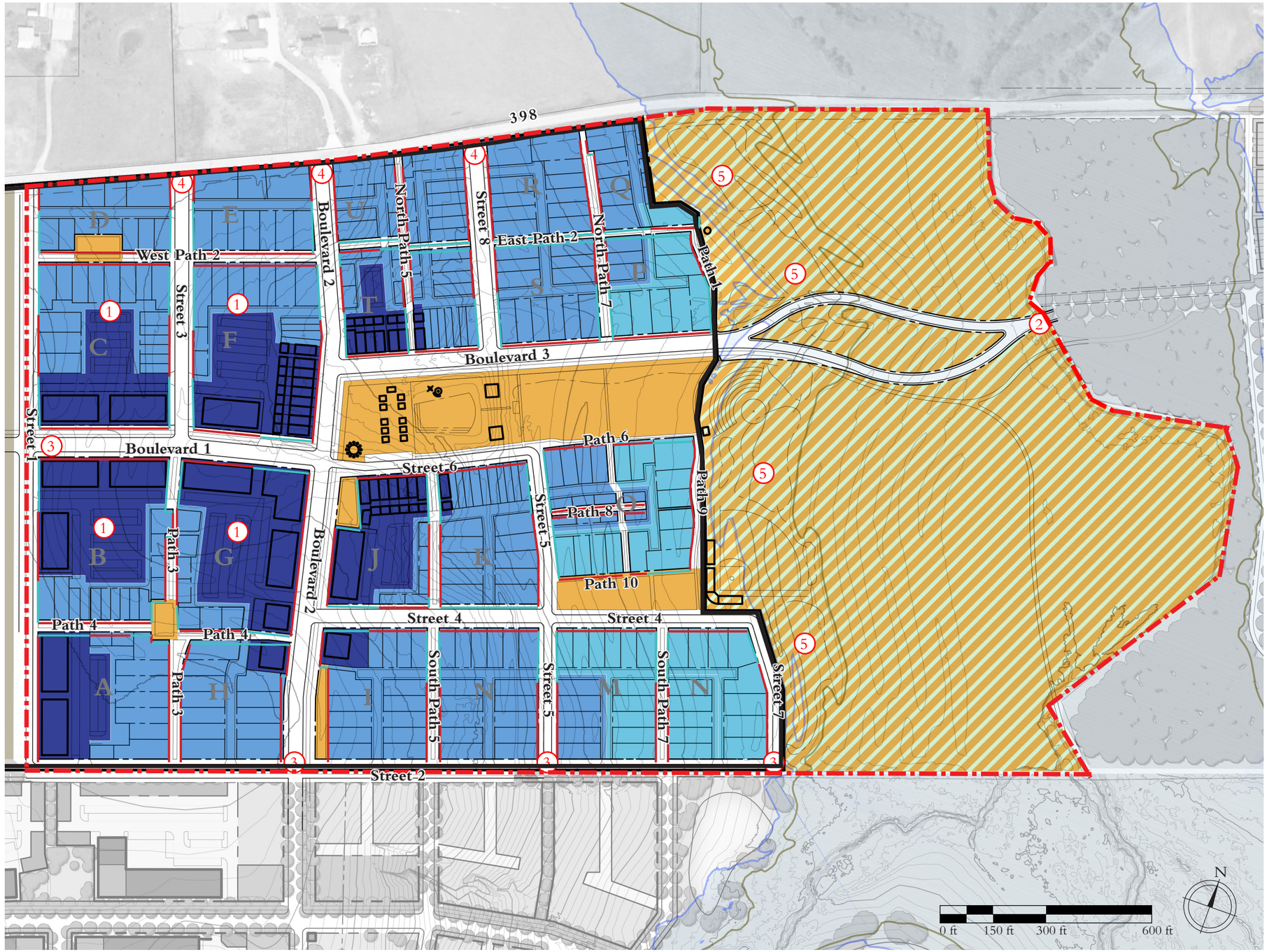
Notes

2. Block dimensions shown are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter. See the Design Specific Standards on page B.4 for a recommended Warrant for blocks which do not comply.

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

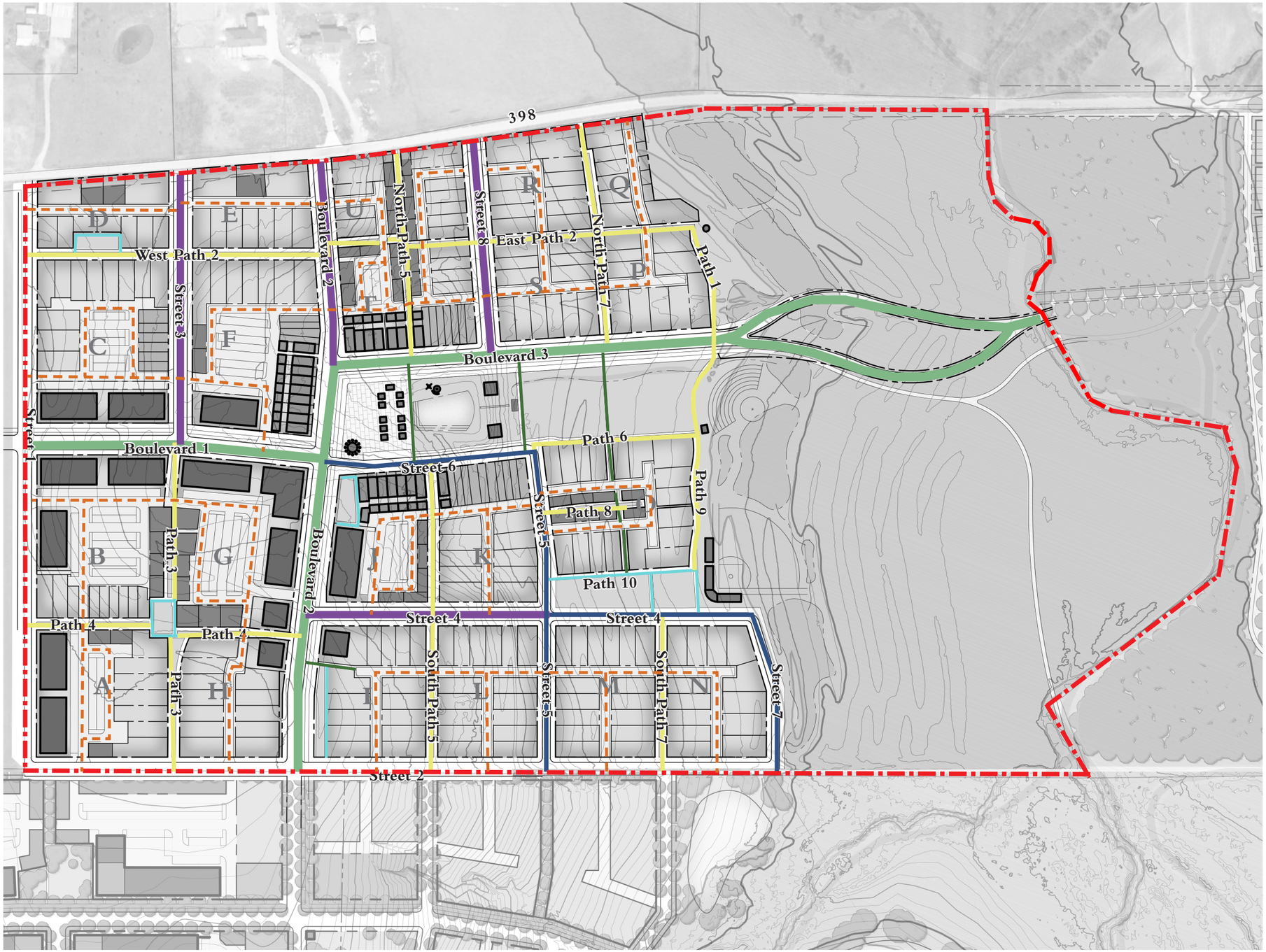


The design is subject to change. Not for construction.

Design Specific Standards

1. A Warrant is recommended to allow for larger Block size for Blocks B, C, F, G, J, K, and O in order to accommodate the applicant's proposed multi-family and mixed-use buildings and their associated parking.
2. Boulevard 3 is intended to connect east across the flood plain to adjacent properties with the exact location of the connection to be determined based on the configuration of any future improvements to those properties
3. Boulevard 3 shall take on a parkway character as it crosses the flood plain, as shown. As site constraints allow, travel lanes should divide and follow the natural lay of the land, the median between travel lanes shall be planted naturalistically, and the shared-use path shall be separated by a varying distance from the travel lanes. Parking lanes should be omitted on the parkway. In addition to vehicular, it shall provide pedestrian and bicycle connections across the floodplain, which may be in the form of a dedicated trail.
4. Streets 1, 2, 5, and 7 and Boulevards 1 and 2 are intended to connect to the adjacent properties, with the exact location of the connection to be determined.
5. Streets 3 and 8 and Boulevard 2 are intended to connect to 398, with the exact location of the connection to be determined.
6. Streets 1 and 2 are shown with their ROW centered on the boundary of the subject property. The construction and maintenance of these Thoroughfares is to be coordinated with the owner of the adjacent property.
7. Stormwater management facilities, whether primarily wet or dry, shall be designed such that they add value to the neighborhood, rather than detract from it.
   a. Dry facilities shall be landscaped to act as an open lawn or space for other unstructured recreation when dry, and shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
   b. Wet facilities shall be designed to look like natural ponds with gently sloping edges rather than steep "engineered" banks. Wet ponds shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
   c. Maintenance berms and/or maintenance access shall be accounted for in both wet and dry facilities.

THOROUGHFARE TYPES MAP



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Wetland

Front Thoroughfare Types

Name	Type	ROW	Pavement
Boulevard	BV	80	36
Street	ST	60	34
Street	ST	46	20
Path	PS	V	6-6
Path	PT	V	5

Rear Thoroughfare Types

Name	Type	ROW	Pavement
Fire Alley	FA	30	20

Civic Space Thoroughfare Types

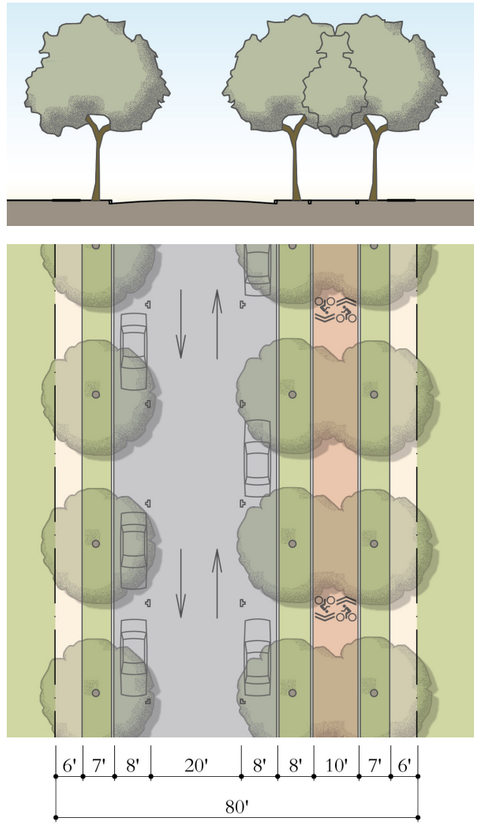
- Sidewalk in Civic Space (See Civic Space Standards)

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

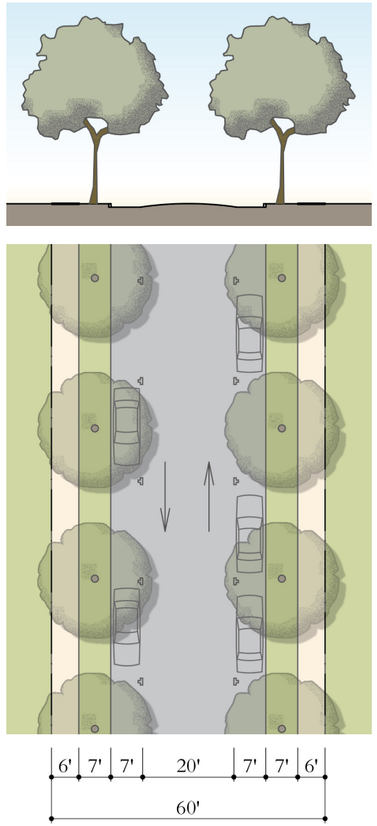
THOROUGHFARE SECTIONS



BV-80-36

Neighborhood Boulevard
80 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
8 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

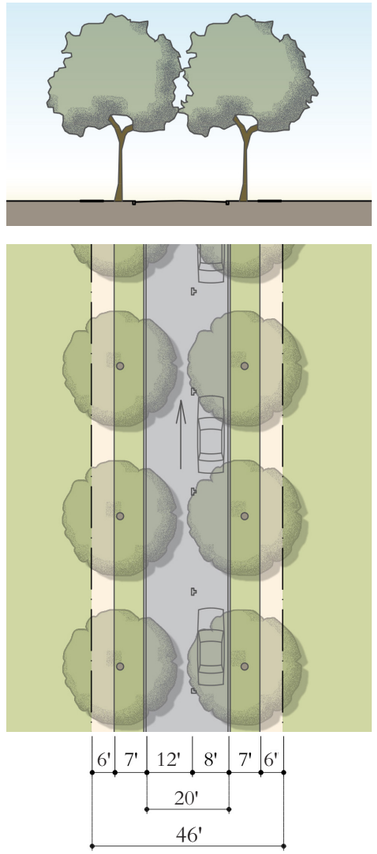
10-foot shared-use path as shown.



ST-60-34

Neighborhood Street
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee[i], 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

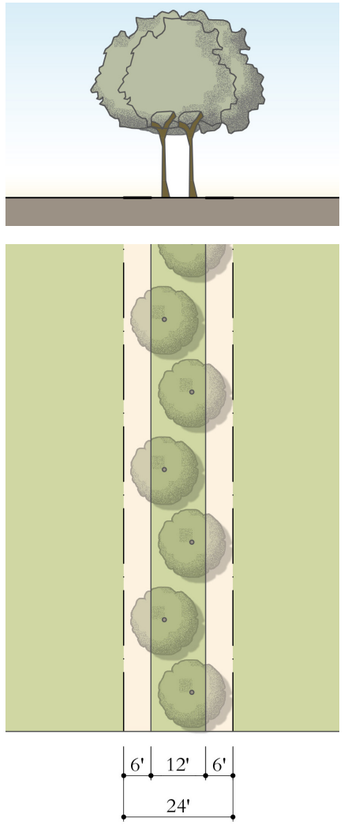
[i](Cluster pattern permitted adjacent to civic spaces.)



ST-46-20

Neighborhood Street
46 ft. ROW
20 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

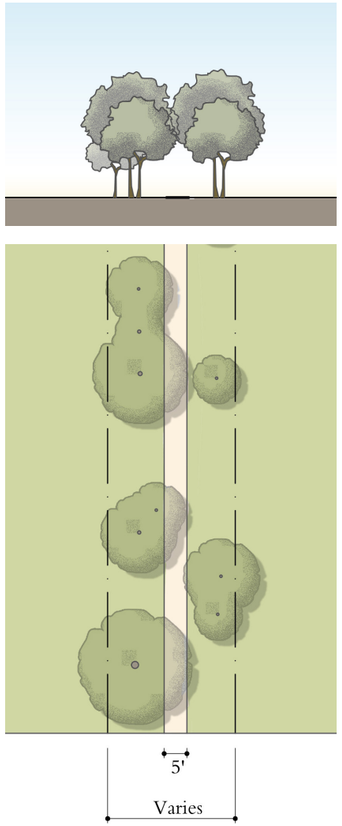
Street trees may be omitted to allow for a Colonnade or Arcade.



PS-V-6-6

Pedestrian Street
24 ft. ROW
N/A
N/A
N/A
N/A
N/A
N/A
12 ft. Planting Zone
Clustered
6 ft. Sidewalk each side
Not provided on this Thoroughfare

This Thoroughfare type will be privately owned and maintained.



PT-V-5

Path
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Planting zone varies
Trees, ground cover, shrubs, lawn
5-12 ft. Sidewalk
Not provided on this Thoroughfare

This Thoroughfare type will be privately owned and maintained.

Thoroughfare Type
ST Street
PS Pedestrian Street
BV Boulevard

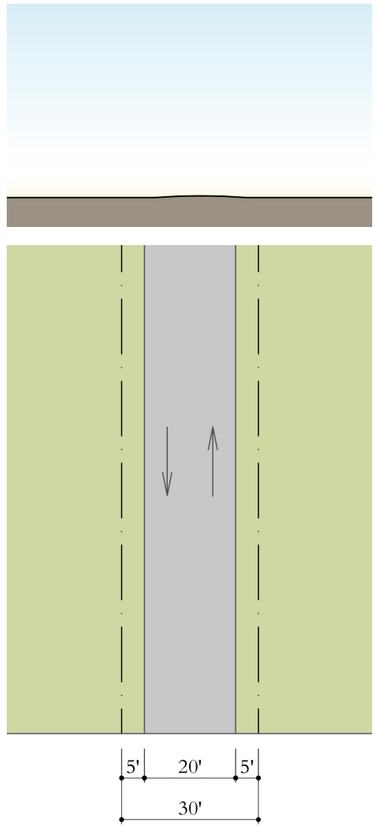
Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Place Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

THOROUGHFARE SECTIONS



FA-30-20

Fire Alley
30 ft. ROW
20 ft.
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown and/or Ribbon Curb
N/A
N/A
No Sidewalk
20-foot clear width

This Thoroughfare type will be privately owned and maintained. Pavement may be widened for greater clear width.

Thoroughfare Type
FA Fire Alley

Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

CIVIC SPACE PLAN



Key

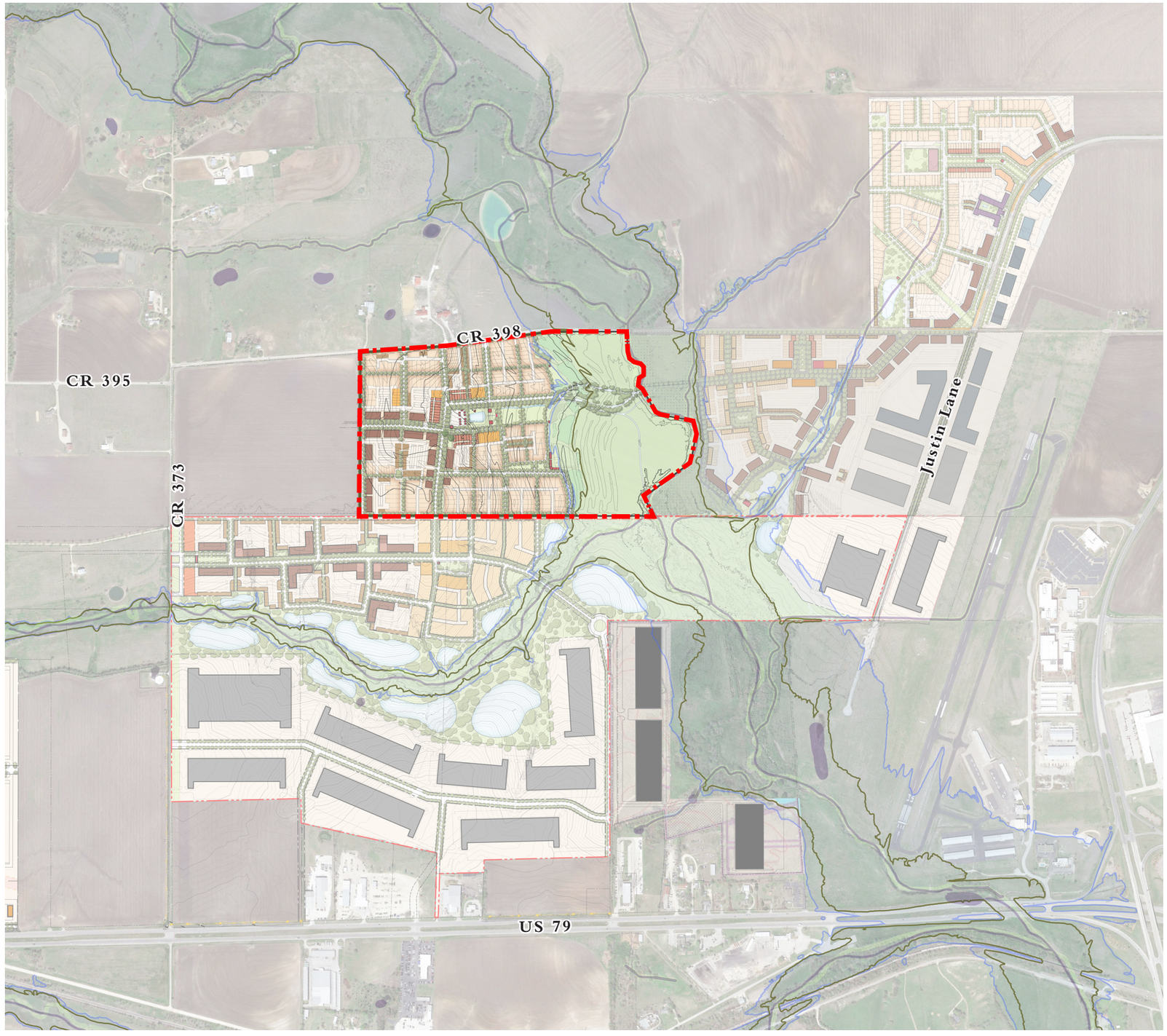
- Subject Property
- Plaza
- Square
- Green
- Pocket Park
- Park

Total Area of Civic Space in subj. prop.: 42.6 ac.

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

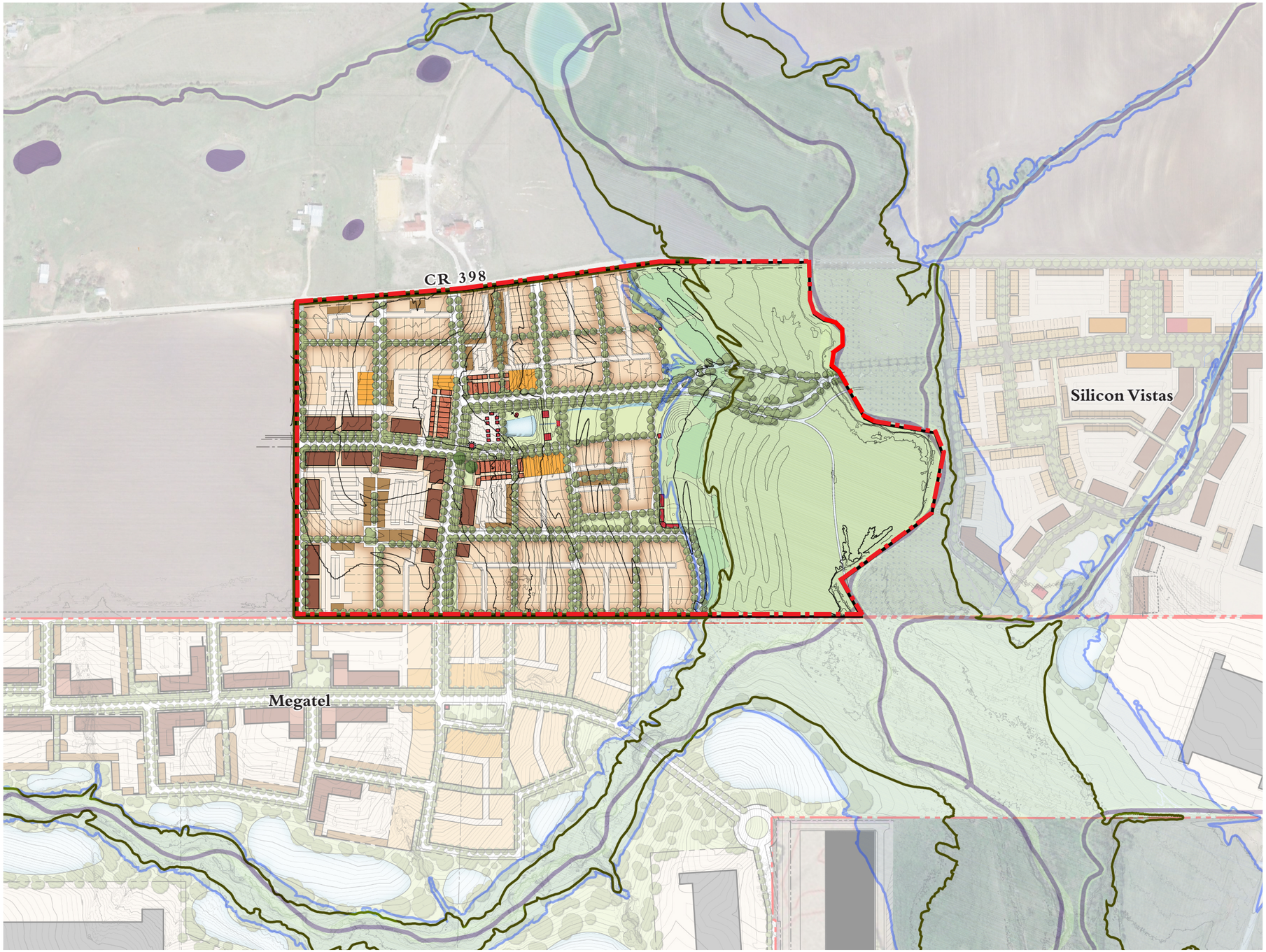


C. Supplemental Plans

The Supplemental Plans chapter includes additional plans and diagrams that elaborate on the design of the Neighborhood Plan and provide additional information to the Applicant and City Reviewers. This information includes the particular program incorporated into the design and how the design addresses matters such as fire apparatus access and addressing. The information presented in this chapter reflects one possible scenario for the development of this Neighborhood Plan, and modifications to the design are anticipated within the bounds of the requirements found in the Regulations chapter and all other applicable regulations.

Master Plan in Context C.2
Illustrative Master Plan C.3
with Program C.4
Fire Apparatus Access Diagram C.5
Addressing Plan C.6
Program Acreage C.7
Detailed Program & Parking C.8
Master Plan with Annotations C.10
Character Images C.11

MASTER PLAN IN CONTEXT



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100-Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Single-Family Lot
- Townhouse
- Liner
- Multi-Family
- Live Work
- Civic
- Preserved Existing Trees

0 ft 250 ft 500 ft 600 ft

N

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100-Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Single-Family Lot
- Townhouse Lot
- Thin Building Lot
- Multi-Family
- Live Work
- Civic
- Preserved Existing Trees

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100 Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool

Estimated Residential Program

Single-Family	Lot Width	Lot Depth	253
Mansion / Estate	*50+*	*100*	*47*
House	*40*	*100*	*119*
Cottage	*30*	*100*	*29*
Townhouse	*24*	*100*	*34*
Live-work (Residential)	*24*	*100*	*24*
Multi-Family	**Lot Width**	**Lot Depth**	**449**
Multi-family Mansion	*80*	*100*	*12*
Multi-family Building			*372*
Thin Buildings	*45*	*35*	*49*
Thin Buildings	*55*	*35*	*16*
Total Residential			**702**

Estimated Commercial Program

Commercial	
Live work (Commercial)	*24,000 SF*
Total Commercial	**24,000 SF**

Civic Program

Civic Buildings and Structures

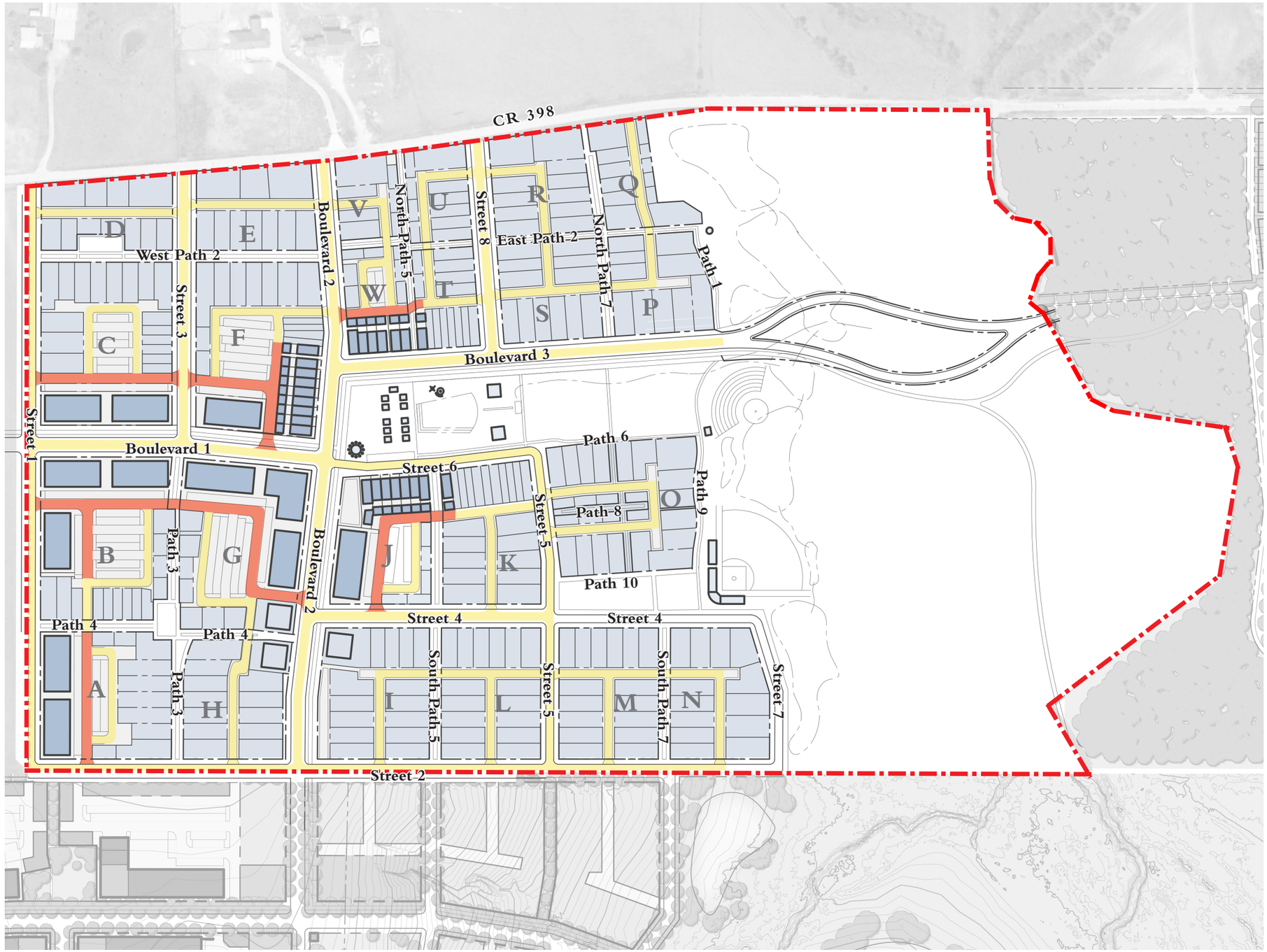
- *Civic*

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

FIRE APPARATUS ACCESS DIAGRAM

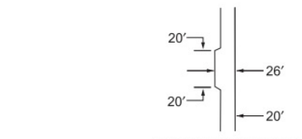


Key

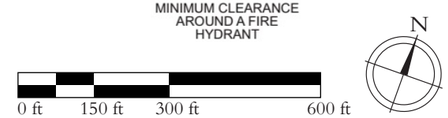
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with building under 30 feet

Fire Apparatus Access Notes

1. Applicant's understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. Buildings 30 feet tall or greater:
   - Fire Apparatus Access Roads shall be 26 feet clear minimum.
   - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
   - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).
7. Lots in the Employment Center shall provide additional Fire Lanes on the private lots in order to allow for Fire Apparatus Access to all buildings on those lots.



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



The design is subject to change. Not for construction.

ADDRESSING PLAN



Thoroughfare Names and Addressing Key

1 _____ Boulevard
2 _____ Boulevard
3 _____ Boulevard
4 _____ Street
5 _____ Street
6 _____ Street
7 _____ Street
8 _____ Street
9 _____ Street
10 _____ Street
11 _____ Street
12 _____ Path
13 _____ Path
14 _____ Path
15 _____ Path
16 _____ Path
17 _____ Path
18 _____ Path
19 _____ Path
20 _____ Path
21 _____ Path
22 CR 398

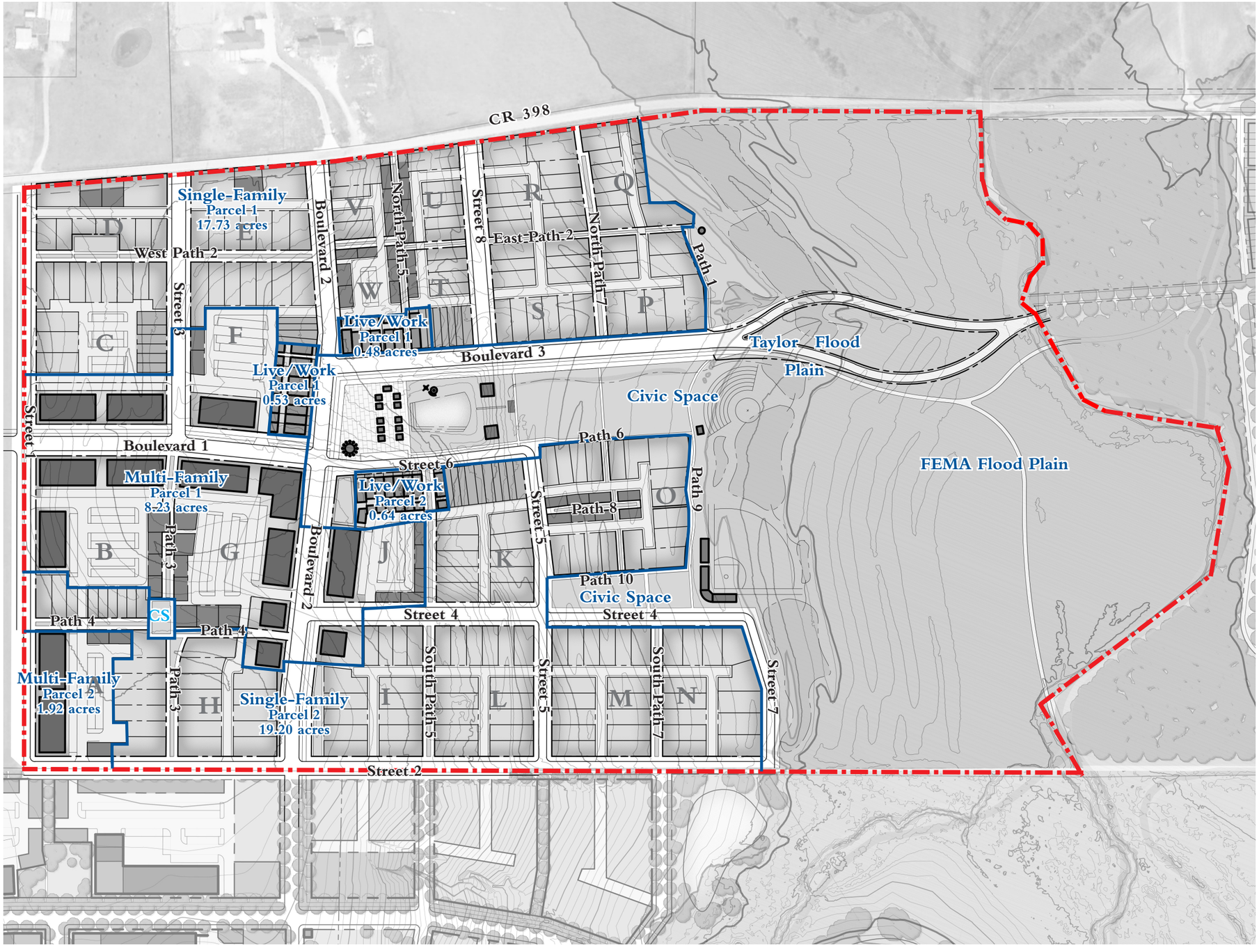
Notes: This addressing plan is conceptual and is subject to refinements in future phases. Lots in the Employment Center Place Type may be addressed to the streets from which they are accessed or to either Carlos G Parker Boulevard SW or FM 973 as appropriate.

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

PROGRAM ACREAGE



Key

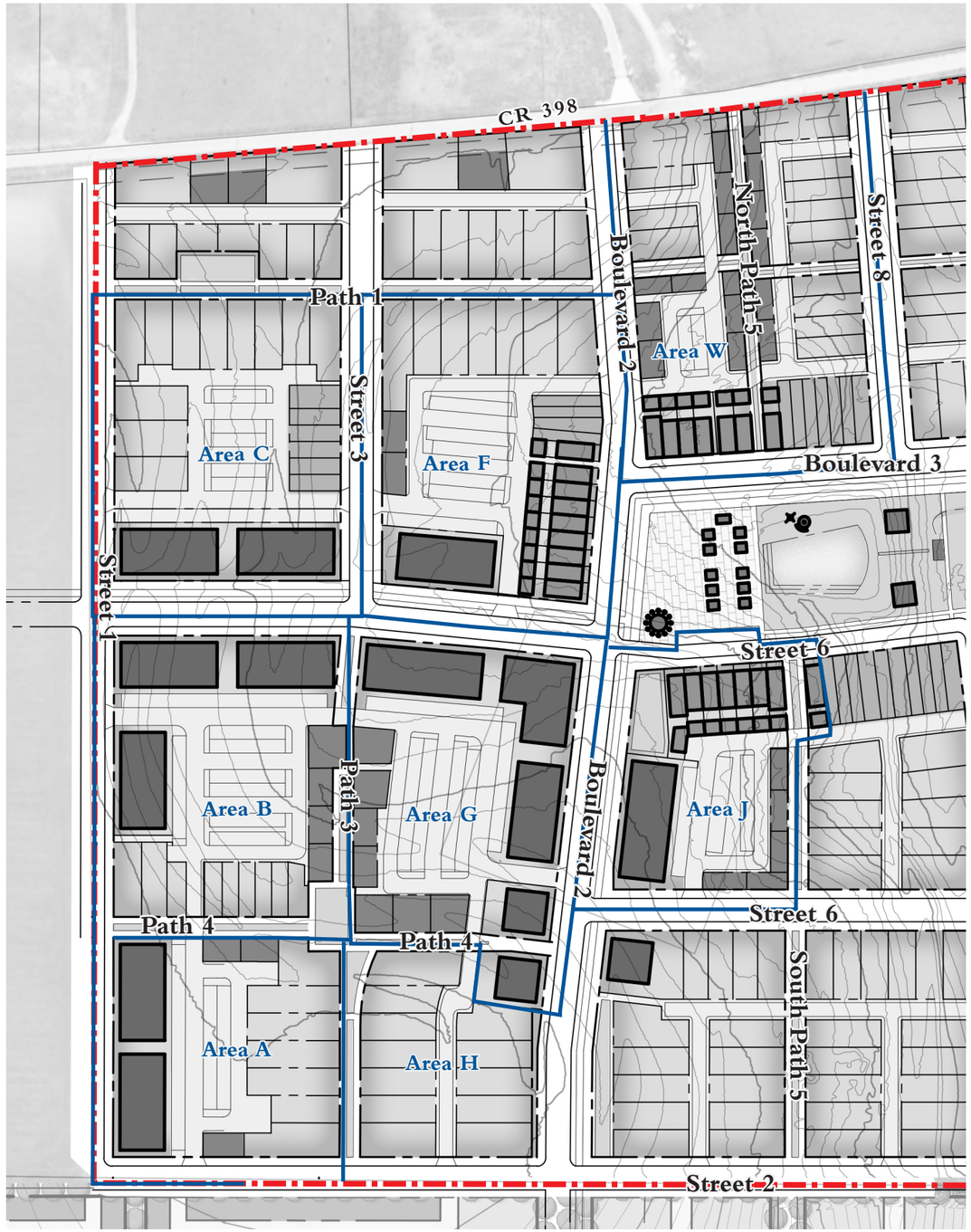
- Subject Property
- 10-foot Contour
- 2-foot Contour
- abc Thoroughfare Label
- A Block Label

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

DETAILED PARKING AND PROGRAM



Requested Parking Ratios		Spaces
Multi-Family Residential	per unit	1.5
Liner Residential	per unit	1.5
Single-Family Lot	per lot	2
Live/Work	per 1,000 SF	3

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc. Parking area lines are drawn along the center of streets.

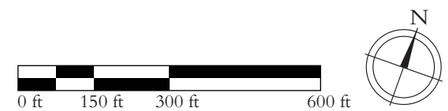
Area A	Program	Spaces
Multi-Family	60 units	90
Liner Multi-Family	3 units	5
Single-Family Lots	7 Lots	14
	Total Requested	**109**
	Provided on Street	25
	Provided in Parking Lots	66
	Provided in Garages	17
	Total Provided	**108**
	Difference	**-1**

Area B	Program	Spaces
Multi-Family	90 units	135
Liner Multi-Family	4 units	6
Single-Family Lots	9 Lots	18
	Total Requested	**164**
	Provided on Street	28
	Provided in Parking Lots	111
	Provided in Garages	23
	Total Provided	**162**
	Difference	**+3**

Area C	Program	Spaces
Multi-Family	60 units	90
Single-Family Lots	17 Lots	34
	Total Requested	**124**
	Provided on Street	40
	Provided in Parking Lots	71
	Provided in Garages	34
	Total Provided	**145**
	Difference	**+21**

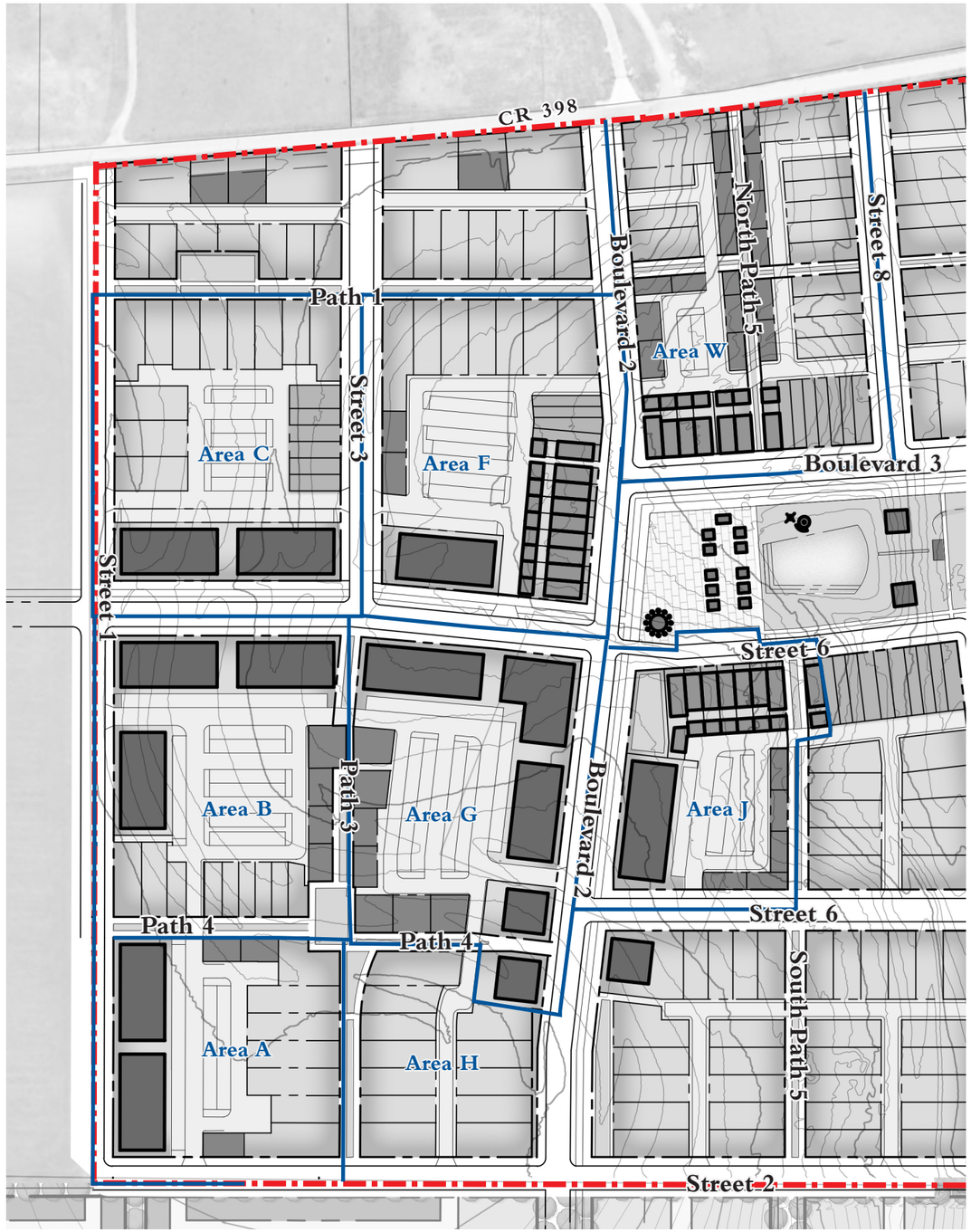
Area F	Program	Spaces
Multi-Family	30 units	45
Liner Multi-Family	2 units	3
Single-Family Lots	20 Lots	40
Live/Works	11,448 SF	34
	Total Requested	**122**
	Provided on Street	38
	Provided in Parking Lots	73
	Provided in Garages	38
	Total Provided	**149**
	Difference	**+27**

Area G	Program	Space
Multi-Family	100 units	150
Liner Multi-Family	7 Lots	11
	Total Requested	**161**
	Provided on Street	25
	Provided in Parking Lots	115
	Provided in Garages	16
	Total Provided	**156**
	Difference	**-5**



The design is subject to change. Not for construction.

DETAILED PARKING AND PROGRAM CONTINUED



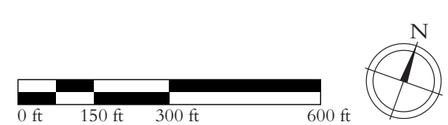
Requested Parking Ratios		Spaces
Multi-Family Residential	per unit	1.5
Liner Residential	per unit	1.5
Single-Family Lot	per lot	2
Live/Work	per 1,000 SF	3

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc. Parking area lines are drawn along the center of streets.

Area J	Program	Space
Multi-Family	36 units	54
Liner Multi-Family	5 units	8
Single-Family Lots	7 Lots	14
Live/Work	9010 SF	27
	Total Requested	**103**
	Provided on Street	45
	Provided in Parking Lots	44
	Provided in Garages	19
	Total Provided	**108**
	Difference	**+5**

Area W	Program	Space
Liner Multi-Family	16 units	24
Single-Family Lots	30 Lots	60
Live/Work	9050 SF	27
	Total Requested	**103**
	Provided on Street	45
	Provided in Parking Lots	44
	Provided in Garages	19
	Total Provided	**108**
	Difference	**+5**

All remaining properties in the subject property consists of Single Family Lots which provide sufficient parking on the lot.



The design is subject to change. Not for construction.

MASTER PLAN WITH ANNOTATIONS



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100 Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Preserved Existing Trees
- abc Thoroughfare Label
- A Block Label

Annotations

1. Natural Spring, rebuilt for use as a swimming pool
2. Existing Silo, re-purposed as a Bar
3. Neighborhood Mail Pavilion
4. Market Sheds
5. Tower Facilities
6. Slope Treatment
7. Amphitheater
8. Baseball Fields
9. Spring Overflow Creek

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

CHARACTER IMAGES



1. Natural Spring - Deep Eddy Pool



2.Venetian Lagoon - Coral Gables



3. Post Office - Norton Commons

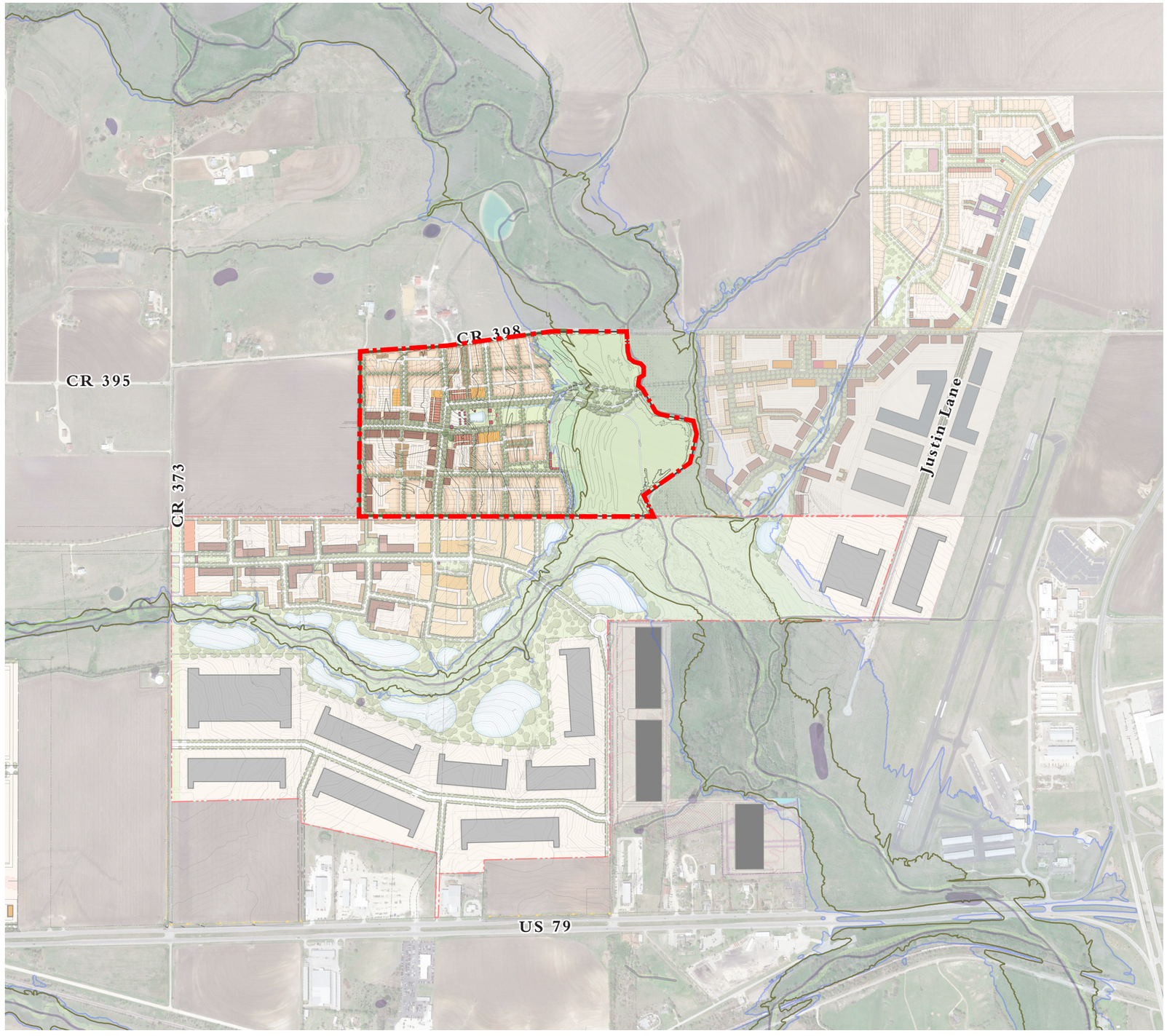


4. Market Sheds - Norton Commons



5. Amphitheater - Norton Commons

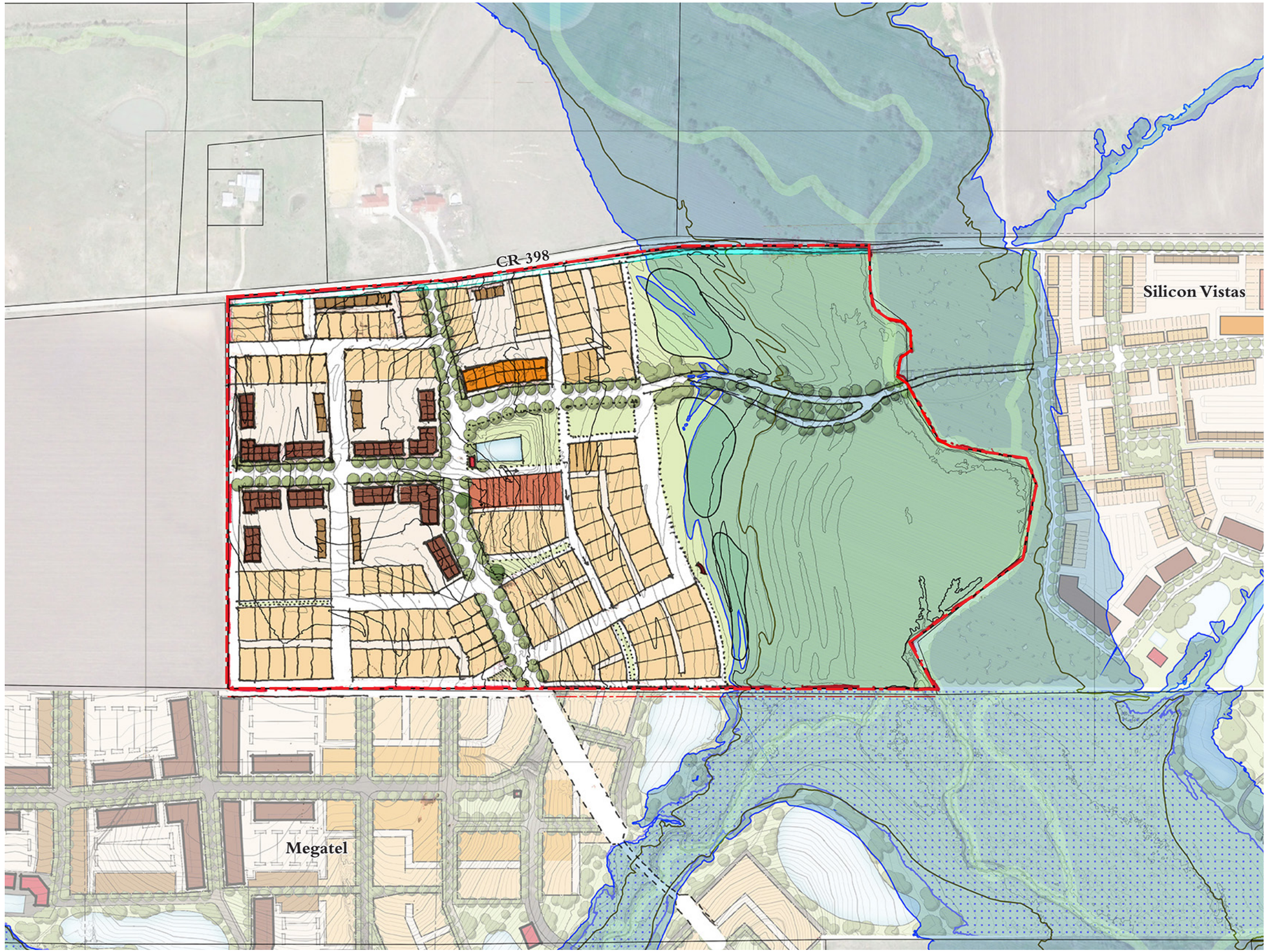
The design is subject to change. Not for construction.



X. Appendix

The Appendix chapter provides additional information for reference that is not directly related to the content of the Neighborhood Plan.

Charrette Plans X.2-X.4
Charrette Photos X.5



Key

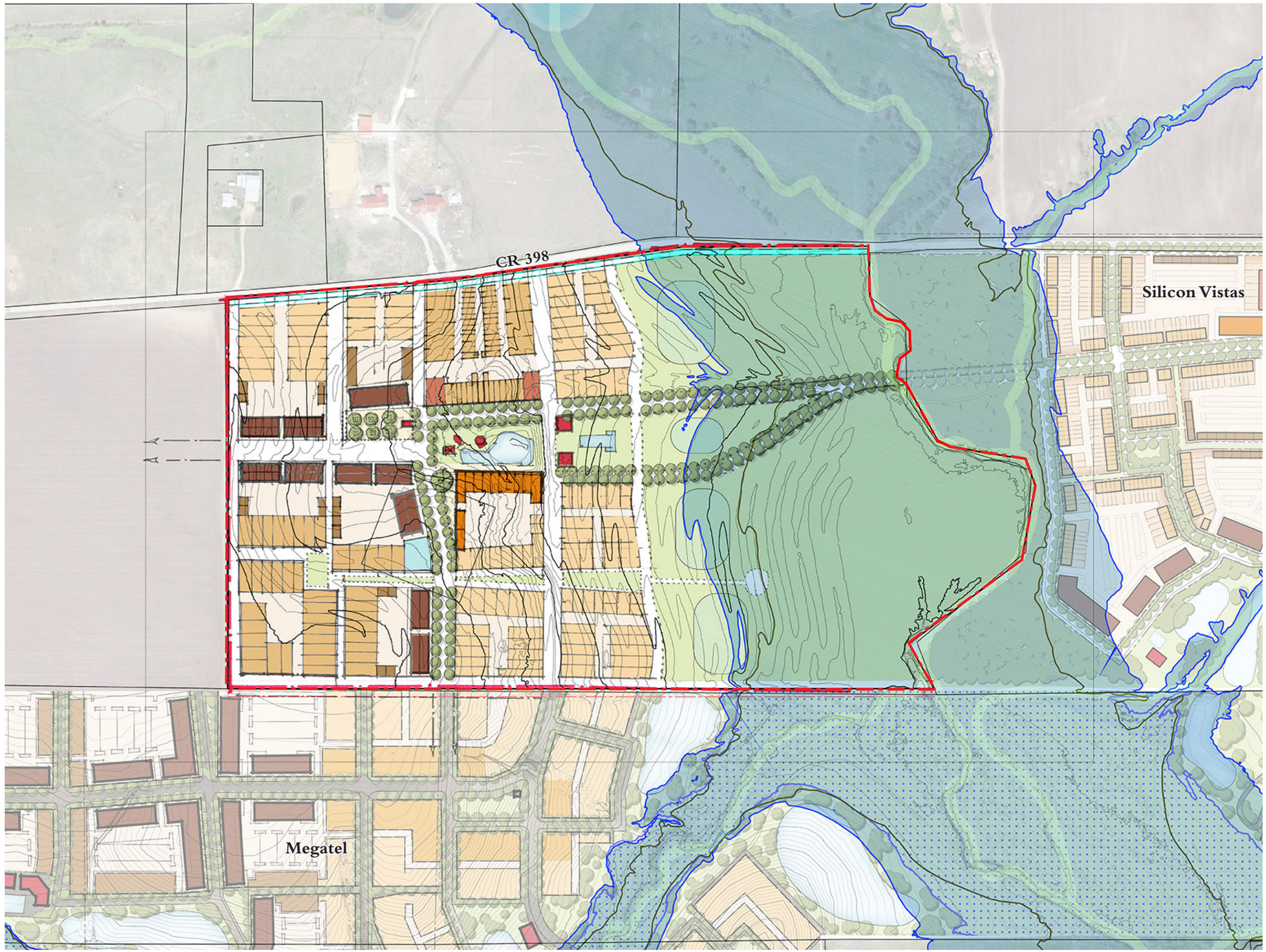
- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100-Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Single-Family Lot
- Townhouse
- Liner
- Multi-Family
- Live Work
- Civic
- Preserved Existing Trees

0 ft 200 ft 400 ft 800 ft

N

The design is subject to change. Not for construction.

CHARRETTE PLAN - WEDNESDAY - SCHEME 2



Key

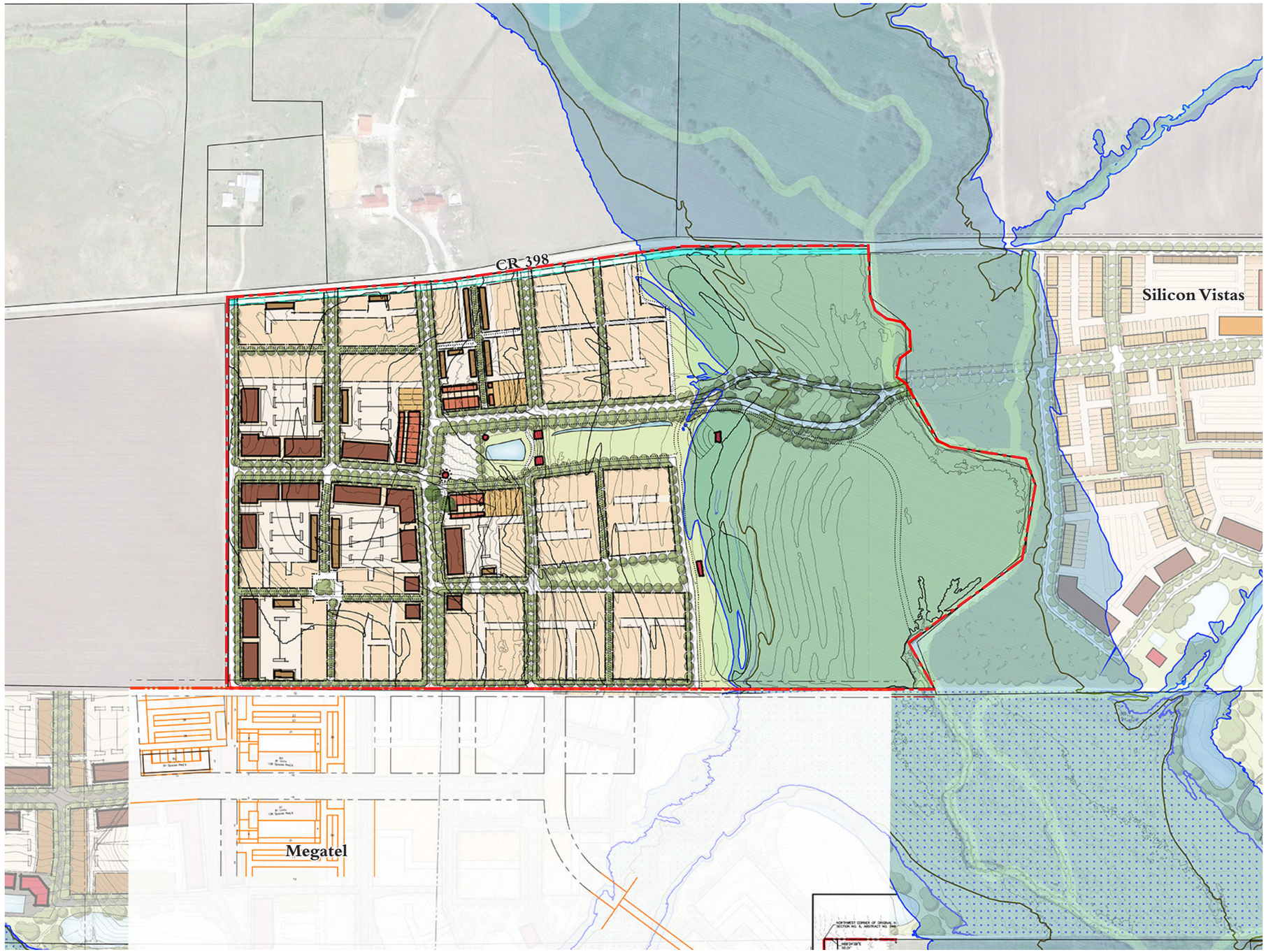
- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100-Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Single-Family Lot
- Townhouse
- Liner
- Multi-Family
- Live Work
- Civic
- Preserved Existing Trees

0 ft 200 ft 400 ft 800 ft

N

The design is subject to change. Not for construction.

CHARRETTE PLAN - FRIDAY



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100-Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Single-Family Lot
- Townhouse
- Liner
- Multi-Family
- Live Work
- Civic
- Preserved Existing Trees

0 ft 200 ft 400 ft 800 ft

N

The design is subject to change. Not for construction.

CHARRETTE PHOTOS













City of Taylor

PZ-2024-2140

Employment Center Plan

Staff Report

Item Details

Subject Property:	Generally located northeast at the intersection of Carlos G. Parker Boulevard Southeast and FM 112.
Total Acreage:	Approximately 211.84 acres
Legal Description:	Approximately 211.84 acres of land Parthinia Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcels R357492, R318771, R006142, R620065, R624522, R620064, Taylor, Williamson County, Texas
Applicant:	Ethan Harwell, Kimley-Horn and Associates
Property Owner(s):	Charles Kim, iMarketAmerica, Inc.
Request:	A request for an Employment Center Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting an Employment Center Plan to allow for industrial, commercial, office, uses on the subject property.

The applicant and the City's design consultant worked collaboratively to furnish the applicant and the city with an Employment Center Plan to address industrial building structure and scale, civic spaces, frontage types, and thoroughfares. The plan (see attached) contains:

- a master plan with development program and annotations,
- a regulating plan with both general and design-specific standards to allow flexibility and is based on Primary and Secondary frontages,
- a thoroughfare plan with applicable front types or cross sections,
- a civic space plan,
- a fire apparatus access diagram, and an addressing plan.

The applicant, city staff, and the city's urban design consultant hosted a design charette to develop an Employment Center Plan. Iterations of the plan were reviewed by staff and the applicant before finalizing the proposed plan attached to this report. The proposed Employment Center plan closely aligns with the City's long-term goals.

Location:

The subject property is located northeast at the intersection of Carlos G. Parker Boulevard Southeast and FM 112.

Physical and Natural Features:

The subject property is vacant land that is generally flat with FEMA Effective 100-year floodplain across the center of the property.

Growth Sector Designations:

The subject property is located within the Intended Growth Sector (G-3) and Controlled Growth Sector Tier II (G-2.2)

The Intended Growth Sector consists of areas with access to existing or planned transportation/ infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development. Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Employment Regional.

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants. Neighborhood, Community, and Regional Employment Centers differ by the scale of the development and the employment area they draw from but not in the types of uses or the walkable nature (Envision Taylor Comprehensive Plan page 75).

The subject property is currently zoned as EC – Employment Center. The Employment Center plan will retain a majority of the property as EC and add in CS – Civic Space as a Park through the existing FEMA Flood Hazard area and an area for a Civic Building Site (page B.10 in EC Plan).

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P2 – Rural	Intended Growth Sector	Area of Minimal Change & Employment Center: Regional	Agricultural and Commercial
South	EC – Employment Center & P2	Controlled Growth Sector Tier II & Future Growth Sector	Area of Minimal Change	Vacant Agricultural Land
Direction	**Zoning District**	**Growth Sector**	**Future Land Use**	**Existing Land Use**

East	Extraterritorial Jurisdiction	Controlled Growth Sector Tier I	Employment: Special Zone	Vacant Agricultural Land
West	EC & P2	Intended Growth Sector & Reserved Open Sector	Neighborhood Greenfield & Employment: Regional	Vacant and Commerical

Transportation

The subject property has identified two access points from US 79, two access points from FM 112, and one access from FM 619.

Industrial Boulevard and Street thoroughfare sections were integrated to accommodate the unique level of traffic anticipated within the proposed industrial development. The plan seeks to comply with the adopted transportation master plan.

Utilities

The subject property is located within the City of Taylor and Manville Water Supply Company water CCN and City of Taylor Sewer CCN.

The property has an 8-inch waterline along the southwestern boundary of the property. Further extensions and/or upsizing of utilities will be required and determined at subsequent phases of development.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Thirteen (13**)** notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 23, 2024.

Staff Analysis

Upon analyzing the request for an Employment Center Plan for industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding zoning of the properties along all sides, immediately adjacent to the subject property. The request is consistent with the following Land Use Policies in the Envision Taylor Comprehensive Plan:

- LU 9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
    - The subject property is within the City Limits and there immediate availability and extension of water and wastewater are available within proximity to the subject property.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends **Approval** of the requested employment center plan with the following warrants and variances:

- A warrant is recommended to allow a truck loading dock facing the Primary Frontage of lot F in order to accommodate the footprint and vehicular circulation of the proposed cross-

dock building. This truck loading dock shall be screened with a landscape buffer as described in the General Standards (B-2) of the attached documents (page B.3).

- A warrant is recommended to permit larger block size for Block A due to the adjacent Union Pacific Railroad which limits the number of possible connections to the north. A warrant is also recommended to permit larger block size for Block D due to the adjacent US 79 highway which limits the number of possible connections to the west (page B.4).
- A variance is recommended to raise the maximum allowable parking area for buildings in Block E to 2 times the size of the building footprints in order to accommodate this building type's high occupancy uses, relatively small footprints, and a parking ratio of 1 space per 362 square feet, which is consistent with parking ratios for similar uses in other municipalities in the region (page B.4).

Planning and Zoning Commission Recommendation

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

Is the Employment Center Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with a mix of industrial, commercial, and office uses.

Is the Plan compatible with the surrounding area?

- The Plan is compatible with other zoning to the north, east, west, and to the south of the subject property.

Does the Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed Plan for the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- The property has access to an 8-inch water line along the southwestern boundary of the property. Additional connections to the subject property will be determined at later stages of development.

Do current conditions indicate that an Employment Center Plan is necessary?

- The Employment Center Plan allows the subject property to consist of industrial uses and jobs on the east side of the City, closer to US 79 across town from Samsung and RCR industrial developments allowing for balanced job growth along US 79.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map

4. Growth Sectors Map
5. Future Land Use Map
6. Existing Zoning Map
7. Floodplain Map
8. Notification Map
9. Draft Ordinance
    a. Survey – Exhibit A
    b. Employment Center Plan – Exhibit B

Kimley»Horn

May 2, 2024

City of Taylor
Attn: Colin Harrison, Director of Development Services
400 Porter St
Taylor, TX 76574

Re: Application for an Employment Center Plan on approximately 211.73 acres generally located on the southside of US 79 between E. Martin Luther King Jr. Blvd. and CR 619 (WCAD: R006142, R318771, R318773, R357492, R620065, R620064, R624522)

Mr. Harrison,

Please accept this Application for Employment Center for the above referenced property. The Property is generally located on the south side of US 79 between E. Martin Luther King Jr. Blvd. and CR 619 (see attached location map). The Property consists of seven parcels totaling approximately 211.84 acres. The goal of the Employment Center application is to plan for the development of the Property as an Employment Center. The proposed project is zoned to the Employment Center (EC) Place Type. The Future Land Use is designated as Employment Center: Regional.

The proposed land uses within the Employment Center Plan will include uses of an industrial nature including but not limited to warehouse/distribution, office/warehouse, manufacturing, office, and accessory uses. This Employment Center Plan requests a minimum of 2.2 million square feet of industrial floor area. Additionally, sites for commercial development are desired to provide complementary amenities and services to the employment center. The total number of jobs created by the development is unknown at this time.

This Employment Center Plan is fully aligned with the intent of the Comprehensive Plan: it supports the purpose and objectives of the Employment Center Future Land Use designation and the ultimate design for the Transportation Master Plan. The proposed Employment Center plan is wholly focused on facilitating the development of quality industrial space for Samsung supporting industries in Taylor – supporting industrial growth and significant employment (LDC 3.6.1.8). Additionally, the Property is located along US 79, a strategic, auto-oriented regional thoroughfare, which can support this volume of traffic. The proposed Employment Center Plan will integrate into the local and planned street network, too, by designing for our transportation context. This site is bounded on all sides by a Community Boulevards (E MLK Jr. St.) future Regional Road (CR 619). The internal street network will be developed as called for in the transportation plan.

If you have any questions or comments regarding this request, please contact me at 512-580-5803.

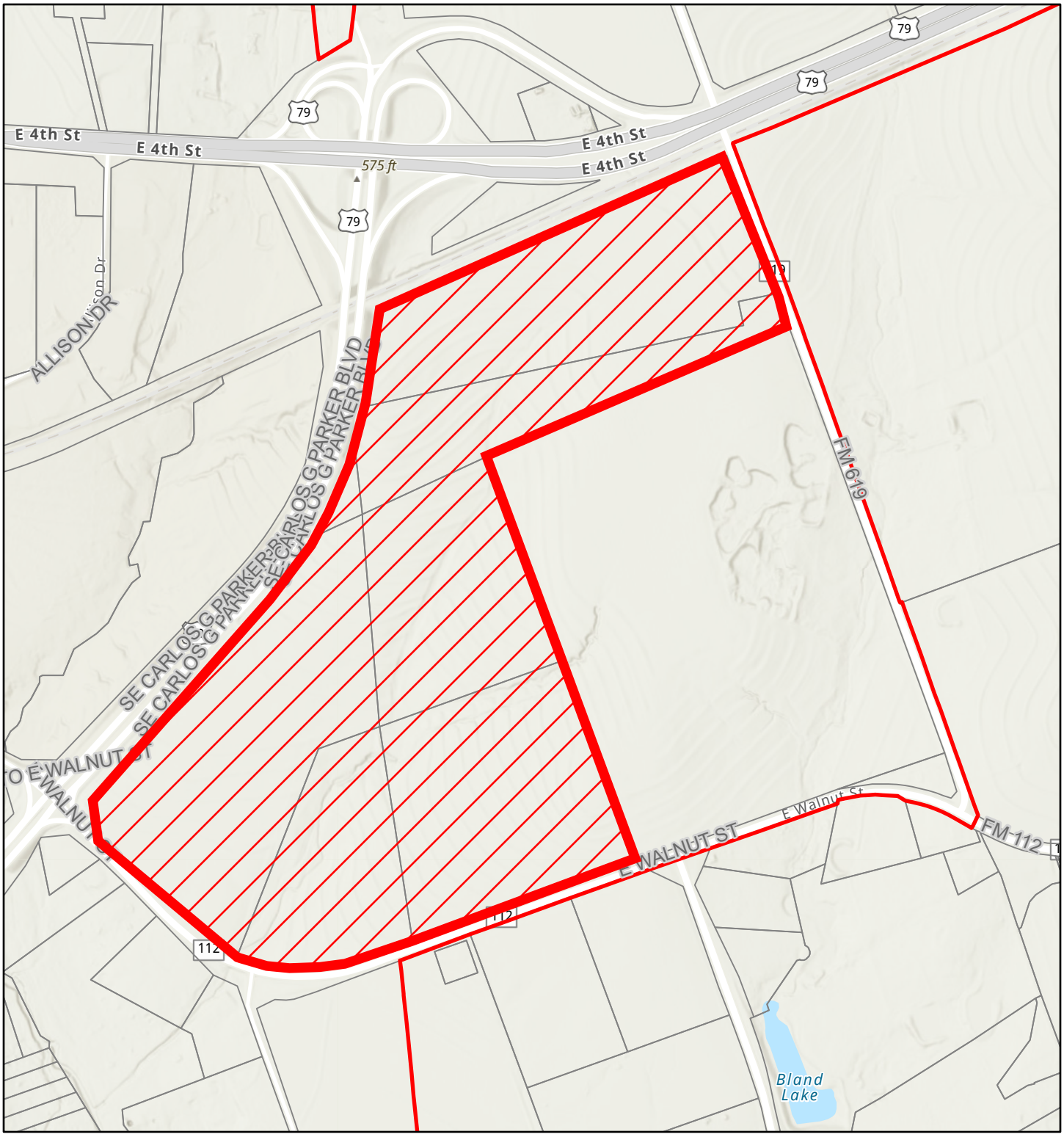
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Ethan Harwell, AICP
Project Manager

Location Map



4/8/2024, 12:50:16 PM

City Limits

ETJ Boundary

WCAD Parcels

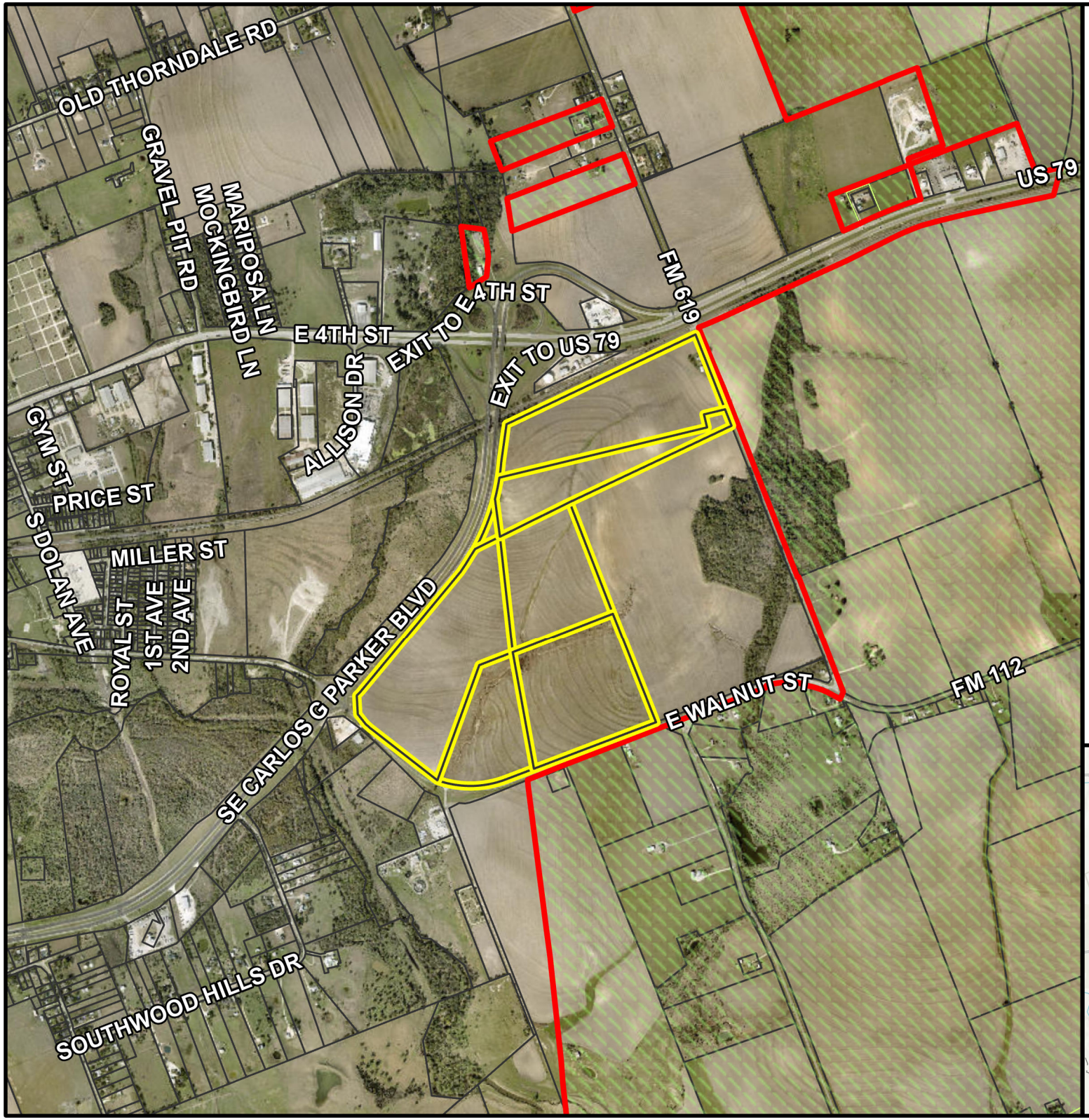
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0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Baylor University, City of Austin, County of Williamson, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

ArcGIS Web AppBuilder
Esri Community Maps Contributors, Baylor University, City of Austin, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, and



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2140

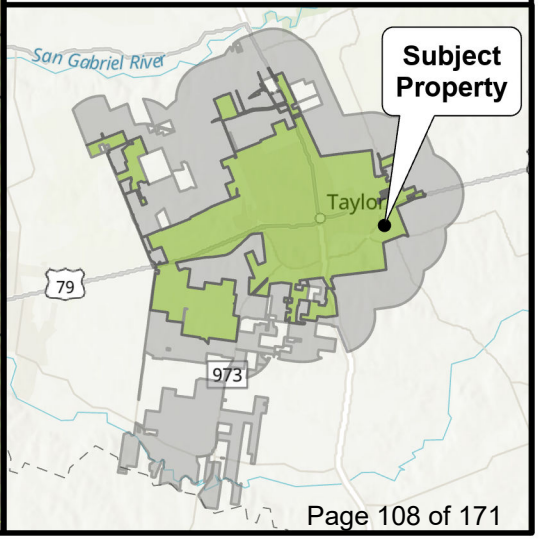
Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Employment Center Plan
Location Map
Approximately 171 acres

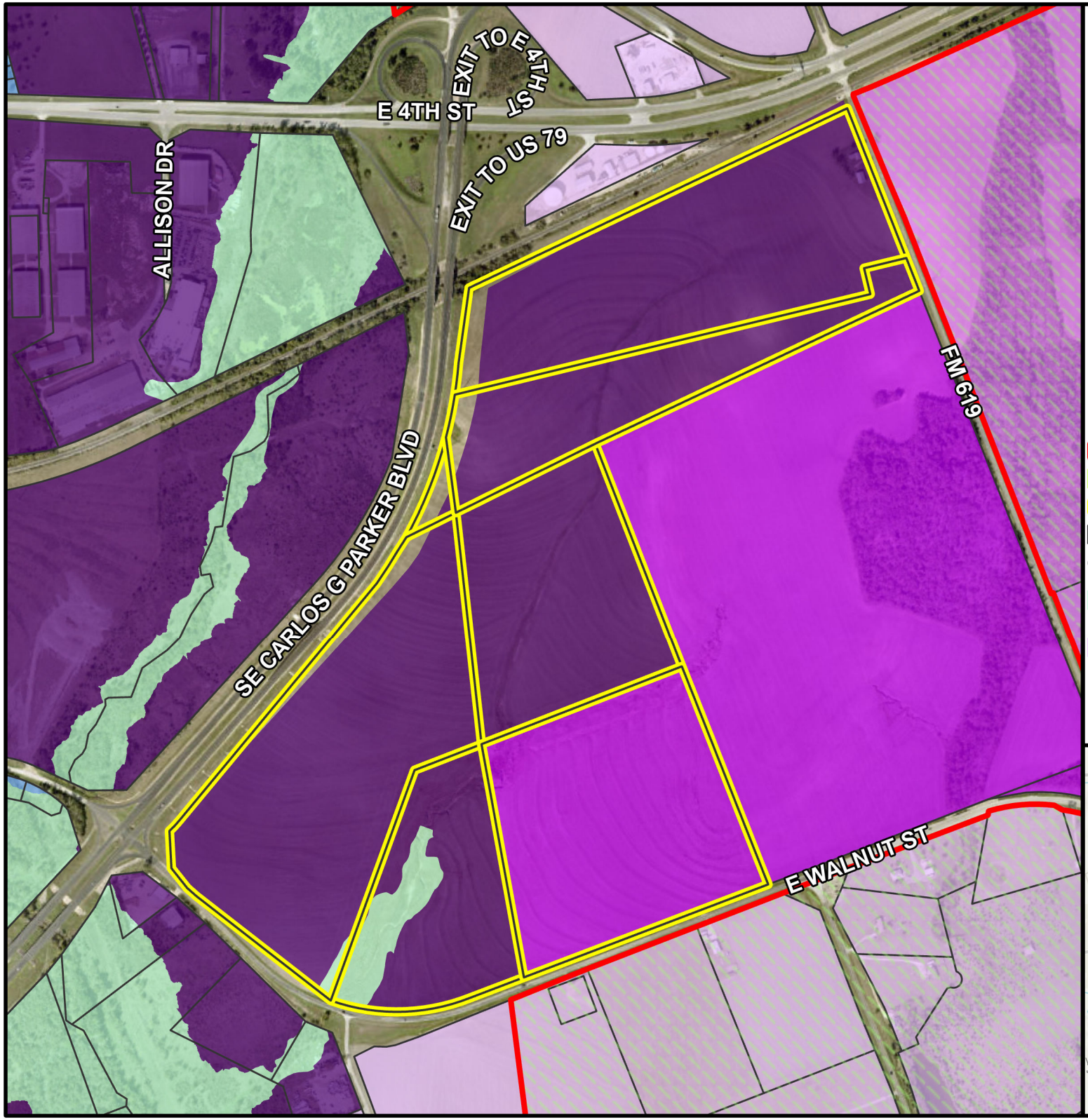
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N

0 1,000 2,000

Feet





PZ-2024-2140

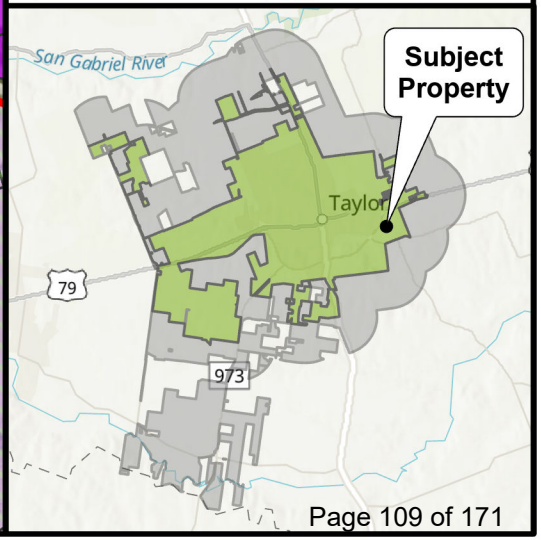
Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Employment Center Plan
Growth Sector Map
Approximately 171 acres

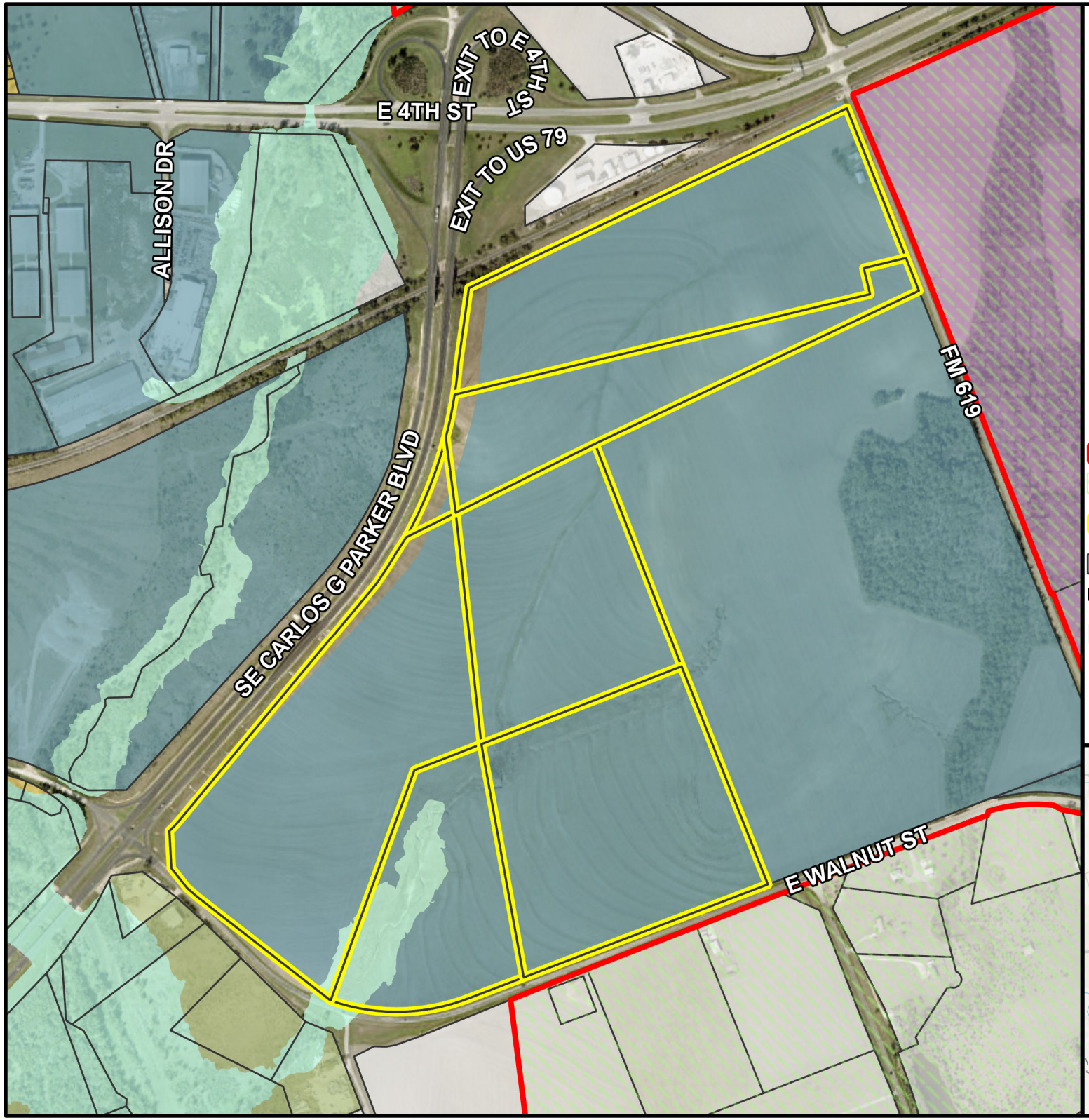
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)
- Controlled Growth Sector Tier II (G-2.2)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)

N 0 760 1,520
Feet





PZ-2024-2140

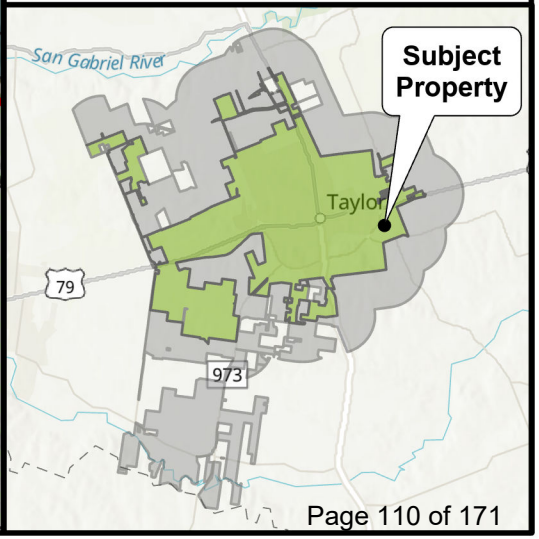
Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Employment Center Plan
Future Land Use Map
Approximately 171 acres

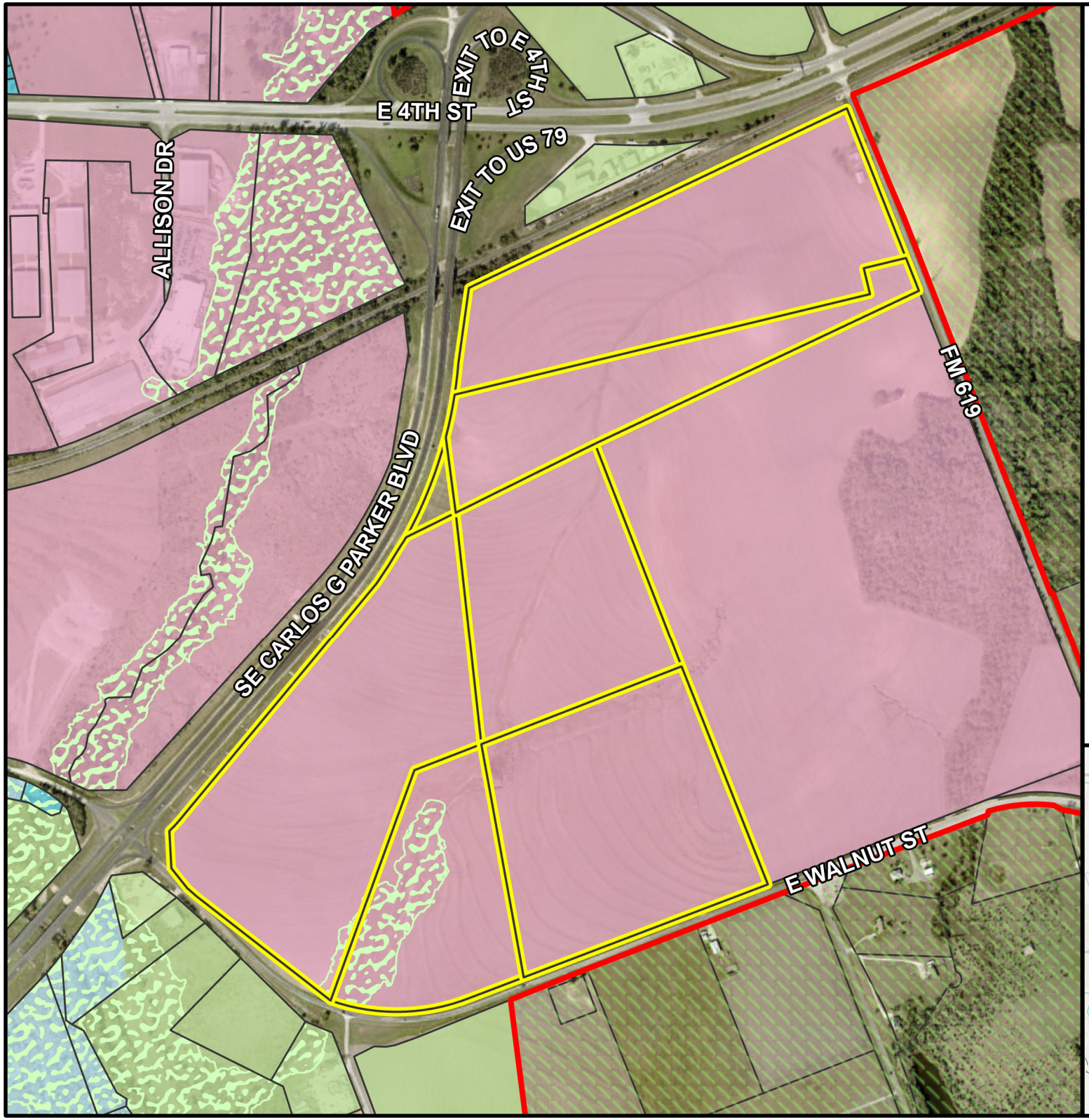
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Area of Minimal Change
- Neighborhood Greenfield
- Neighborhood Infill
- Employment: Regional
- Employment: Special Zone
- Open Space

N 0 760 1,520
Feet





PZ-2024-2140

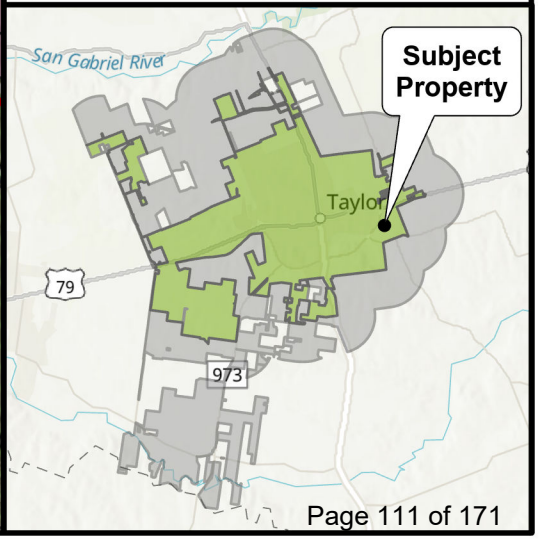
Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Employment Center Plan
Current Zoning Map
Approximately 171 acres

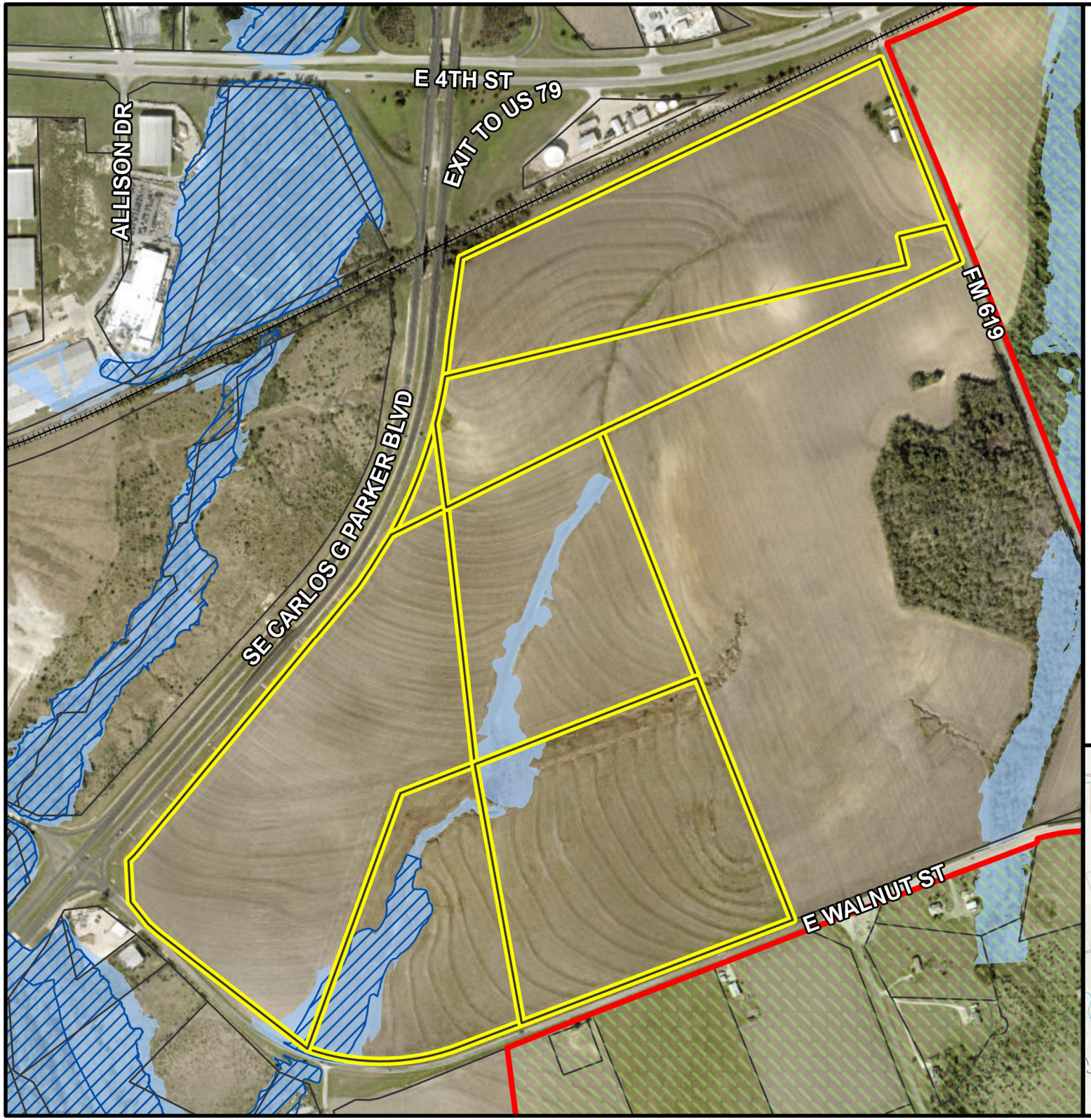
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Overlay Zoning
- P1: Nature

Place Type Zoning
- P2: Rural
- P2.5: Large Lot
- P3: Neighborhood
- EC: Employment Center
- CS: Civic Space

N 0 760 1,520
Feet



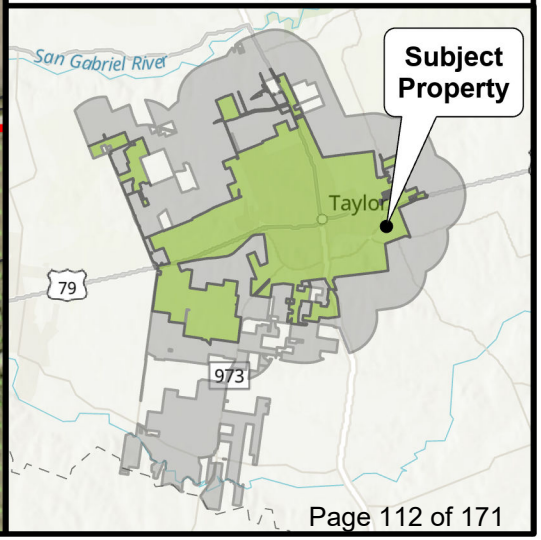


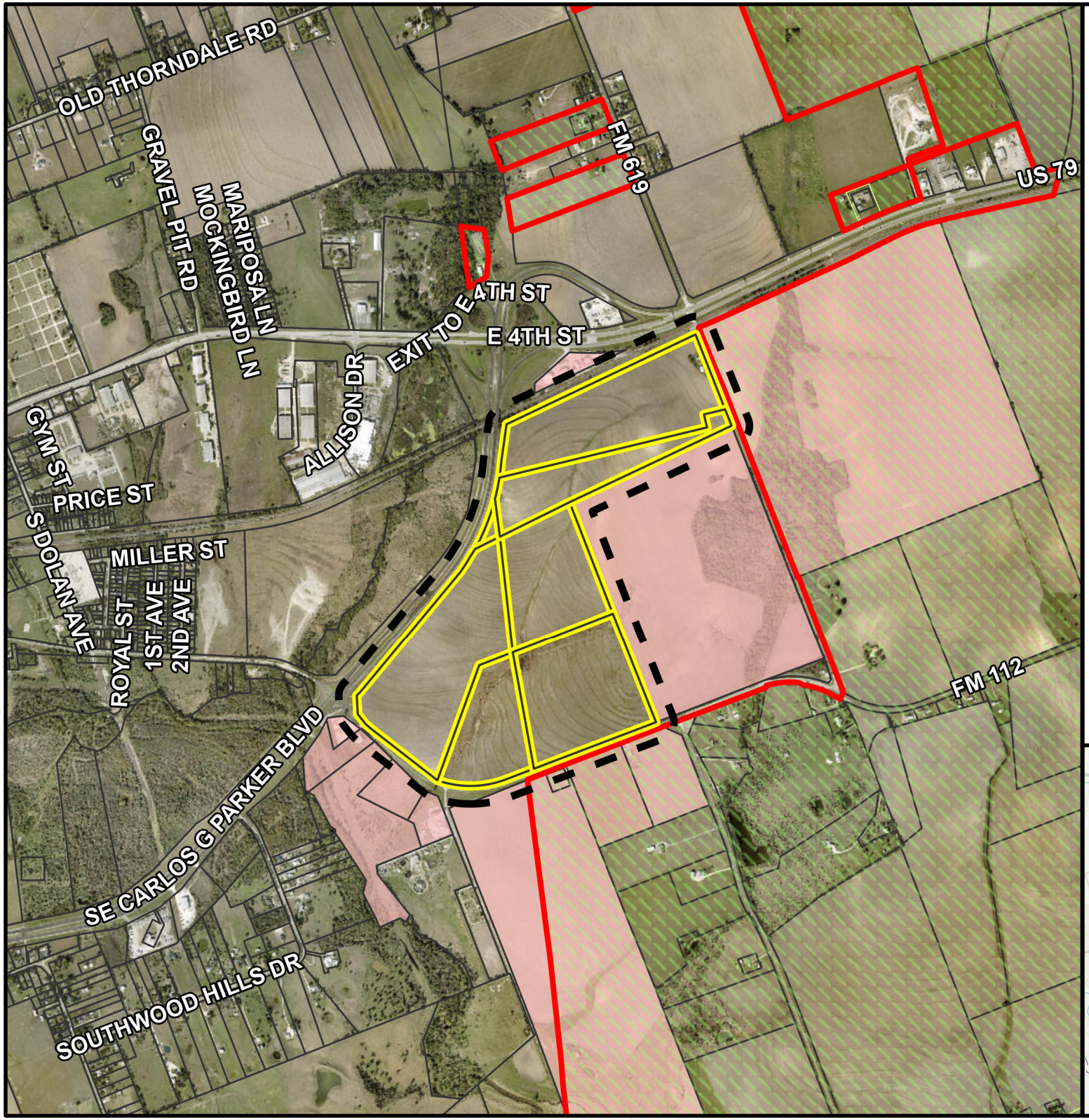
PZ-2024-2140

Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Employment Center Plan
Current Zoning Map
Approximately 171 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- FEMA 100-year Floodplain
- Taylor 100-year Floodplain

N 0 680 1,360
Feet





PZ-2024-2140

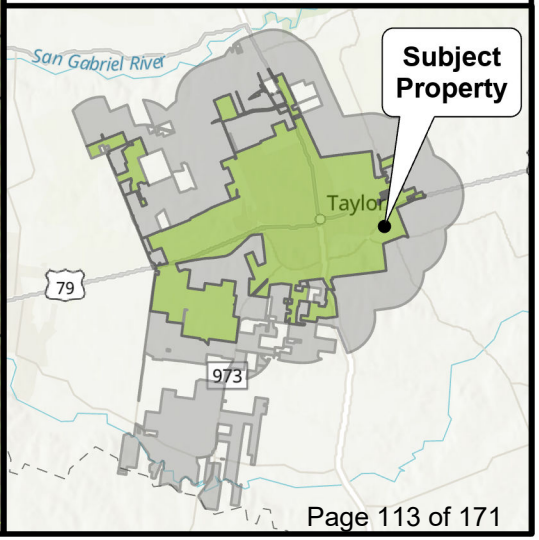
Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Employment Center Plan Notification Map
Approximately 171 acres

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

N

0 1,000 2,000

Feet



ORDINANCE NO. 2024-XX

AN ORDINANCE APPROVING AN EMPLOYMENT CENTER PLAN REFERRED TO AS IMARKET AMERICA GENERALLY LOCATED NORTHEAST AT THE INTERSECTION OF CARLOS G. PARKER BOULEVARD SOUTHEAST AND FM 112, LEGALLY DESCRIBED AS A 211.84-ACRE TRACT OF LAND IN THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R357492, R318771, R006142, R620065, R624522, R620064, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on July 25, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve the Employment Center Plan, referred to as iMarket America; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 9, 2024, to consider the zoning request, and recommended approval of the Employment Center Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Employment Center Plan and the Property zoning change.

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

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

SECTION 2. The Official Zoning map of the City of Taylor, Texas, is changed to indicate that a Employment Center Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Employment Center Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

DRAFT

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2024-XX was introduced before the Taylor City Council on the 25th day of July 2024.

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

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

_____
Dianna McLean
City Clerk

DRAFT

EXHIBIT A

(Legal Description/Survey)

DRAFT

EXHIBIT B

(Employment Center Plan)

DRAFT

EXHIBIT "_____"

ZONING EXHIBIT DESCRIPTION

FIELD NOTES to that certain 211.84 acre tract situated in the Parthinia Coursey Survey, Abstract No. 131, City of Taylor, Williamson County, Texas, being all of a called 43.99 acre tract described in a General Warranty Deed to iMarketAmerica, Inc., a California corporation recorded under Instrument Number 2022132993, of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), a 62.60 acre tract described in a General Warranty Deed to iMarketAmerica, Inc., a California corporation, recorded under Instrument Number 2023038605, O.P.R.W.C.T., and a 105.25 acre tract described in a General Warranty Deed to iMarketAmerica, Inc., a California corporation, recorded under Instrument Number 2023055308, O.P.R.W.C.T.; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a Texas Department of Transportation bronze disk (Type II) with a punch hole found in concrete in the north right-of-way line of Farm to Market Highway No. 112 as monumented (a variable width right-of-way, partially described in a Deed to the State of Texas, recorded in Volume 335, Page 127 and Volume 418, Page 334, Deed Records, Williamson County, Texas (D.R.W.C.T.)) and at the southeast corner of said 62.60 acre tract;

THENCE along the north right-of-way line of said Farm to Market Highway No. 112 the following calls:

1. SOUTH 68° 53' 46" WEST, a distance of 1,776.16 feet to a 1/2-inch capped rebar stamped "JPH LAND SURVEYING" found at the beginning of a curve to the right, having a radius of 1,106.00 feet and a chord which bears NORTH 78° 40' 43" WEST, a distance of 1,201.42 feet;
2. Along said curve to the right an arc length of 1,270.07 feet to a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found;

3. NORTH 45° 42' 57" WEST, a distance of 569.57 feet to a Texas Department of Transportation tapered concrete monument (Type I) found at the intersection of the north right-of-way line of said Farm to Market Highway No. 112 and the east right-of-way line of State Highway No. 79 (a variable width right-of-way, described in a Deed to the State of Texas, recorded in Volume 516, Page 153, D.R.W.C.T.);

THENCE along the east right-of-way line of said State Highway No. 79 the following calls:

1. NORTH 38° 19' 37" WEST, a distance of 151.07 feet to a Texas Department of Transportation tapered concrete monument (Type I) found;
2. NORTH 02° 10' 04" WEST, a distance of 217.46 feet to a Texas Department of Transportation tapered concrete monument (Type I) found;
3. NORTH 41° 32' 21" EAST, a distance of 699.23 feet to a Texas Department of Transportation tapered concrete monument (Type I) found;
4. NORTH 39° 19' 39" EAST, a distance of 834.81 feet to a Texas Department of Transportation tapered concrete monument (Type I) found;
5. NORTH 41° 37' 10" EAST, a distance of 268.36 feet to a Texas Department of Transportation tapered concrete monument (Type I) found at the beginning of a curve to the left (concave northwest), having a radius of 2,427.01 feet, and a chord which bears NORTH 19° 53' 15" EAST, a distance of 1,277.12 feet;
6. along said curve to the left an arc length of 1,292.34 feet to a Mag nail found in a broken Texas Department of Transportation Type I concrete monument;
7. NORTH 07° 59' 43" EAST, a distance of 420.14 feet to the intersection of the east right-of-way line of said State Highway 79 and the south right-of-way line of Union Pacific Railroad (a variable width right-of-way per Volume 17, Page 581, D.R.W.C.T.), at the northwest corner of said 43.99 acre tract, from which a Texas Department of Transportation tapered concrete monument (Type I) found bears NORTH 20° 52' WEST a distance of 0.50 feet;

THENCE NORTH 64° 37' 32” EAST along the common line of said 43.99 acre tract and the south right-of-way line of said Union Pacific Railroad, a distance of 2,330.18 feet to a 1/2 inch capped rebar stamped "HALFF" found at the intersection of the south right-of-way line of said Union Pacific Railroad and the west right-of-way line of Farm to Market Highway No. 619 (an 80' right-of-way, partially described in a Deed to the State of Texas, recorded in Vol. 468, Pg. 239 of said deed records), and at the northeast corner of said 43.99 acre tract;

THENCE SOUTH 21° 34' 49” EAST along the common line of said 43.99 acre tract and the west right-of-way line of said Farm to Market Highway No. 619, a distance of 895.27 feet to a 1/2-inch capped rebar stamped “HALFF” found at the common east corner of said 43.99 acre tract and said 105.25 acre tract;

THENCE SOUTH 21° 32' 58” EAST, along the common line of said 105.25 acre tract and the west right-of-way line of said Farm to Market Highway No. 619, a distance of 196.16 feet to a 1/2-inch capped rebar stamped “HALFF” found at the southeast corner of said 105.25 acre tract;

THENCE SOUTH 64° 45' 58” WEST, along south line of said 105.25 acre tract, a distance of 1,995.04 feet to a 1/2-inch capped rebar stamped “HALFF” found for an internal corner of said 105.25 acre tract;

THENCE SOUTH 21° 47' 23” EAST, along an east line of said 105.25 acre tract, a distance of 1,332.50 feet to a 1/2-inch rebar found at the common east corner of said 105.25 acre tract and said 62.60 acre tract;

THENCE SOUTH 21° 46' 15” EAST, along the east line of said 62.60 acre tract, a distance of 1,305.49 feet to the POINT OF BEGINNING, containing 211.84 acres of land.



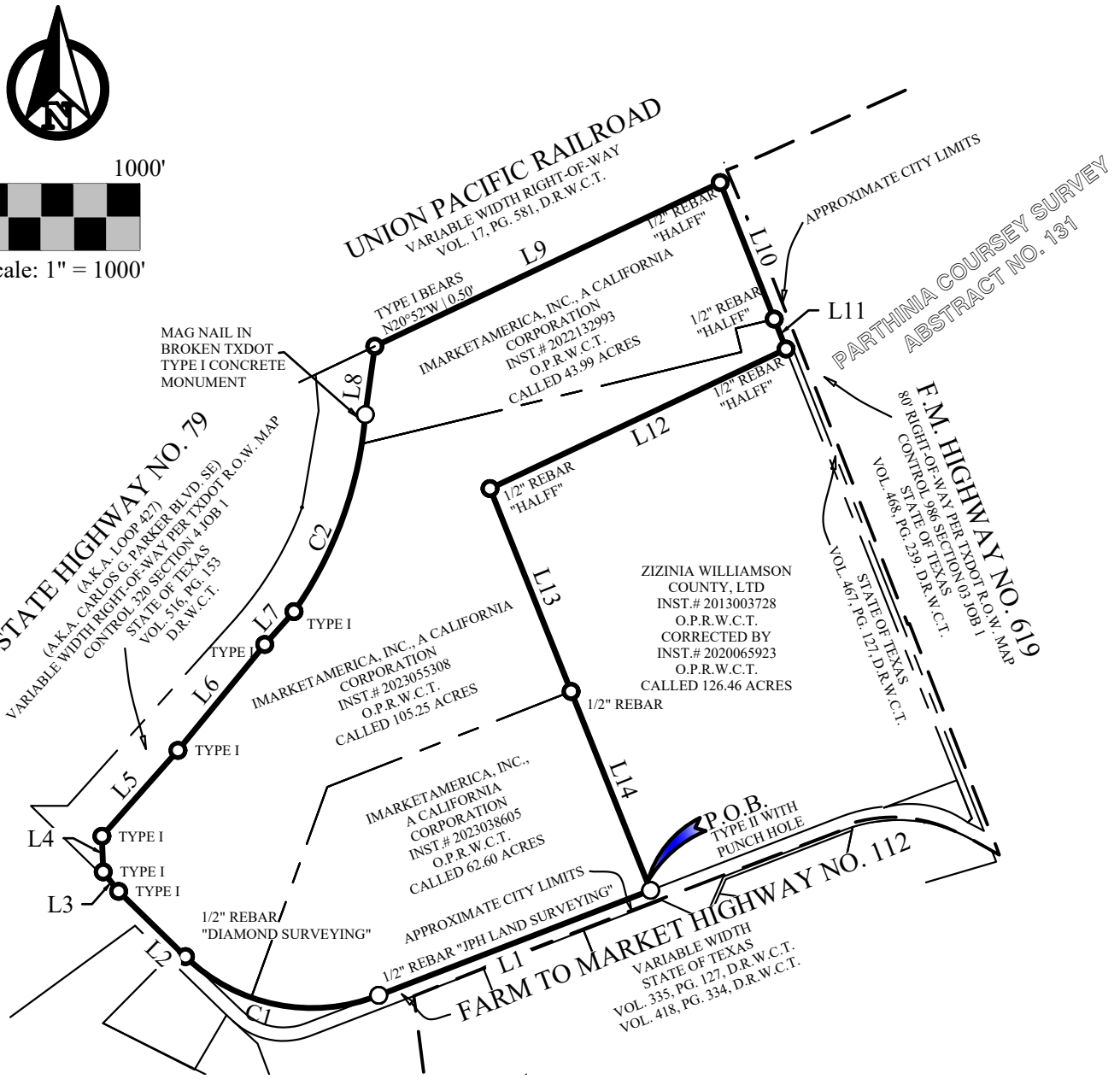
Colt Chenault
Registered Professional
Land Surveyor № 7086
cchenault@langan.com
April 25, 2024
TBPELS Firm #10194888

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
THIS DOCUMENT IS NOT TO BE USED FOR CONVEYANCE PURPOSES

EXHIBIT "___"

PAGE 4 OF 5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
THIS DOCUMENT IS NOT TO BE USED FOR CONVEYANCE PURPOSES



LEGEND OF ABBREVIATIONS

P.R.W.C.T.	Plat Records of Williamson County, Texas
O.P.R.W.C.T.	Official Public Records of Williamson County, Texas
D.R.W.C.T.	Deed Records of Williamson County, Texas
POB/POC	Point of Beginning/Point of Commencing

MONUMENTS / BEARING BASIS

- ○ Calculated point (Not found or set)
- ◎ Found monuments are as noted

The bearings shown hereon are Texas State Plane Grid bearings (Texas Central Zone, NAD83).

LANGAN
Langan Engineering and Environmental Services, LLC
17220 Katy Freeway, Suite 125
Houston, TX 77094
TBPELS Firm #10194888
T: 281.675.7900 F: 281.675.7901 www.langan.com

Project	Taylor Technology Park PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131 CITY OF TAYLOR WILLIAMSON COUNTY TEXAS
Drawing Title	211.84 Acre Zoning Exhibit
Project No.	531031801
Date	4/25/2024
Drawn By	CDC
Checked By	KRO
Sheet	4 of 5

© 2024 Langan

Filename: \\langan.com\data\AUS\data8\531031801\2022.322.001 6000 FM 619, Taylor, TX\6000 FM 619 Taylor Wilco.TX - OVERALL.dwg Date: 4/25/2024 Time: 12:48 User: cchenault Style Table: JPH Land Surveying.ctb Layout: ANSIA-BP

EXHIBIT "___"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
THIS DOCUMENT IS NOT TO BE USED FOR CONVEYANCE PURPOSES

Line Data Table		
Line #	Bearing	Distance
L1	S68°53'46"W	1776.16'
L2	N45°42'57"W	569.57'
L3	N38°19'37"W	151.07'
L4	N02°10'04"W	217.46'
L5	N41°32'21"E	699.23'
L6	N39°19'39"E	834.81'
L7	N41°37'10"E	268.36'
L8	N07°59'43"E	420.14'
L9	N64°37'32"E	2330.18'
L10	S21°34'49"E	895.27'
L11	S21°32'58"E	196.16'
L12	S64°45'58"W	1995.04'
L13	S21°47'23"E	1332.50'
L14	S21°46'15"E	1305.49'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	1270.07'	1106.00'	065°47'43"	N78°40'43"W	1201.42'
C2	1292.34'	2427.01'	030°30'32"	N19°53'15"E	1277.12'

Colt Chenault
Registered Professional
Land Surveyor No. 7086
cchenault@langan.com
April 25, 2024

STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR

LANGAN
Langan Engineering and Environmental Services, LLC
17220 Katy Freeway, Suite 125
Houston, TX 77094
TBPELS Firm #10194888
T: 281.675.7900 F: 281.675.7901 www.langan.com

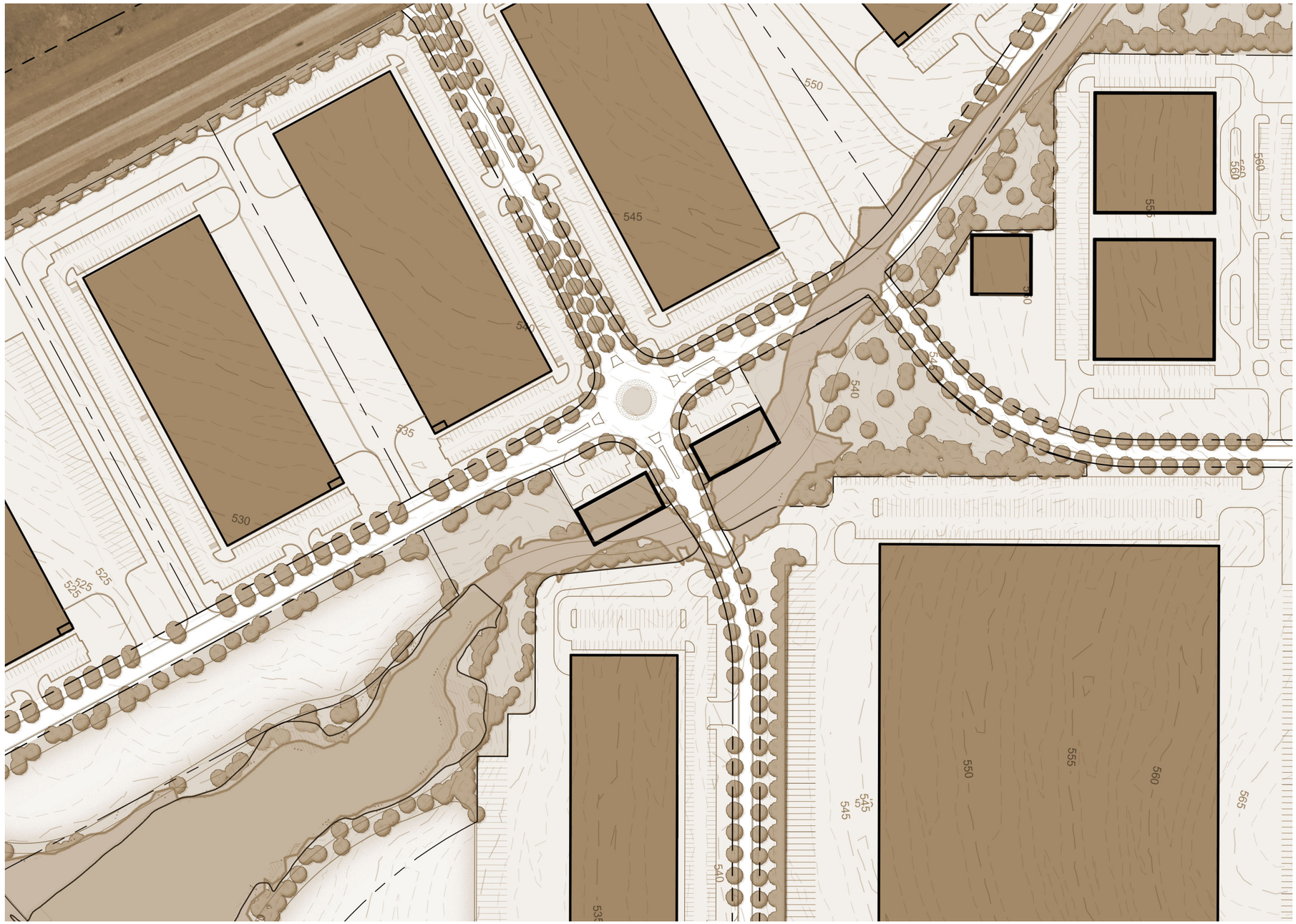
Project
Taylor Technology Park
PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131
CITY OF TAYLOR
WILLIAMSON COUNTY TEXAS

Drawing Title
211.84 Acre Zoning Exhibit

Project No. 531031801
Date 4/25/2024
Drawn By CDC
Checked By KRO
Sheet 5 of 5

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Filename: \\langan.com\data\AUS\data8\531031801\2022.322.001 6000 FM 619, Taylor, TX\6000 FM 619 Taylor Wilco.TX - OVERALL.dwg Date: 4/25/2024 Time: 12:48 User: cchenault Style Table: JPH Land Surveying.ctb Layout: ANSIA-BP (2)



AN EMPLOYMENT CENTER PLAN
FOR
iMARKETAMERICA
TAYLOR, TEXAS

A BACKGROUND
Regional Context A.2
Site in Context A.3
Comprehensive Plan Excerpts A.4
Existing Conditions A.5
Elevation Analysis A.6

B NEIGHBORHOOD PLAN
Regulating Plan B.2
Employment Center Standards B.5
Thoroughfare Types Plan B.6
Transportation Master Plan Diagram B.7
Thoroughfare Sections B.8
Civic Space Plan B.10

C ILLUSTRATIVE PLAN AND DIAGRAMS
Illustrative Plan in Context C.2
Illustrative Plan C.3
with Program Summary C.4
Fire Apparatus Access Diagram C.5
Addressing Plan C.6

X APPENDIX
Initial Design Review X.2

FOR
THE CITY OF TAYLOR, TEXAS
AND
IMARKETAMERICA
by
MICHAEL WATKINS ARCHITECT, LLC

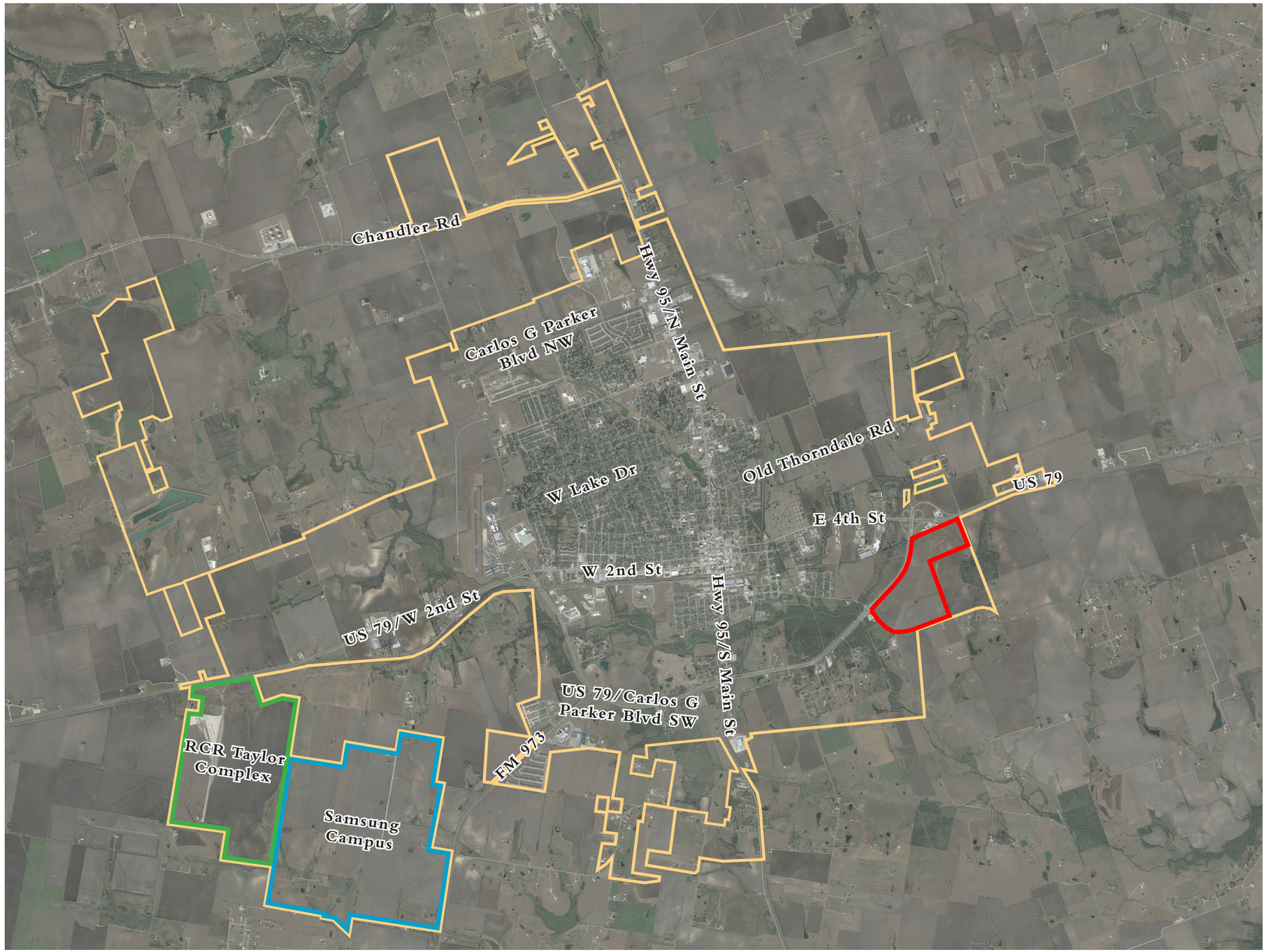
JUNE 26, 2024

A. Background

The Background chapter summarizes information about the site, program, zoning, and other relevant constraints provided by the Applicant and the City of Taylor that inform the design of the Employment Center Plan.

Regional Context 2
Site in Context 3
Comprehensive Plan Excerpts 4
Place Types in Context 5
Existing Conditions 6
Elevation Analysis 7

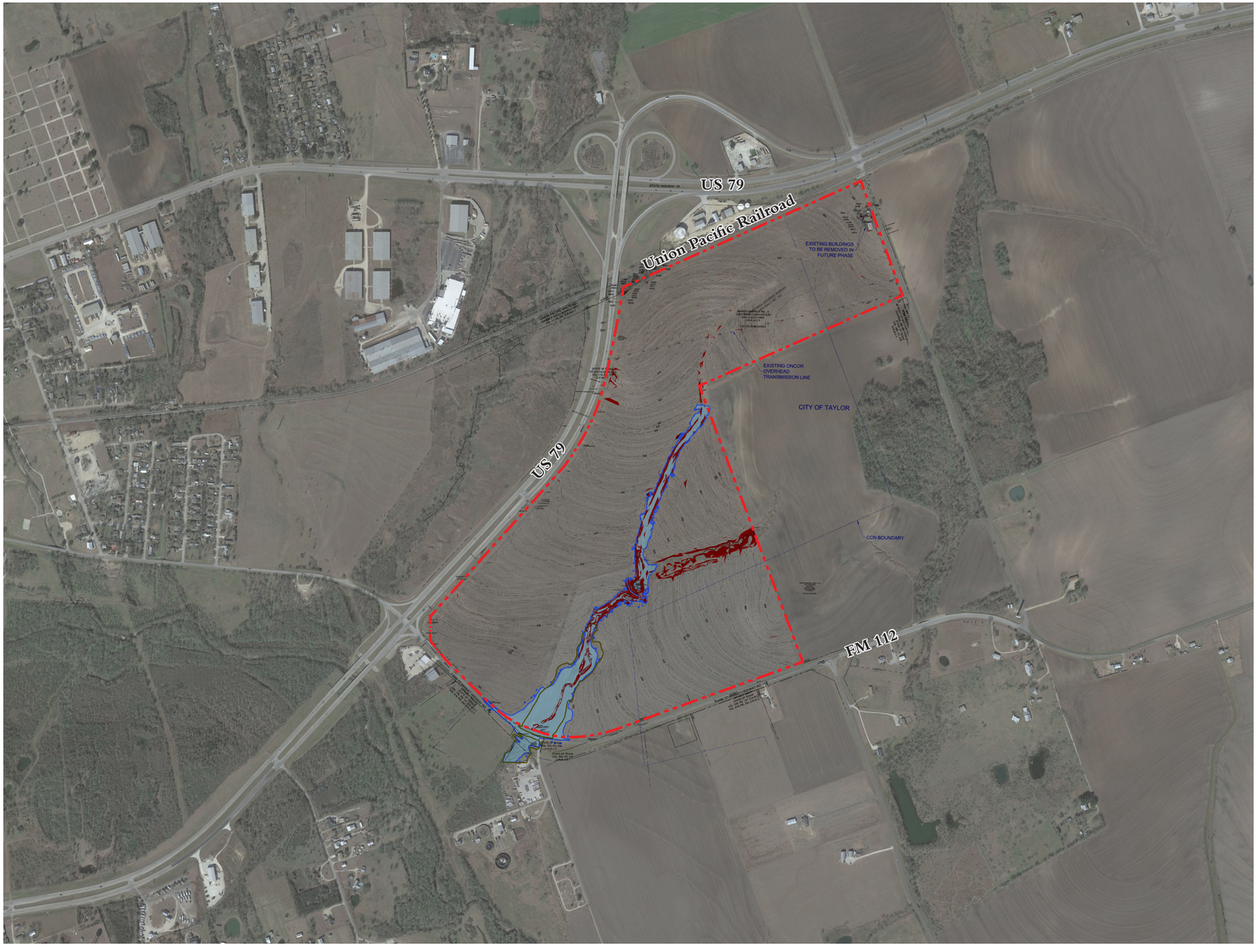
REGIONAL CONTEXT



Key

- City Boundary
- Subject Property
- Samsung Campus
- RCR Taylor Complex

SITE IN CONTEXT



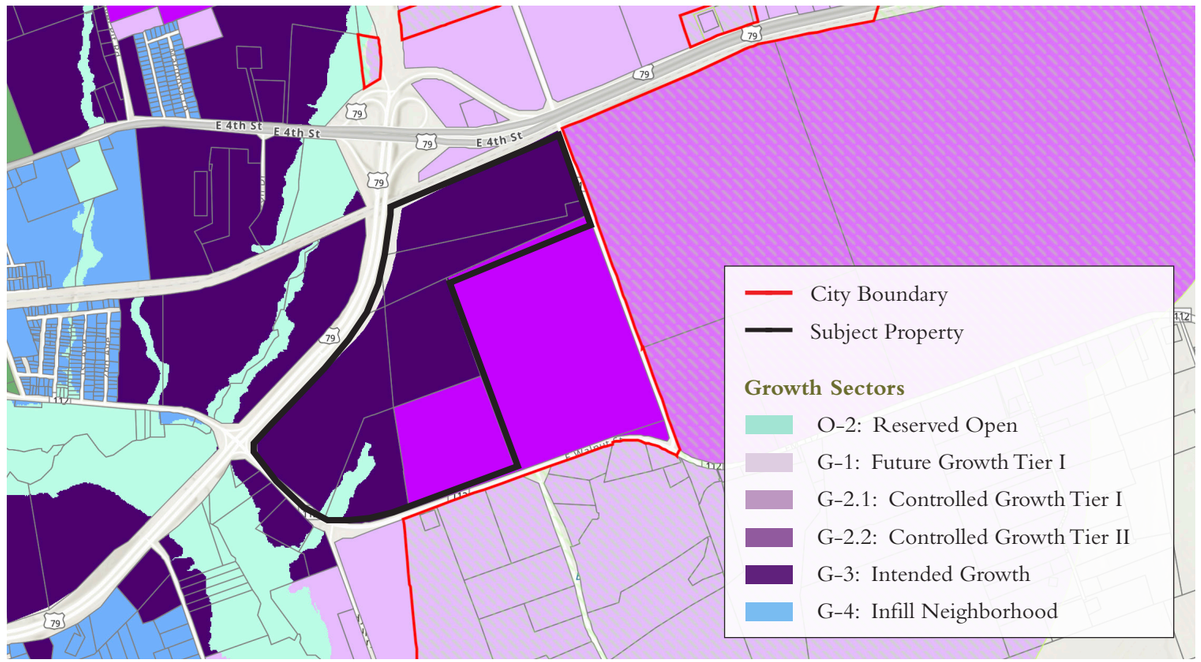
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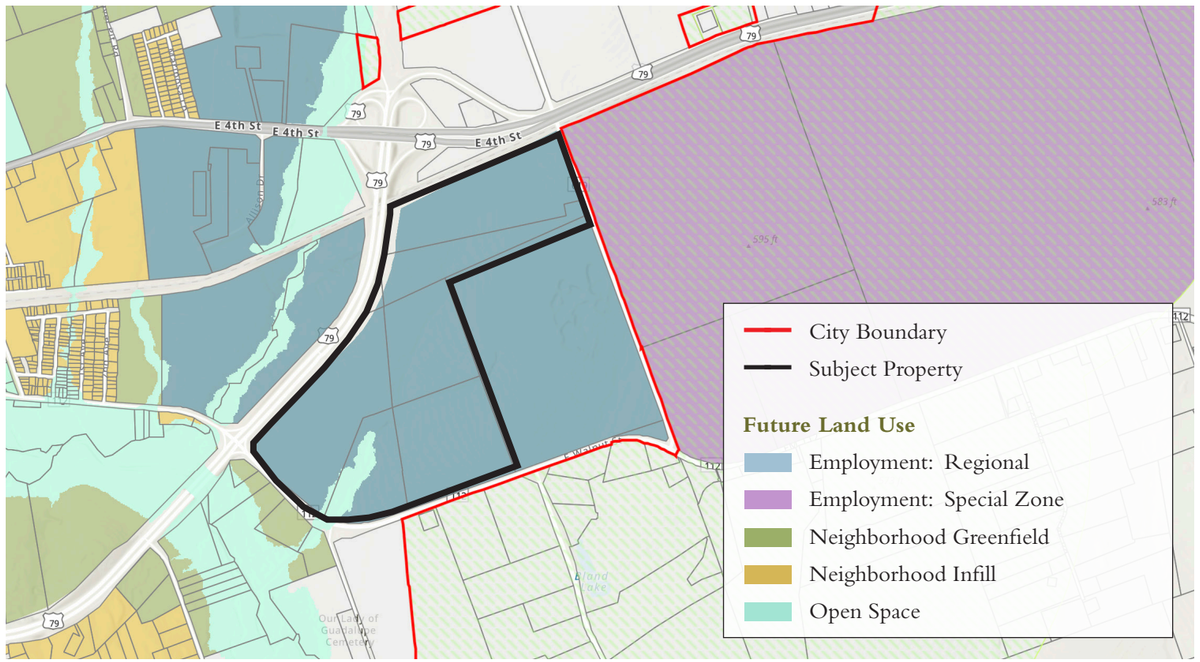
- Subject Property
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- 10%+ Steep Slopes

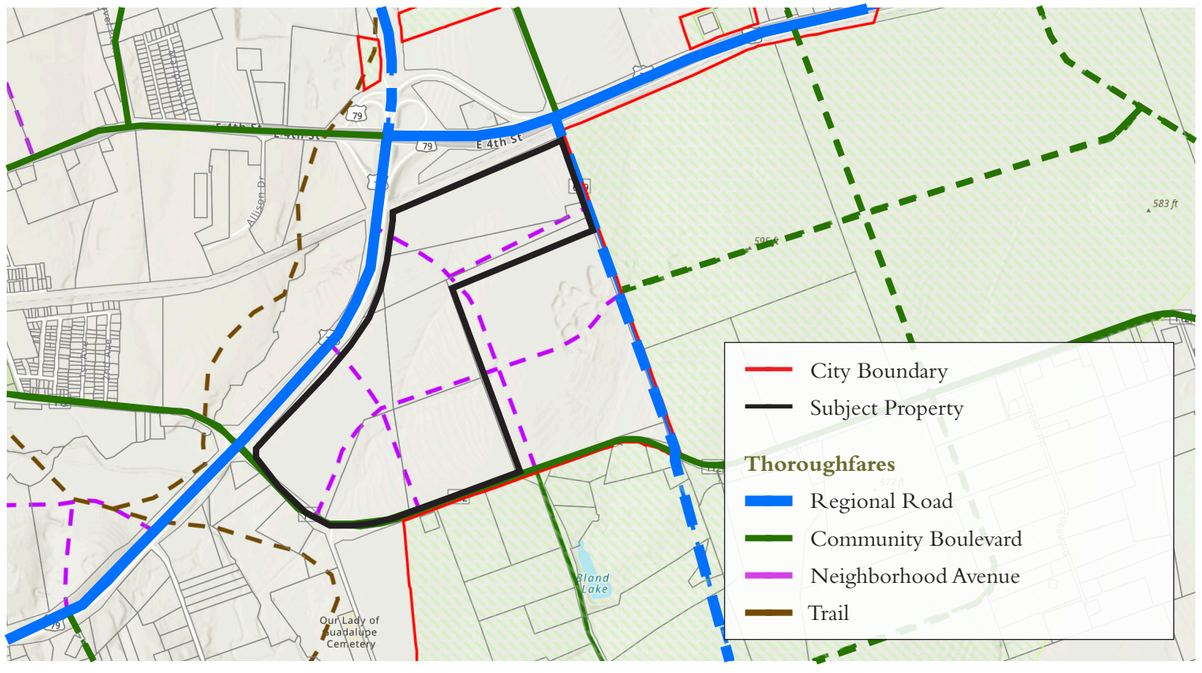
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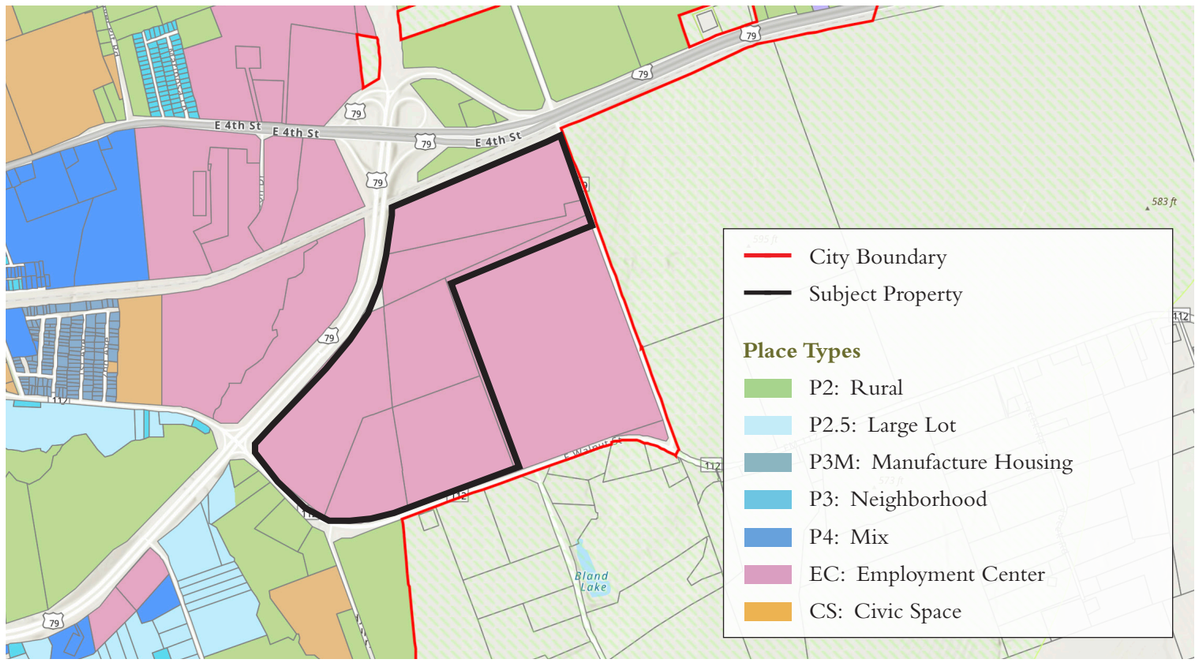
0 ft 500 ft 1,000 ft 2,000 ft

COMPREHENSIVE PLAN EXCERPTS

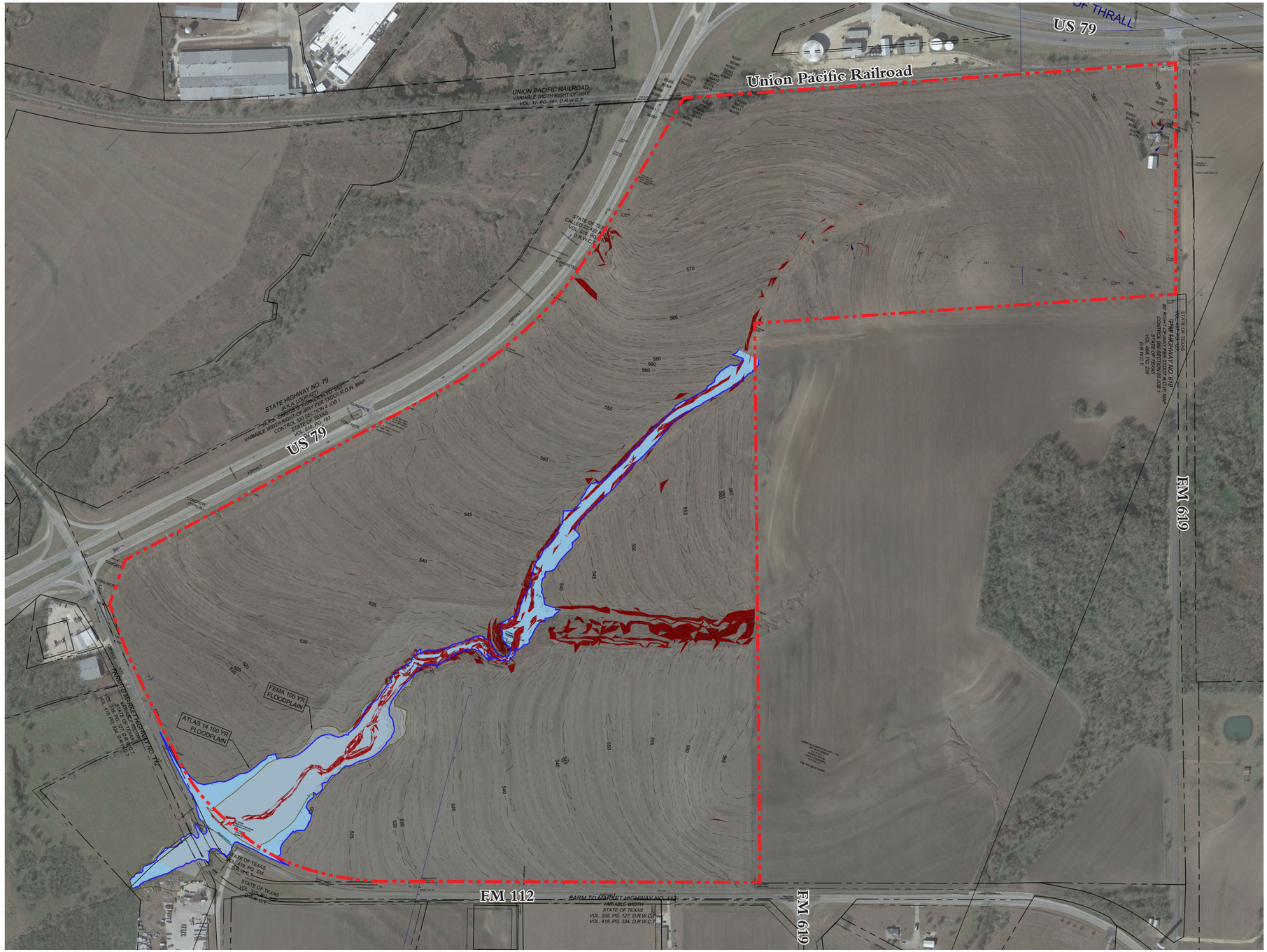








EXISTING CONDITIONS



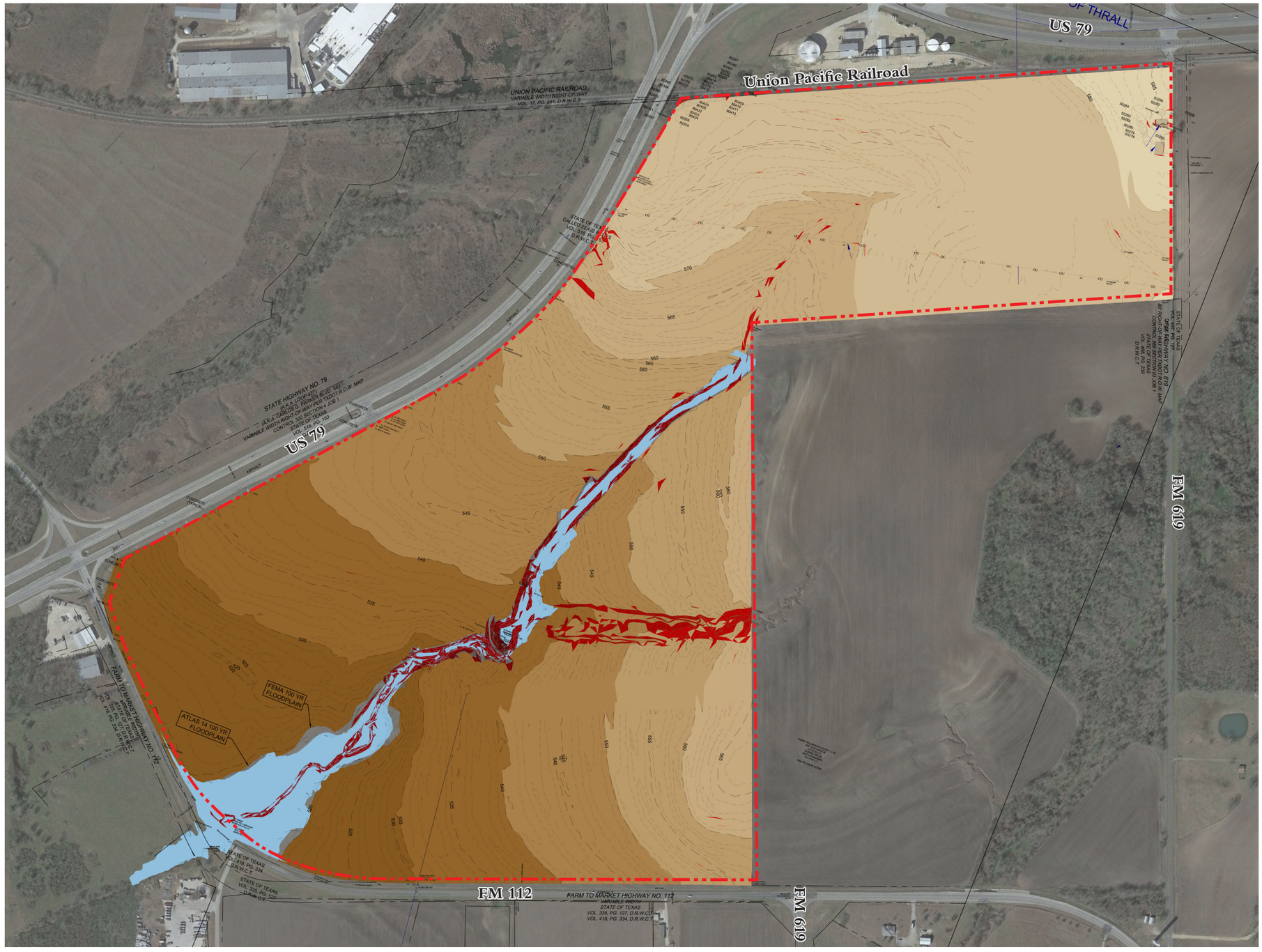
Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- 10%+ Steep Slopes

0 ft 250 ft 500 ft 1,000 ft

N

ELEVATION ANALYSIS



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- 10%+ Steep Slopes
- 580-590 ft.
- 570-580 ft.
- 560-570 ft.
- 550-560 ft.
- 540-550 ft.
- 530-540 ft.
- 520-530 ft.

N

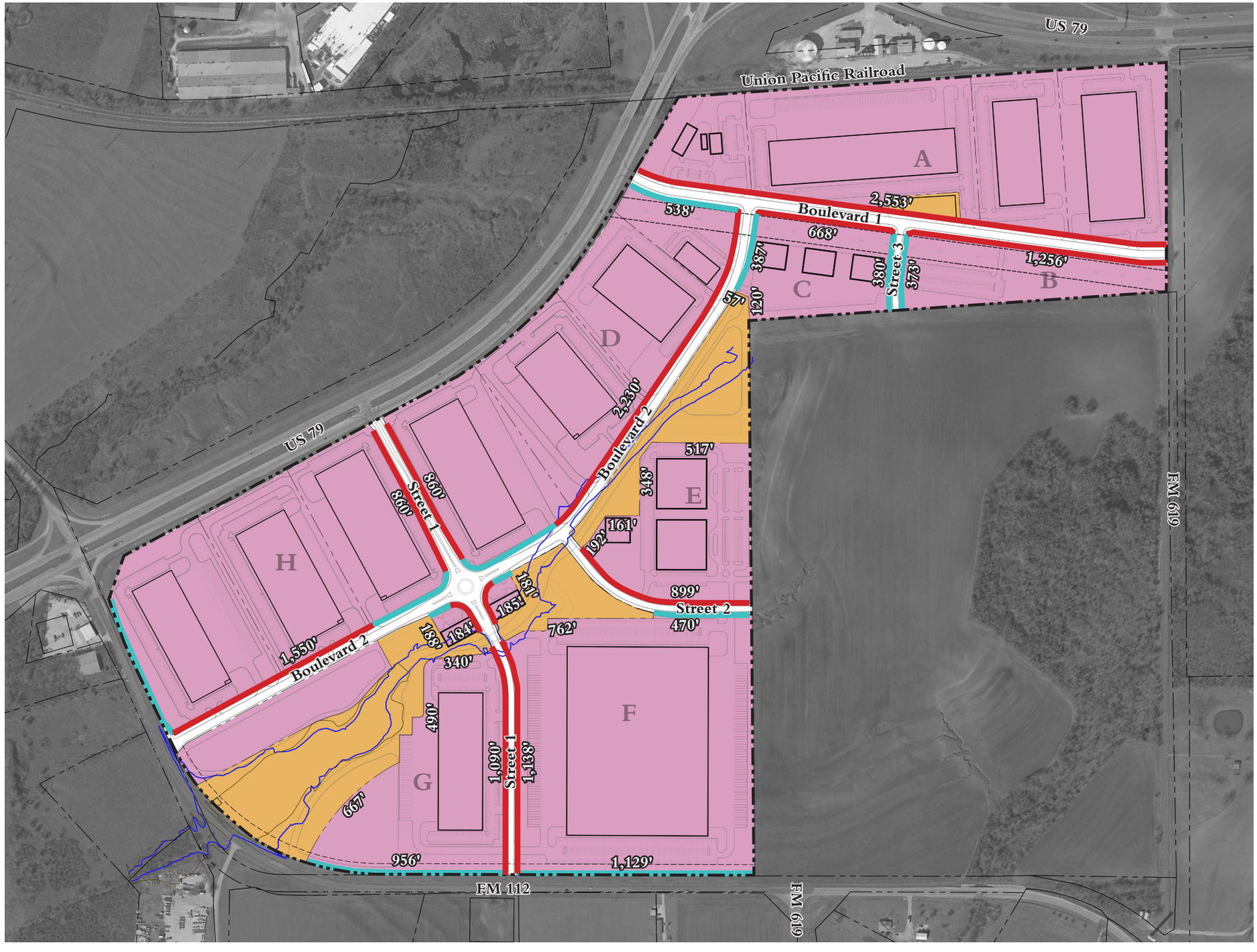
0 ft 250 ft 500 ft 1,000 ft

B. Regulations

The Regulations chapter includes the plans and standards that specify the requirements of the Employment Center Plan and that demonstrate how this Plan fulfills the requirements of the Taylor Land Development Code.

Regulating Plan B.2
Employment Center Standards B.5
Thoroughfare Types Plan B.6
Transportation Master Plan Diagram B.7
Thoroughfare Types B.8
Civic Space Plan B.10

REGULATING PLAN



The design is subject to change. Not for construction.

Key

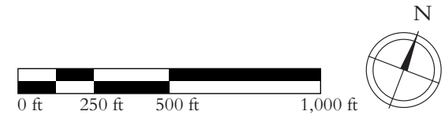
- Subject Property
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- EC - Employment Center
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Notes

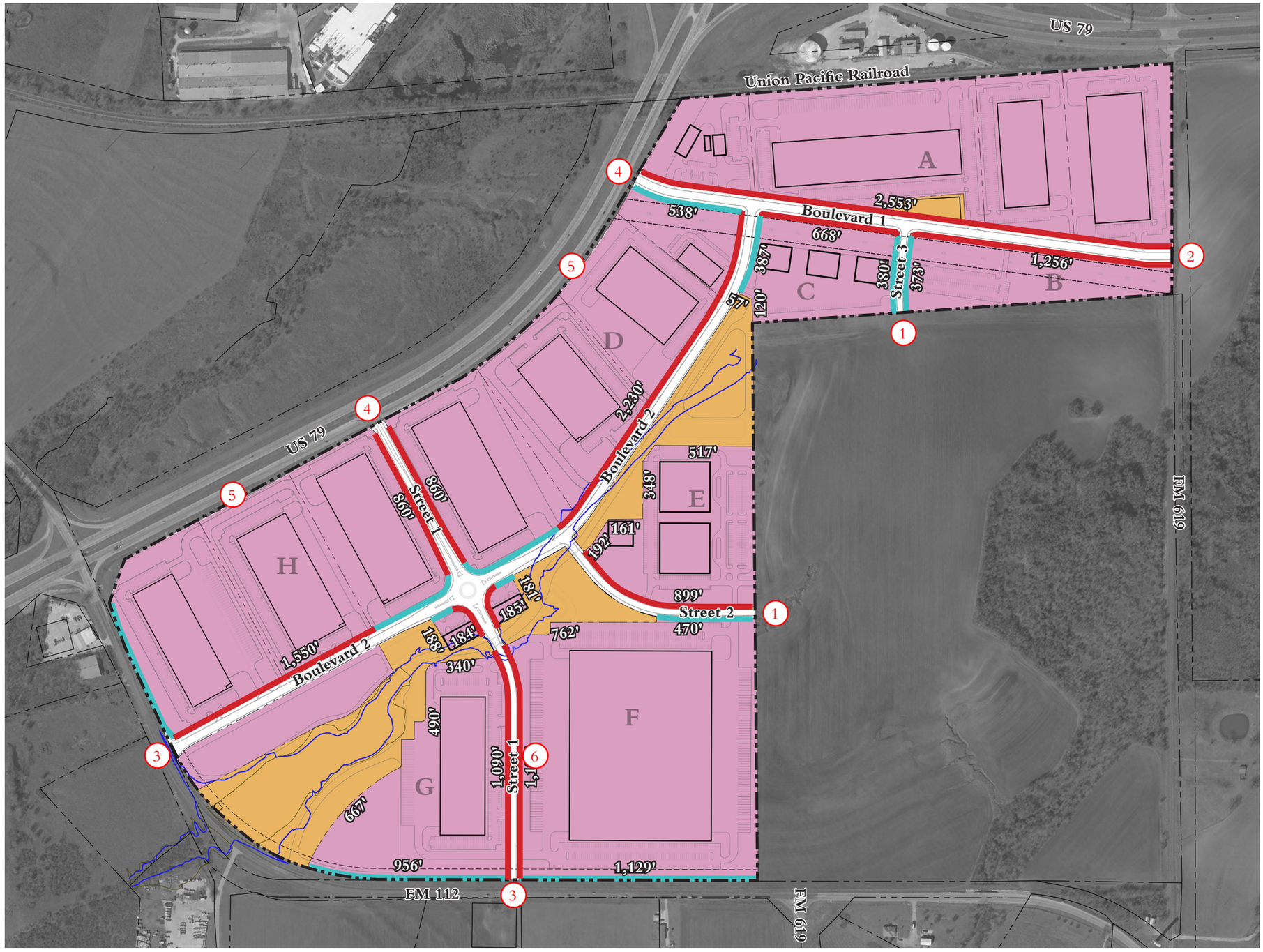
1. Building footprints and parking configurations are conceptual and subject to revision. Block dimensions are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter.

General Standards

1. Based on the proposed industrial land uses and associated block sizes, this Employment Center Plan proposes revisions to the Transportation Master Plan. These revisions are illustrated on the Transportation Master Plan Diagram (B.7).
2. Where required based the Design-Specific Standards (B.3-B.4), or elsewhere as deemed necessary by Warrant, a minimum 10-foot wide landscape buffer shall be provided and shall include the following:
   - A minimum of 1 Large Tree spaced 40' on center throughout the length of the buffer.
   - A minimum of 1 Small Tree 40' on center spaced 40' on center throughout the length of the buffer or an opaque screening wall.
   - A minimum of 80% of the length of the buffer must be screened with evergreen Large Shrubs.
   - In the event of conflicts with overhead utilities, a Warrant or Variance may be proposed to allow ornamental trees to be counted towards the required number of canopy trees.



REGULATING PLAN



The design is subject to change. Not for construction.

Key

- Subject Property
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- EC - Employment Center
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

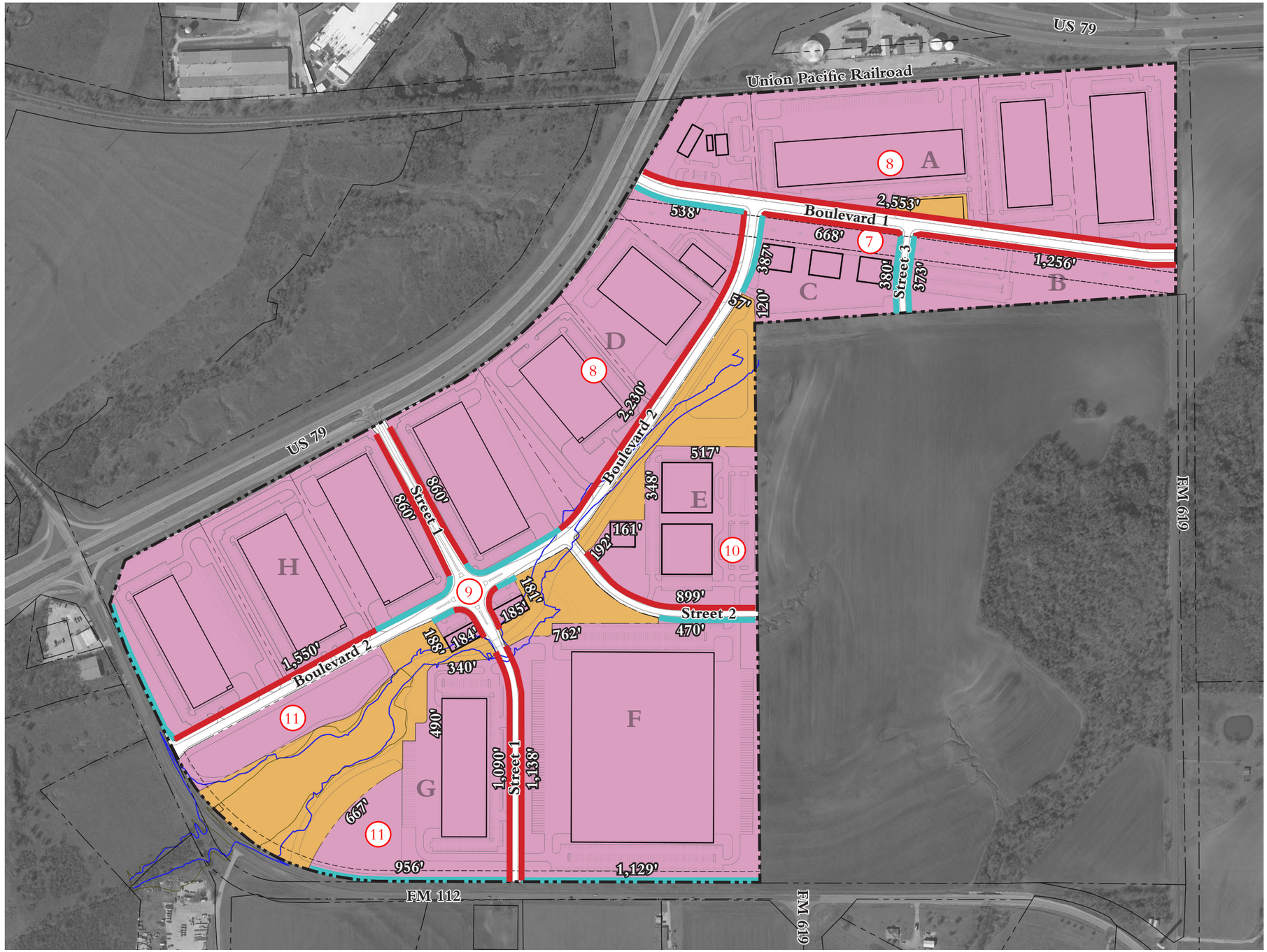
Design-Specific Standards

1. Streets 2 and 3 are intended to connect to the adjacent property, with the precise locations to be verified to ensure reasonable extension in the future.
2. Boulevard 1 is intended to connect to FM 619, location and design of those connections to be coordinated with TxDOT.
3. Street 1 and Boulevard 2 are intended to connect to FM 112, with the precise location and design of those connections to be coordinated with TxDOT.
4. Street 1 and Boulevard 1 are intended to connect to US 79, with the precise location and design of those connections to be coordinated with TxDOT.
5. A landscape buffer, as described in the General Standards (B.2), shall be provided along US 79 to screen the industrial buildings from view. This buffer shall be located adjoining the property boundary or as close to it as reasonably possible based on the location of required utilities.
6. A Warrant is recommended to allow a truck loading dock facing the Primary Frontage of this lot in order to accommodate the footprint and vehicular circulation of the proposed cross-dock building. This truck loading dock shall be screened with a landscape buffer as described in the General Standards (B.2).

N

0 ft 250 ft 500 ft 1,000 ft

REGULATING PLAN



Key

- Subject Property
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- EC - Employment Center
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Design-Specific Standards

7. Due to the location of an easement along the Primary Frontage of this lot, the required access to the Primary Entrance of buildings may be provided from Secondary Frontages.
8. A warrant is recommended to permit larger Block size for Block A due to the adjacent Union Pacific Railroad which limits the amount of possible connections to the north. A warrant is also recommended to permit larger Block size for Block D due to the adjacent US 79 highway which limits the amount of possible connections to the west.
9. For the traffic circle at the intersection of Boulevard 2 and Street 1, the IB-80-36 Thoroughfare standards shall apply.
10. A variance is recommended to raise the maximum allowable parking area for buildings in Block E to 2 times the size of the building footprints in order to accommodate this building type's high occupancy uses, relatively small footprints, and a parking ratio of 1 space per 362 square feet, which is consistent with parking ratios for similar uses in other municipalities in the region.
11. These stormwater management facilities, while not included in the Civic Space, shall be designed in a way that is integrated with the adjacent Civic Space.

N

0 ft 250 ft 500 ft 1,000 ft

The design is subject to change. Not for construction.

EMPLOYMENT CENTER STANDARDS

Blocks	
Block Length (maximum)	1,800 ft.
Block Perimeter (maximum)	7,200ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	See *Thoroughfare Types (B.8-B.9)*
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted

Lots	
Width (minimum)	none
Area (minimum)	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
Parking Location	
First Layer	permitted[4]
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted

The following standards apply to all Lots within an Employment Center (EC) Place Type:

1. **Intent.** The intent of the Employment Center is to provide a place for large-footprint industrial uses (and associated loading areas and truck access) with connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers sufficient for pedestrian and bicycle connections between the two to be feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail
   - Office
   - Industrial
   - Automobile/truck fueling, servicing, and washing facilities
   - Similar Uses: for a proposed use not listed herein, a Warrant or Variance may be issued.
3. **Access.** A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from the Primary Frontage Line to the Primary Entrance of each building.
4. **Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
5. **Truck Loading Docks.** Truck loading docks shall be permitted only in the Third Layer.
6. **Landscaping.** Required landscaping shall follow the following standards, which supersede any conflicting requirements of Chapter 28 of the Taylor City Code:
   a. 1 tree shall be provided for every 4,000 SF of required landscape area.
   b. Landscaping in Thoroughfares and Civic Spaces may be counted towards the required landscaping for a private lot.

THOROUGHFARE TYPES PLAN



Front Thoroughfare Types

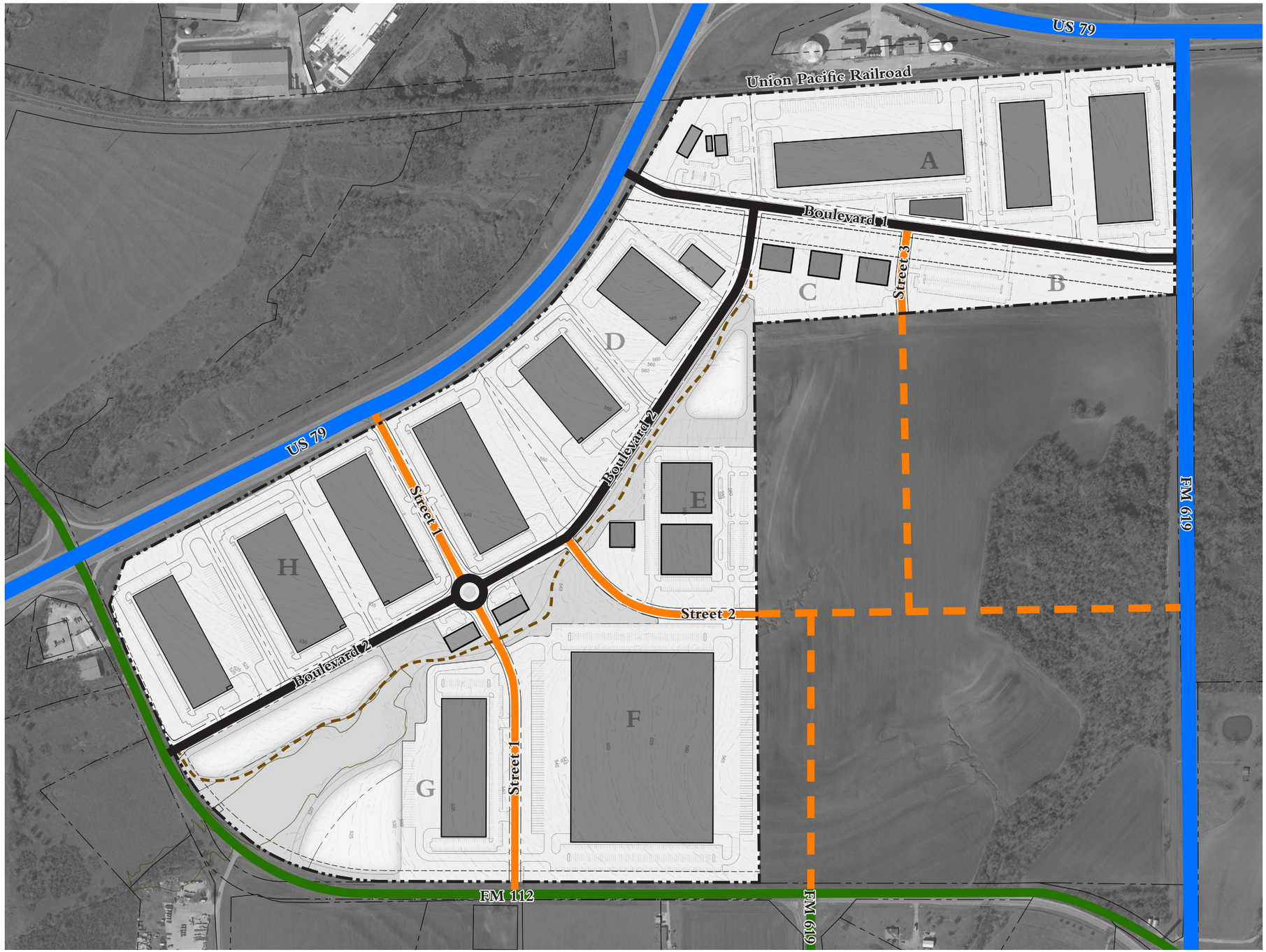
	Name	Type		ROW		Pavement
	Boulevard	IB	-	80	-	36
	Boulevard	IB	-	65	-	36
	Street	IS	-	65	-	12-12
	Street	IS	-	54	-	28
	Trails in Civic Space					

0 ft 250 ft 500 ft 1,000 ft

N

The design is subject to change. Not for construction.

TRANSPORTATION MASTER PLAN DIAGRAM



Thoroughfare Designations

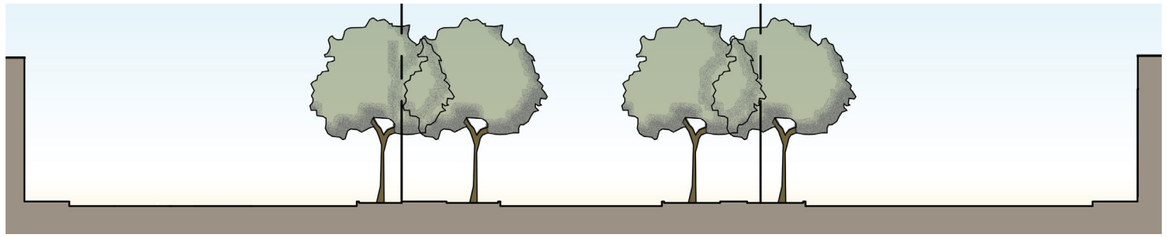
- Regional Road
- Community Boulevard
- Industrial Boulevard
- Industrial Street
- Trail

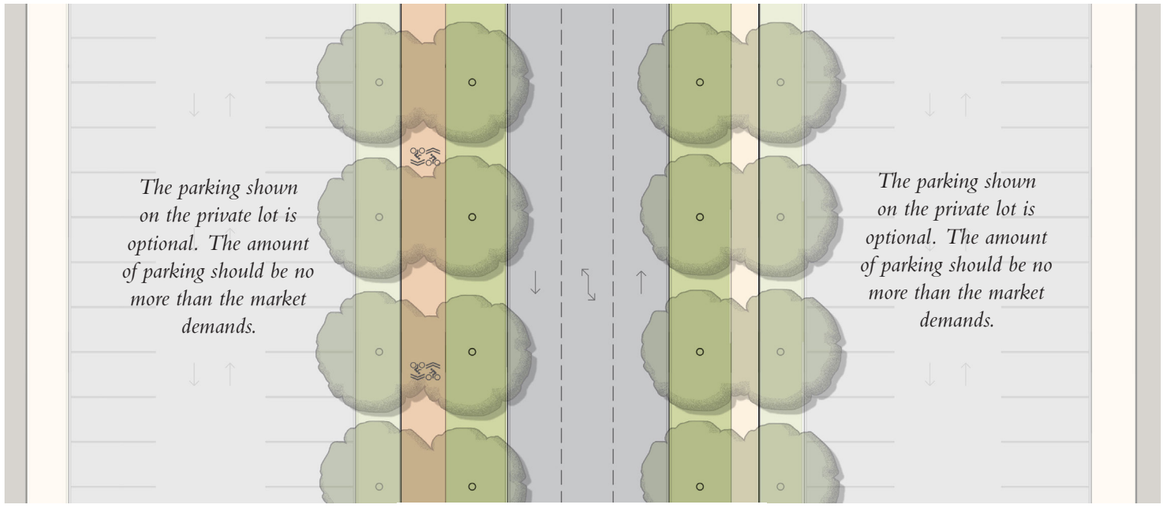
N

0 ft 250 ft 500 ft 1,000 ft

The design is subject to change. Not for construction.

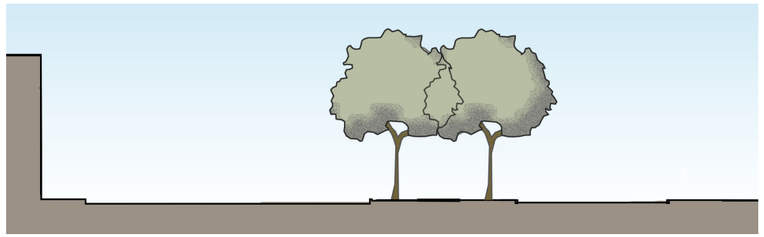
THOROUGHFARE TYPES

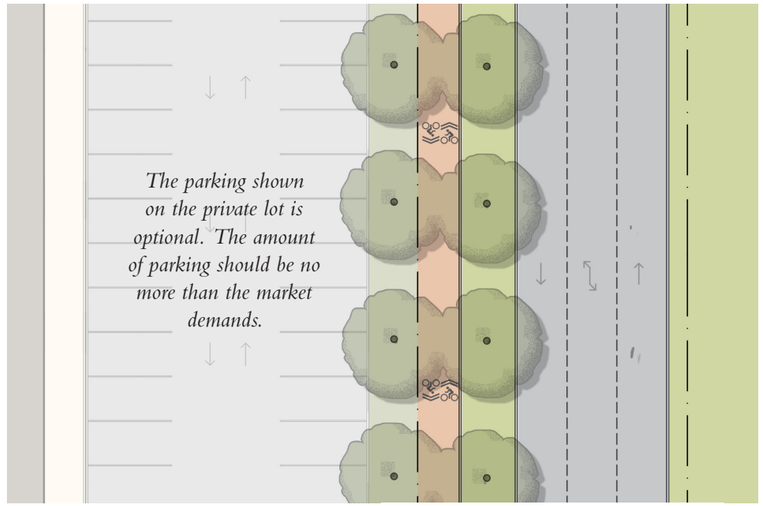




IB-80-36

Industrial Boulevard
80 ft. ROW
36 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
14 ft. Tree Lawn
Allee, 30-35 ft. o.c.
6 ft. Sidewalk; 10 ft. Shared-use Path
36-foot clear width





IB-65-36

Industrial Boulevard
65 ft. ROW
36 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
14 ft. Tree Lawn
Allee, 30-35 ft. o.c.
10 ft. Shared-use Path
36-foot clear width
This Thoroughfare section shall be paired with a separate trail for pedestrians and cyclists on the side without a sidewalk or shared-use path.

Notes

These Thoroughfare Sections represent the typical condition. Actual conditions, such as those at intersections, will vary. The standards for the typical condition shall apply to the actual condition and, where necessary, may be modified or refined in a reasonable manner to achieve the intent of this Employment Center Plan.

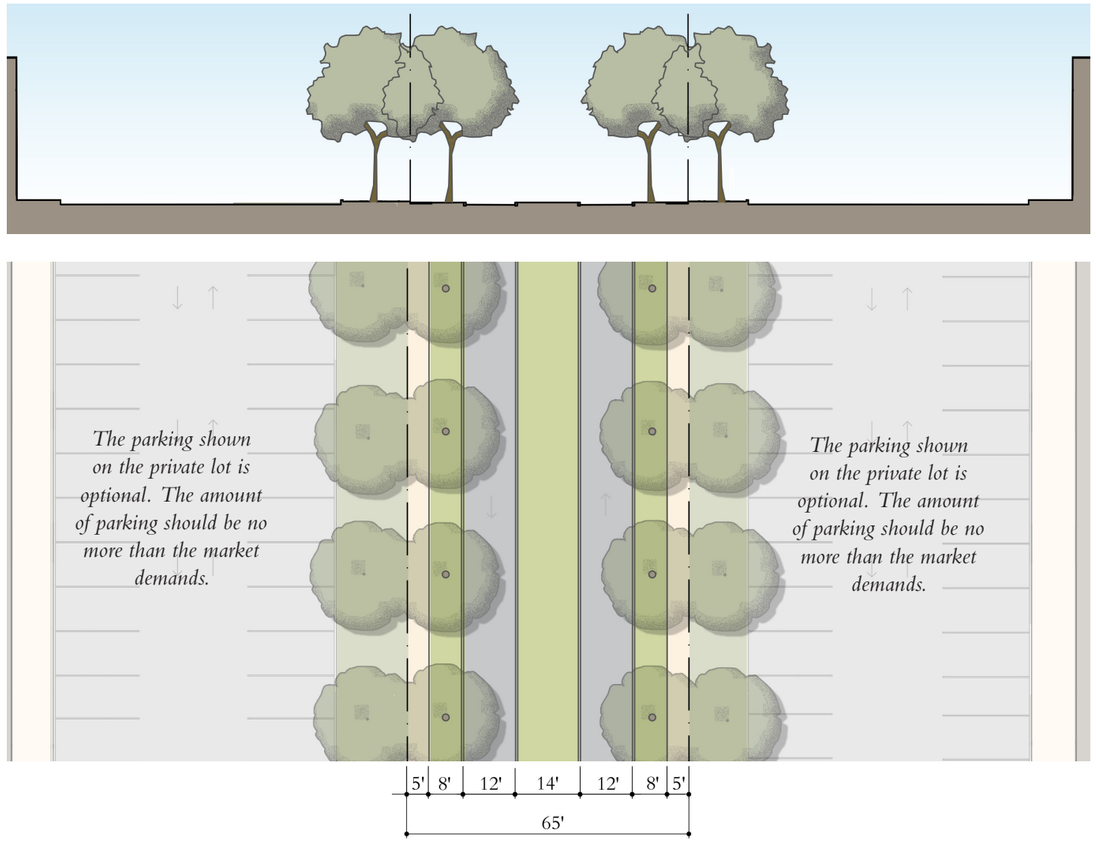
Thoroughfare Type
ST Street
PS Passage
BV Boulevard

Right-of-Way Width

Pavement Width

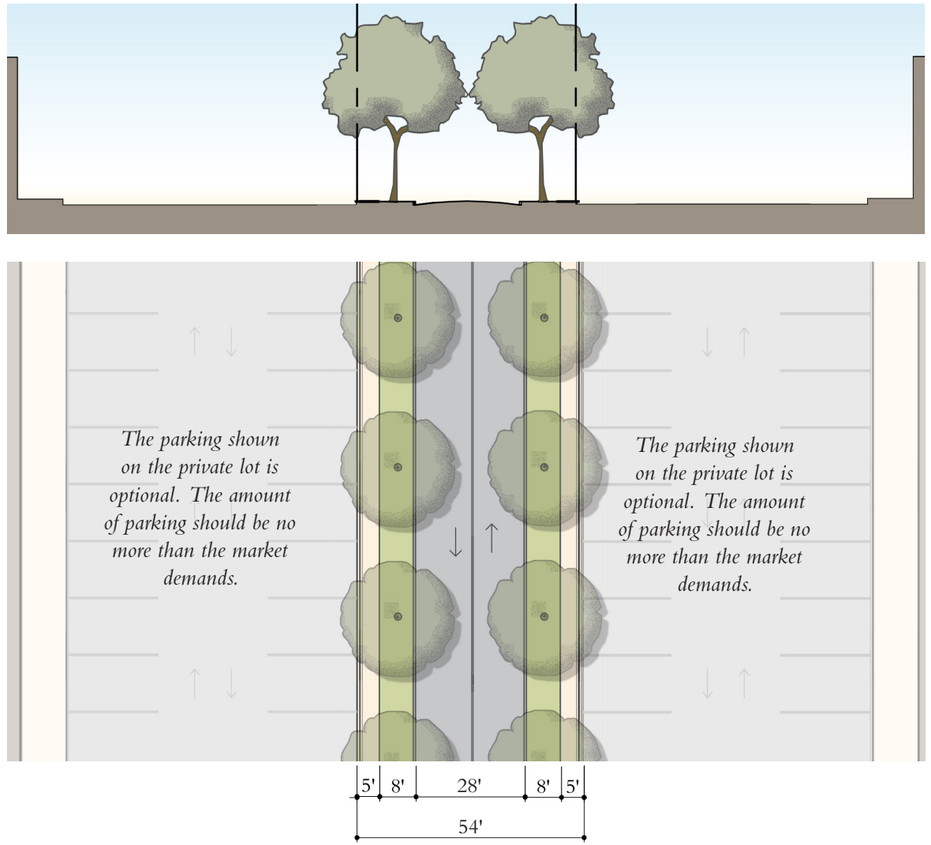
XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Curb Radius
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes



IS-54-12-12

Industrial Street
54 ft. ROW
12 ft. Pavement (paired)
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 30-35 ft. o.c.
5 ft. Sidewalk
12-foot clear width
This Thoroughfare may be modified where a left-turn lane is needed in place of a median.



IS-54-28

Industrial Street
50 ft. ROW
28 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 30-35 ft. o.c.
5 ft. Sidewalk
28-foot clear width

Notes

These Thoroughfare Types represent the typical condition. Actual conditions, such as those at intersections, will vary. The standards for the typical condition shall apply to the actual condition and, where necessary, may be modified or refined in a reasonable manner to achieve the intent of this Employment Center Plan.

Thoroughfare Type
ST Street
PS Passage
BV Boulevard

Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Curb Radius
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

CIVIC SPACE PLAN



Key

- Subject Property
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- Park
- Civic Building Site

Civic Space Allocation

22.10 ac.	Civic Space in Subject Property
211.84 ac.	Total Area of Subject Property
10.43%	**Civic Space Ratio**

0 ft 250 ft 500 ft 1,000 ft

N

The design is subject to change. Not for construction.

C. Supplemental Plans

The Supplemental Plans chapter includes additional plans and diagrams that elaborate on the design of the Employment Center Plan and provide additional information to the Applicant and City Reviewers. This information includes the particular program incorporated into the design and how the design addresses matters such as fire apparatus access and addressing. The information presented in this chapter reflects one possible scenario for the development of this Employment Center Plan, and modifications to the design are anticipated within the bounds of the requirements found in the Regulations chapter and all other applicable regulation.

Master Plan in Context C.2
Illustrative Master Plan C.3
Illustrative Master Plan with Program Summary C.4
Fire Apparatus Access C.5
Addressing C.6

MASTER PLAN IN CONTEXT



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain

N

0 ft 500 ft 1,000 ft 2,000 ft

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- Industrial Building
- Commercial Building
- Amenity Pavilion

N

0 ft 250 ft 500 ft 1,000 ft

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM SUMMARY



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain

Summary Program

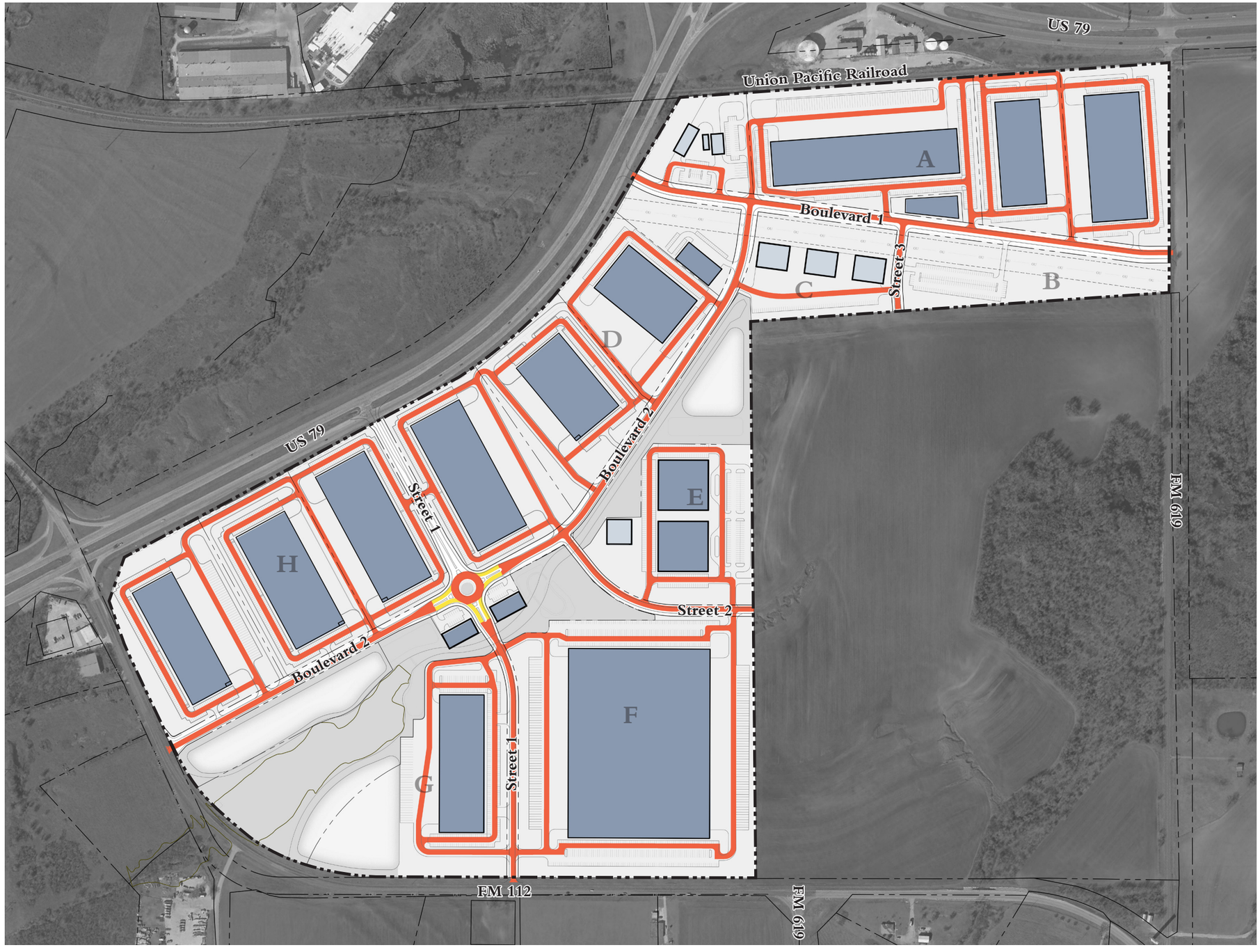
Industrial Types	
Factory	1,356,056 SF
Warehouse	690,511 SF
R&D	115,200 SF
Infra(MEP)	68,400 SF
Total Industrial	**2,230,167 SF**
Commercial Types	
Support Facilities	48,800 SF
Gas Station	17,250 SF
Total Commercial	**66,050 SF**

N

0 ft 250 ft 500 ft 1,000 ft

The design is subject to change. Not for construction.

FIRE APPARATUS ACCESS

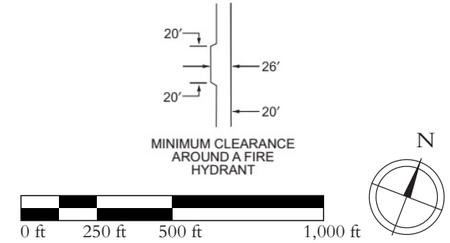


Key

- Subject Property
- 26-ft. Fire Apparatus Road
- 20-ft. Fire Apparatus Roads
- Buildings over 30 feet
- Buildings under 30 feet

Fire Apparatus Access Notes

1. The applicant's understanding of the relevant standards from these Fire Apparatus Access Notes are to be confirmed by the City of Taylor.
2. This plan illustrates one manner of providing Fire Apparatus Access based on the particular scenario for development of this Employment Center Plan shown. This development scenario and correspondingly the Fire Apparatus Access is subject to change within the parameters of this Employment Center Standard and subject to approval by the Fire Official.
3. Buildings 30 feet tall or greater:
   - Fire Apparatus Access Roads shall be 26 feet clear minimum.
   - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
   - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
4. For buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum
5. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
6. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
7. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).



The design is subject to change. Not for construction.

ADDRESSING PLAN



Thoroughfare Names and Addressing Key

1 _____ Boulevard

2 _____ Boulevard

3 _____ Street

4 _____ Street

N

0 ft 250 ft 500 ft 1,000 ft

The design is subject to change. Not for construction.

X. Appendix

The Appendix chapter provides additional information for reference that is not directly related to the content of the Employment Center Plan. This primarily includes description of the design process that resulted in this document.

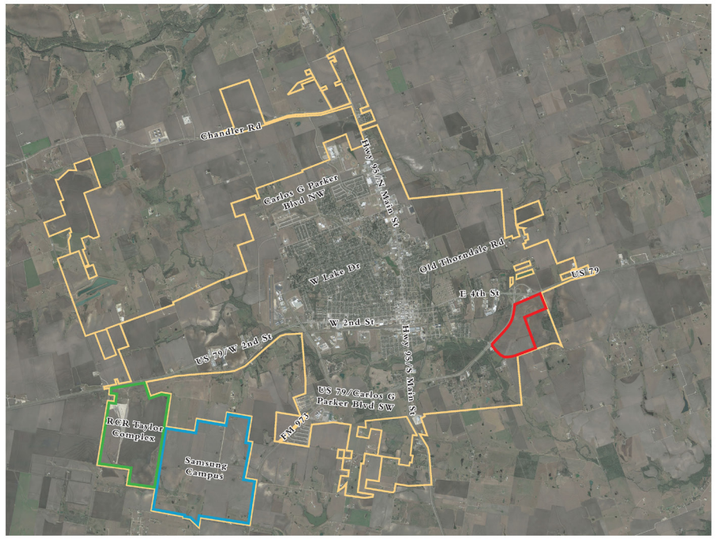
Initial Design Review X.2



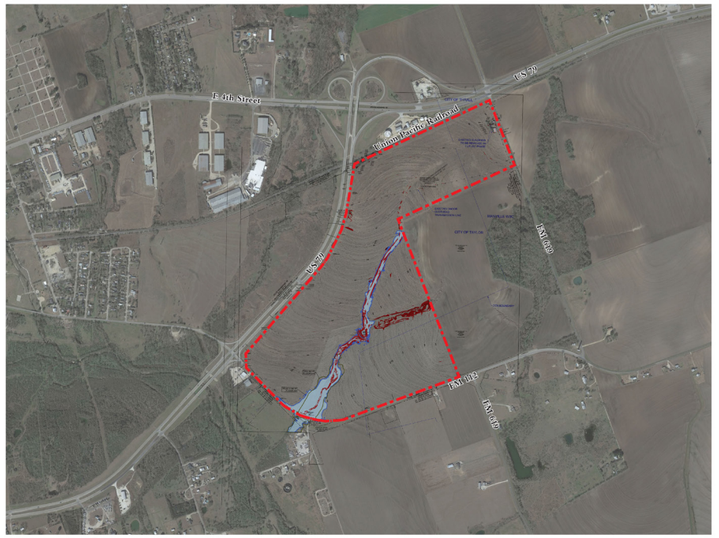
iMarket Design Review

Regional Context 2
Site in Context 3
Comprehensive Plan Excerpts 4
Existing Conditions 5
Proposed Plan in Context 6
Proposed Plan 7
Proposed Plan with Comments 8
Thoroughfare Types 11

REGIONAL CONTEXT

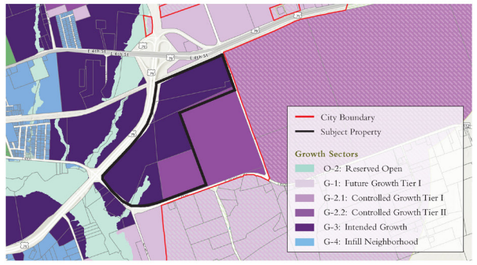


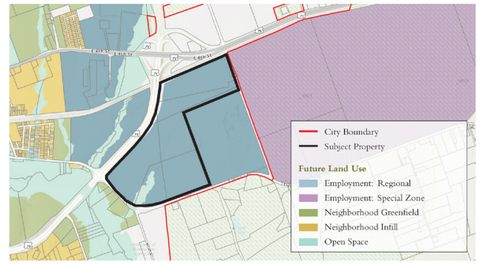
SITE IN CONTEXT

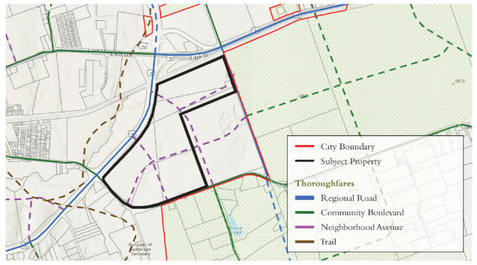


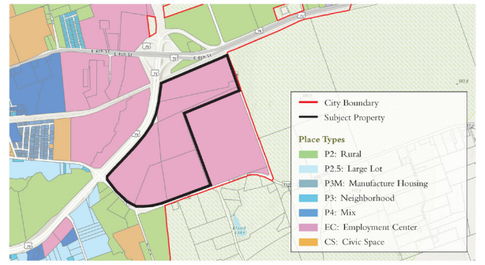
The design is subject to change. Not for construction.

COMPREHENSIVE PLAN EXCERPTS







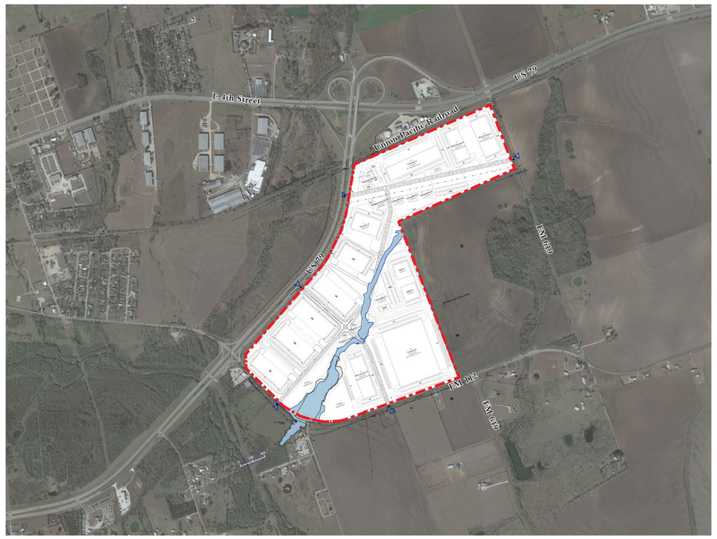


EXISTING CONDITIONS



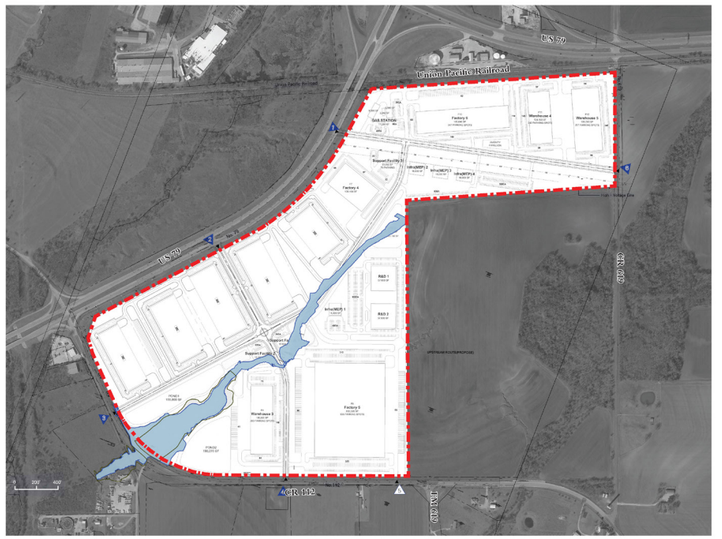
The design is subject to change. Not for construction.

PROPOSED PLAN IN CONTEXT



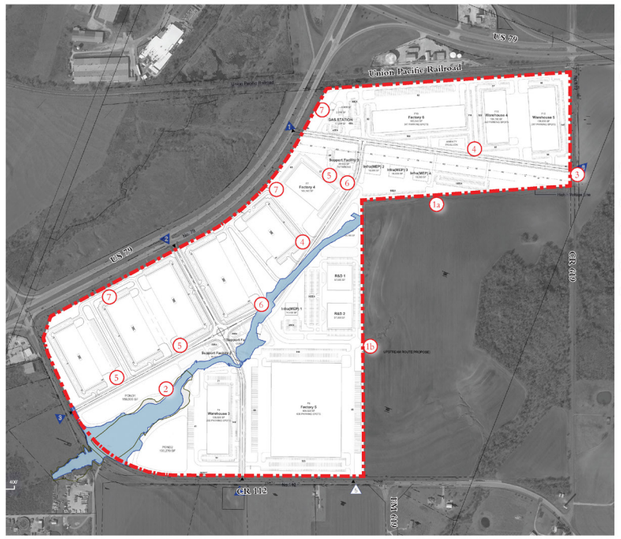
The design is subject to change. Not for construction.

PROPOSED PLAN



The design is subject to change. Not for construction.

PROPOSED PLAN WITH COMMENTS



Design Review Comments

The following comments are applicable based on Taylor's Comprehensive Plan, Land Development Code (LDC) and Engineering Manual & Details (EMD):

1. The Thoroughfare configuration will need to evaluated in terms of how it modifies the Transportation Master Plan and provides connections for adjacent properties.
   a. In particular a connection to the east should be provided in a manner that reflects the Neighborhood Avenue that continues south to FM 619. The Employment Center Plan will include a diagram of the proposed revisions to the Transportation Master Plan.
   b. Another connection should be provided to the south along this side of the property boundary per the Transportation Master Plan.
2. The Employment Center Development Pattern requires a minimum of 10% Civic Space. Please provide the area of Civic Space (including flood plain). [LDC 3.6.1 Table]
3. Streets are to intersect at 90-degree angles. Deviations from this rule may be proposed as Warrants or Variances in the Employment Center Plan. [LDC 3.8.1.6.(1)]
4. Employment Center Place Type maximum block length is typically 720 feet and maximum block perimeter is typically 2,880 feet. Warrants may be required to accommodate larger building types and block sizes. [LDC 3.8.2.J) Table]
5. Adjacent lots need to have cross circulation between parking lots. A few more vehicular connections may be necessary. [LDC 5.4.3.4]
6. Minimum Horizontal Inside Radius for a Community Boulevard (including Industrial Boulevard) is 762 feet. A warrant or variance would be required to permit less. [EMD Table 2-3]
7. A 30-foot landscape buffer should be provided along US 79 to screen the industrial buildings from view.

The design is subject to change. Not for construction.

PROPOSED PLAN WITH COMMENTS



Design Review Comments

The following are typically included in an Employment Center Plan. [LDC 3.6.4.1 and LDC 2.2.8]:

- Standards which specify all items labeled "TBD" on page 4-133 of the LDC. [LDC 4.3.1.9]
- A Regulating Plan identifying, at a minimum, the following:
  a. Place Types (Given the anticipated use, it is expected that the Employment Center Plan will be Place Type EC)
  b. Thoroughfare Types
  c. Civic Space Types
  d. Primary and Secondary Frontages (All frontages facing IB-80-36 shall be Primary Frontages)
- The following specific standards are typically included:
  a. A means of pedestrian/bicycle access shall be provided to the primary entrance of each building from public right-of-way. Access may be provided through some combination of sidewalks, crosswalks, and paths, all with a minimum clear width of 5 feet.
  b. The primary pedestrian entrance to the building shall face the Primary Frontage. To the extent reasonably possible, office uses shall face the industrial boulevard and shall have windows.
  c. Loading docks shall not face Primary Frontages.
  d. Adjacent to IB-80-36, the first 10 feet minimum (measured from the Right-of-Way) shall be landscaped in compliance with Sec. 28-28 of the Taylor Code of Ordinances except where interruptions are necessary for drive aisles or Paths.
  e. Minimum and Maximum front setback shall be established in the Standards, and are typically a minimum of 10 feet and a maximum of 90 feet.
  f. Parking lots of widths (measured perpendicular to the Frontage Line) greater than 70 feet are not permitted in front of the first Layer.

The following are portions of the proposed design that conflict with these typical standards. These conflicts may be resolved by noting specific exceptions or by revising the standards. Any other conflicts anticipated by the Applicant should be raised so that they can be resolved or accommodated on the Employment Center Plan.

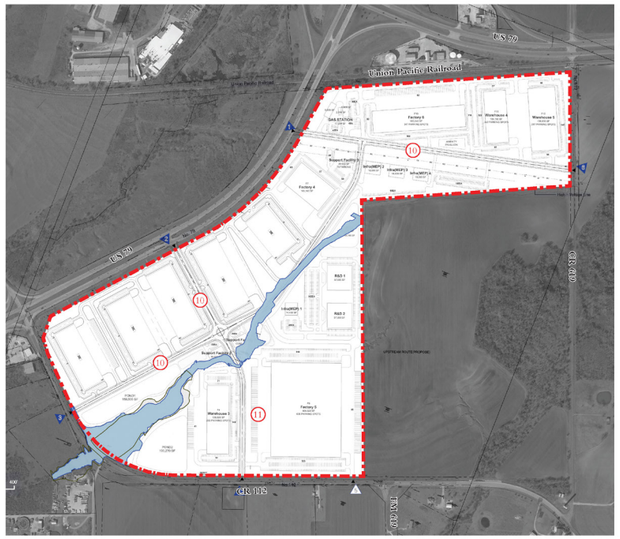
8 These lots have deeper parking lots in the front than is typically permitted. If these are the only lots where this configuration is anticipated the preferred solution would be specify exceptions for these lots and maintain the typical standard for other lots.

9 What use(s) are anticipated for this building? The typical uses permitted are industrial retail, office, and auto-oriented commercial, so if it does not fell under those categories the standard can be modified.

0 ft 300 ft 600 ft 1200 ft N

The design is subject to change. Not for construction.

PROPOSED PLAN WITH COMMENTS



Design Review Comments

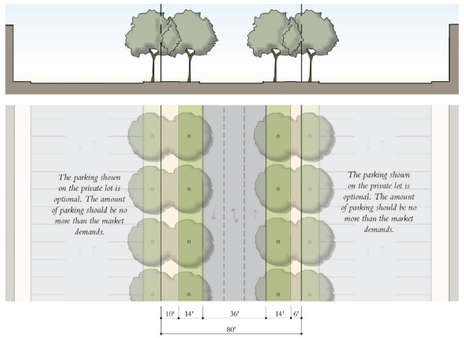
10 The typcal street sections for industrial areas in the city are shown on pages 10, 11 & 12 of this document. The Thoroughfare Plan will assign these Types to all Thoroughfares in the Employment Center Plan. Any other types desired by the Applicant should be identified and incorperated into the Plan as appropriate.

11 These loading docks face the primary for the primary frontage for this lot. Given the building footprint, an exception to this rule should be included for this lot.

0 ft 300 ft 600 ft 1200 ft N

The design is subject to change. Not for construction.

THOROUGHFARE TYPES



IB-80-36

Industrial Boulevard
80 ft. ROW
36 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
14 ft. Tree Lawn
Allee, 25-30 ft. o.c.
10 ft. Sidewalk
36-foot clear width

Thoroughfare Type
ST Street
PS Passage
BV Boulevard

Right-of-Way Width

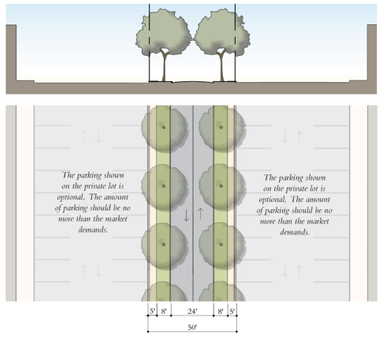
Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Curb Radius
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

The design is subject to change. Not for construction.

THOROUGHFARE TYPES



IS-60-34

Industrial Street
60 ft. ROW
24 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 25-30 ft. o.c.
5 ft. Sidewalk
24-foot clear width

Thoroughfare Type
ST Street
PS Passage
BV Boulevard

Right-of-Way Width

Pavement Width

XX-###-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Curb Radius
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

The design is subject to change. Not for construction.

City of Taylor
PZ-2023-1848
Comprehensive Plan Amendment
Staff Report

Item Details

Subject Property:	Acreage within the City of Taylor generally located east of County Road 101, South of County Road 395 and County Road 398, West of Justin Lane, and North of US 79
Total Acreage:	Approximately 1,500 acres
Applicant:	City of Taylor
Property Owners:	Various
Request:	A request to amend the Comprehensive Plan to establish a Special Employment District – Small Area Plan North in accordance with Chapter 5 Implementation Strategies.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The Envision Taylor Comprehensive Plan identifies Implementation Strategies to aid in achieving the plans goals and objectives. The last amendment to the plan enacted a Special Employment District to provide a location for large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. The implementation strategy for this area was advised to take shape in the form of a small area plan that should establish community goals with the aid of property owners and stakeholders and identify specific land uses, parks and open space, and transportation.

Due to increasing interest for development within the area deemed as the Special Employment District – North, staff began organizing for the design of a small area plan by the city's urban design consultant in Fall 2023.

Staff were tasked with reaching out to the property owners within the Special Employment District – North to include them in the design process. Staff and the city's urban design consultant team hosted the following meetings with property owners/stakeholders and the Planning and Zoning Commission:

- **September 14 & 15, 2023** – Initial kick-off of the SAP SED – N design review with property owners/stakeholders
- **April 1, 2024** – Refinement of the SAP SED – N (draft presentation) with property owners/stakeholders
- **May 28, 2024** – Special Called Meeting with the Planning and Zoning Commission to provide background information on the SAP SED – N.

The proposed Small Area Plan - Special Employment District North (SAP SED – North) provides a clear path and framework for identifying more specifically where each of the desired uses might

be allocated and how an appropriate transition might be made between more onerous and auto-oriented uses and the mixed-use neighborhoods. The plan designates most of the land as large-footprint commercial and industrial uses, though a reasonable portion will accommodate high-density mixed-use neighborhoods.

Growth Sector

No changes were made to the Growth Sector Map as a part of the SAP SED – North.

Transportation

Modifications were made to the existing thoroughfare plan within the SAP SED – North. Various locations of Community Boulevards were refined to better serve anticipated neighborhood centers within the mixed-use areas. The addition of an Industrial Boulevard is introduced to be hierarchically equivalent to the Community Boulevard, but is modified for use in industrial areas, especially to accommodate truck traffic. Additionally, an access road is designated parallel to US 79 since private driveways are not permitted on US 79, an access road is proposed to provide access to commercial uses along the US 79 frontage.

Future Land Use

Most of the subject area will remain designated as, Special Employment District. This area consists of parcels of generally flat land to be reserved for large industrial uses. However, within the study it was determined that a mixed-use pattern of development made up of a wide range of housing types and a mix of uses can be anticipated north of the floodplain where relatively steeper topography lends itself to smaller building footprints. This area is proposed as Neighborhood Greenfield. The land inundated by a FEMA Flood Hazard Area will remain as Open Space.

Specific Land Uses consists of Employment Commercial, Industrial and Office, and Commercial or Industrial & Office, Mixed Use Neighborhood, and Park/Open Space.

- **Employment – Commercial**: Located to take advantage of the access, visibility, and drive-by traffic on US 79
- **Employment – Commercial or Industrial & Office**: To be allocated either auto-oriented commercial or industrial.
- **Employment – Industrial & Office**: Large parcels of generally flat land in the study area reserved for large Industrial uses and may include office uses as well.
- **Mixed-Use Neighborhood:** A mix of neighborhood-scale development is anticipated. Multiple pedestrian sheds are to include a mix of housing types and a variety of uses, anchored around neighborhood centers.
- **Park & Open Space:** The Park zone increases the size of the Future Land Use Open Space area. The Park zone serves the purpose of providing a buffer between the mixed-use residential neighborhoods and the more noxious and auto-oriented uses found in the Employment - Commercial and Industrial & Office zones.

Public Notification

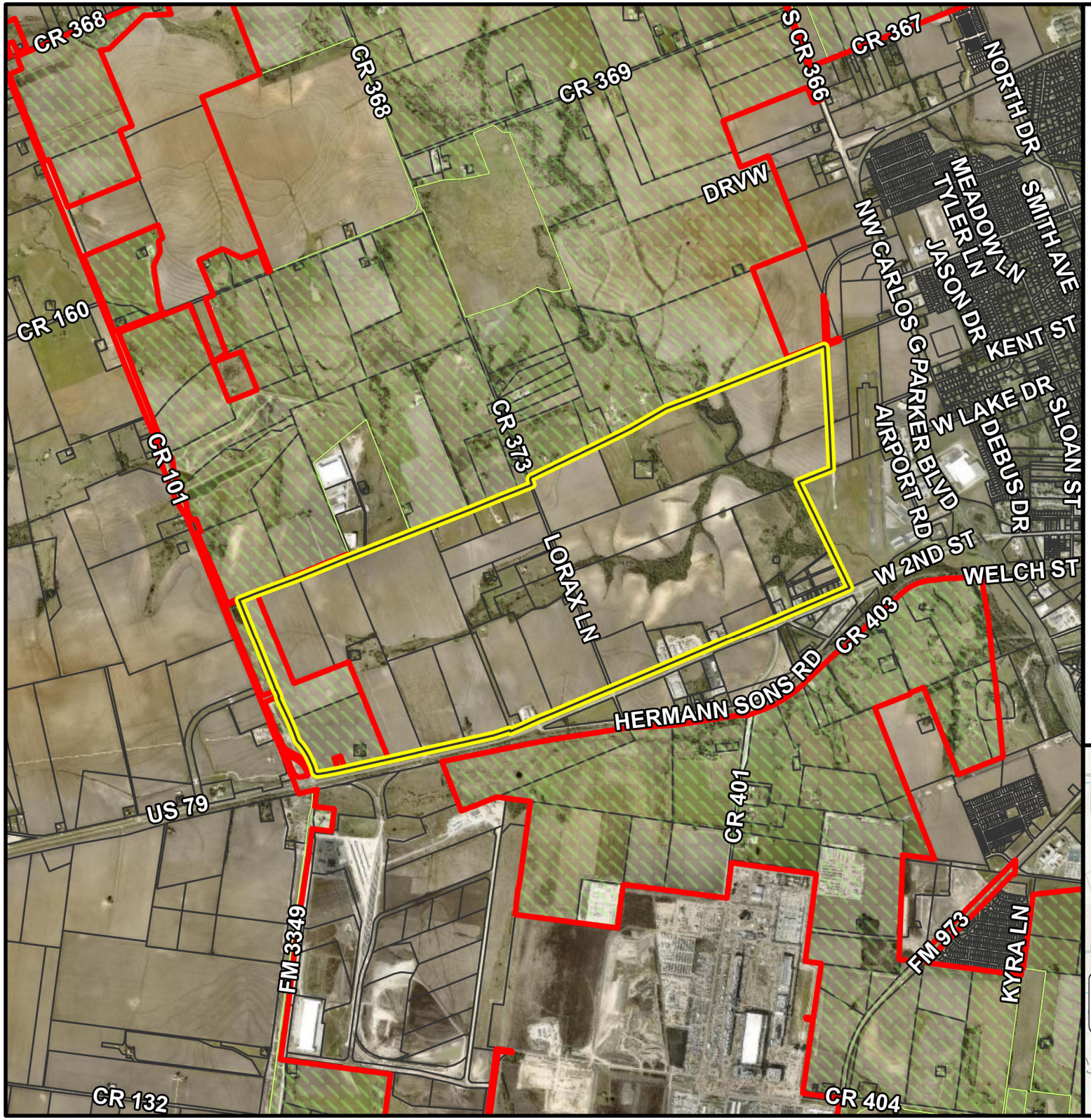
As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Comprehensive Plan Amendment request. A total of 65 property owners were provided with notice of the request. A legal notice advertising the public hearing was placed in the Taylor Press on June 23, 2024.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission recommend approval of the Small Area Plan – Special Employment District – North.

Attachments:

1. Location Map
2. Draft Small Area Plan – Special Employment District – North
3. Floodplain Map
4. Notification Map
5. Citizen Response(s) – 1

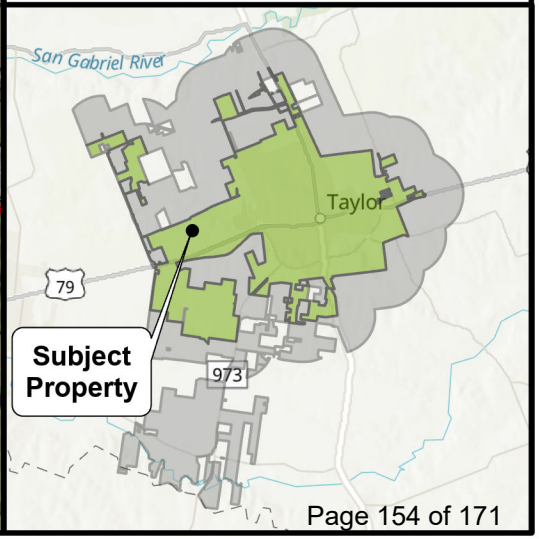


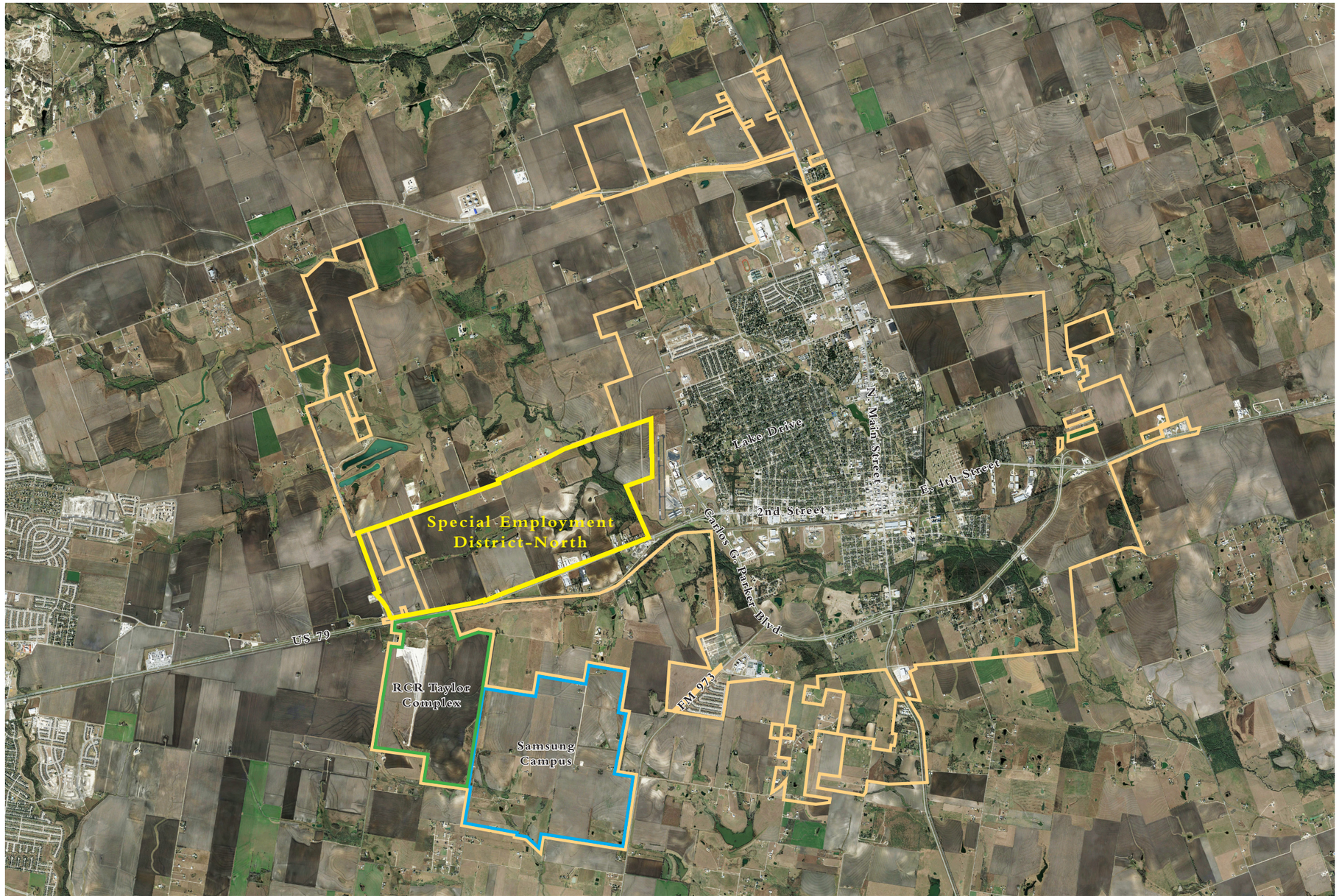
PZ-2023-1848

Generally located east of CR 101, south of CR 395 and CR398, west of Justin Lane, and north of US 79
Small Area Plan
Location Map
Approximately 1,500 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 3,000 6,000
Feet





West of downtown Taylor, a 1,500-acre area has been designated as a Special Employment District (SED). Demand has been expressed for industrial and auto-oriented commercial uses. Identifying a site for these uses presents a challenge, as they do not fit the form of Taylor's walkable, mixed-use neighborhoods, existing or planned. However, with the proximity of the Samsung plant, which is under construction, as well as the adjacent highways of US 79 and CR 101, the SED-North is a suitable location. The Special Employment District is anchored by high-tech related employment with nearby uses such as multi-family or commercial services which support the job center. Low density and predominantly single-family residential neighborhoods are not recommended within the SED and appropriate land use transitions should occur between single-family and employment uses when constructed adjacent to this district. [Envision Taylor Comprehensive Plan]

The Small Area Plan for the Special Employment District-North (SAP SED-North) takes a closer look at the study area for the purposes of identifying more specifically where each of the desired uses might be allocated and how an appropriate transition might be made between the more onerous and auto-oriented uses and the mixed-use neighborhoods. The Plan designates most of the land as large-footprint commercial and industrial uses, though a reasonable portion will accommodate high-density mixed-use neighborhoods.

Small Area Plan:

Special Employment District-North

Taylor, Texas

A BACKGROUND

Study Area Map A.1
Study Area Map with Concept Plans A.2
Study Area Map with Approved Plans A.3
Elevation Analysis A.4

B MAPS

Growth Sector Maps B.1
per Comprehensive Plan
Thoroughfare Plans B.2
per Comprehensive Plan
per SAP SED-North
Future Land Use Maps B.4
per Comprehensive Plan
per SAP SED-North
Specific Land Use Map B.6
per SAP SED-North

C THOROUGHFARES

Thoroughfare Sections C.1

X APPENDIX

Charrette Plans X.1

For

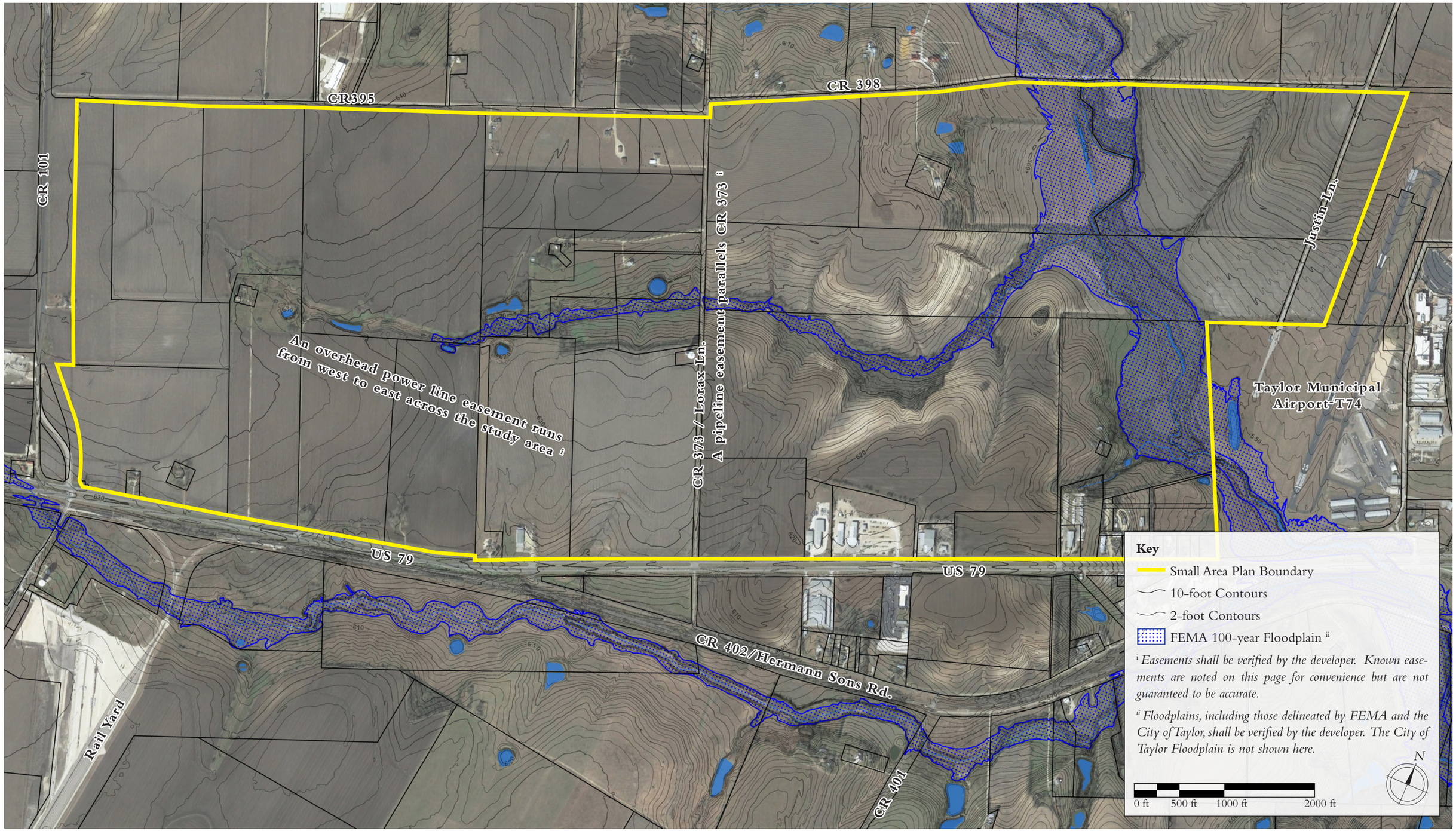
The City of Taylor, Texas

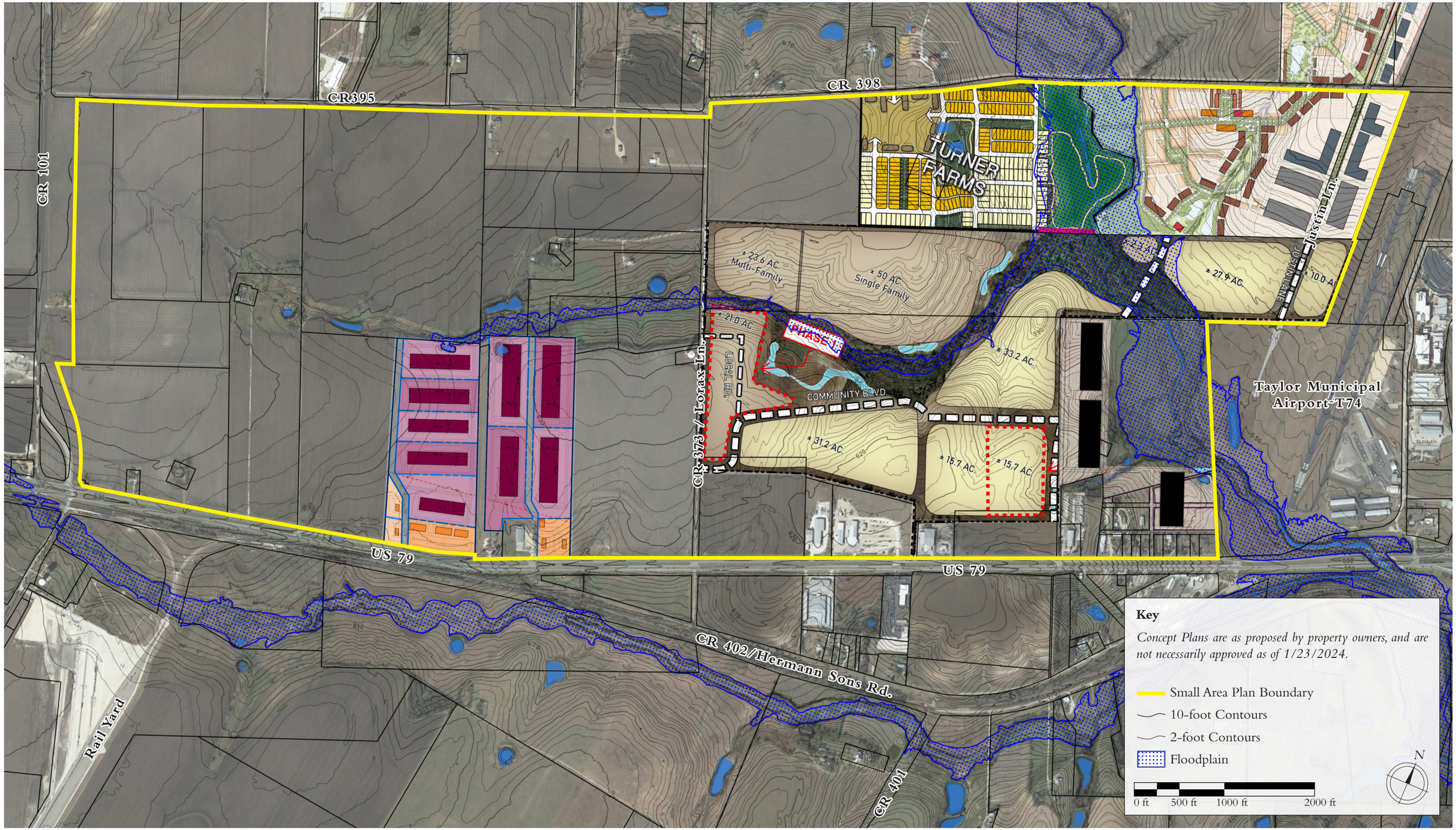
by

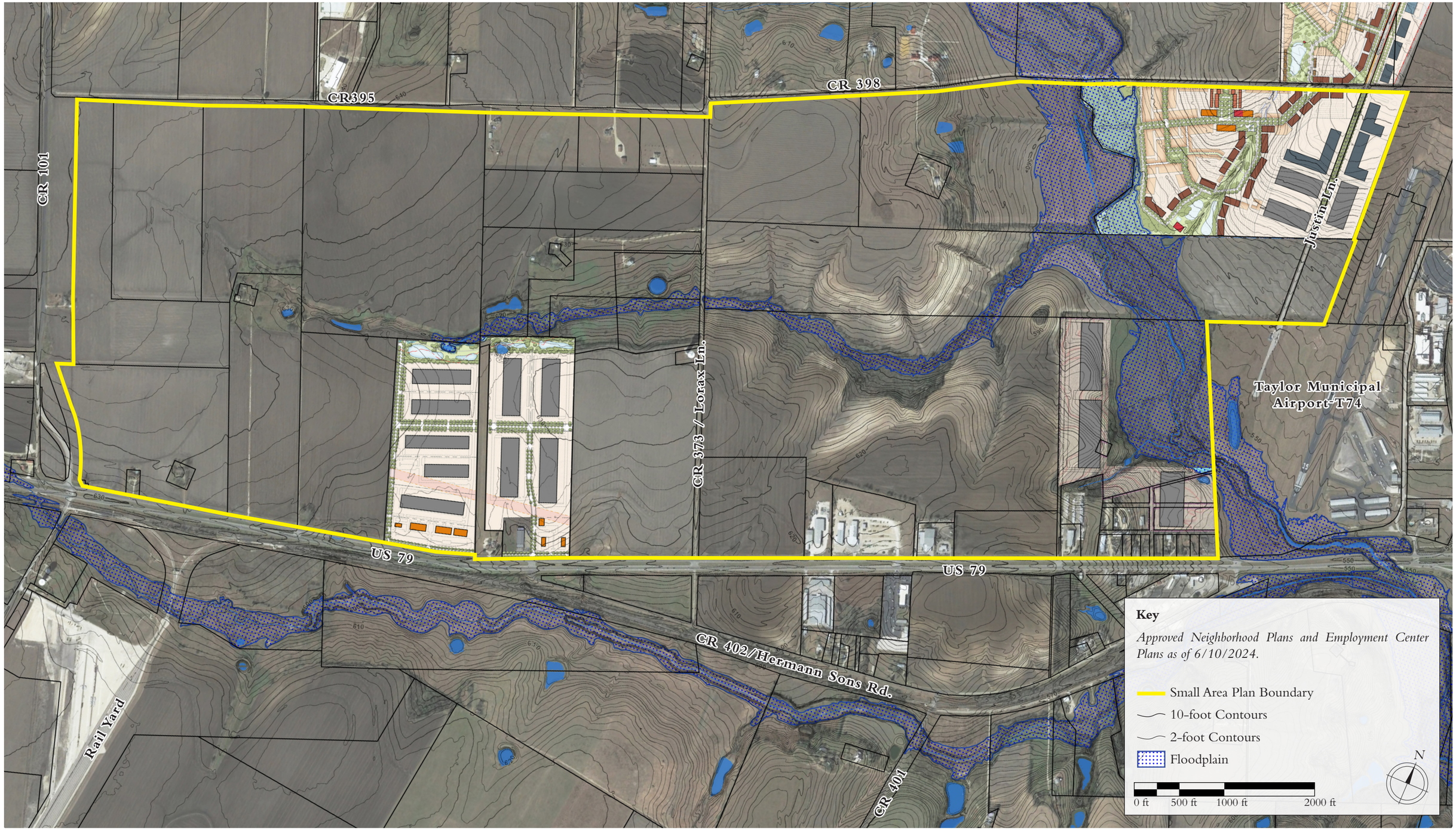
The City of Taylor, Texas

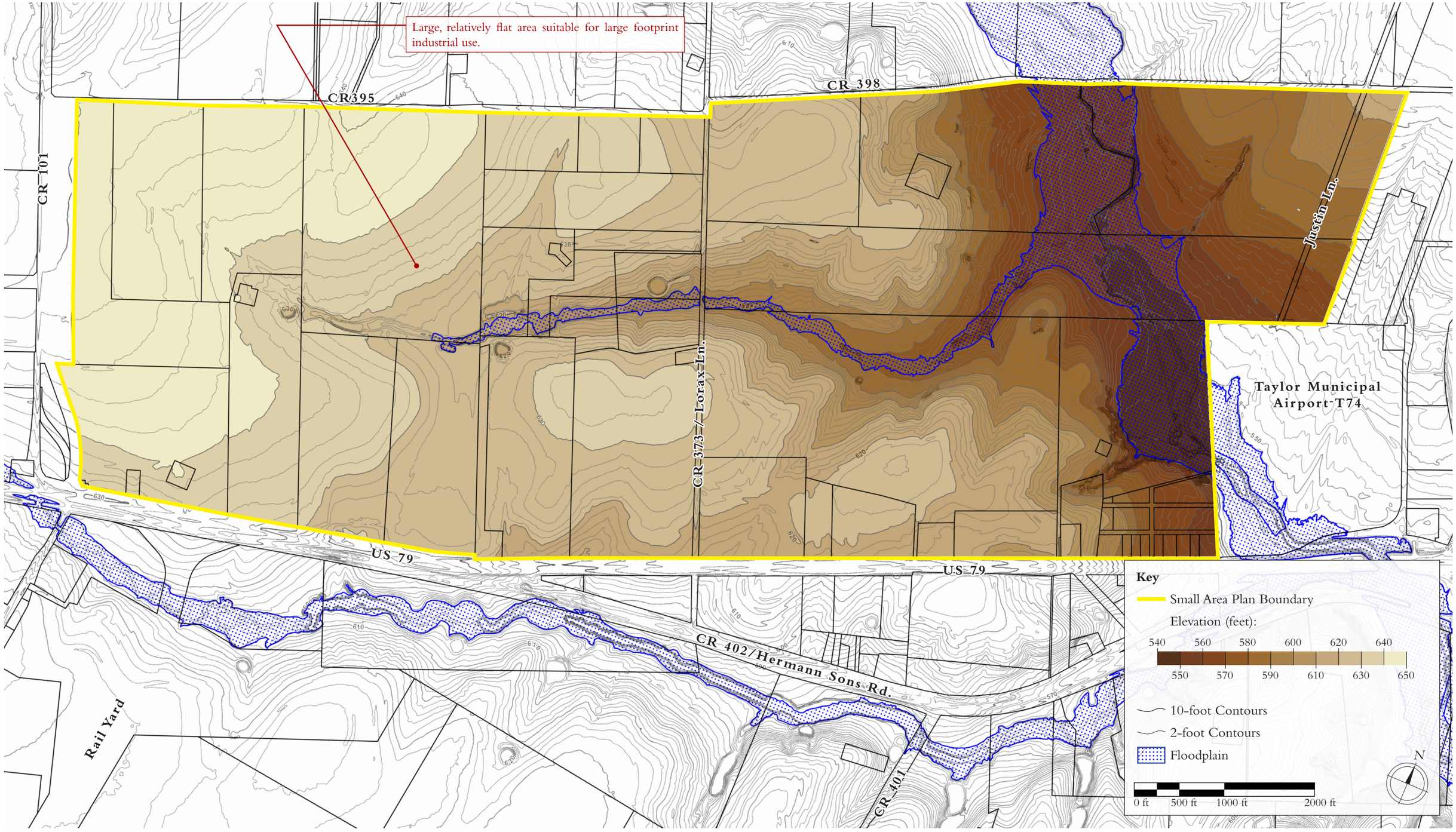
and

Michael Watkins Architect, LLC


CR395
CR 398
CR 101
Justin Ln.
An overhead power line easement runs from west to east across the study area [i]
CR 373 / Lorax Ln.
A pipeline easement parallels CR 373 [i]
Taylor Municipal Airport-T74
US 79
US 79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Key
Small Area Plan Boundary
10-foot Contours
2-foot Contours
FEMA 100-year Floodplain [ii]
[i] Easements shall be verified by the developer. Known easements are noted on this page for convenience but are not guaranteed to be accurate.
[ii] Floodplains, including those delineated by FEMA and the City of Taylor, shall be verified by the developer. The City of Taylor Floodplain is not shown here.
N
0 ft
500 ft
1000 ft
2000 ft


CR395
CR 398
CR 101
TURNER FARMS
Justin Ln.
± 23.6 AC.
Multi-Family
± 50 AC.
Single Family
± 2.3 AC.
± 27.9 AC.
± 10.0 AC.
± 21.0 AC.
PHASE 1
LOCAL RD.
COMMUNITY BLVD.
± 33.2 AC.
± 31.2 AC.
± 15.7 AC.
± 15.7 AC.
CR 373 / Lorax Ln.
Taylor Municipal Airport T74
US 79
US 79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Key
Concept Plans are as proposed by property owners, and are not necessarily approved as of 1/23/2024.
Small Area Plan Boundary
10-foot Contours
2-foot Contours
Floodplain
N
0 ft
500 ft
1000 ft
2000 ft


CR395
CR 398
CR 101
CR 373 / Lorax Ln.
Justin Ln.
Taylor Municipal Airport-T74
US 79
US 79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Key
Approved Neighborhood Plans and Employment Center Plans as of 6/10/2024.
Small Area Plan Boundary
10-foot Contours
2-foot Contours
Floodplain
N
0 ft
500 ft
1000 ft
2000 ft


Large, relatively flat area suitable for large footprint industrial use.
CR395
CR 398
CR 101
Justin Ln.
CR 373/Lorax Ln.
Taylor Municipal Airport-T74
US 79
US 79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Key
Small Area Plan Boundary
Elevation (feet):
540 560 580 600 620 640
550 570 590 610 630 650
10-foot Contours
2-foot Contours
Floodplain
N
0 ft 500 ft 1000 ft 2000 ft

No changes are applied to the Growth Sector Map as a part of the SAP SED-North.

CR 395

CR 398

CR 101

CR 373 / Lorax Ln.

Justin Ln.

Taylor Municipal Airport-T74

US 79

US 79

CR 402/Hermann Sons Rd.

CR 401

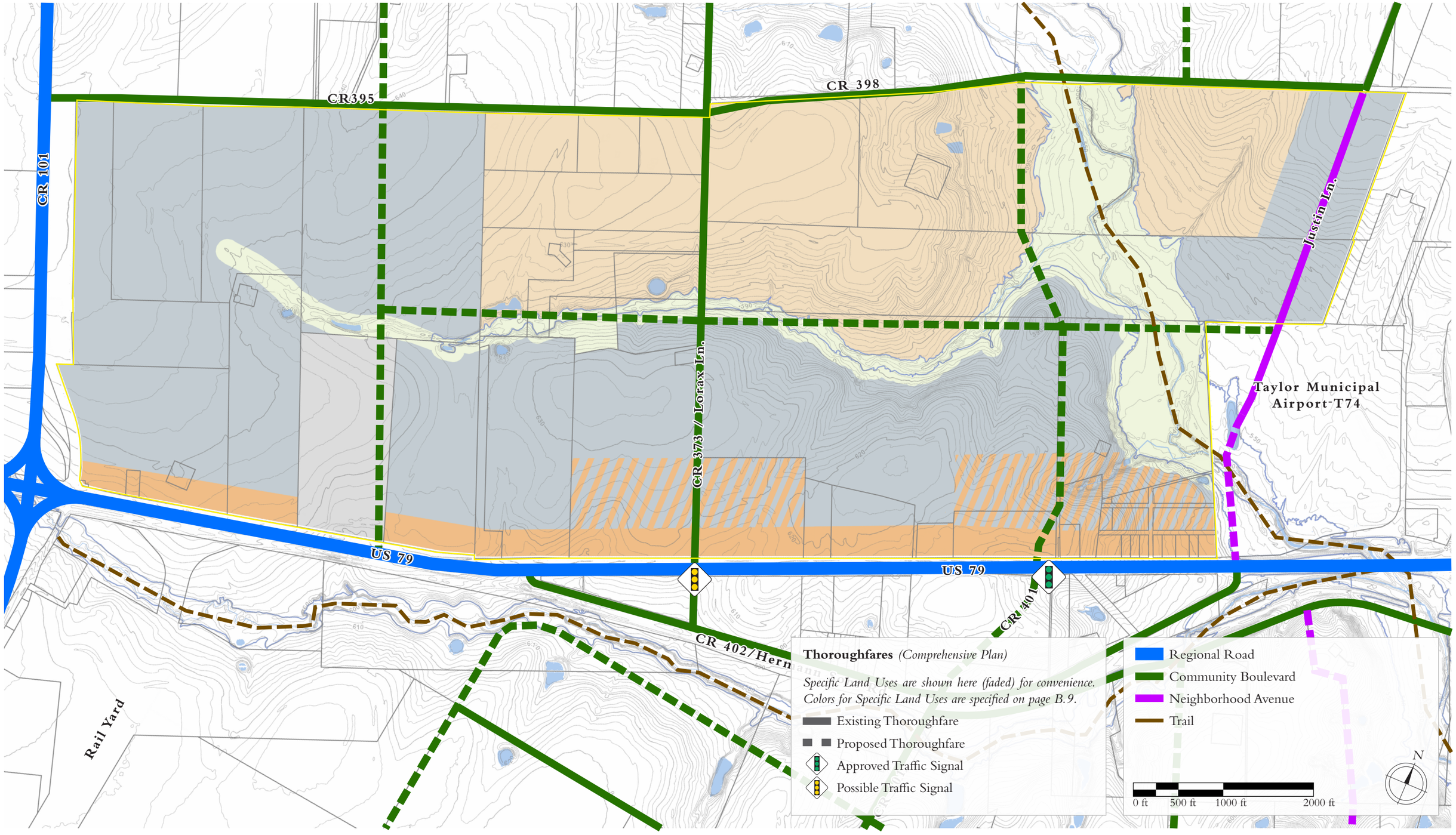
Rail Yard

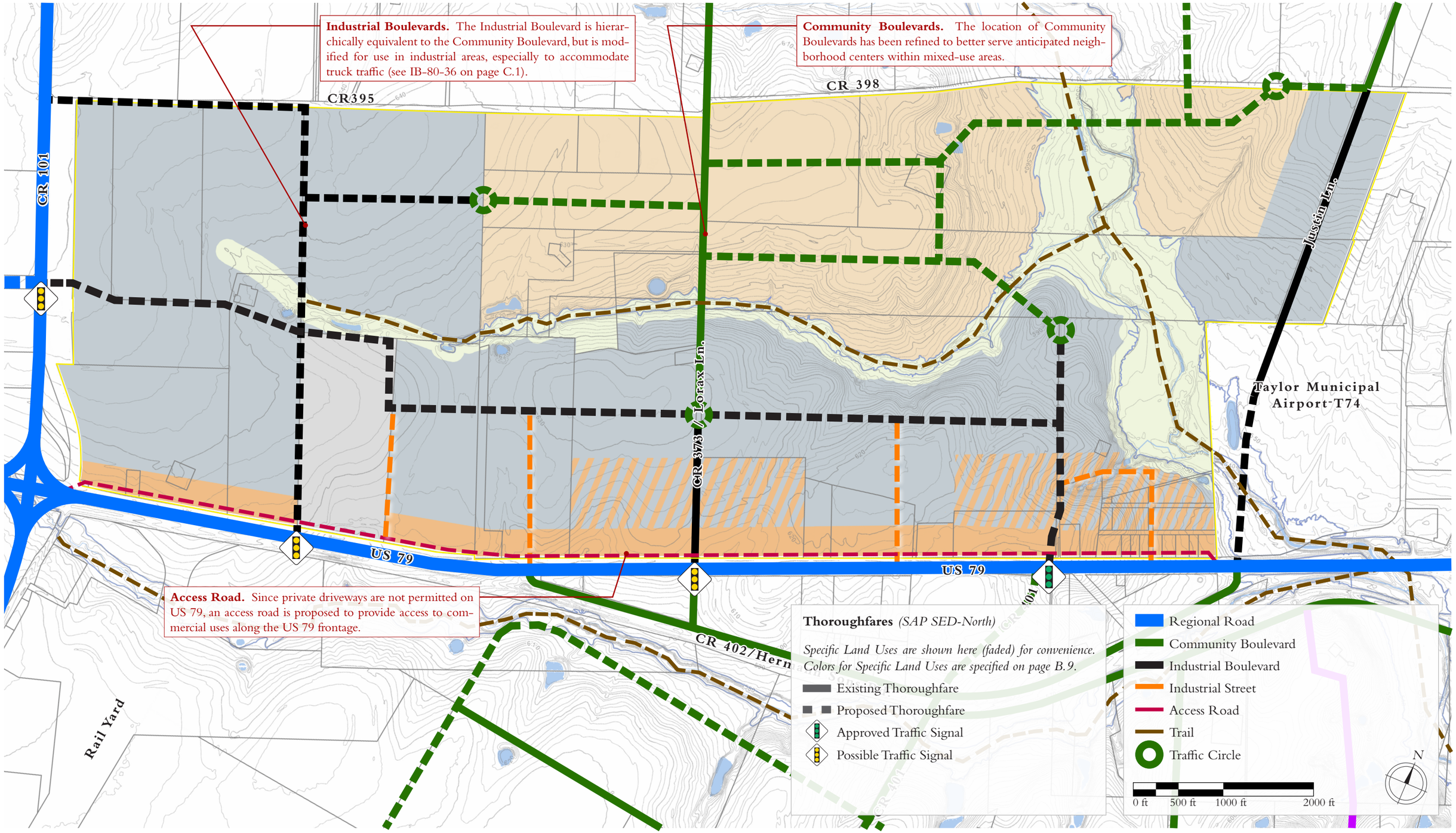
Growth Sectors *(Comprehensive Plan)*

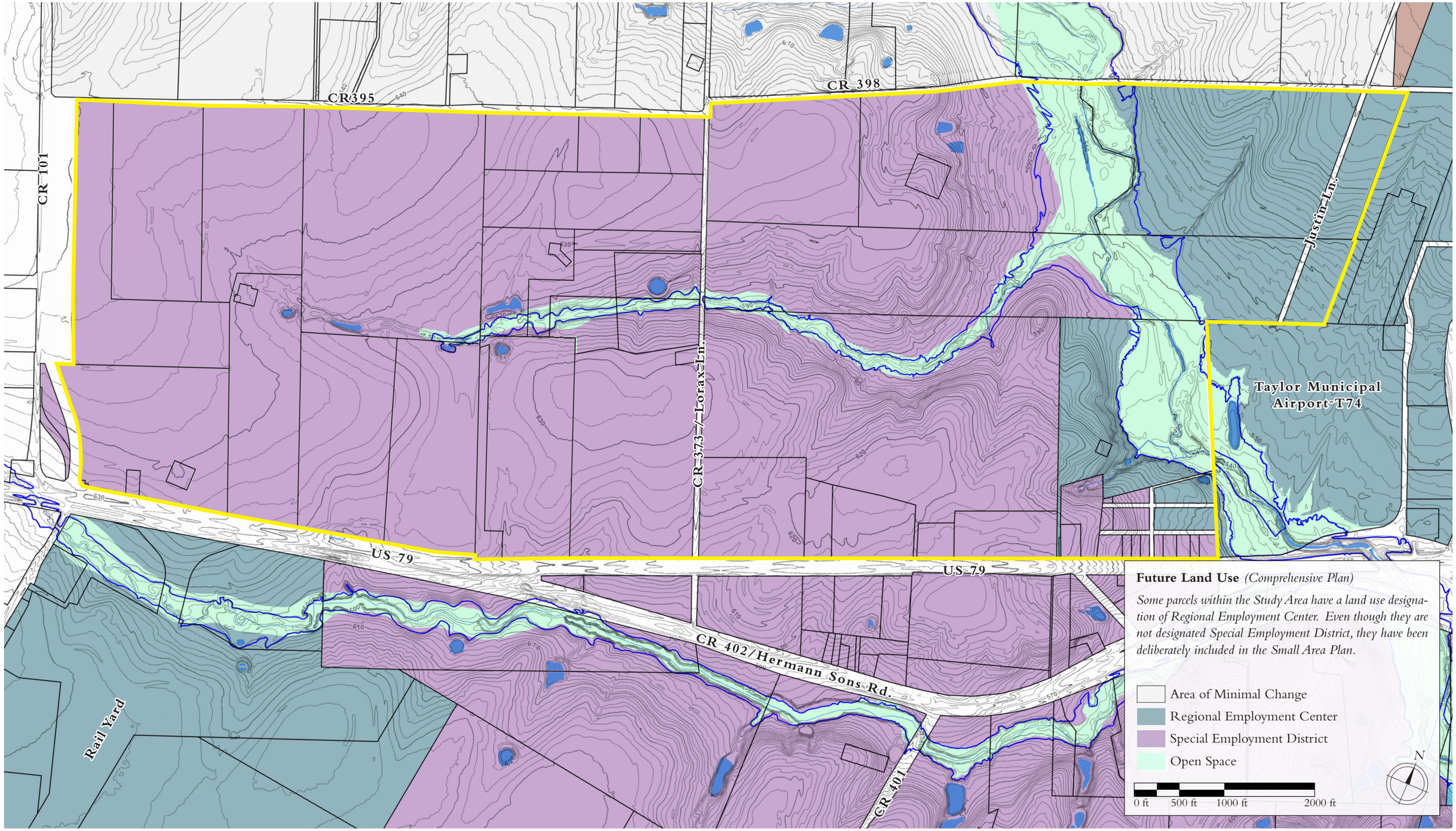
- Reserved Open Space O-2
- Future Growth G-1
- Controlled Growth Tier I G-2.1
- Controlled Growth Tier II G-2.2
- Intented Growth G-3
- Infill Neighborhood G-4
- Infill Growth G-5

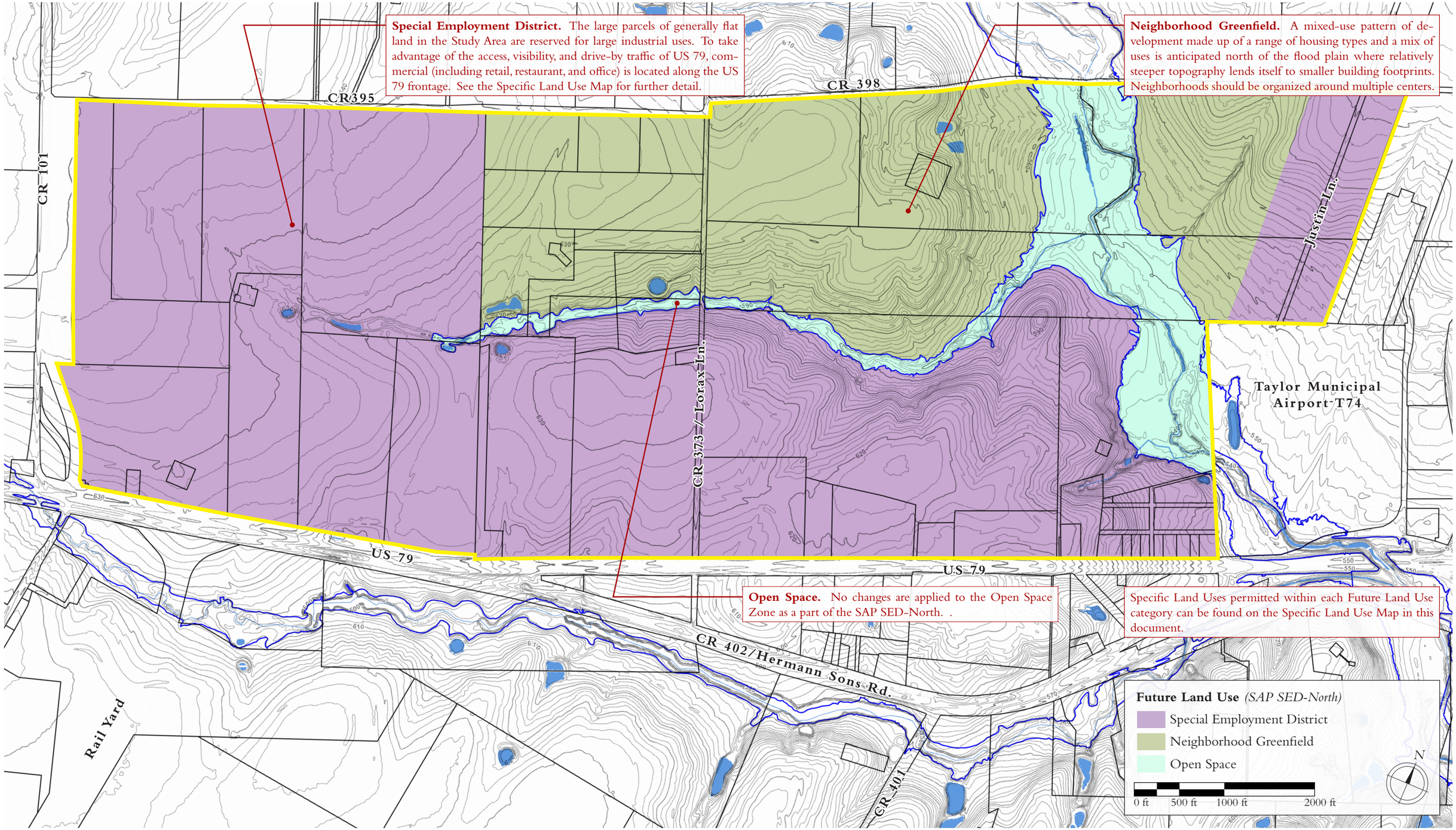
N

0 ft 500 ft 1000 ft 2000 ft


CR 101
CR395
CR 398
Justin Ln.
Taylor Municipal Airport-T74
CR 373 / Lorax Ln.
US 79
US 79
CR 401
CR 402/Hern
Rail Yard
Thoroughfares (Comprehensive Plan)
Specific Land Uses are shown here (faded) for convenience.
Colors for Specific Land Uses are specified on page B.9.
Existing Thoroughfare
Proposed Thoroughfare
Approved Traffic Signal
Possible Traffic Signal
Regional Road
Community Boulevard
Neighborhood Avenue
Trail
N
0 ft
500 ft
1000 ft
2000 ft


Industrial Boulevards. The Industrial Boulevard is hierarchically equivalent to the Community Boulevard, but is modified for use in industrial areas, especially to accommodate truck traffic (see IB-80-36 on page C.1).
Community Boulevards. The location of Community Boulevards has been refined to better serve anticipated neighborhood centers within mixed-use areas.
Access Road. Since private driveways are not permitted on US 79, an access road is proposed to provide access to commercial uses along the US 79 frontage.
CR395
CR 398
CR 101
Justin Ln.
Taylor Municipal Airport-T74
CR 373 / Lorax Ln.
US 79
US 79
CR 402/Hern
Rail Yard
Thoroughfares (SAP SED-North)
Specific Land Uses are shown here (faded) for convenience. Colors for Specific Land Uses are specified on page B.9.
Existing Thoroughfare
Proposed Thoroughfare
Approved Traffic Signal
Possible Traffic Signal
Regional Road
Community Boulevard
Industrial Boulevard
Industrial Street
Access Road
Trail
Traffic Circle
N
0 ft
500 ft
1000 ft
2000 ft


CR 395
CR 398
CR 101
CR-373=/-Lorax-Ln.
Justin-Ln.
Taylor Municipal Airport-T74
US 79
US-79
CR 402/Hermann Sons Rd.
CR 401
Rail Yard
Future Land Use (Comprehensive Plan)
Some parcels within the Study Area have a land use designation of Regional Employment Center. Even though they are not designated Special Employment District, they have been deliberately included in the Small Area Plan.
Area of Minimal Change
Regional Employment Center
Special Employment District
Open Space
N
0 ft
500 ft
1000 ft
2000 ft


Special Employment District. The large parcels of generally flat land in the Study Area are reserved for large industrial uses. To take advantage of the access, visibility, and drive-by traffic of US 79, commercial (including retail, restaurant, and office) is located along the US 79 frontage. See the Specific Land Use Map for further detail.
Neighborhood Greenfield. A mixed-use pattern of development made up of a range of housing types and a mix of uses is anticipated north of the flood plain where relatively steeper topography lends itself to smaller building footprints. Neighborhoods should be organized around multiple centers.
Open Space. No changes are applied to the Open Space Zone as a part of the SAP SED-North. .
Specific Land Uses permitted within each Future Land Use category can be found on the Specific Land Use Map in this document.
CR 395
CR 398
CR 101
CR 373 / Lorax Ln.
Justin Ln.
Taylor Municipal Airport T74
US 79
US 79
CR 402 / Hermann Sons Rd.
CR 401
Rail Yard
Future Land Use (SAP SED-North)
Special Employment District
Neighborhood Greenfield
Open Space
0 ft
500 ft
1000 ft
2000 ft
N

Employment - Industrial & Office. The large parcels of generally flat land in the Study Area are reserved for large Industrial uses and may include office uses as well.

Mixed-Use Neighborhood. A mix of neighborhood-scale development is anticipated. Multiple pedestrian sheds are to include a mix of housing types and a variety of uses, anchored around neighborhood centers.

Park / Open Space. The Park zone increases the size of the Future Land Use Open Space area. The park zone serves the purpose of providing a buffer between the mixed-use residential neighborhoods and the more noxious and auto-oriented uses found in the Employment - Commercial and Industrial & Office zones.

Buffer. A landscape buffer of a minimum 100 feet is required where shown. This buffer is in addition to the flood plain and shall act as an extension of the Park / Open Space network.

ONCOR. This property is owned by ONCOR Electric Delivery Company. Development for electric utility purposes is anticipated.

Employment - Commercial or Industrial & Office. Hatched areas may be allocated to either auto-oriented commercial or industrial.

Employment - Commercial. To take advantage of the access, visibility, and drive-by traffic of US 79, this land is reserved for auto-oriented commercial.

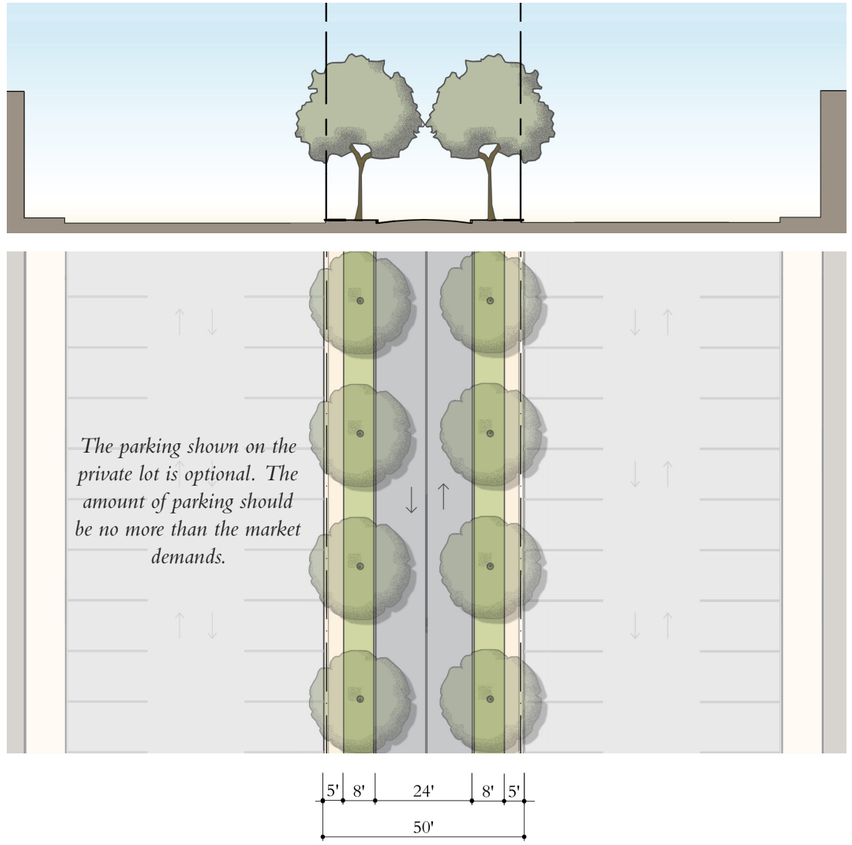
CR 101
CR395
CR 398
Justin Ln.
ONCOR Property
CR 373 / Lorax Ln.
Taylor Municipal Airport T74
US 79
US 79
CR 402/Her
Rail Yard
CR 401

Specific Land Use *(SAP SED-North)*

- ONCOR
- Park / Open Space
- Employment - Commercial
- Employment - Industrial & Office
- Employment - Commercial or Industrial & Office
- Mixed-Use Neighborhood

N

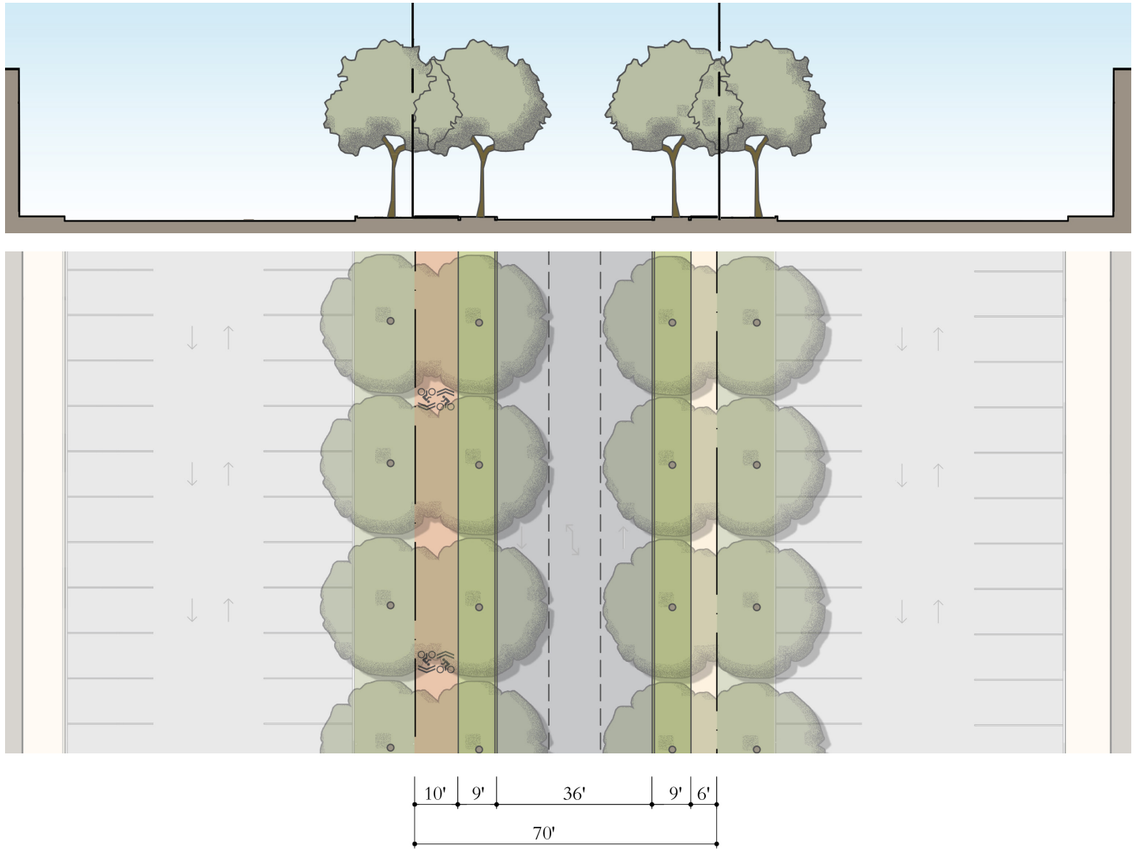
0 ft 500 ft 1000 ft 2000 ft



IS-50-24

Industrial Street
50 ft. ROW
24 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 25-30 ft. o.c.
5 ft. Sidewalk
Provided

Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.
Driveways shall be spaced at a minimum of 200 feet from curb to curb.



IB-70-36

Industrial Boulevard
70 ft. ROW
36 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
9 ft. Tree Lawns
Allee, 25-30 ft. o.c.
10 ft. Shared-Use Path / 6 ft. Sidewalk
Provided

Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.
Driveways shall be spaced at a minimum of 200 feet from curb to curb.

Notes:

The intent of these Industrial Thoroughfares is to facilitate the movement of large trucks. The geometry of thoroughfares and intersections may require adjustments to accommodate the appropriate design vehicle.

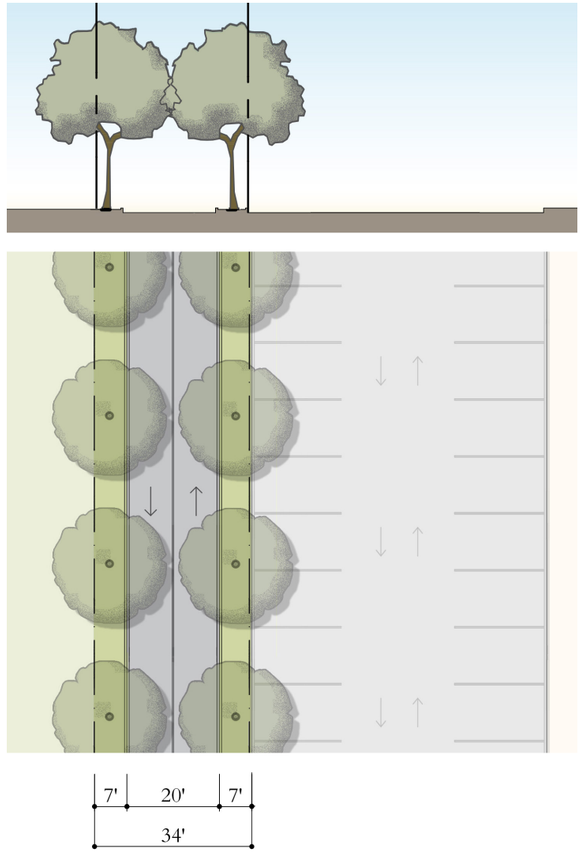
Thoroughfare Type
IB Industrial Boulevard
IS Industrial Street
AR Access Road
BV Boulevard

Right-of-Way Width

Pavement Width

XX-##-##

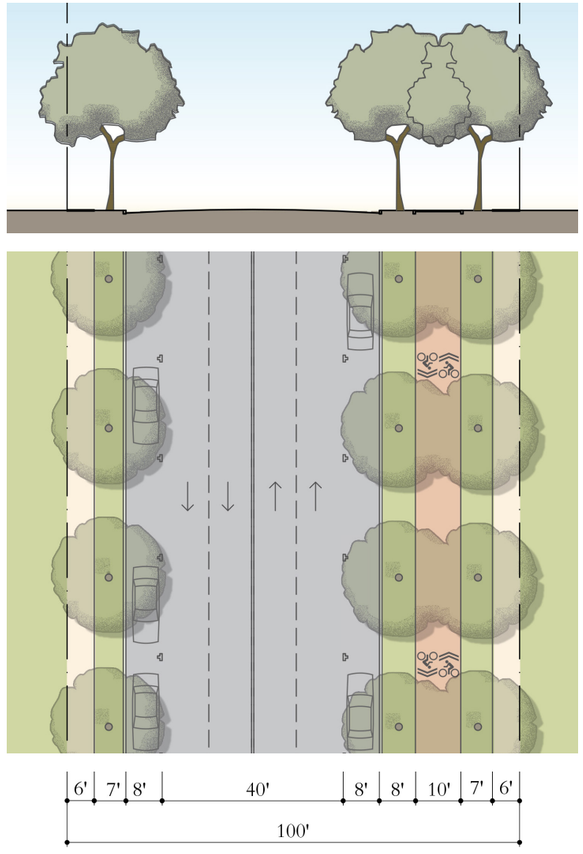
Thoroughfare Type
Thoroughfare Name Suffix
Right-of-Way or Easement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes



AR-34-20

Access Road
34 ft. ROW
20 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
None
Provided

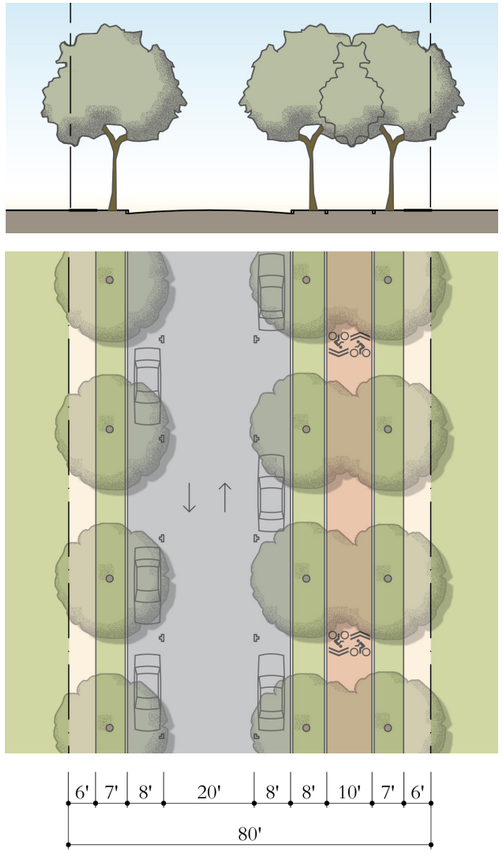
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.



BV-100-56

Boulevard
100 ft. ROW
56 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
8 ft. Tree Lawn / 7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall.

This Thoroughfare Type overrides City standards for Community Blvd. Street trees may be omitted to allow for a Colonnade or Arcade.



BV-80-36

Boulevard
80 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
8 ft. Tree Lawn / 7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall.

This Thoroughfare Type overrides City standards for Community Blvd. Street trees may be omitted to allow for a Colonnade or Arcade.

Thoroughfare Type

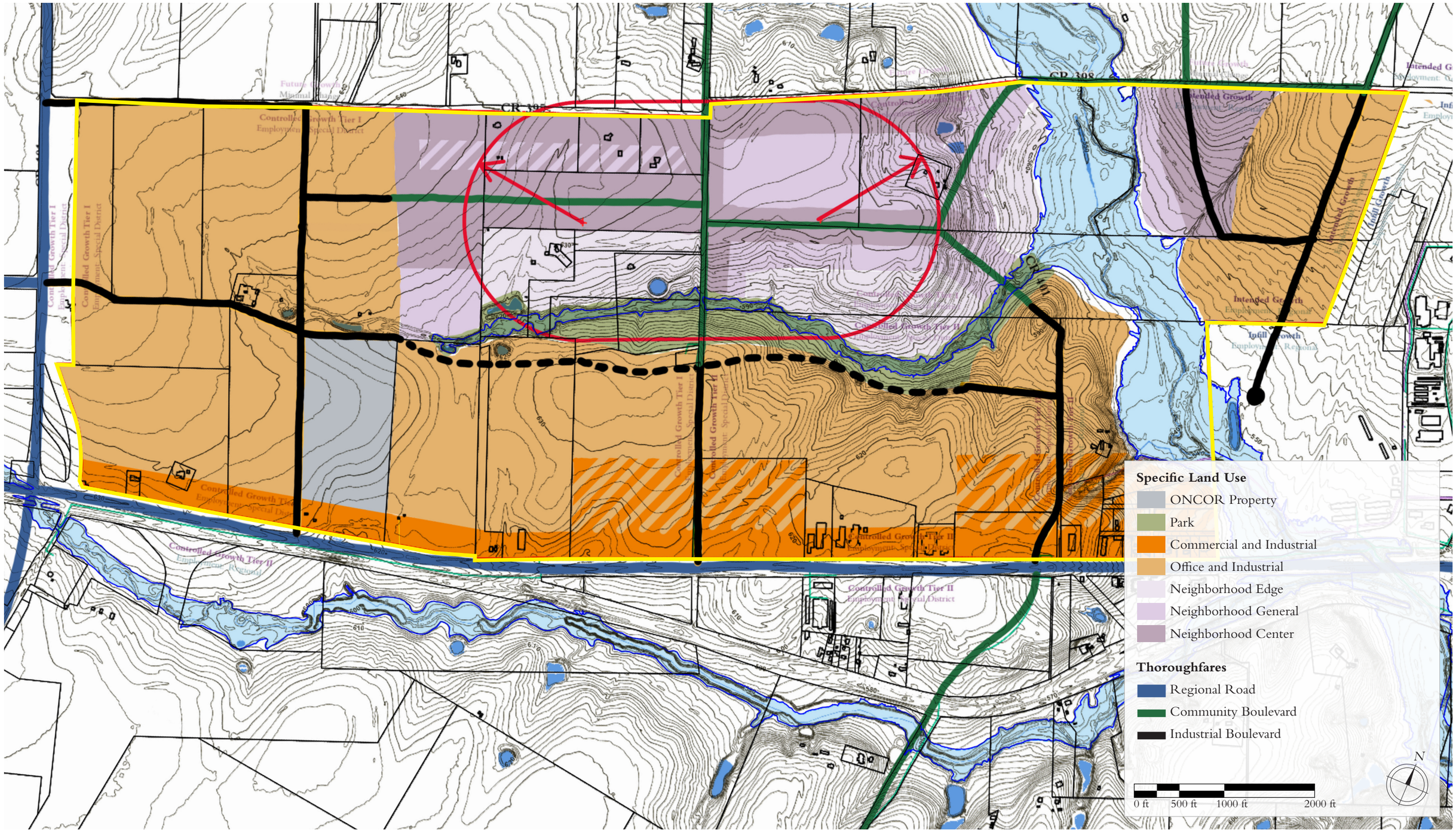
IB Industrial Boulevard
IS Industrial Street
AR Access Road
BV Boulevard

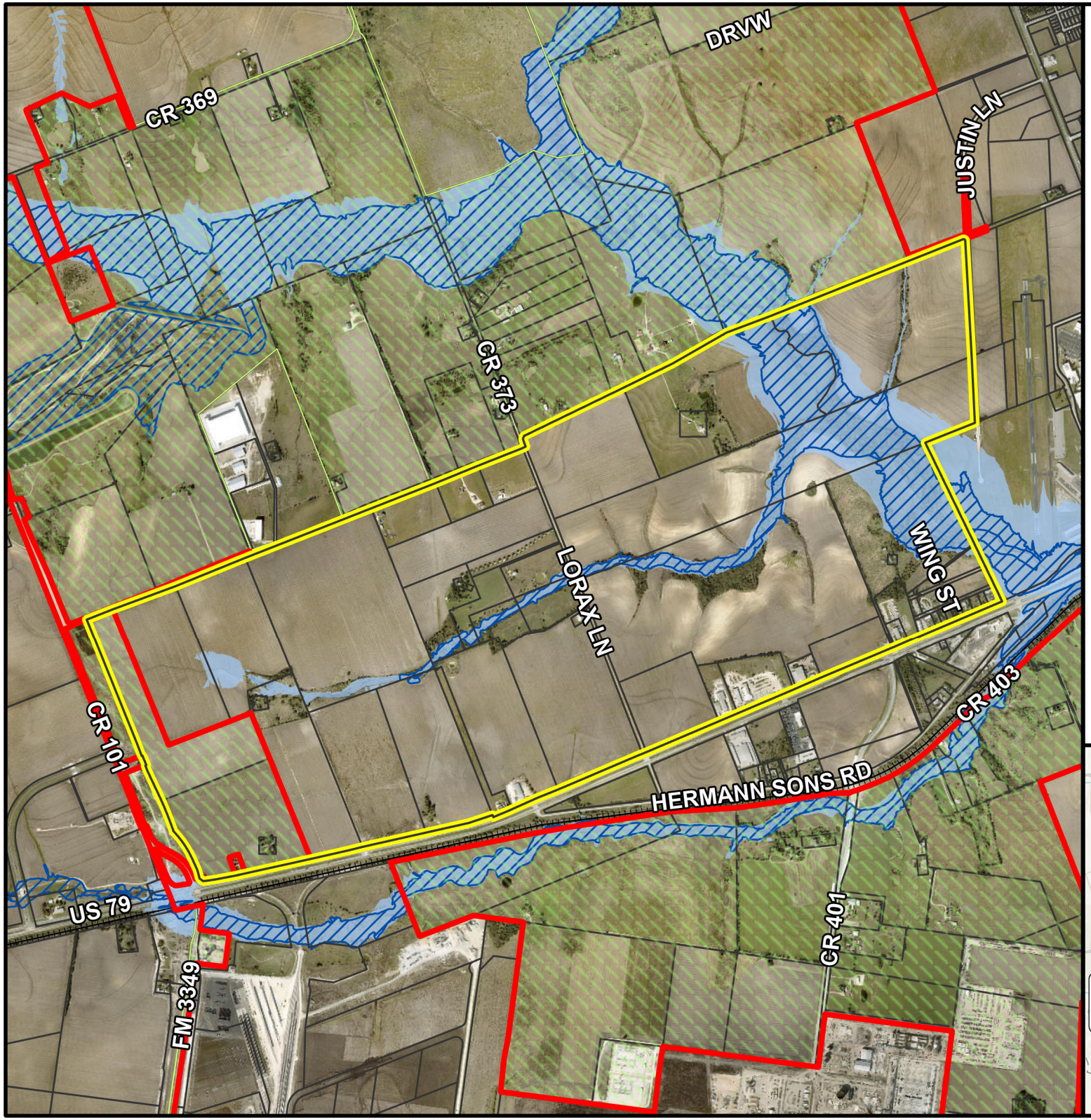
Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Thoroughfare Name Suffix
Right-of-Way or Easement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes


CR 308
CR 308
Controlled Growth Tier I
Employment Special District
Controlled Growth Tier II
Employment Regional
Intended Growth
Infill Growth
Specific Land Use
ONCOR Property
Park
Commercial and Industrial
Office and Industrial
Neighborhood Edge
Neighborhood General
Neighborhood Center
Thoroughfares
Regional Road
Community Boulevard
Industrial Boulevard
N
0 ft
500 ft
1000 ft
2000 ft



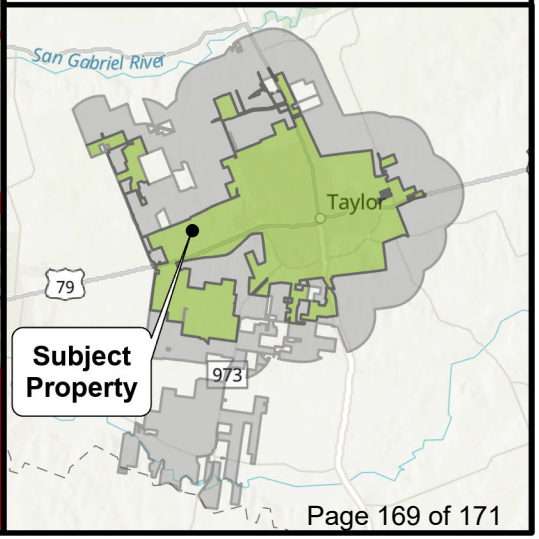
Taylor Texas
CITY OF TAYLOR TX

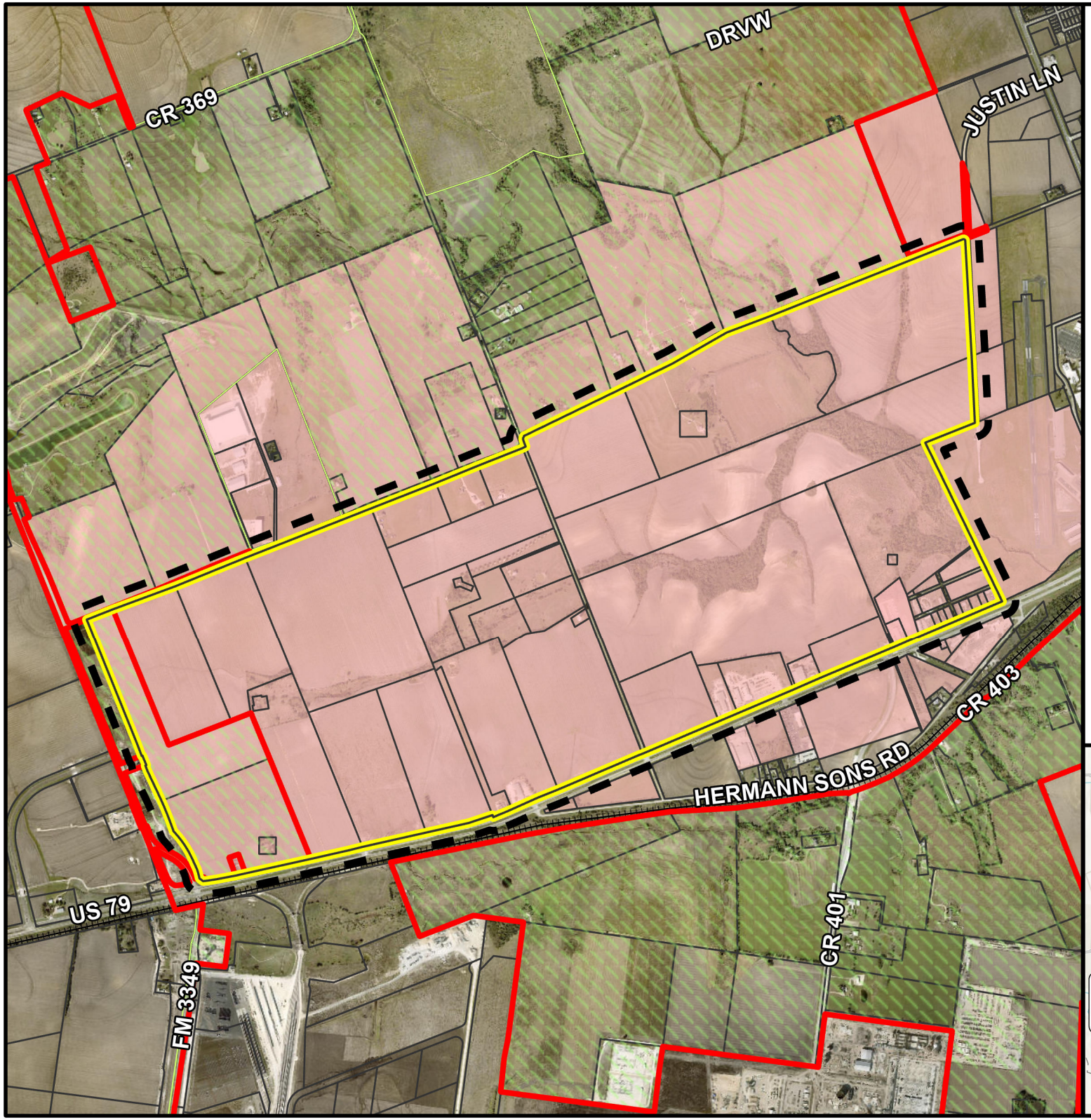
PZ-2023-1848

Generally located east of CR 101, south of CR 395 and CR398, west of Justin Lane, and north of US 79
Small Area Plan
Floodplain Map
Approximately 1,500 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- Taylor 100-year Floodplain
- FEMA 100-year Floodplain

N 0 2,000 4,000
Feet



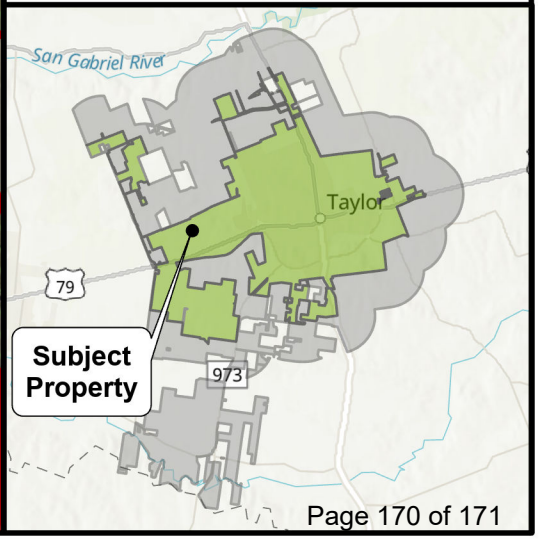


PZ-2023-1848

Generally located east of CR 101, south of CR 395 and CR398, west of Justin Lane, and north of US 79
Small Area Plan Notification Map
Approximately 1,500 acres

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

N 0 2,000 4,000
Feet



June 28, 2024

Tom Yantis
Assistant City Manager
400 Porter Street
Taylor, TX 76574

Dear Mr. Yantis,

This letter is to request inclusion at the July 2024 Property & Zoning meeting.

I own approximately 35 acres that is located in the North Employment Center. WCAD has my property listed as reference #R448962 AWO213 -Eaves, J.C survey 35.38 Acres.

The City of Taylor is scheduled to zone my property residential, but the western boundary of my property borders land that is scheduled to be zone industrial. I'm requesting a buffer of 170 feet be required for the industrial acreage as to minimize the negative impact to my property not only today but in the future.

Please let me know if you have any questions.

Bobby Naivar
512-657-0231
PO Box 531
Taylor, TX 76574

Bobby Naivar
6/28/2024