

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX, 76574
MARCH 11, 2025, 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, March 11, 2025.

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN 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.)

III. DISCUSSION ITEMS

1. Recognize outgoing members of the Planning and Zoning Commission and recognize those newly appointed by the City Council to the Planning and Zoning Commission and take action to elect officers (Chair, Vice Chair, and Secretary).
2. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

IV. 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 Commission member may pull any item from the Consent Agenda to discuss and act upon it individually as part of the Regular Agenda.)

3. Review and approve minutes from the meeting held on February 11, 2025 *Courtney Peres*
4. **PZ-2024-2368** Consider Approval of The Foundry Preliminary Plat, generally located at the intersection of Old Granger Road and North Main Street, legally described as a 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas. *Courtney Peres*
5. **PZ-2025-2410** Consider Disapproval of the Heritage Tree Replat, generally located at 1420 Frink Street, Taylor, consisting of approximately 0.513 acres of land, legally described as Frink and Jones Subdivision, Block 1, Lot 1, 2, and part of Lot 3, more particularly described by the Williamson Central Appraisal District Parcel R017128, Taylor, Williamson County, Texas. *Preston Gunn*

6. **PZ-2025-2411** Consider Disapproval of Spring Creek Phase 3 Subdivision Improvement Plan, generally located on County Road 367, consisting of approximately 15.5 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, Taylor, Williamson County, Texas. *Courtney Peres*
7. **PZ-2025-2414** Consider Disapproval of The Ferguson Minor Plat, generally located at 1300 W. 2nd Street and 203 Ferguson Street, consisting of approximately 1.550 acres of land, legally described as Doak Addition, Block 55, Lots 1, 2 through 5, and lots 6 through 10, more particularly described by Williamson Central Appraisal District Parcels R016657, R016658, R016660, Taylor, Williamson County, Texas. *Cole Bakley*
8. **PZ-2025-2416** Consider Disapproval for Taylor Pointe Subdivision Improvement Plan, generally located at 715 Carlos G. Parker Blvd. SW, consisting of approximately 39.979 acres of land part of the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel R331170, Taylor, Williamson County, Texas. *Cole Bakley*

V. REGULAR AGENDA - NONE

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 March 11, 2025. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:



Victoria Winchester, Administrative Assistant

Date:

March 7, 2025

MINUTES

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

February 11, 2025, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

Amy Everhart
Nora Roy
Donna Frazier
Annette Maruska
Kellie Billings-Ray
Alexander Allrich
Barbara-Aviles Torsberg
Jim Newman

ABSENT

Mike Eaton

STAFF PRESENT

Courtney Peres, Planning Manager
Cole Bakley, Senior Planner
Preston Gunn, Planner

I. CALL TO ORDER AND DECLARE A QUORUM

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

II. CITIZEN'S 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 Citizen's Communication. There was no one present to speak. Chair Everhart closed the Citizen's 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 January 14, 2024.
2. **PZ-2024-2368** Consider Disapproval of the The Foundry Preliminary Plat, generally located at the intersection of Old Granger Road and North Main Street, legally described as a 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas.
3. **PZ-2025-2392** Consider Disapproval of the K&J Subdivision Minor Plat, generally located at 2506 Meadow Lane, legally described as a 0.85-acre tract of land in the William J. Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018764, Taylor, Williamson County, Texas.

- **Chair, Amy Everhart, introduced the Consent Agenda. A motion was made by Commissioner ____ and seconded by Commissioner ____ . Motion passed unanimously (8-0).**

IV. REGULAR AGENDA

4. **WITHDRAWN - PZ-2025-2393** –Hold a public hearing and consider a request regarding a Planned Development Amendment for property generally located at 3811 N. Main Street, on approximately 21.782 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 R018654, Taylor, Williamson County, Texas (Scott Dunlop).

- ***This agenda item was formally withdrawn from consideration by the applicant. A public hearing and recommendation were not conducted.***

5. DISCUSSION ITEMS

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

6. ADJOURN

- ***Meeting was adjourned at 6:05 P.M.***

Approved by Chair:	
	Amy Everhart, Chair
Date:	
Attest by Administrative Assistant:	
	Victoria Winchester, Admin. Assistant
Date:	

City of Taylor
PZ-2024-2368
The Foundry Preliminary Plat
Staff Report

Item Details

Agenda No.	4
Requested Action:	Consider Approval of The Foundry Preliminary Plat
Address/Location:	Generally located near the intersection of Old Granger Road and North Main Street.
Legal Description:	Approximately 10.69 acres of land part of and out of the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas
Current Zoning:	P5 – Urban Center
Current Use:	Vacant Acreage
Applicant:	Andy Graham, Engineer with Kimley Horn
Case History:	This is the third submission of the Preliminary Plat.
Staff Recommendation:	The submitted Preliminary Plat meets the minimum requirements of the Land Development Code, Neighborhood Plan and Engineering Manual. Therefore, staff recommends Approval of the proposed Preliminary Plat.

Attachments

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



City of Taylor

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

Andy Graham

Date: March 6, 2025

5301 Southwest Parkway, STE 100
Austin TX 78735
andy.graham@kimley-horn.com

Address: Corner of SH 95 and Old Granger Road, Taylor 76574

Permit Number PZ-2024-2368

Dear Andy Graham,

Staff has completed their review of plans for The Foundry - Preliminary Plat that is to be located at Corner of SH 95 and Old Granger Road, Taylor 76574. The Preliminary Plat has reached approval by staff. The Preliminary Plat will go before the Planning and Zoning Commission on March 11, 2025, under the Consent Agenda. Comments from this review follow.

Planning Department Comments

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

1. All outstanding comments adequately addressed - approved.

Engineering Department Review

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

1. Preliminary Plat - Engineering Review 03 - Submittal provided on 2/20/25 has been reviewed and approved with no additional comments.

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 previously and comments had been addressed.

Urban Design Review

The following comments have been provided by the City of Taylor Urban Design Consultant.

1. No Comments – Approved.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,

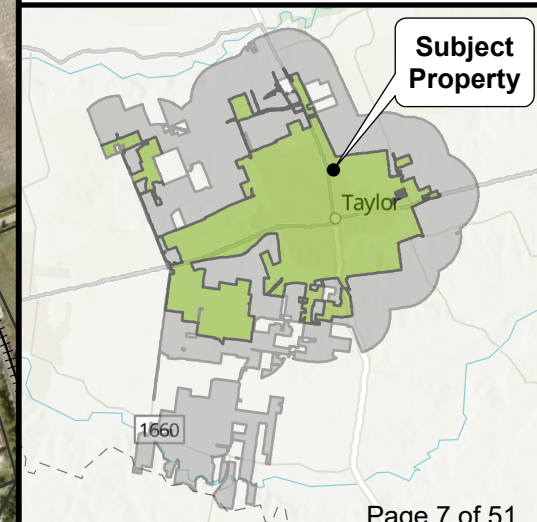
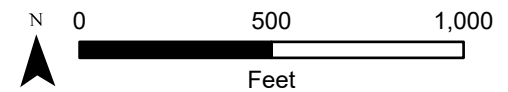
Courtney Peres, CNU-A
Planning Manager

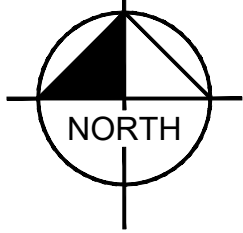


PZ-2024-2368

**Old Granger Road
Preliminary Plat
Location Map
Approximately 10.7 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels



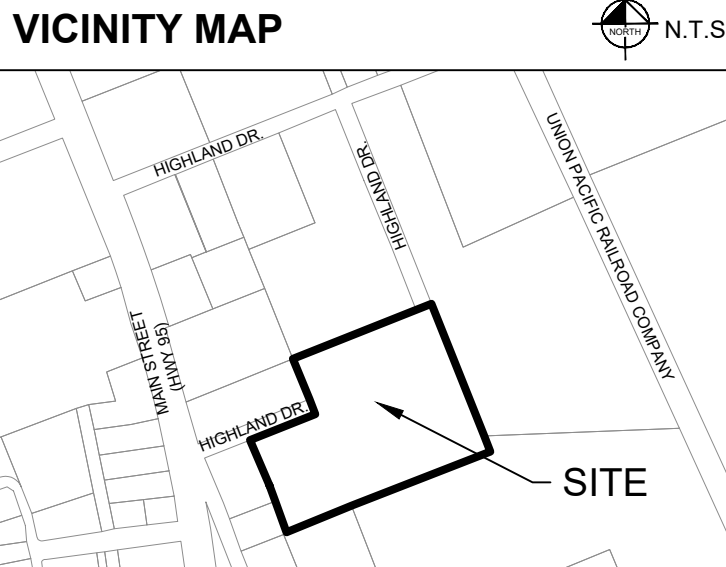


BLOCK A - 8.40 AC. / 365,892 SQ. FT.
RIGHT-OF-WAY - 2.29 AC. 99,487 SQ. FT.

TERA LANE - STREET - 619 LF
KELIN AVENUE - NEIGHBORHOOD AVENUE - 546 LF
GIGA WAY - NEIGHBORHOOD AVENUE - 625 LF

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°00'00"	470.0'	82.03'	N21°20'20"W	81.93'
C2	5°00'30"	540.0'	47.20'	N18°50'35"W	47.19'
C3	4°59'44"	480.0'	41.85'	N18°50'12"W	41.84'
C4	10°00'00"	530.0'	92.50'	N21°20'20"W	92.39'
C5	10°00'00"	500.0'	87.27'	N21°20'20"W	87.16'
C6	5°00'08"	510.0'	44.53'	N18°50'24"W	44.51'

THE FOUNDRY SUBDIVISION
PRELIMINARY PLAT
CITY OF TAYLOR PROJECT NUMBER
PZ-2024-2368
BEING A PRELIMINARY PLAT CONSISTING OF 10.6
ACRES, INCLUDING 2.29 ACRES OF RIGHT-OF-WAY
DEDICATION, TO CREATE 3 LOTS, 1 RESERVE
PART OF AND OUT OF THE JOHN PHARRASS
SURVEY, ABSTRACT NO. 495
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS



NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983. All dimensions shown are grid distances.
2. Site Address: Old Granger Road, Taylor, TX 76574

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48491C0533F, for Williamson County, Texas and incorporated areas, revised December 20, 2019, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

BENCHMARK LIST

TBM #1 - SQUARE CUT ON TOP ON CRETE CURB
IN THE NORTH MARGIN OF HIGHLAND DRIVE,
EAST OF MAIN STREET (AKA HIGHWAY 95), +/-
166' NORTHWEST OF A FIRE HYDRANT AND +/-
78' NORTHEAST OF WATER VALVE.
ELEVATION = 608.60'.

TBM #2 - SQUARE CUT ON TOP OF CONCRETE CURB IN THE EAST MARGIN OF OLD GRANGER ROAD, +/- 25' NORTHWEST OF TELECOMMUNICATION MANHOLE AND +/- 44' SOUTHEAST OF A STOP SIGN.
ELEVATION = 601.95'.

SYMBOL LEGEND	
●	IRON ROD FOUND (DIAMETER NOTED)
○	1/2" IRON ROD SET WITH RED PLASTIC CAP (STAMPED "KHA")

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	ABSTRACT SURVEY LINE
	PROPOSED SIDEWALK CENTERLINE
	PROPOSED FIRELANE ACCESS EASEMENT

ABBREVIATIONS LEGEND	
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND CAPPED
IRSC	1/2" IRON ROD SET CAPPED (STAMPED "KHA")
POB	POINT OF BEGINNING
PCF	POINT FOR CORNER
BRS	BEARS CALL
(RM)	RECORD MONUMENT
(BEARING) (DISTANCE) RECORD DEED/PLAT BEARING AND DISTANCE	

OWNER/DEVELOPER:
Taylor Highland Inv LLC
4324 Privacy Hedge St
Leander, TX 78641
Contact: Laxman Kaparthy, Manager

APPLICANT & ENGINEER:
Kimley-Horn and Associates, Inc.
5301 Southwest Pkwy., Building 2,
Suite 100
Austin, Texas 78735
Phone: 737-787-7268
Contact : Andy Graham, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 972-703-9693
Contact : Michael J. Swayne, R.P.L.S.

SUBMITTAL DATES:
1. DEC. 6, 2024
2. JAN. 20, 2025

Kimley»»Horn

400 North Oklahoma Dr., Suite 105 Tel. No. (469) 501-2200
 Celina, Texas 75009 FIRM # 10194503 www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 50'	MJS	DRA	Jan. 2025	069412807	1 OF 2

THE FOUNDRY SUBDIVISION
PRELIMINARY PLAT
CITY OF TAYLOR PROJECT NUMBER
PZ-2024-2368
BEING A PRELIMINARY PLAT CONSISTING OF 10.68
ACRES, INCLUDING 2.29 ACRES OF RIGHT-OF-WAY
DEDICATION, TO CREATE 3 LOTS, 1 RESERVE
PART OF AND OUT OF THE JOHN PHARRASS
SURVEY, ABSTRACT NO. 495
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING a tract of land situated in the John Pharrass Survey, Abstract No. 495, City of Taylor, Williamson County, Texas being all of a called 10.69 acre tract of land conveyed to Taylor Highland INV LLC by deed recorded in Document No. 2024041514, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), being more particularly described as follows with all bearings being based on grid north of the Texas Coordinate System of 1983, Central Zone, and with grid distances measured in US survey feet:

BEGINNING at a point for the north corner of said 10.69 acre tract, at the southeast corner of Highland Drive, a called 60 foot right-of-way, being a called 1.95 acre tract of land conveyed to the City of Taylor by deed recorded in Volume 790, Page 476, Deed Records of Williamson County, Texas (D.R.W.C.T.), being in the west line of a called 23.69 acre tract of land conveyed to Carpenter, LLC by deed recorded in Volume 2492, Page 38, D.R.W.C.T., from which a 1/2-inch iron rod found (bent) for the northwest corner of said 23.69 acre tract and in the east right-of-way line of said Highland Drive bears, North 21°39'25" West, 840.11 feet;

THENCE South 21°48'57" East, with the east line of said 10.69 acre tract and west line of said 23.69 acre tract, passing at 558.37 feet a 1/2-inch iron rod found (bent) for the southwest corner of said 23.69 acre tract and for an angle point in the north line of a called 39.769 acre tract of land conveyed to S.P.J.S.T. Rest Home by deed recorded in Document No. 2013109610, O.P.R.W.C.T., continuing with the east line of said 10.69 acre tract and a north line of said 39.769 acre tract for a total distance of 624.54 feet to a 1/2-inch iron rod found for the southeast corner of said 10.69 acre tract and for an angle point in the north line of said 39.769 acre tract;

THENCE South 68°36'24" West, with the south line of said 10.69 acre tract and a northwest line of said 39.769 acre tract, 582.48 feet to a 1/2-inch iron rod found for an angle point in the south line of said 10.69 acre tract, for the northwest corner of said 39.769 acre tract, and for the north corner of Lot 1 of Grace Place, a subdivision of the City of Taylor, Williamson County recorded in Document No. 1985041578, O.P.R.W.C.T.;

THENCE South 68°00'14" West, continuing with the south line of said 10.69 acre tract and the northwest line of said Lot 1, 269.18 feet to a 1/2-inch iron rod found for the southwest corner of said 10.69 acre tract, for an angle point in the north line of said Grace Place, and for the southeast corner of Lot 1, Block 1 of RSNT Subdivision, a subdivision of the City of Taylor, Williamson County recorded in Document No. 2007068846, O.P.R.W.C.T., from which a 1/2-inch iron rod found (bent) bears, South 18°00'15" West, 0.13 feet and a 1/2-inch iron rod found (bent) for the northwest corner of said Grace Place and for the north corner of a called 0.84 acre tract of land conveyed to RCT Holdings LLC - 1800 Old Grainger Road Series by deed recorded in Document No. 2016044878, O.P.R.W.C.T. bears, South 69°46'48" West, 17.16 feet;

THENCE North 21°34'40" West, with the west line of said 10.69 acre tract, in part with the east line of Lot 1 and Lot 2 of said RSNT Subdivision, 391.17 feet to a 1/2-inch iron rod found capped (stamped "BLB RPLS 4249") for an exterior ell-corner of said 10.69 acre tract, in the southeast right-of-way line of Highland Drive, a called 60 foot right-of-way, being a called 0.65 acre tract of land conveyed to the City of Taylor by deed recorded in Volume 562, Page 97, Deed Records of Williamson County, Texas (D.R.W.C.T.);

THENCE North 68°30'44" East, with a northwest line of said 10.69 acre tract, 273.42 feet to a 1/2-inch iron rod found for the interior ell-corner of said 10.69 acre tract and for the southeast corner of said Highland Drive;

THENCE North 21°32'33" West, continuing with a northwest line of said 10.69 acre tract and in part with the east right-of-way line of said Highland Drive and the east line of a called 1.06 acre tract of land conveyed to Albina G. Kerlin by deed recorded in Document No. 2015038562, O.P.R.W.C.T., 230.25 feet to a TxDOT Type 1 concrete monument found for the northwest corner of said 10.69 acre tract, for the northeast corner of said 1.06 acre tract, for the southeast corner of a called 2.99 acre tract of land conveyed to Taylor Church of Christ, Inc. by deed recorded in Volume 1278, Page 935, O.P.R.W.C.T., and for the southwest corner of a Lot 1 of Basler Electric Company, a subdivision of the City of Taylor, Williamson County, recorded in Document No. 1997011486, Official Records of Williamson County, Texas (O.R.W.C.T.);

THENCE North 68°02'35" East, with the north line of said 10.69 acre tract and the south line of said Lot 1, 515.50 feet to a 1/2-inch iron rod found capped (bent) (stamped "BLB RPLS 4249") for an angle point in the north line of said 10.69 acre tract, for the southeast corner of said Lot 1, and for the southwest corner of said 1.95 acre tract, and in the west right-of-way line of said Highland Drive;

THENCE North 68°12'27" East, continuing with the north line of said 10.69 acre tract, the south line of said 1.95 acre tract, and the south line of said Highland Drive, 60.00 feet to the **POINT OF BEGINNING** and containing 465,379 square feet or 10.68 acres of land.

GENERAL NOTES:

a.

Utility Providers:

- Water: City of Taylor
- Wastewater: City of Taylor
- Electricity: Oncor Electric Delivery Company
- Gas: Atmos Energy Corporation

b.

All structures and/or obstructions are prohibited in drainage easements.

c.

There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C0533F, effective date of December 20, 2019.

e.

Minimum Fire Flow of 1500 gallons per minutes for not less than two hours shall be provided.

f.

This subdivision is subject to Ordinance 2025-04, which contains specific development requirements/restrictions.

g.

The hatched area designated as "Atmos Energy Corporation Gas Easement" is a deed restricted area. No structures are to be built within the designated easement area including fences, pools, storage sheds, garages, barns, etc. Landscaping may not substantially impair or impede access to Atmos Energy's facilities. Bushes and shrubs having a mature or controlled height of 48 inches or less are permitted within the easement or right-of-way but may not be placed or planted within 10 feet of Atmos Energy facilities. Decorative or ornamental trees having a mature or controlled height of 96 inches or less are permitted within the easement or right-of-way but may not be placed or planted within 15 feet of Atmos Energy's facilities. Any excavation performed by a third party within 36 inches horizontally or Atmos Energy's facilities must be performed using hand tools. Atmos Energy shall not be responsible for the condition or damage to any landscaping within its easement or right-of-way as a result of operation, maintenance or construction of Atmos Energy facilities.

OWNER'S CERTIFICATION

STATE OF TEXAS

{

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

{

I, Taylor Highland Inv LLC, sole owner of the certain 10.68 acre tract of land shown hereon and described in a deed recorded in Document No. 2024041514 of the Official Records of Williamson County, Texas, do hereby certify there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby dedicate to the City of Taylor the street, 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 THE FOUNDRY SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 2025.

Taylor Highland Inv LLC
Laxman Kaparthy, Manger
4324 Privacy Hedge St
Leander, TX 78641

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 Laxman Kaparthy, 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 _____, 2025.

Notary Public in and for the State of Texas

My Commission expires on: _____

SURVEYOR'S CERTIFICATION

STATE OF TEXAS

{

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF COLLIN

{

I, Michael J. Swayne, 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 Celina, Collin County, Texas, this _____ day of _____, 2025.

Michael J. Swayne
Registered Professional Surveyor No. 7143
State of Texas

ENGINEER'S CERTIFICATION

I, Andy Graham, 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 48491C0533F, effective date of 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 Austin, Travis County, Texas, this _____ day of _____, 2025.

Andy Graham, P.E.
Licensed Professional Engineer No. 134913
State of Texas

PLANNING AND ZONING COMMISSION

A Preliminary Plat for a subdivision to be known as THE FOUNDRY SUBDIVISION has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the _____ day of _____, 20____, A.D.

Amy Everhart, Chairman

Date

Donna Frazier, Secretary

Date

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS

{

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

{

I, Nancy 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 Rister, Clerk
County Court of Williamson County, Texas

By: _____, Deputy

DIRECTOR OF DEVELOPMENT SERVICES CERTIFICATION

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

OWNER/DEVELOPER:
Taylor Highland Inv LLC
4324 Privacy Hedge St
Leander, TX 78641
Contact: Laxman Kaparthy, Manager

APPLICANT & ENGINEER:
Kimley-Horn and Associates, Inc.
5301 Southwest Pkwy., Building 2,
Suite 100
Austin, Texas 78735
Phone: 737-787-7268
Contact : Andy Graham, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 972-703-9693
Contact : Michael J. Swayne, R.P.L.S.

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009

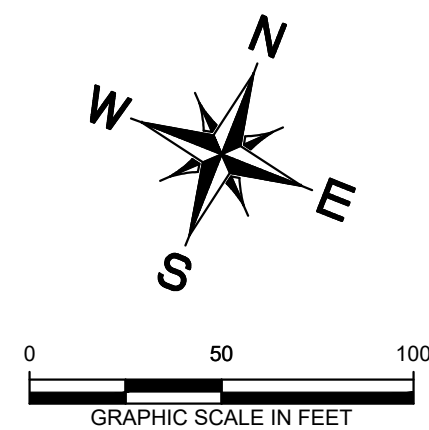
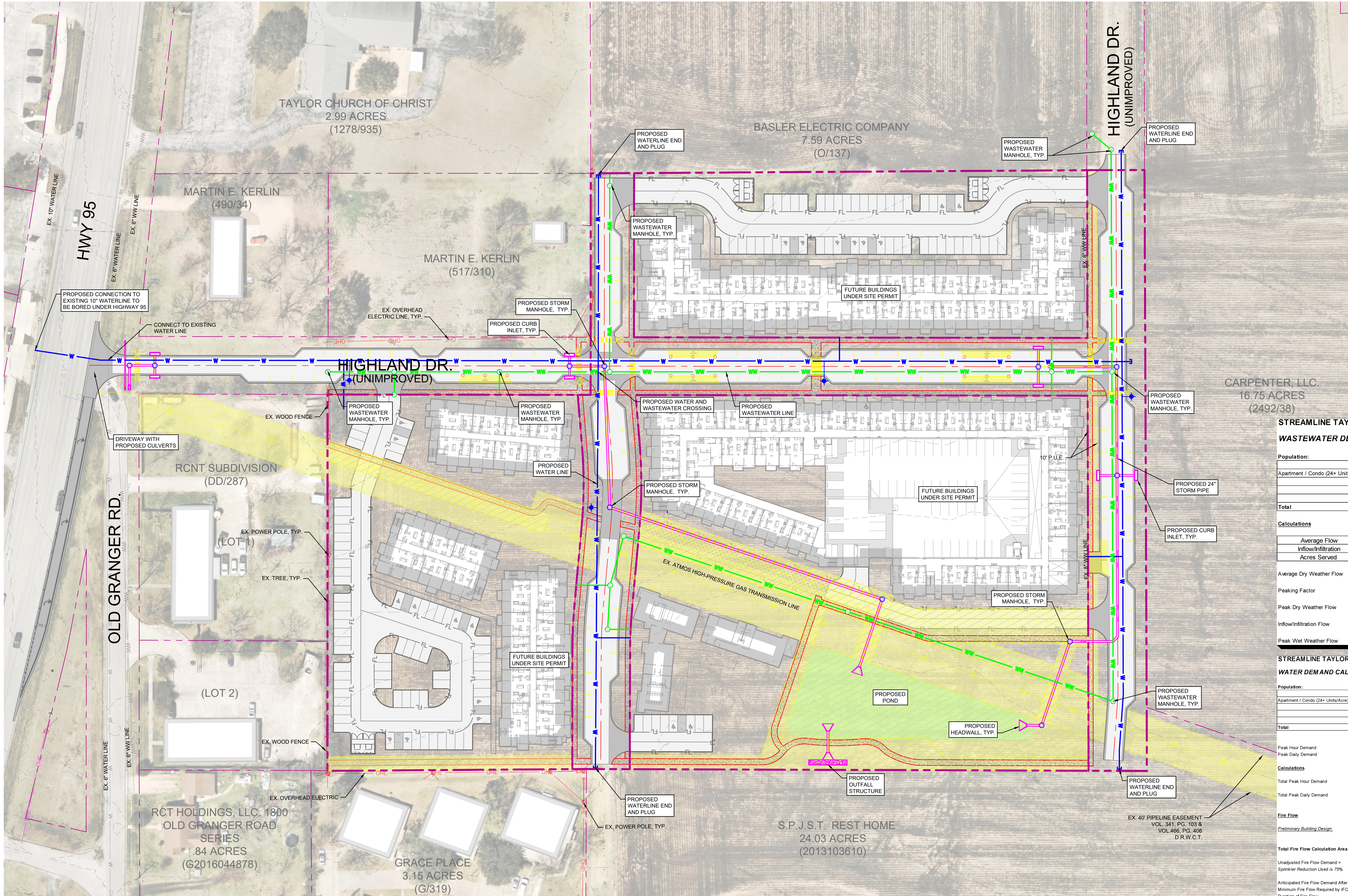
FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MJS	DRA	Jan. 2025	069412807	2 OF 2

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LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- PROPOSED WALL

STREAMLINE TAYLOR HIGHLAND WASTEWATER DEMAND CALCULATIONS

Population:	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

Calculations						
Average Flow		245	Gal./LUE/Day			
Inflow/Infiltration		750	Gal./LUE/Day			
Acres Served		10.69	Acres			
Average Dry Weather Flow		39,323	Gal/Day	or	27.31 gpm	= 0.061 cfs
Peaking Factor		4.00				
Peak Dry Weather Flow		157,290	Gal/Day	or	109.23 gpm	= 0.243 cfs
Inflow/Infiltration Flow		8,018	Gal/Day	or	5.57 gpm	= 0.012 cfs
Peak Wet Weather Flow		165,308	Gal/Day	or	114.80 gpm	= 0.256 cfs

STREAMLINE TAYLOR HIGHLAND WATER DEMAND CALCULATIONS

Population:	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

Peak Hour Demand	900	Gal/Person/Day	= 0.00139 cfs
Peak Daily Demand	530	Gal/Person/Day	= 0.00082 cfs
Calculations			
Total Peak Hour Demand	505,575	Gal/Day	or 351.09 gpm = 0.782 cfs
Total Peak Daily Demand	297,728	Gal/Day	or 206.76 gpm = 0.461 cfs

Fire Flow			
Preliminary Building Design:			
Total Fire Flow Calculation Area = 36000 SF of Type V-B Construction			
Unadjusted Fire Flow Demand =	5250.00	gpm	
Sprinkler Reduction Used is 75%			
Anticipated Fire Flow Demand After Sprinkler Reduction =	1,312.50	gpm	= 2.92 cfs
Minimum Fire Flow Required by IFC =	1,500.00	gpm	= 3.34 cfs
Duration of Fire Flow	2	hours	

TAYLOR 95 - HIGHLAND

UTILITY EXHIBIT

Taylor, Texas
January 25

Kimley»Horn
512-646-2243
Ben.Green@kimley-horn.com
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
State of Texas Registration No. F-928
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PROVIDED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



ENGINEERING AND DRAINAGE STUDY

Streamline – The Foundry Taylor, Texas 76574

December 06, 2024

Prepared For:

City of Taylor
400 Porter Street
Taylor, Texas 76574

Prepared By:

Kimley»»Horn

5301 Southwest Parkway
Building 2, Suite 100
Austin, Texas 78735

TEXAS REGISTRATION #928

Job No. 069412807

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**Appendix A – Existing Conditions Exhibit
Appendix B - Existing and Proposed Drainage Area Maps & Calculations
Appendix C - FEMA Flood Insurance Rate Map**

I. Engineering Summary

Kimley-Horn
5301 Southwest Parkway, Building 3 Suite 100
Austin, TX 78735

12/06/2024

City of Taylor
400 Porter Street
Taylor, TX 76574

**REF: Streamline – The Foundry
Old Granger Road
Taylor, TX 76574**

To Whom it May Concern,

Kimley-Horn is the applicant for the subject site located adjacent to the intersection of Highway 95 and Old Granger Road within the city limits of Taylor, Texas. The subject site is currently ±10.69 acres of undeveloped land used for agricultural purposes. The current zoning is P5 – Urban Center. Re-zoning will not be required for the development.

The project is ultimately proposing a multi-family subdivision consisting of three lots separated by right-of-way dedication. This application is proposing water and wastewater utilities, drainage and storm infrastructure, city right-of-way dedication, and subdivision of the current lot which will be shown in greater detail in a future Subdivision Improvement Plan and Final Plat. There will be off-site improvements made to an existing 8" line that runs through the property. There is a section of the existing down stream wastewater line further downstream that is proposed to be upsized from an existing 6" and 8" to a proposed 12" line between Lake Drive and 7th Street. Roughly 3,900 linear feet of off-site wastewater upsizing will be required to provide adequate capacity to the existing line to support the development. The calculated amount of LUEs for the development is 161. Utilities for the project such as water and wastewater are located within the City of Taylor CCN.

A geotechnical report has been conducted and is included in the Preliminary Plat submittal. This 10.69-acre tract mostly contains relatively flat slopes generally ranging from 1% to 3%. The site drains from north to south. Offsite drainage north of the site that enters the property is also considered in the drainage analysis. The proposed drainage areas are designed to redirect a portion of the flows from the proposed Highland Drive roadway improvements to the proposed detention pond to ensure there is no increased drainage in the proposed condition. On-site detention is required to maintain previously determined flows. After water is detained by the onsite detention pond, the proposed flow is less than existing.

There are no known geographical features on the site that could pose a challenge for drainage, utilities, or roadways. No variances will be required and none are currently proposed for the development. There is an existing Union Pacific railroad located east of the site where the offsite wastewater line will run parallel and a natural gas pipeline owned by Atmos that runs through the

property. The proposed wastewater upsizing in union Pacific Right of Way will require UP review and approval. Any encroachments in the existing Atmos easement will require a Letter Of No Objection from Atmos. A TXDOT driveway permit will be required for the development. FEMA permitting will not be required.

Should you have any questions or require additional information, please feel free to contact me directly at (737) 787 7268 or andy.graham@kimley-horn.com.

Sincerely,



Andrew B. Graham P.E.
Project Manager
KIMLEY-HORN AND ASSOCIATES, INC.



II. PROJECT OVERVIEW

The content of this report is based on a 10.69-acre tract of land. The property in acquisition is located at the intersection of Highway 95 and Old Granger Road, in Taylor, Texas. The client is proposing a multi-family development consisting of 5 residential buildings (321 units) and a club house, with associated utility and drainage improvements. The property is zoned as a P-5, Urban Center. This engineering and drainage report has been prepared for the proposed public and private improvements. Drainage assumptions were made based on additional impervious cover to be added to the proposed development and to the Highland Drive ROW as part of the Public Construction and Site Development permits. Kimley-Horn has prepared this Drainage and Engineering Report to evaluate the existing drainage conditions and highlight the proposed drainage system needed to serve a proposed multi-family development. This project also requires 3,854 linear feet of off-site wastewater upsizing between Lake Drive and 7th Street. The proposed wastewater improvements will entail upsizing existing infrastructure.

This project is located within the Turkey Creek-Brushy Creek Watershed in the San Gabriel River sub-basin of the Brazos River basin. According to Flood Insurance Rate Map 48491C0533F dated December 20, 2019, for Williamson County, Texas, no portion of this site is in the Federal Emergency Management Agency's 100-year floodplain per. No floodplain modifications are proposed. No portion of the 10.69-acre tract, nor any associated off-site improvements are located within the Edwards Aquifer Map.

III. CURRENT TRACT CONDITIONS

Legal Description

AW0495 AW0495 - PHARRASS, J. SUR., ACRES 10.69

Land Use

The current land use is agricultural.

Existing Site Conditions

Reference **Appendix A** for an exhibit of the existing site.

IV. PROPOSED DEVELOPMENT

The proposed development includes the construction of a multi-family residential development, sidewalks, landscaping, stormwater management infrastructure, water, and sanitary sewer. The development will consist of three multifamily lots. The full development is to gain access from a proposed driveway off Highway 95. All public improvements are to be constructed with the associated public construction permit. The multi-family lots and necessary private improvements are to be constructed with the associated site plan permit and the site is to be developed with future permits. A TXDOT driveway permit will be required for the development. FEMA permitting will not be required.

V. DRAINAGE ANALYSIS

Waterway Classification

This project is located within Turkey Creek-Brushy Creek Watershed in the San Gabriel River sub-basin of the Brazos River basin.

Flood Plain Information

The site does not have greater than 64 acres of contributing flow, and therefore does not have Taylor Floodplain present. According to Flood Insurance Rate Map 48491C0533F dated December 20, 2019, for Williamson County, Texas, no portion of this site is located in the Federal Emergency Management Agency's 100-year floodplain per. A copy of the FEMA FIRM Map is included in the **Appendix C**.

Drainage

This 10.69-acre tract mostly contains relatively flat slopes generally ranging from 1% to 3%. The site drains from north to south to Point of Analysis A (POA-A) which is analyzed at the southern portion of the property. Offsite drainage north of the site that enters the property is also considered and analyzed at POA-A. Offsite drainage passing through Highland Drive and TXDOT ROW coming from the North is considered at POA-B. There is split drainage North of the site which flows to the east and west and through POA-A and POA-B, respectively. The proposed drainage areas are designed to redirect a portion of the flows from the proposed Highland Drive roadway improvements to the proposed detention pond to ensure no increased drainage is sent to POA-B in the proposed condition. This offsite drainage is sent to the drainage ditch along Highway 95 where it is conveyed downstream. Reference **Appendix B** for the drainage area maps used in analysis.

Existing Hydrologic Conditions Analysis

The site has four existing drainage areas (EDA-01, EDA-02, EDA-03, and EDA-04) that outfall at points of analyses (POA-A and POA-B). The delineated drainage basins account for all onsite runoff as well as water running onto the site from the adjacent tracts to the north.

The time of concentrations were calculated using the equations given in the City of Taylor Engineering Manual (COT EM) for sheet flow, shallow concentrated flow, and channel flow. City of Taylor 24-hour rainfall hyetographs (COT EM) were used to define the 2, 10, 25, and 100-year rainfall events. The result of the calculation of the existing flows through the watershed is summarized in Table 4.1.

Table 5.1 Existing Drainage Areas Summary

EXISTING CONDITIONS								
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	CN	TC (MIN)*	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
EDA-01	11.02	0%	84	20.5	4.12	7.58	10.25	15.38
EDA-02	6.73	4%	84	27.0	2.48	4.54	6.13	9.19
POA-A					6.55	12.02	16.23	24.34
EDA-03	2.41	31%	84	32.5	0.93	1.64	2.19	3.26
EDA-04	2.04	61%	84	25.7	0.85	1.46	1.94	2.85
POA-B					1.78	3.10	4.13	6.11
*MINIMUM TIME OF CONCENTRATION USED FOR DESIGN = 5 MINUTES								

Proposed Hydrologic Conditions Analysis

The proposed drainage delineations consider additional impervious cover added to the proposed site under development. The time of concentrations were reduced for onsite drainage areas from the existing TOCs due to the increased impervious cover and the proposed underground conduit system. Flows from the northern portion of the property (PDA-01) travel over land and will be captured by the proposed underground storm conduit system and routed to the proposed pond located on the south side of the site. Offsite runoff entering the site north of the property (PDA-02) will also be conveyed over land and captured by the proposed underground storm conduit system and routed to the proposed detention pond. Flows will be detained by the proposed detention pond and will be released by the proposed pond outfall structure which will include a proposed level spreader that will release storm water as sheet flow at POA-A. Offsite flows from the northwest (PDA-04) are conveyed over land and to the drainage ditch along Highway 95. A small portion on the west side of the site (PDA-03) is also sent this direction. The proposed infrastructure in Highland Drive will be designed to pick up portions of EDA-03 and route them to the proposed on-site detention pond, reducing the size of PDA-03 so as to not increase runoff to POA-B in TxDOT ROW. Flow patterns upstream of the subject property match existing conditions, although the areas will change based on proposed site conditions. Drainage runoff rates have been maintained by assuring the proposed design peak flows do not exceed those in the existing conditions and the major points of analyses are not adversely affected.

The time of concentrations were calculated using the equations given in the City of Taylor Engineering Manual (COT EM) for sheet flow, shallow concentrated flow, and channel flow. City of Taylor 24-hour rainfall hyetographs (per the COT EM) were used to define the 2, 10, 25, and 100-year rainfall events. Detailed time of concentration calculations are included in the **Appendix B**. The result of the calculation of the proposed flows through the watershed is summarized in Table 4.2

Table 5.2 Proposed Drainage Areas Summary

PROPOSED CONDITIONS								
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	CN	TC (MIN)*	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
PDA-01A	8.31	80%	84	18.1	3.71	6.25	8.23	12.08
PDA-01B	2.80	60%	84	5.0	1.28	2.20	2.91	4.31
PDA-02	6.73	4%	84	27.0	2.48	4.54	6.13	9.19
POA-A					6.41	10.13	16.12	24.18
PDA-03	2.32	36%	84	32.5	0.90	1.59	2.12	3.14
PDA-04	2.04	61%	84	25.7	0.85	1.46	1.94	2.85
POA-B					1.75	3.05	4.06	6.00
*MINIMUM TIME OF CONCENTRATION USED FOR DESIGN = 5 MINUTES								

Detention Analysis & Design

On-site detention is required to maintain previously determined flows. After water is detained by the onsite detention pond, the proposed flow is less than existing as shown below in Table 4.3.

Table 5.3 Existing vs. Proposed Summary

EXISTING VS. PROPOSED SUMMARY				
POINT OF ANALYSIS	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
POA-A (EXISTING)	6.55	12.02	16.23	24.34
POA-A (PROPOSED)	6.41	10.13	16.12	24.18
POA-A DIFFERENCE (CFS)	-0.14	-1.89	-0.11	-0.16
POA-B (EXISTING)	1.78	3.10	4.13	6.11
POA-B (PROPOSED)	1.75	3.05	4.06	6.00
POA-B DIFFERENCE (CFS)	-0.03	-0.05	-0.07	-0.11

Table 5.4 Detention Pond Stage Storage

Detention Pond Stage Storage				
Stage (ft) (Elevation)	Area (sf)	Storage Volume (cf)	Discharge (CFS)	Event
596.00	0.00	0.00	-	-
596.50	2468.05	424.08	-	-
597.00	9770.75	3289.37	3.69	-
597.44	10465.04	7336.26	5.33	2-YEAR
597.50	10639.95	8391.51	5.50	-
598.00	11522.58	13931.60	6.99	-
598.50	12420.29	19916.80	8.15	-
598.58	12601.39	21167.89	8.61	10-YEAR
598.95	13147.78	25030.16	13.62	25-YEAR
599.00	13330.95	26354.10	15.34	-
599.30	13885.29	30436.43	20.38	100-YEAR
599.50	14257.29	33250.67	-	-
600.00	15195.80	40613.46	-	-
600.50	16150.74	48449.63	-	-
601.00	16922.99	55064.14	-	TOP OF POND

VI. ENGINEERING ANALYSIS

Existing Infrastructure

This site will be served by the City of Taylor for both water and wastewater. There is an existing 8" wastewater line located along the eastern property boundary in existing City of Taylor PUE. There is an existing 10" waterline west of the property boundary on the other side of the Highway 95 Right-of-Way. These two existing lines will be used as connections for proposed infrastructure.

Proposed Infrastructure

The proposed development includes 5 multi-family buildings (321 units) and a club house, with each building being served by water and wastewater services.

Water services are also to be provided by the City of Taylor. The water connection will come from an existing 10" water line that will be connected to on the west side of Highway 95. This connection will need to be extended under the Highway 95 ROW. On-site service will be supplied by that 8" public water line and will be extended throughout the development. The 8" line will provide both fire and domestic services to the development. Private fire lines will be extended from the public system to the buildings. The domestic water lines will be extended from the 8" main to water meters and will become private after the meter.

Wastewater services will be provided by the City of Taylor and the proposed network will connect at two locations of the public 8" system on the east side of the site. There will be off-site improvements made to this existing 8" line that runs through the property. There is a section of the existing down stream wastewater line further downstream that is proposed to be upsized from an existing 6" and 8" to a proposed 12" line between Lake Drive and 7th Street. Roughly 3,900 linear feet of off-site wastewater upsizing will be required to provide adequate capacity to the existing line to support the development.

Table 6.1 Water Demand Calculations

STREAMLINE TAYLOR HIGHLAND

WATER DEMAND CALCULATIONS

Kimley»Horn

F#928

Population:

	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

Peak Hour Demand

900 Gal/Person/Day

=

0.00139 cfs

Peak Daily Demand

530 Gal/Person/Day

=

0.00082 cfs

Calculations

Total Peak Hour Demand

505,575 Gal/Day

or

351.09 gpm

=

0.782 cfs

Total Peak Daily Demand

297,728 Gal/Day

or

206.76 gpm

=

0.461 cfs

Fire Flow

Preliminary Building Design:

Total Fire Flow Calculation Area = 36000 SF of Type V-B Construction

Unadjusted Fire Flow Demand =

5250.00 gpm

Sprinkler Reduction Used is 75%

NFPA 13-R Automatic Sprinkler System is proposed

Anticipated Fire Flow Demand After Sprinkler Reduction =

1,312.50 gpm

=

2.92 cfs

Minimum Fire Flow Required by IFC =

1,500.00 gpm

=

3.34 cfs

Duration of Fire Flow

2 hours

Table 6.2 Wastewater Demand Calculations

STREAMLINE TAYLOR HIGHLAND

WASTEWATER DEMAND CALCULATIONS



F#928

Population:

	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

Calculations

Average Flow	245	Gal./LUE/Day
Inflow/Infiltration	750	Gal./LUE/Day
Acres Served	10.69	Acres

Average Dry Weather Flow

39,323 Gal/Day

or

27.31 gpm

=

0.061 cfs

Peaking Factor

4.00

Peak Dry Weather Flow

157,290 Gal/Day

or

109.23 gpm

=

0.243 cfs

Inflow/Infiltration Flow

8,018 Gal/Day

or

5.57 gpm

=

0.012 cfs

Peak Wet Weather Flow

165,308 Gal/Day

or

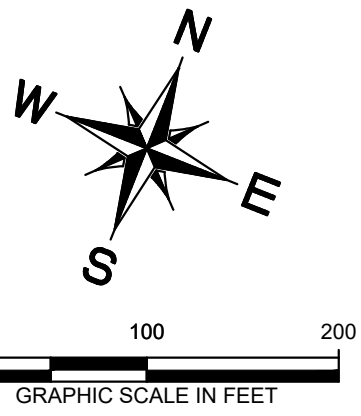
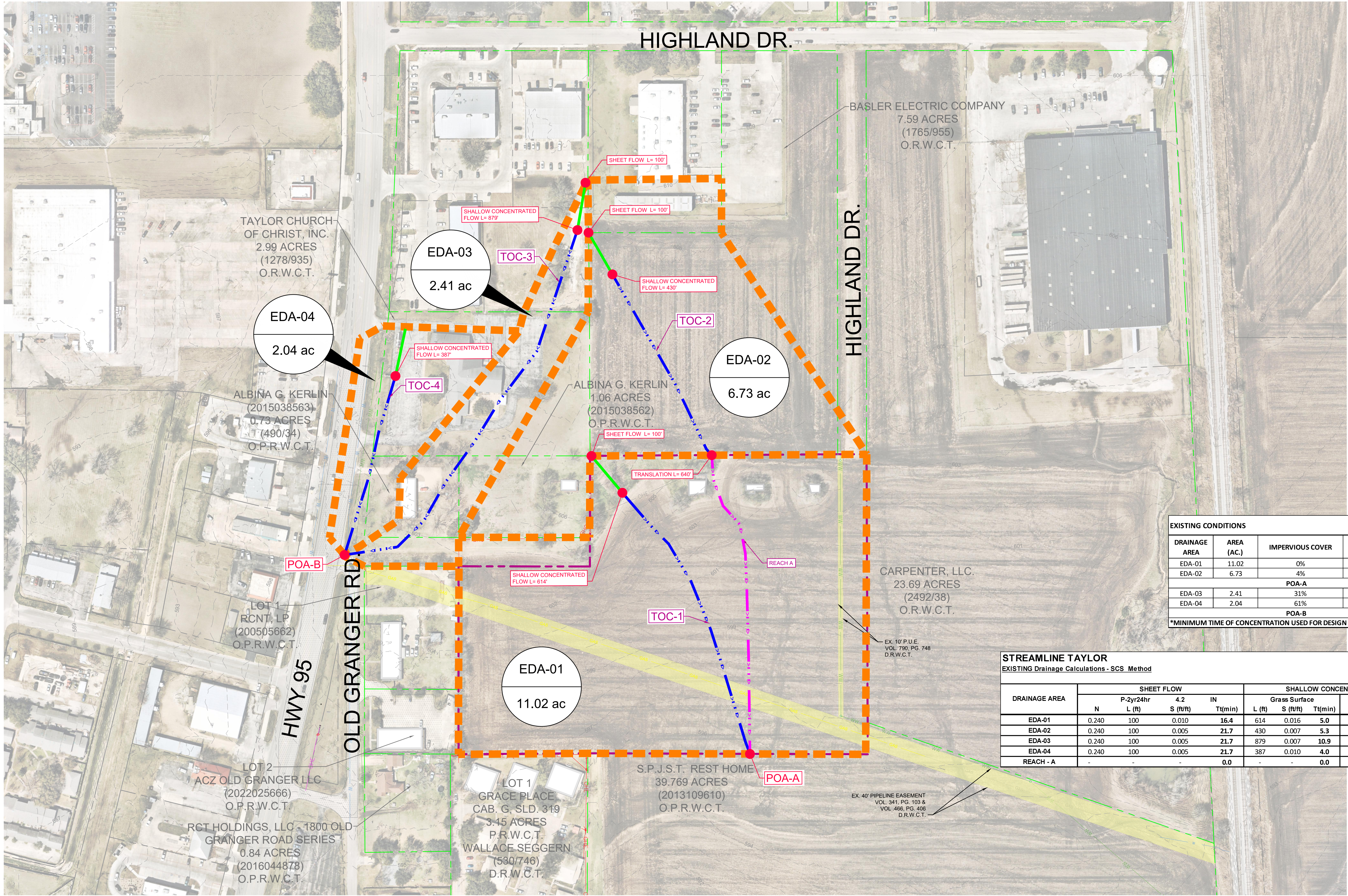
114.80 gpm

=

0.256 cfs

VII. CONCLUSIONS

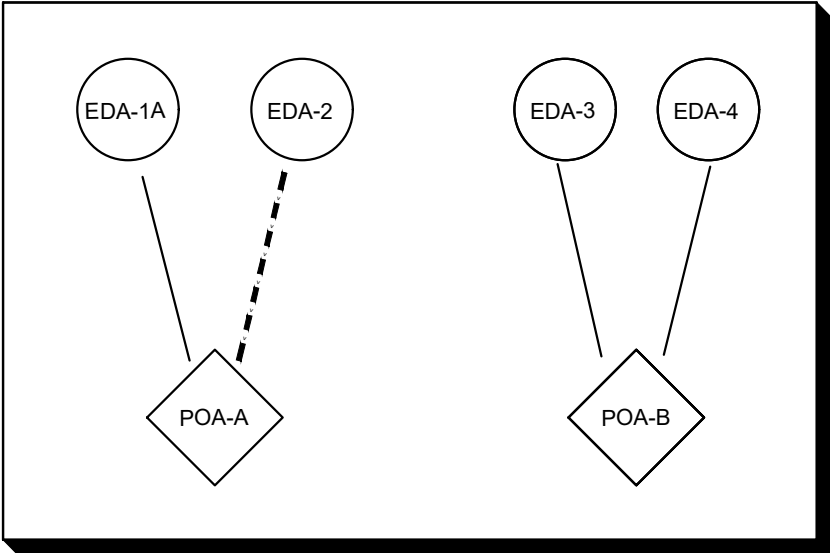
This report has fully documented the design of The Foundary Apartments Development. Standard engineering design methods were used to develop the plan and were described throughout this report. This report is meant to serve as an attendant document to the plan drawings to aid the reviewer in evaluating the different technical components of the plan.



LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
	EXISTING CONTOUR
	SHEET FLOW
	SHALLOW CONCENTRATED FLOW
	CHANNEL FLOW
	TRANSLATION

DRAINAGE MODEL



EXISTING CONDITIONS

DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	CN	TC (MIN)*	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
EDA-01	11.02	0%	84	20.5	4.12	7.58	10.25	15.38
EDA-02	6.73	4%	84	27.0	2.48	4.54	6.13	9.19
POA-A					6.55	12.02	16.23	24.34
EDA-03	2.41	31%	84	32.5	0.93	1.64	2.19	3.26
EDA-04	2.04	61%	84	25.7	0.85	1.46	1.94	2.85
POA-B					1.78	3.10	4.13	6.11

*MINIMUM TIME OF CONCENTRATION USED FOR DESIGN = 5 MINUTES

STREAMLINE TAYLOR

EXISTING Drainage Calculations - SCS Method

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW		TOTAL Tc (min)	LAG (min)			
	N	P-2yr24hr L (ft)	4.2 S (ft/ft)	IN Tt(min)	Grass Surface		Paved Surface		Channel Flow						
					L (ft)	S (ft/ft)	Tt(min)	L	S	Tt(min)			L	V (FPS)	Tt(min)
EDA-01	0.240	100	0.010	16.4	614	0.016	5.0	-	-	0.0	-	-	-1.0	20.5	12.3
EDA-02	0.240	100	0.005	21.7	430	0.007	5.3	-	-	0.0	-	-	0.0	27.0	16.2
EDA-03	0.240	100	0.005	21.7	879	0.007	10.9	-	-	0.0	-	-	0.0	32.5	19.5
EDA-04	0.240	100	0.005	21.7	387	0.010	4.0	-	-	0.0	-	-	0.0	25.7	15.4
REACH - A	-	-	-	0.0	-	-	0.0	-	-	0.0	640	6.00	1.8	5.0	3.0

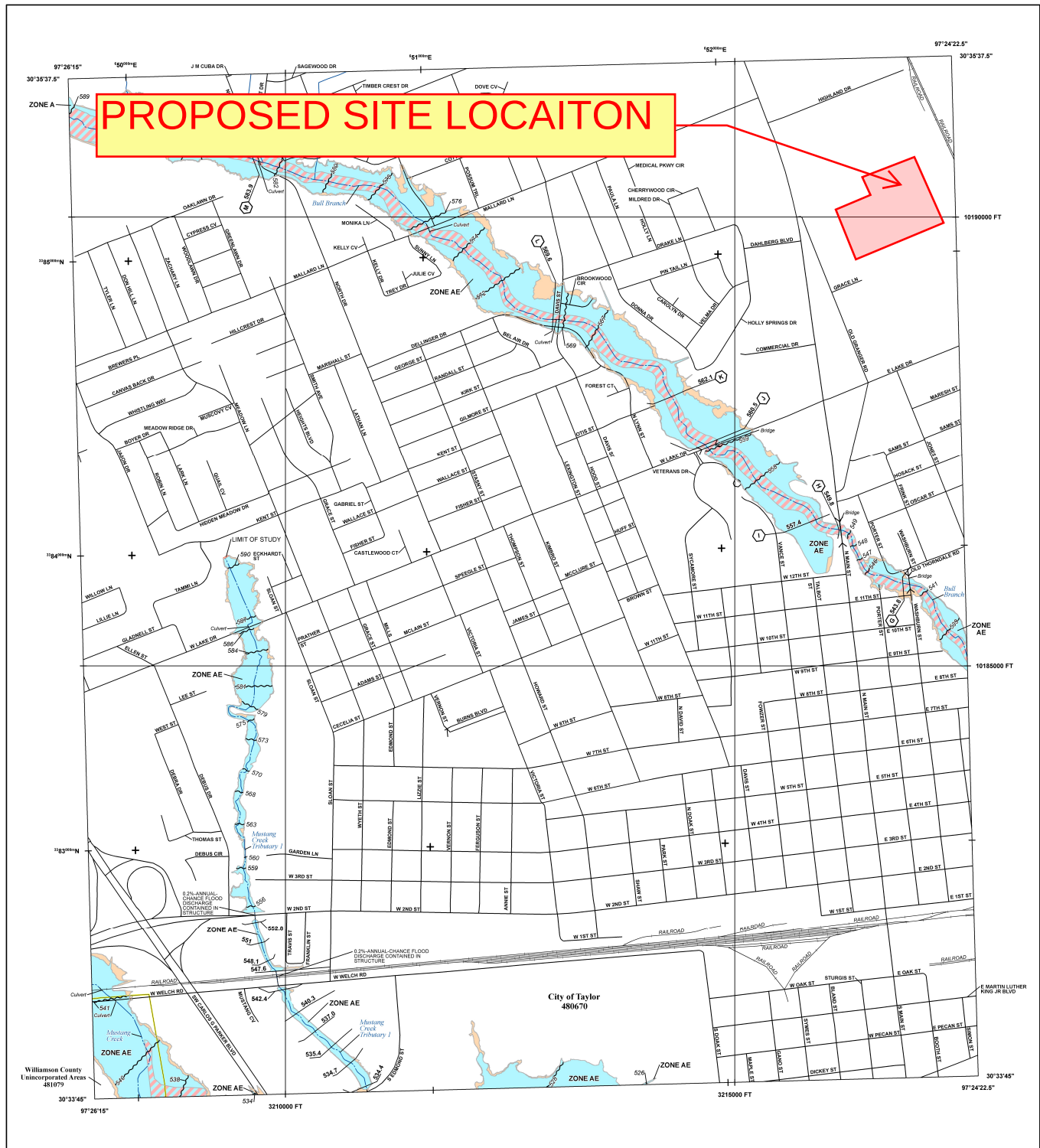
TAYLOR 95 - HIGHLAND
EXISTING DRAINAGE AREA MAP
TAYLOR, TEXAS
January 25

Kimley»Horn

512-646-2243
Ben.Green@kimley-horn.com

5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735

State of Texas Registration No. 112201
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

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

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-336-6277) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

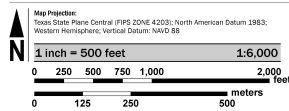
Communities appearing on an adjacent FIRM panel must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

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

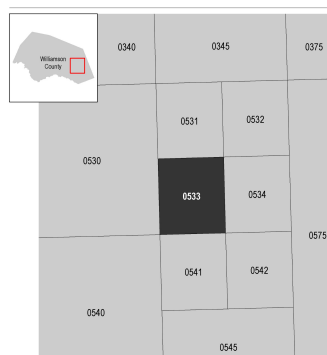
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-658-8622.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information System (TNRS), dated 2000; United States Census Bureau, dated 2010; United States Geological Survey, dated 2000; and the Williamson County Geographic Information System (GIS) Department, dated 2014 and 2017.

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TEXAS
 and Incorporated Areas
 PANEL 533 OF 750

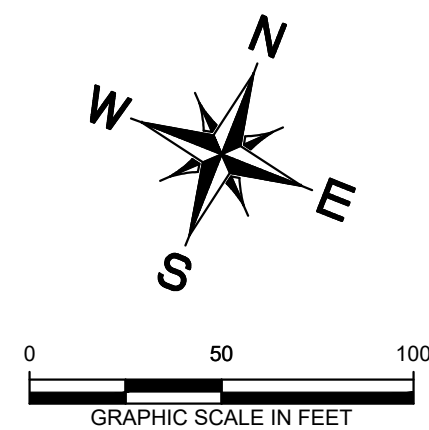
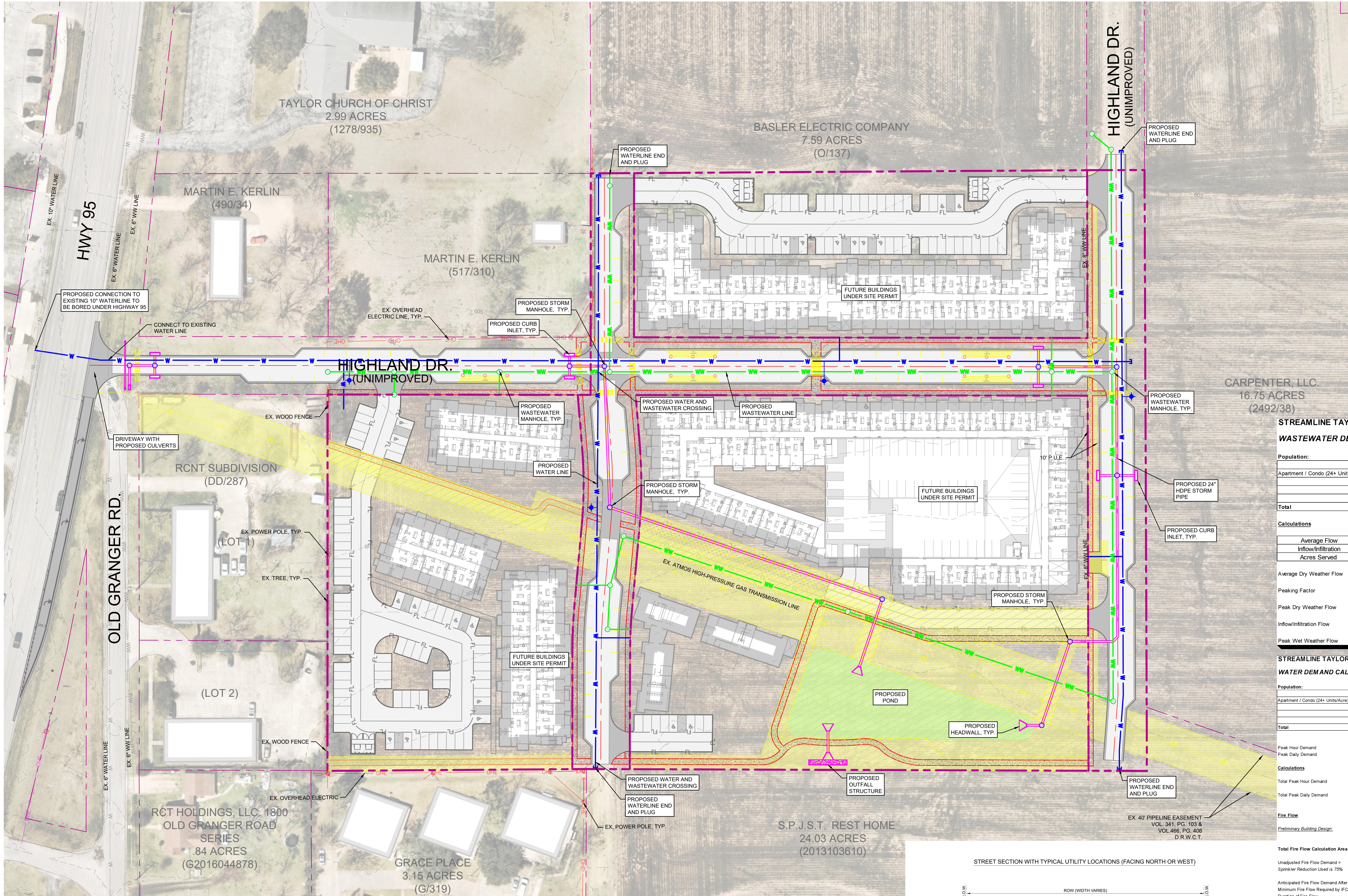
Panel Contains:
 COMMUNITY
 TAYLOR, CITY OF
 WILLIAMSON COUNTY

NUMBER PANEL SUFFIX
 480670 0533 F
 48491 C0533F

VERSION NUMBER
 2.3.3.3

MAP NUMBER
 48491 C0533F

MAP REVISION
 01/2017



LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- PROPOSED WALL

STREAMLINE TAYLOR HIGHLAND
WASTEWATER DEMAND CALCULATIONS

Population:	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

Calculations					
Average Flow		245	Gal /LUE/Day		
Inflow/Infiltration		750	Gal /LUE/Day		
Acres Served		10.69	Acres		
Average Dry Weather Flow	39,323	Gal/Day	or	27.31 gpm	= 0.061 cfs
Peaking Factor	4.00				
Peak Dry Weather Flow	157,290	Gal/Day	or	109.23 gpm	= 0.243 cfs
Inflow/Infiltration Flow	8,018	Gal/Day	or	5.57 gpm	= 0.012 cfs
Peak Wet Weather Flow	165,308	Gal/Day	or	114.80 gpm	= 0.256 cfs

STREAMLINE TAYLOR HIGHLAND
WATER DEMAND CALCULATIONS

Population:	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

Peak Hour Demand	900	Gal/Person/Day	= 0.00139 cfs
Peak Daily Demand	530	Gal/Person/Day	= 0.00082 cfs
Calculations			
Total Peak Hour Demand	505,575	Gal/Day	or 351.09 gpm = 0.782 cfs
Total Peak Daily Demand	297,728	Gal/Day	or 206.78 gpm = 0.461 cfs

Fire Flow

Preliminary Building Design:

Total Fire Flow Calculation Area = 36000 SF of Type V-B Construction

Unadjusted Fire Flow Demand =	5250.00	gpm
Sprinkler Reduction Used is 75%	NFPA 13-R Automatic Sprinkler System is proposed	
Anticipated Fire Flow Demand After Sprinkler Reduction =	1,312.50	gpm = 2.92 cfs
Minimum Fire Flow Required by IFC =	1,500.00	gpm = 3.34 cfs
Duration of Fire Flow	2	hours

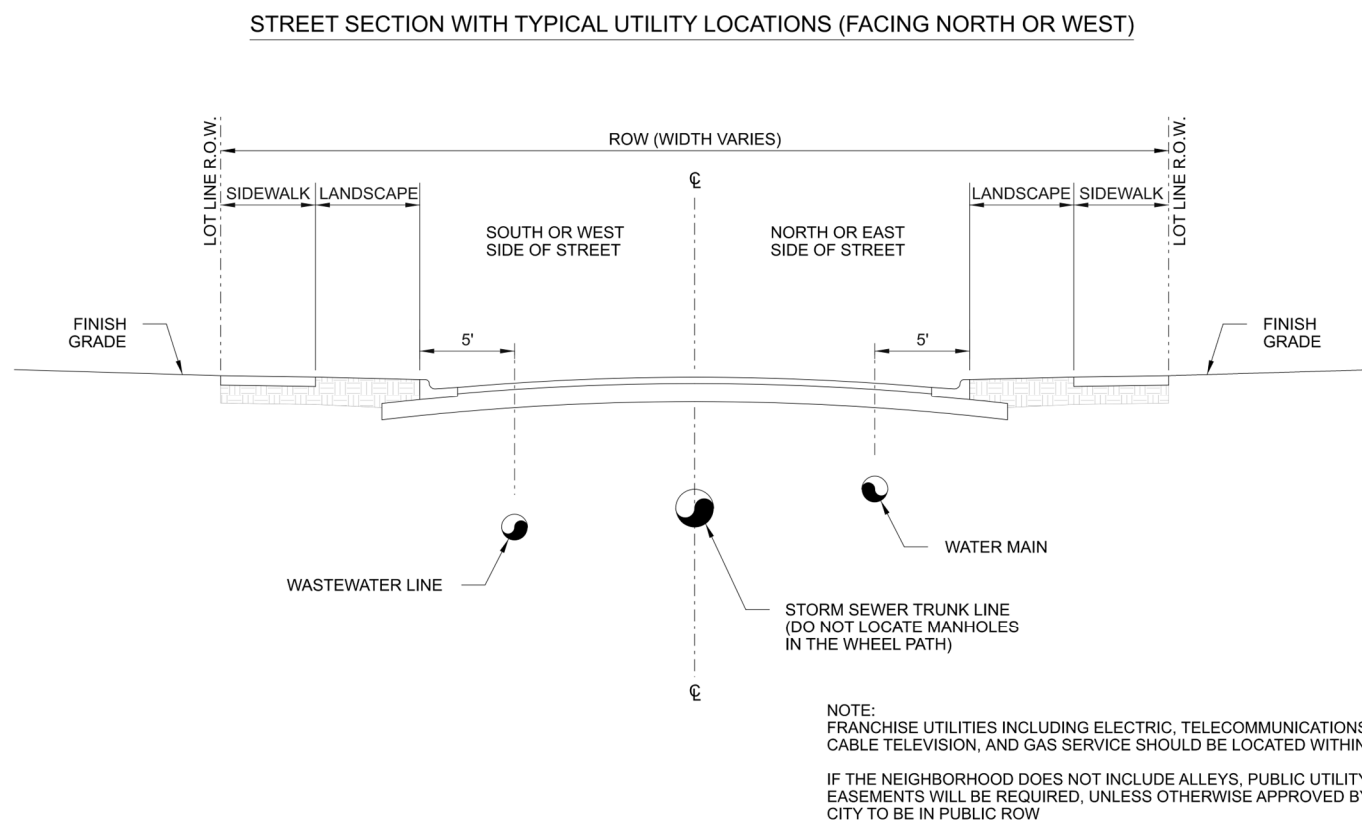


Figure 2-1 Typical Utility Locations For A Neighborhood Street

TAYLOR 95 - HIGHLAND

UTILITY EXHIBIT

Taylor, Texas

January 25

Kimley»Horn

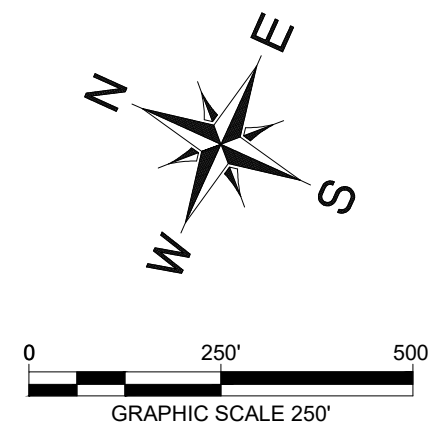
512-646-2243

Ben.Green@kimley-horn.com

5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735

State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PROVIDED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



LEGEND	
	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE
	PROPOSED WALL

TAYLOR 95 - HIGHLAND

OFFSITE WASTEWATER SCHEMATIC

Taylor, Texas
December 24

Kimley»Horn
512-646-2243
Ben.Green@kimley-horn.com
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
State of Texas Registration No. F-928

**City of Taylor
PZ-2025-2410
Heritage Tree Replat
Staff Report**

Item Details

Agenda No.	5
Requested Action:	Consider Disapproval of The Heritage Tree Replat
Address/Location:	Generally located at 1420 Frink Street
Legal Description:	Legally described as a 0.513-acre tract of land in the as Frink and Jones Subdivision, Block 1, Lot 1, 2, and part of Lot 3, more particularly described by the Williamson Central Appraisal District Parcel R017128, Taylor, Williamson County, Texas.
Current Zoning:	P3 – Neighborhood
Current Use:	Single Family Residence
Applicant:	Kate Philips – Heritage Tree Homes LLC
Case History:	This is the First submission of the Replat.
Staff Recommendation:	The submitted Replat does not meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Disapproval of the proposed Replat.

Attachments

- a. Staff Comments
- b. Location Map
- c. Proposed Replat



City of Taylor

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

Date: Tuesday, February 18, 2025

Address: 1420 Frink Street, Taylor 76574

Permit Number PZ-2025-2410

Dear ,

Staff has completed its review of plans for the 1420 Frink Street that is to be located at 1420 Frink Street, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Preston Gunn. Should you have any questions or require additional information regarding any of these comments, please contact Preston Gunn at (512) 309-6799 or by email at preston.gunn@taylortx.gov.

Comment 1: You will need to place the street classification

- Neighborhood Street
- I believe the Zieschchang subdivision shows the ROW to be 50ft, roads should not be labeled variable width

Comment 2: The image of the property on the plat should be larger 1:25

Comment 3: Label Lake Drive and Old Thorndale Road on Vicinity map

Comment 4: Add the Place type to the column above Submittal Date

OWNER: HERITAGE TREE HOMES, LLC
1708 LONG SHADOW LN
GEORGETOWN, TX 78628
PH. (512) 529-2847

ACREAGE: 0.513 ACRES
LOTS ACREAGE: 0.513 ACRES

SURVEYOR: JOSUE B. MIRANDA ORTIZ
1308 NOKOTA BEND
GEORGETOWN, TX 78626
PHONE (512) 629-9980
E-MAIL: jmiranda@geonetoftexas

SURVEY: JOHN WINSETT SURVEY
SECTION NO. 8
ABSTRACT NO. 661

NUMBER OF BLOCKS: 1

RESIDENTIAL LOTS: 2

TOTAL LOTS: 2

SUBMITTAL DATE: _____, 2025

Comment 5: In Plat Notes replace #4 with "Lots shall comply with the P3 Neighborhood Place Type as amended"

Comment 6: Project Number PZ-2025-2410

Comment 7: Change to a Title to Re-plat

Engineering Department Review

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

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

Minor Plat - Engineering Review 01

1. Provide a corner tie to original survey (abstract)
2. Show ROW line of Frink Street
3. What is this dimension for? Show complete information or remove
4. Show submittal date
5. Provide certificate header: State of Texas § § Know All Men By These Presents County of Williamson §
6. Director of Development Certificate - Provide area for "Date"
7. Show permit number 2025-2410
8. Include "sole" if the only owner
9. If no lien holders, provide statement "and do hereby state that there are no lien holders of the certain tract of land"
10. Remove text shown for subdivision description
11. Lot 11 - Verify applicable/updated document number to be 2023045591
12. Verify configuration/ownership of lots 11, 12 and 13. It appears the lots are shown in wrong location
13. Metes & Bounds - Show location of two references on the plat drawing

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 telephone at (512) 309-6799, or by e-mail at preston.gunn@taylortx.gov.

Thank you,

Preston Gunn
Planner

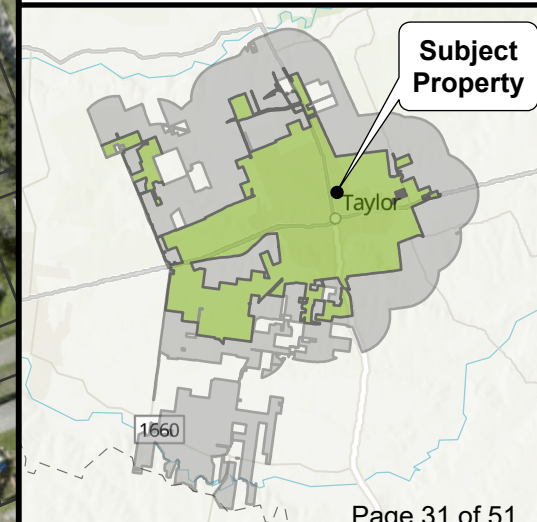




PZ-2025-2410

1420 Frink St
Minor Subdivision Plat
Location Map
Approximately 0.5 acres

-  Subject Property
-  Parcels



OWNER: HERITAGE TREE HOMES, LLC
1708 LONG SHADOW LN
GEORGETOWN, TX 78628
PH. (512) 529-2847

ACREAGE: 0.513 ACRES
LOTS ACREAGE: 0.513 ACRES

SURVEYOR: JOSUE B. MIRANDA ORTIZ
1308 NOKOTA BEND
GEORGETOWN, TX 78626
PHONE (512) 629-9980
E-MAIL: jmiranda@geonetoftexas.com

SURVEY: JOHN WINSETT SURVEY
SECTION NO. 8
ABSTRACT NO. 661

NUMBER OF BLOCKS: 1

RESIDENTIAL LOTS: 2

TOTAL LOTS: 2

SUBMITTAL DATE: , 2025

JURISDICTION: CITY OF TAYLOR, TEXAS

PLAT NOTES:

- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00. DISTANCES SCALED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012 (0.9998800143982722) APPLIED AT AN ORIGIN OF NORTHING=0, EASTING=0.
- UTILITY PROVIDERS; WASTEWATER: CITY OF TAYLOR; WATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
- A 10-FOOT PUBLIC UTILITY EASEMENTS (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0533F, EFFECTIVE DATE, DECEMBER 20, 2019.

METES AND BOUNDS DESCRIPTION
FOR

A 0.513 ACRE, OR 22,361 SQUARE FOOT, TRACT OF LAND SITUATED IN THE JOHN WINSETT SURVEY, SECTION NO. 8, ABSTRACT NO. 661, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 1 & 2, AND A PORTION OF LOT 3, THE FRINK AND JONES' SUBDIVISION OF LOT 3 IN BLOCK 1, OF DICKINSON'S SECOND ADDITION TO THE TOWN OF TAYLOR, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 53, PAGE 24, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO HERITAGE TREE HOMES, LLC, IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2024071051, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.513 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 NAD83 (NA2011) EPOCH 2010.00:

BEGINNING at an iron rod with cap marked "RPLS 1433" found on a point at the intersection of the east right-of-way line of Frink St, a variable width right-of-way and the south right-of-way line of Hosack St, a variable width right-of-way, both in said Frink & Jones' Subdivision, said point being the northwest corner of said Lot 1, for the northwest corner and POINT OF BEGINNING hereof;

THENCE N 68° 54' 36" E, departing the east right-of-way line of said Frink St, along the south right-of-way line of said Hosack St, same being the north boundary line of said Lots 1-3, for the north boundary line hereof, a distance 179.22 feet, to a ½ inch iron rod found in the west boundary line of the remnant portion of said Lot 3, described in instrument recorded in Document No. 2020140124, of said Official Public Records, for the northeast corner hereof;

THENCE S 21° 32' 47" E, departing the south right-of-way line of said Hosack St, though the interior of said Lot 3, being the west boundary line of the remnant portion of said Lot 3, for the east boundary line hereof, at a distance of 1.83 feet, passing through a ¾ inch iron rod found for reference, continuing along the west boundary line of the aforementioned remnant portion of Lot 3, for a total distance of 124.89 feet, to a ½ inch iron rod found in the north right-of-way line of a 20-foot alley in said Frink & Jones' Subdivision, for the southeast corner hereof;

THENCE S 68° 57' 30" W, departing the west boundary line of the remnant portion of said Lot 3, along the north right-of-way line of said 20-foot alley, same being the south boundary line of said Lots 1 & 2, and in part the south boundary line of said Lot 3, for the south boundary line hereof, a distance of 179.11 feet, to a ¾ inch iron rod found in the east right-of-way line of said Frink St, for the southwest corner of said Lot 1 and hereof, from which a ¾ inch iron rod found in the south right-of-way line of said 20-foot alley bears, S 21°06'40" E, 20.27 feet;

THENCE N 21° 35' 50" W, departing the north right-of-way line of said 20-foot alley, along the east right-of-way line of said Frink St, same being the west boundary line of said Lot 1, for the west boundary line hereof, a distance of 124.74 feet, to the POINT OF BEGINNING, and containing 0.513 acres in Williamson County, Texas, said tract being described in accordance with a survey made on the ground and a survey map prepared by Josue B. Miranda Ortiz, Registered Professional Land Surveyor, License No. 6637, State of Texas, Job No. 10167-24, on January 09, 2025.

JOSUE B. MIRANDA ORTIZ

REGISTERED PROFESSIONAL
LAND SURVEYOR

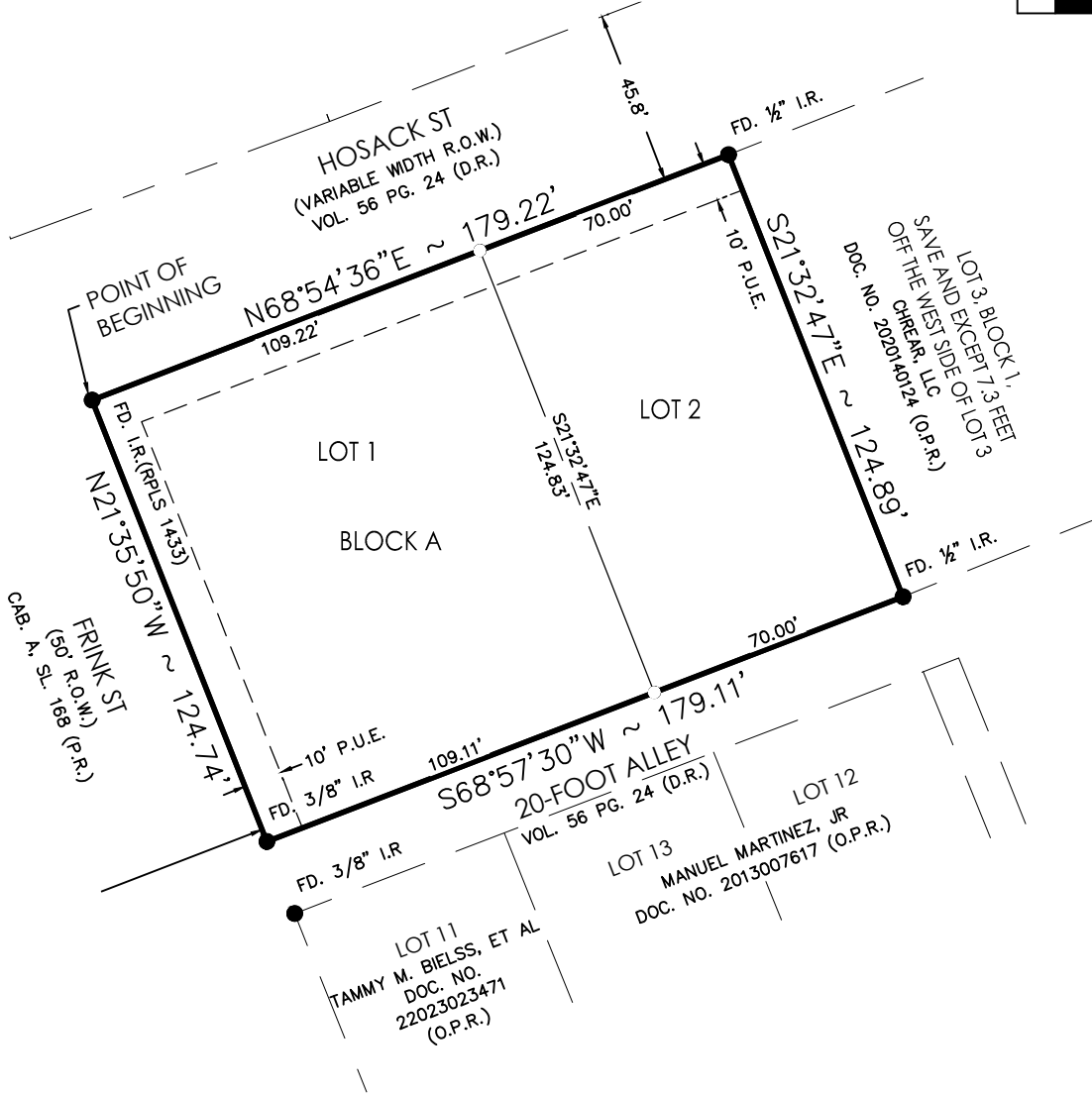
1308 NOKOTA BEND
GEORGETOWN, TX, 78626

LEGEND & ABBREVIATIONS:

FD.	FOUND
I.R.	IRON ROD
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
	MONUMENT FOUND (AS NOTED)
	½" I.R. WITH CAP MARKED "JMO-TX RPLS 6637" SET
	BOUNDARY LINE
	LOT LINE
	ADJOINER LINE
	EASEMENT LINE

MINOR PLAT OF
HERITAGE TREE AT FRINK ST

A 0.513 ACRE, OR 22,361 SQUARE FOOT, TRACT OF LAND SITUATED IN THE JOHN WINSETT SURVEY, SECTION NO. 8, ABSTRACT NO. 661, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 1 & 2, AND A PORTION OF LOT 3, THE FRINK AND JONES' SUBDIVISION OF LOT 3 IN BLOCK 1, OF DICKINSON'S SECOND ADDITION TO THE TOWN OF TAYLOR, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 53, PAGE 24, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO HERITAGE TREE HOMES, LLC, IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2024071051, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LOT SUMMARY

BLOCK A	
LOT #	AREA (SQ. FT.)
LOT 1	13,621
LOT 2	8,740

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT I, KATE PHILLIPS, MANAGER OF HERITAGE TREE HOMES, LLC, THE OWNER OF THAT CERTAIN 0.513 ACRE TRACT OF LAND AS SHOWN HEREON AND RECORDED IN DOCUMENT NUMBER 2024071051, 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 MINOR PLAT OF HERITAGE TREE AT FRINK ST.

TO CERTIFY WHICH, WITNESS MY HAND, ON THIS ____ DAY OF _____, 20____, A.D.

KATE PHILLIPS
MANAGER
HERITAGE TREE HOMES, LLC
1708 LONG SHADOW LN
GEORGETOWN, TX 78628
PH. (512) 529-2847

DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED, KATE PHILLIPS, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL, ON THIS ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC OF THE STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

THAT I, JOSUE BENJAMIN MIRANDA-ORTIZ, 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 COMER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

JOSUE B. MIRANDA ORTIZ, R.P.L.S. NO. 6637
STATE OF TEXAS
1308 NOKOTA BEND
GEORGETOWN, TX, 78626
jmiranda@geonetoftexas.com

01/21/2025
DATE

DEVELOPMENT SERVICES APPROVAL:

I, SCOTT DUNLOP, 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.

SCOTT DUNLOP, AICP
DIRECTOR OF DEVELOPMENT SERVICES
CITY OF TAYLOR, TEXAS

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

I, NANCY 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 INSTRUMENT NO. _____.

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

NANCY RISTER, CLERK,
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____

DEPUTY

PROJECT NO.

SHEET 1 OF 1

City of Taylor
PZ-2025-2411
Spring Creek Phase 3
Subdivision Improvement Plan (SIP)
Staff Report

Item Details

Agenda No.	6
Requested Action:	Consider Disapproval of the Spring Creek Phase 3 SIP
Address/Location:	Generally located along County Road 367
Legal Description:	Legally described as approximately 15.5 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, Taylor, Williamson County, Texas.
Current Zoning:	P2.5 – Large Lot with a Planned Development Overlay
Current Use:	Vacant Acreage
Applicant:	Aimee Chavez, Pape-Dawson Engineers
Case History:	This is the first submission of the Subdivision Improvement Plan.
Staff Recommendation:	The submitted SIP does not meet the minimum requirements of the Engineering Manual. Therefore, staff recommends Disapproval of the proposed Subdivision Improvement Plans.

Attachments

- a. Staff Comments
- b. Location Map



City of Taylor

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

Aimee Chavez
Pape-Dawson Engineers
10801 N. Mopac Expy, Building 3, #200
Austin TX 78759
AChavez@pape-dawson.com

Date: Thursday, February 27,
2025

Address: CR 367, Taylor 76574

Permit Number PZ-2025-2411

Dear Aimee Chavez,

Staff has completed its review of plans for the Spring Creek Phase 3 SIP that is to be located at CR 367, Taylor 76574. There are some corrections that need to be made prior to acceptance of the plans. 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. Revise project number to PZ-2025-2411
2. Sheet 13 - Revise to show the configuration of Alley 7 as proposed in the preliminary plat.
3. Sheet 38 - Revise to identify 5-foot sidewalk widths (either in legend or in call outs).
4. Cost Estimate not reviewed.

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 of the permit page to download a PDF containing the following comments:

Subdivision Improvement Plans - Engineering Review 01

1. Typical - Please ensure P&Ps for water/wastewater align with stationing.
2. Sheet - [01] 1 COVER - Complete permit number (2025-2411) (all sheets).
3. Sheet - [02] 2 CONSTRUCTION NOTES - Pending final paving sections, verify water line backfill is not conflict where crossing streets
4. Sheet - [09] 9 HARWELL DRIVE - Notate hatching shown in the sheet legend (Typical)
5. Sheet - [10] 10 OUACHITA DRIVE - Update curb ramps to align with path
6. Sheet - [16] 16 GRADING PLAN - Please verify compliance with EM 3.19 regarding lot-to-lot drainage
7. Sheet - [16] 16 GRADING PLAN - Notate grading along west boundary and proposed wall on the plan
8. Sheet - [16] 16 GRADING PLAN - Recommend making note to refer to detail this sheet for Section A-A
9. Sheet - [16] 16 GRADING PLAN - Verify proposed wall(s) meets requirements found in 7.5.7.B Retaining Walls and 7.8 Retaining Walls
10. Sheet - [16] 16 GRADING PLAN - Notate TW and BW at beginning of wall where noted.
11. Sheet - [20] 20 STORM DRAINAGE AREA MAP (2 OF 2) - Please revise name to match drainage calculations table (5A-1)
12. Sheet - [23] 23 STORM DRAIN LAYOUT - Per EM 3.9.3.B, grate inlets are discouraged without use of an appropriate clogging factor (50%), please demonstrate compliance
13. Sheet - [23] 23 STORM DRAIN LAYOUT - Per EM 1.8.9.E, storm drain on private property shall require a drainage easement. Please demonstrate compliance.
14. Sheet - [23] 23 STORM DRAIN LAYOUT - Per EM 1.8.9 please show drainage easements
15. Sheet - [23] 23 STORM DRAIN LAYOUT - Recommend moving text covering tie-in location Sta.1+43
16. Sheet - [24] 24 STORM DRAIN PROFILES SD-4A, SD-4C, & SD-5A 1 OF 2 - Per EM 3.10.2.D, max velocity shall not exceed 15 fps for the 25-yr. Please justify.
17. Sheet - [28] 28 WATER PROFILE W-1C - Update Legend to include graphics on linetypes (Typical)

18. Sheet - [28] 28 WATER PROFILE W-1C - Verify and update stationing numbering in plan view
19. Sheet - [28] 28 WATER PROFILE W-1C - Update profile to align with plan view
20. Sheet - [29] 29 WATER PROFILE W-1D - Verify: Service line orientation for Lots 21/22
21. Sheet - [29] 29 WATER PROFILE W-1D - Update profile to align with plan view
22. Sheet - [29] 29 WATER PROFILE W-1D - Verify if line can tie-directly here. Valves shown potentially within limits of proposed driveway.
23. Sheet - [30] 30 WATER PROFILE W-1E - Update profile to align with plan view
24. Sheet - [31] 31 WATER PROFILE W-1F (1 OF 2) - Update profile to align with plan view
25. Sheet - [32] 32 WATER PROFILE W-1F (2 OF 2) - Update profile to align with plan view
26. Sheet - [38] 38 SIDEWALK SIGNAGE & STREET LIGHT PLAN - Review area for additional street light where noted.
27. Sheet - [42] 42 PAVING & STREET DETAILS (2 OF 2) - Include concrete jointing plan and details in the plan set.
28. Sheet - [42] 42 PAVING & STREET DETAILS (2 OF 2) - City of Taylor current Engineering Manual is dated January 10, 2024. Pavement sections should be updated for Phase 3 of Spring Creek to meet new COT EM requirements, or some type of waiver should be obtained to use pavement sections from Phase 2 of Spring Creek (plans sealed 7/14/2023). Note: there was also a revision to the CoT EM November 1, 2023.
29. Sheet - [43] 43 WATER DETAILS (1 OF 2) - Note that cleanouts and water meters are to be placed behind property line, outside of sidewalk within ROW.
30. Sheet - [45] 45 WASTEWATER DETAILS (1 OF 2) - Note that cleanouts and water meters are to be placed behind property line, outside of sidewalk within ROW.
31. Sheet - [46] 46 WASTEWATER DETIALS (2 OF 2) - Note that cleanouts and water meters are to be placed behind property line, outside of sidewalk within ROW.

Geotechnical Report and Supplemental Memo - Engineering Review 01

1. City of Taylor current Engineering Manual is dated January 10, 2024. Pavement sections should be updated for Phase 3 of Spring Creek to meet new COT EM requirements, or some type of waiver should be obtained to use pavement sections from Phase 2 of Spring Creek (plans sealed 7/14/2023). Note: there was also a revision to the CoT EM November 1, 2023.

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. Taylor's updated fire hydrant detail shall replace the detail shown on the plans. The current updated fire hydrant detail has been uploaded to the additional files area.
2. Are all lot planned for detached single family dwellings?

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



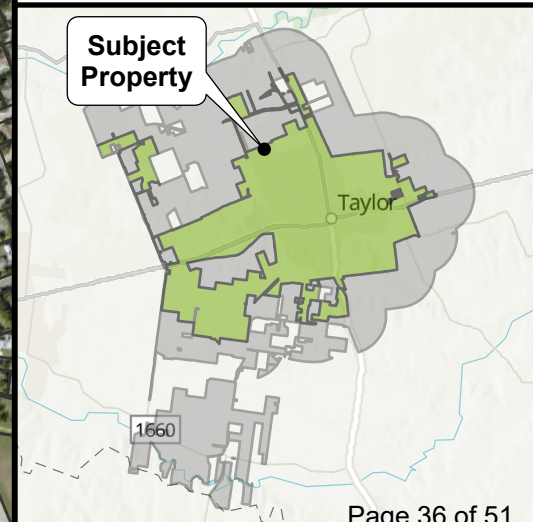
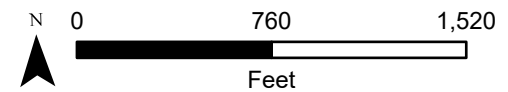
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2025-2411

Spring Creek Phase 3
Subdivision Improvement Plan
Location Map
Approximately 31 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels



City of Taylor
PZ-2025-2414
The Ferguson Minor Plat
Staff Report

Item Details

Agenda No.	7
Requested Action:	Consider Disapproval of The Ferguson Minor Plat
Address/Location:	Generally located near the intersection of Ferguson Street, Second Street, and Vernon Street.
Legal Description:	Approximately 1.4 acres of land part of and out of Doak Addition to the Town of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R016657, R016658, and R016660, Taylor, Williamson County, Texas
Current Zoning:	P5 – Urban Center
Current Use:	Vacant Acreage
Applicant:	Marco Sanchez, Engineer with WGI
Case History:	This is the first submission of the Minor Plat.
Staff Recommendation:	The submitted Minor Plat does not meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Disapproval of the proposed Minor Plat.

Attachments

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



City of Taylor

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

Date: Thursday, March 6, 2025

Address: 203 FERGUSON STREET, TAYLOR 76574

Permit Number PZ-2025-2414

Dear Marco Sanchez,

Staff has completed its review of plans for the 203 Ferguson Street - minor plat that is to be located at 203 FERGUSON STREET, TAYLOR 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Cole Bakley. Should you have any questions or require additional information regarding any of these comments, please contact Cole Bakley at or by email at cole.bakley@taylortx.gov.

Is the process being sought a replat or minor plat? Currently the title of the plat states it is a replat, but the application states it is a minor plat?

The city's case number - PZ-2025-2414 - should be mentioned on the plat.

Correct the Director of Development Services with Scott Dunlop.

Phasing should be notated with the blocks and lots.

Administrative process for plat acceptance at 27:20 of the video at PZ-2025-2375.

Engineering Department Review

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

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

Preliminary Plat - Engineering Review 01

Sheet 1 of 2

1. Show complete information of adjacent lots
2. Recommend using scale size less than 1"=100' (e.g. 1" = 50') to allow text to be legible and for bearings and distances to be shown

3. Show complete information of adjacent lots
4. All existing lot line information to be dashed/broken linetypes
5. Show missing information
6. Verify and update block information on the plat
7. Provide a corner tie to the original survey (abstract) that the subdivision is a part of.
8. Provide a metes and bounds description of the subdivision shown
9. Show bearings and distances along lot lines

Sheet 2 of 2

1. Plat note #1 - Remove "septic" as this is intended to be one or the other
2. Revise plat note #19
3. Update Director of Development Services name
4. Remove P&Z Approval block. Minor plat to be approved by Director of Development Services
5. Engineer's certificate - Update "Registered to Licensed"
6. Provide statement "and do hereby state that there are no lien holders of the certain tract of land" if no lien holders

Fire Department Comments (PZ)

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

Plat note #7 shall be revised to read: A minimum fire flow shall be provide as per the adopted International Fire Code.

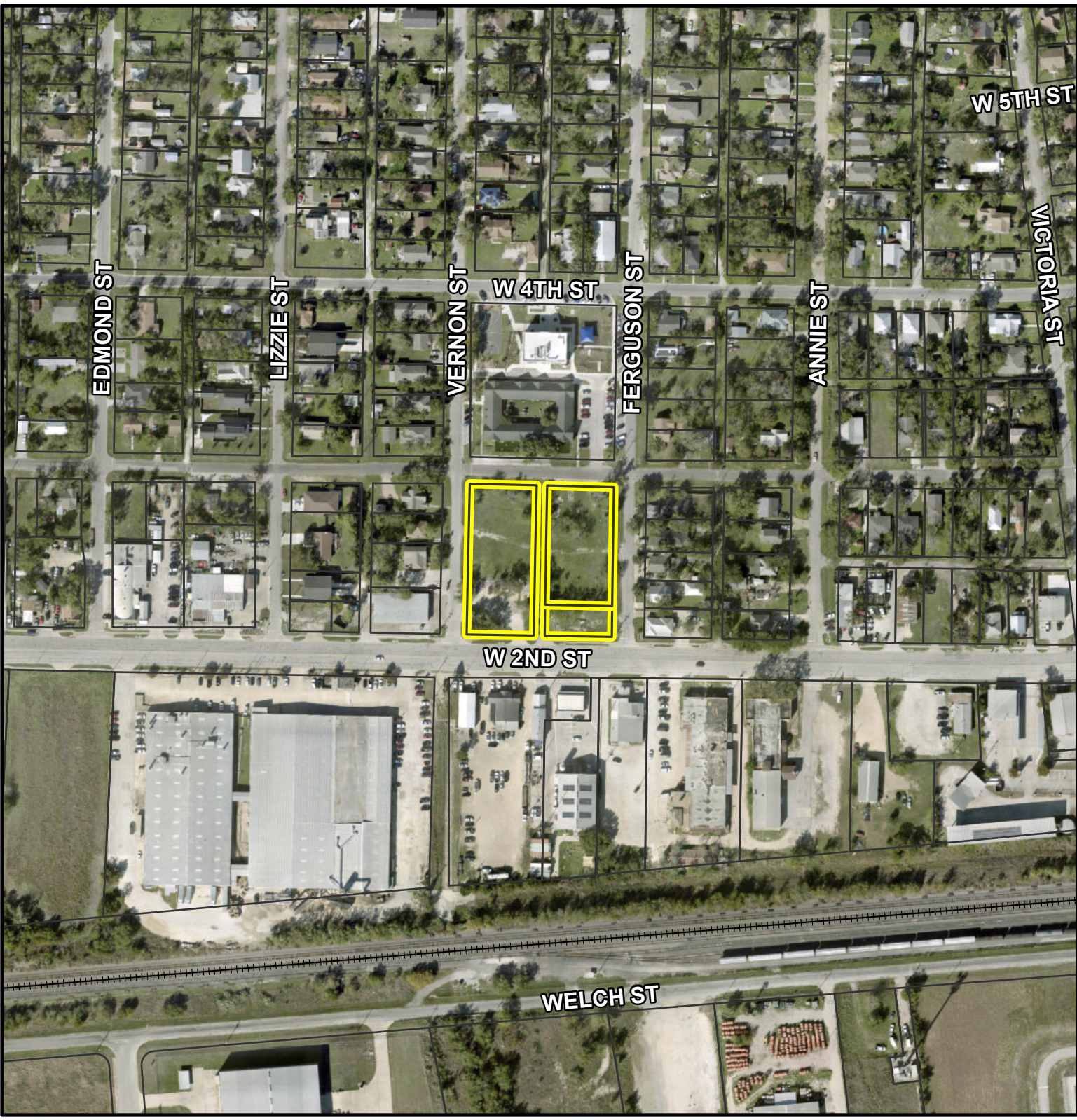
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at , or by e-mail at cole.bakley@taylor.tx.gov.

Thank you,



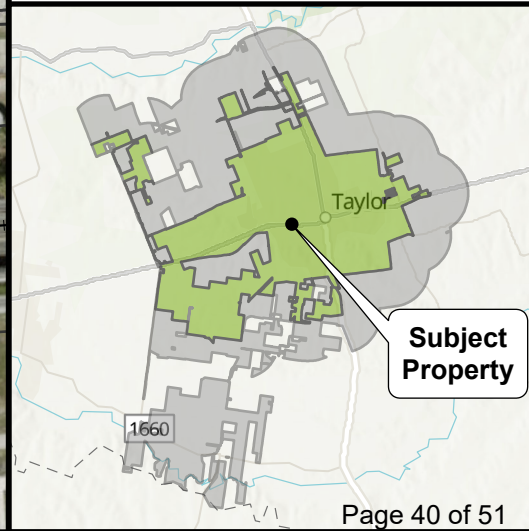
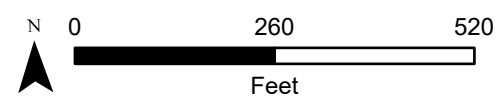
Cole Bakley



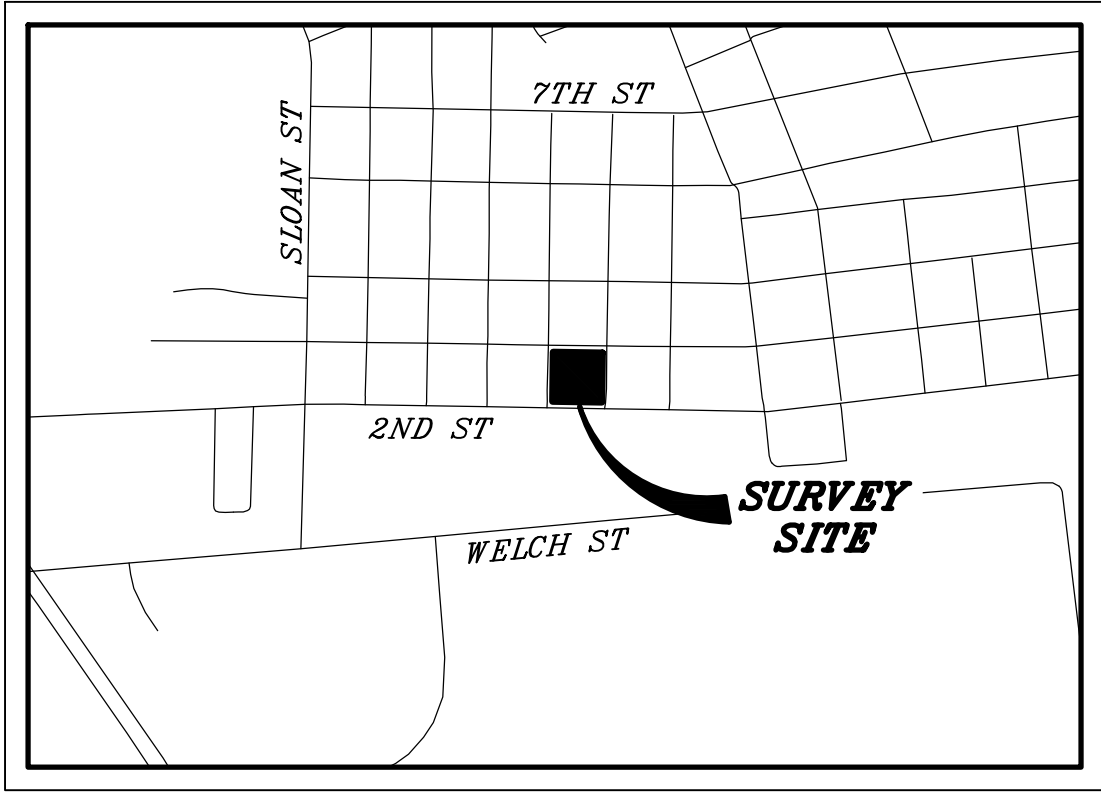
PZ-2025-2414

**203 Ferguson Street
Minor Plat Application
Location Map
Approximately 1.6 acres**

-  Subject Property
-  Parcels



February 6, 2025 -- 15:37 Dwg Name: P:\617104 WGA\017 1319 3rd St. W\dwa\Surv\Final Drawings\Plot of Subdivision\104.017-FINAL PLAT.dwg Updated By: tzigmond



LOCATION MAP

NOT TO SCALE

LEGEND

- = PROPERTY LINE
- - - = ADJOINING PROPERTY LINE
- = FOUND 1/2-INCH IRON ROD
- ▲ = FOUND NAIL
- △ = CALCULATED POINT
- P.O.B. = POINT OF BEGINNING

BASIS OF BEARINGS

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.

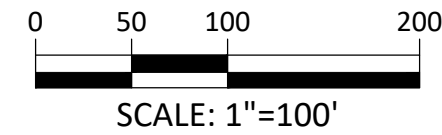
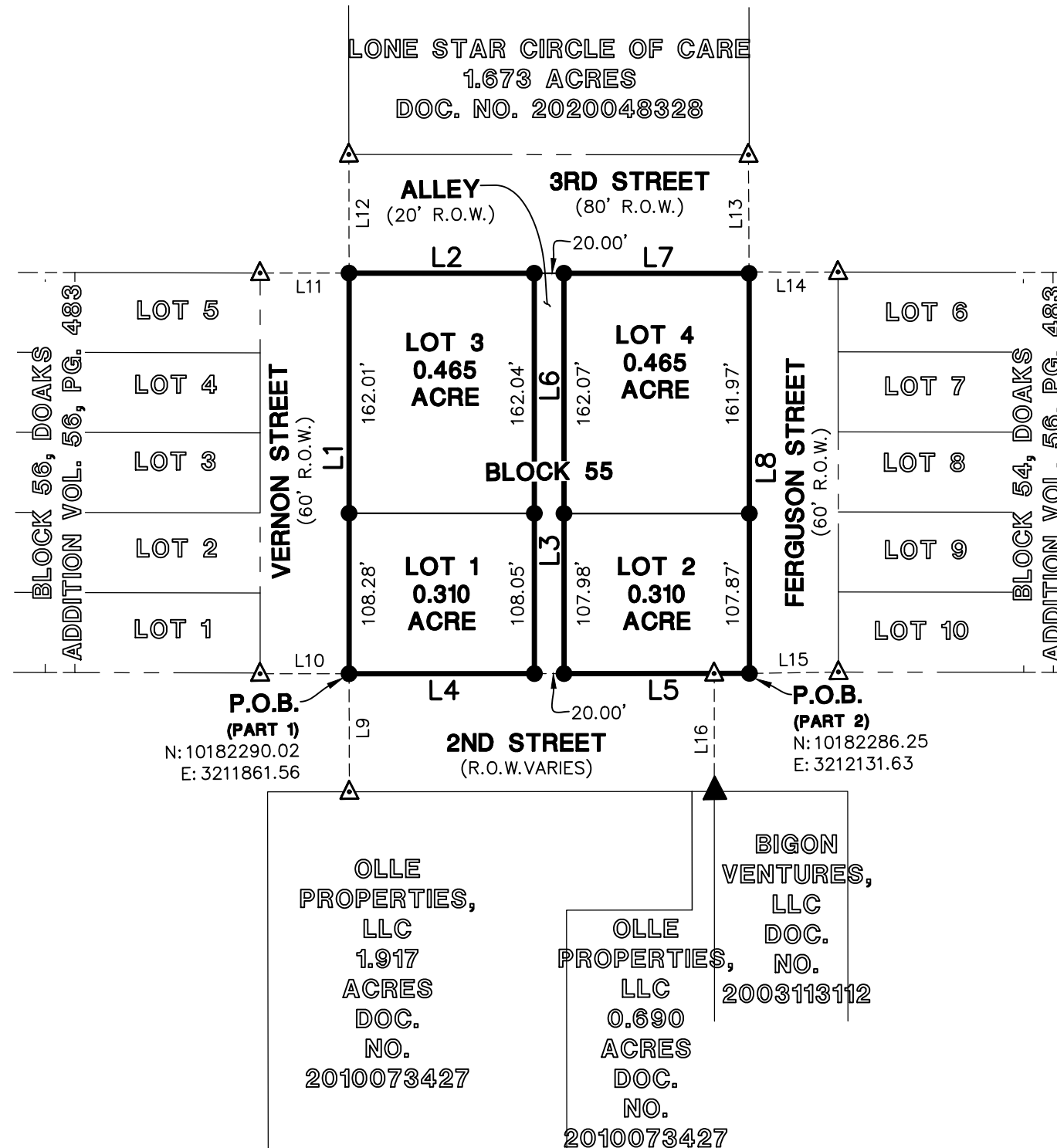
OWNER:
FERG HOLD CO, LLC.
10900 RESEARCH BLVD, STE 160CPMB
AUSTIN, TX 78759
(____) _____
ACREAGE: 1.550
PATENT SURVEY: W.R. WILLIAMS SURV., ABSTRACT NO. 665
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
ACREAGE BY LOT TYPE: DEVELOPMENT: 1.550
R.O.W. DEDICATION: 0
NUMBER OF LOTS: 4
SUBMITTAL DATE: 02/05/2025

SURVEYOR: ABRAM C. DASHNER, R.P.L.S. NO. 5901
MANHARD CONSULTING
1120 S CAPITAL OF TEXAS HWY, BLD 1, STE 210
AUSTIN, TX 78746
(512)244-3395

ENGINEER: ALYSSA N. ALVAREZ, P.E. NO. 129292
WCI
4700 MUELLER BLVD, STE 300
AUSTIN, TX 78723
(512) 669-5560

REPLAT OF BLOCK 55, DOAK'S ADDITION

1.550 ACRES OUT OF THE W.R. WILLIAMS SURV., ABS. 665, IN WILLIAMSON COUNTY, TEXAS, BEING LOTS 1-10 IN BLOCK 55, OF THE DOAK'S ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOL. 56, PG. 483, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°51'17"E	270.29'
L2	S89°06'20"E	269.83'
L3	S00°49'37"W	270.08'
L4	N89°12'02"W	125.05'
L5	N89°12'02"W	125.05'
L6	N00°49'37"E	270.05'
L7	S89°06'20"E	269.83'
L8	S00°47'56"W	269.84'
L9	S00°43'52"W	79.58'
L10	N89°04'36"W	60.00'
L11	N89°04'36"W	60.00'
L12	S00°46'25"W	80.00'
L13	S00°32'53"W	80.00'
L14	N89°04'36"W	60.00'
L15	S89°59'08"W	60.00'
L16	S00°47'58"W	79.58'

LOT TABLE				
LOT	BLOCK	PURPOSE	AREA (AC)	AREA (SF)
1	A	COMMERCIAL DEVELOPMENT	0.310	13,523
2	A	COMMERCIAL DEVELOPMENT	0.310	13,493
3	A	COMMERCIAL DEVELOPMENT	0.465	20,246
4	A	COMMERCIAL DEVELOPMENT	0.465	20,245
TOTAL			1.550	67,507



6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-12182 (Eng)

BLOCK 55, DOAKS ADDITION

1319 3RD ST W, TAYLOR TX 76574

REPLAT

REVISED: _____
PROJ. MGR.: AD
DRAWN BY: AL
SURVEY DATE: 12/10/24
ISSUE DATE: 02/06/25
SCALE: 1"=100'

SHEET

1 OF 2

February 6, 2025 — 15:37 Dwg Name: P:\617\104 Wg\017 1319 3rd St. W\dwa\Surv\Final Drawings\Plot of Subdivision\104.017-FINALPLAT.dwg Updated By: tzlqmond

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

THAT FERG HOLD CO LLC., SOLE OWNER OF THAT CERTAIN 1.550 ACRE TRACT SHOWN HEREON AND SITUATED IN THE W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, IN WILLIAMSON COUNTY, TEXAS, BEING LOTS 1–10 IN BLOCK 55, OF THE DOAK’S ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOL. 56, PG. 483, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS., DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; 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. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF TAYLOR AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS REPLAT OF BLOCK 55, DOAKS ADDITION

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____:

FERG HOLD CO LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: _____

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 _____, AS MANAGING MEMBER OF FERG HOLD CO LLC, A TEXAS LIMITED LIABILITY COMPANY, 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

_____, 2025,

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEER’S CERTIFICATION:

I, ALYSSA N. ALVAREZ, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND 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 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 PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS,

THIS _____ DAY OF _____, 2025.

ALYSSA N. ALVAREZ
REGISTERED PROFESSIONAL ENGINEER
NO. 129292, STATE OF TEXAS
WGI
4700 MUELLER BLVD, STE 300,
AUSTIN, TX 78723
(512) 669–5560

SURVEYOR’S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ABRAM C. DASHNER, 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, THAT ALL EXISTING EASEMENTS ON OR ADJACENT TO THE PROPOSED SUBDIVISION ARE SHOWN AS NOTED IN THE MOST RECENT TITLE SURVEY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THE PROPERTY, 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____

ABRAM C. DASHNER
RPLS NO. 5901
MANHARD CONSULTING
1120 S CAPITAL OF TEXAS HWY, BLD 1, STE 210,
AUSTIN, TEXAS 78746

REPLAT
OF
BLOCK 55, DOAK’S ADDITION

1.550 ACRES OUT OF THE W.R. WILLIAMS SURV., ABS. 665, IN WILLIAMSON COUNTY, TEXAS, BEING LOTS 1–10 IN BLOCK 55, OF THE DOAK’S ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOL. 56, PG. 483, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

CITY OF TAYLOR
STANDARD PLAT NOTES

- UTILITY PROVIDERS – WATER: CITY OF TAYLOR ; WASTEWATER/SEPTIC: CITY OF TAYLOR ; ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0533F, EFFECTIVE DATE OF 12/20/2019.
- A 10–FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- PARKLAND DEDICATION REQUIREMENTS ARE MET BY: PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION;
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF THE DOAK’S ADDITION TO THE CITY OF TAYLOR, RECORDED AS VOLUME 56, PAGE 483 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TAYLOR PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF TAYLOR CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON–SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100–YR. STORM EVENTS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF TAYLOR. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER’S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF TAYLOR WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TAYLOR PRIOR TO ANY CONSTRUCTION.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY)AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE PLATTING MAY BE REQUIRED, AT THE OWNER’S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF TAYLOR.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF TAYLOR, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
- COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF–SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

THIS SUBDIVISION TO BE KNOWN AS REPLAT OF BLOCK 55, DOAKES ADDITION 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

CITY OF TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF

_____, 20____, A.D.

DATE

DATE

I, AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES DATE

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____, AD.,

AT_____ O’CLOCK, ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT

NO. _____

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

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

BY: DEPUTY

ManhardCONSULTING

6448 E Highway 290, Ste. B-105 . Austin, TX 78723 ph:512.244.3395 manhard.com

Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers

Construction Managers | Environmental Scientists | Landscape Architects | Planners

Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

BLOCK 55, DOAKS ADDITION

1319 3RD ST W, TAYLOR TX 76574

REPLAT

REVISED: _____
PROJ. MGR.: AD
DRAWN BY: AL
SURVEY DATE: 12/10/24
ISSUE DATE: 02/06/24
SCALE: 1"=100'

SHEET

2 OF 2

City of Taylor
PZ-2025-2416
Taylor Pointe – Subdivision Improvement Plans
Staff Report

Item Details

Agenda No.	8
Requested Action:	Consider Disapproval of the Taylor Pointe Subdivision Improvement Plan (SIP).
Address/Location:	Generally located near the intersection of FM 973 and US-79.
Legal Description:	Approximately 35.121 acres of land part of and out of Reese, G.M. Survey, more particularly described by the Williamson Central Appraisal District Parcel R331170, Taylor, Williamson County, Texas
Current Zoning:	P5 – Urban Center
Current Use:	Vacant Acreage
Applicant:	Sandy Brantley, Engineer with Kirkman Engineering LLC
Case History:	This is the First submission of the Subdivision Improvement Plan.
Staff Recommendation:	The submitted Subdivision Improvement Plans do not meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Disapproval of the proposed SIP.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

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

Date: Monday, February 24, 2025

Address: 715 Carlos G Parker Blvd, Taylor 76574

Permit Number PZ-2025-2416

Dear Sandy Brantley,

Staff has completed its review of plans for the Taylor Pointe - 715 CGP Blvd - SIP that is to be located at 715 Carlos G Parker Blvd, Taylor 76574. There are some corrections that need to be made prior to approval of the site improvement plan. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Cole Bakley. Should you have any questions or require additional information regarding any of these comments, please contact Cole Bakley at 512.309.6797 ext. 1256 or by email at cole.bakley@taylortx.gov.

1. Remove language stating final plat in Pages 2-4 of the Site Improvement Plan.
2. Block C Lot 2 should be retitled to Lot 1. This drainage facilities should be designated as civic space. Unclear what improvements are made to ensure compliance as a civic space.
3. Preferred temporary alignment of Talon Street should end in a Hammerhead or dead end. Cul-de-sac, even as an interim is discouraged.
4. Instrument(s) needs to be identified in "By separate instrument".
5. 34 ft street feather street needs to match widths on throughfare plan on the approved neighborhood plan. Specifically, sections past Luka Street.
6. Crown Street is wider than agreed upon. 34 feet is the agreed upon width in the neighborhood plan.
7. Proposed parallel parking shows spaces close to the intersection. Striping should ensure that sight triangles are preserved, preventing cars from parking too close to the intersection.
8. Staff needs greater clarification the photometrics proposed. A meeting can address preliminary questions.

Engineering Department Review

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

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

Subdivision Improvement Plans - Engineering Review 01

1. Sheet - [01] C1.0 COVER SHEET - Planset to include a lighting plan to detail the location, spacing, and light types used at a minimum.
2. Sheet - [01] C1.0 COVER SHEET - Note, a final signed and sealed planset will be required prior to approval of the subdivision improvement plans.
3. Sheet - [01] C1.0 COVER SHEET - Include ROW sections detailing the ROW assignments and each street classification to match the Neighborhood plan.
4. Sheet - [02] FP1.0 PHASE I FINAL PLAT SHEET 1 OF 3 - It is noted that the final plat is not being reviewed as part of this application. The final plat is to be submitted under a separate application
5. Sheet - [05] C1.1 GENERAL NOTES - Please verify notes provided shall not conflict with Taylor Construction notes.

6. Sheet - [07] C2.0 OVERALL SITE PLAN - Does this easement allow for all utilities or just water as indicated by the other callouts below?
7. Sheet - [07] C2.0 OVERALL SITE PLAN - Update or remove graphics shown
8. Sheet - [07] C2.0 OVERALL SITE PLAN - Update or remove graphics shown
9. Sheet - [07] C2.0 OVERALL SITE PLAN - Pavement width to be 28-ft per Neighborhood Plan
10. Sheet - [07] C2.0 OVERALL SITE PLAN - Typically, all relative improvements are noted on a overall site plan. Verify and update accordingly.
11. Sheet - [07] C2.0 OVERALL SITE PLAN - Lot 3, Block C - Verify, this should be numbered in progression of lots being platted
12. Sheet - [07] C2.0 OVERALL SITE PLAN - Mutual Access and Firelane Easement - How is this easement being conveyed with the plan shown?
13. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Section A-A does not match the Street Type section shown on Sheet 58 of this set. Or the thoroughfare types in the neighborhood plan.
14. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Section A-A is incomplete. Should show ROW to ROW aligning with neighborhood plan.
15. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Street Type A on Sheet 58 shows 10'
16. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Remove "Firelane" marking within the right of ways shown
17. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Note graphic in legend
18. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Verify if these are intended to be curb ramps with crossings shown
19. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Consideration to be made for updating plan elements shown. The dark hatching makes it appear that the limits of paving are as shown on the plan view
20. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Cross section shown shall show full ROW assignments including sidewalk and planter area (Typical)
21. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Verify: Is this a driveway?
22. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Crossing/curb ramps to be provided at this intersection
23. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Crossing/curb ramps to be provided at this intersection
24. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Sidewalk is shown outside of ROW as noted in the Neighborhood Plan; however, will need to verify showing an easement for these locations. The street type also noted 6-ft and 7-ft sidewalks and will require clarification
25. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Indicate location of ROW in P&P, Legend, and cross sections (Typical)
26. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Show lot/block information for lots shown on the P&Ps (Typical)
27. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Street type transitions here per Neighborhood Plan. Need to show additional section to show this ROW and clarification on transition point
28. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Verify and update: C2.2
29. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Label curb radius on all streets. Radius to be in accordance to Neighborhood Plan requirement (Typical)
30. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Clarify linetypes shown here
31. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Provide dimensioning of median shown
32. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Clarify Grade with Geotech Report
33. Sheet - [08] C2.1 FEATHER ST STA 0+00 - STA 9+50 - Pavement Section needs to meet CoT EM Minimum Section. Include prime and/or tack coat where required in section.
34. Sheet - [09] C2.2 FEATHER ST STA 9+50 - END - Section A-A does not match the Street Type section shown on Sheet 58 of this set. Or the thoroughfare types in the neighborhood plan.
35. Sheet - [09] C2.2 FEATHER ST STA 9+50 - END - Section A-A is incomplete. Should show ROW to ROW aligning with neighborhood plan.
36. Sheet - [09] C2.2 FEATHER ST STA 9+50 - END - Street Type A on Sheet 58 shows 10'
37. Sheet - [09] C2.2 FEATHER ST STA 9+50 - END - Label linetype in profile
38. Sheet - [09] C2.2 FEATHER ST STA 9+50 - END - Label adjacent property(ies) in P&Ps
39. Sheet - [09] C2.2 FEATHER ST STA 9+50 - END - Verify and update: C2.1
40. Sheet - [09] C2.2 FEATHER ST STA 9+50 - END - Crossing/curb ramps to be provided at this intersection
41. Sheet - [09] C2.2 FEATHER ST STA 9+50 - END - Pavement Section needs to meet CoT EM Minimum Section. Include prime and/or tack coat where required in section.
42. Sheet - [09] C2.2 FEATHER ST STA 9+50 - END - Clarify Grade with Geotech Report
43. Sheet - [10] C2.3 TALON ST STA 0+00 - END - Section A-A is incomplete. Should show ROW to ROW aligning with neighborhood plan.

44. Sheet - [10] C2.3 TALON ST STA 0+00 - END - Section A-A does not match the Street Type section shown on Sheet 58 of this set. Or the thoroughfare types in the neighborhood plan.
45. Sheet - [10] C2.3 TALON ST STA 0+00 - END - Street Type A on Sheet 58 shows 10'
46. Sheet - [10] C2.3 TALON ST STA 0+00 - END - Label radius of temporary turnaround
47. Sheet - [10] C2.3 TALON ST STA 0+00 - END - Indicate location of easement for turnaround area
48. Sheet - [10] C2.3 TALON ST STA 0+00 - END - Crossing/curb ramps to be provided at this intersection
49. Sheet - [10] C2.3 TALON ST STA 0+00 - END - Pavement Section needs to meet CoT EM Minimum Section. Include prime and/or tack coat where required in section.
50. Sheet - [10] C2.3 TALON ST STA 0+00 - END - Clarify Grade with Geotech Report
51. Sheet - [11] C2.4 CROWN ST STA 0+00 - END - Section A-A is incomplete. Should should show ROW to ROW aligning with neighborhood plan.
52. Sheet - [11] C2.4 CROWN ST STA 0+00 - END - Section A-A does not match the Street Type section shown on Sheet 58 of this set. Or the thoroughfare types in the neighborhood plan.
53. Sheet - [11] C2.4 CROWN ST STA 0+00 - END - Street Type A on Sheet 58 shows 10'
54. Sheet - [11] C2.4 CROWN ST STA 0+00 - END - Confirm that you can tie into LP 427 at 4%.
55. Sheet - [11] C2.4 CROWN ST STA 0+00 - END - Crossing/curb ramps to be provided at this intersection
56. Sheet - [11] C2.4 CROWN ST STA 0+00 - END - Verify and update section to match street type in the neighborhood plan
57. Sheet - [11] C2.4 CROWN ST STA 0+00 - END - Will retaining walls be used for adjacent grade
58. Sheet - [11] C2.4 CROWN ST STA 0+00 - END - Label all plan elements shown
59. Sheet - [11] C2.4 CROWN ST STA 0+00 - END - Pavement Section needs to meet CoT EM Minimum Section. Include prime and/or tack coat where required in section.
60. Sheet - [11] C2.4 CROWN ST STA 0+00 - END - Clarify Grade with Geotech Report
61. Sheet - [13] C3.1 FEATHER ST GRADING PLAN - Verify and callout rim elevation for sanitary manhole covers (Typical)
62. Sheet - [15] C3.3 CROWN ST GRADING PLAN - Label contours and demonstrate how they tie-in to existing grade
63. Sheet - [15] C3.3 CROWN ST GRADING PLAN - Will retaining walls be used for adjacent grade
64. Sheet - [17] Ph1 PDAM - Update text - 1.15 ac
65. Sheet - [17] Ph1 PDAM - Please verify if DA-3 needs to be split along the edge of the roadway based on contours.
66. Sheet - [17] Ph1 PDAM - Please include the detention exhibit sheets with Qcritical calculations within this plan set
67. Sheet - [18] Appendix D PDAM - Update or remove graphics shown
68. Sheet - [21] C4.5 STORM PLAN I - Please demonstrate compliance with EM 3.10.1.C, depth of cover under unpaved surfaces shall be a minimum of 12 inches.
69. Sheet - [21] C4.5 STORM PLAN I - Please indicate the purpose of this segment as there appears to not be a tie-in at the upstream end.
70. Sheet - [21] C4.5 STORM PLAN I - -Please demonstrate compliance with EM 3.10.2.C, minimum velocity for the 25-yr storm is 2.5 fps -Please provide 100yr HGL, Qs and Vs to demonstrate compliance with EM 3.8.1
71. Sheet - [21] C4.5 STORM PLAN I - Verify and provide easement for drainage outside of ROW (Typical)
72. Sheet - [22] C4.6 STORM PLAN II - Verify and update plan to provide a maintenance path in accordance to Taylor EM 3.10.3.B Maintenance Path (Typical, all plan locations)
73. Sheet - [22] C4.6 STORM PLAN II - Storm sewer location to be per ROW assignments found in Taylor EM Sec. 2 (see figures 2-1) (Typical, all plan locations)
74. Sheet - [22] C4.6 STORM PLAN II - Verify limits of public storm sewer to be within ROW (Typical, all plan locations)
75. Sheet - [23] C4.7 STORM PLAN III - Please shift profile to be aligned with plan view stationing
76. Sheet - [23] C4.7 STORM PLAN III - -Please demonstrate compliance with EM 3.10.1.D, at changes in pipe size, soffits shall be aligned if practical. -Per EM 3.9.3, grate inlets are discouraged unless an appropriate clogging factor (50%) is used. Please demonstrate compliance.
77. Sheet - [23] C4.7 STORM PLAN III - Please populate
78. Sheet - [25] C4.9 STORM PLAN V - Label Street
79. Sheet - [28] C5.0 OVERALL UTILITY PLAN - Utility plan shown does not match phasing plan. Update utility plan accordingly
80. Sheet - [29] C5.1 OVERALL WATER PLAN - Label streets in all P&P sheets provided (Typical)
81. Sheet - [29] C5.1 OVERALL WATER PLAN - Please include segment information or sheet locations on overall plan sheet for reference of locations on P&Ps
82. Sheet - [30] C5.2 WATER PLAN AND PROFILE I - Proposed utility plan does not match phasing for

- development. Note, ROW/easements are not being provided
83. Sheet - [30] C5.2 WATER PLAN AND PROFILE I - Please indicate casing requirements per TAC Rule §217.53 Pipe Design and §290.44 Water Distribution
 84. Sheet - [30] C5.2 WATER PLAN AND PROFILE I - Verify: Bends/fittings do not need to be shown as long pipe manufacturer requirements are met for pipe deflection
 85. Sheet - [31] C5.3 WATER PLAN AND PROFILE IV - Proposed utility plan does not match phasing for development. Note, ROW/easements are not being provided
 86. Sheet - [31] C5.3 WATER PLAN AND PROFILE IV - Label street name
 87. Sheet - [32] C5.4 WATER PLAN AND PROFILE V - Verify with fire on fire hydrant location along FM 973. Location to be considered at property line to remove encroachment into TxDOT ROW
 88. Sheet - [32] C5.4 WATER PLAN AND PROFILE V - Note, verify additional easements for fire lines as they extend beyond the easement (Typical, all applicable locations)
 89. Sheet - [32] C5.4 WATER PLAN AND PROFILE V - Irrigation to be tapped separately off of water line to the private site along with meeting backflow device requirements. This is typically provided on a site development plan.
 90. Sheet - [33] C5.5 WATER PLAN AND PROFILE VI - Verify and update plan to show boring and casing requirements under FM 973
 91. Sheet - [33] C5.5 WATER PLAN AND PROFILE VI - Proposed tap to 20-inch shall be a TS&V and is to utilize SUE requirements outlined in the Taylor EM.
 92. Sheet - [33] C5.5 WATER PLAN AND PROFILE VI - Label existing water line material on plan.
 93. Sheet - [33] C5.5 WATER PLAN AND PROFILE VI - Update to include required number of gate valves at cross (3 required)
 94. Sheet - [33] C5.5 WATER PLAN AND PROFILE VI - Update fire hydrant locations to be per construction details (Typical)
 95. Sheet - [33] C5.5 WATER PLAN AND PROFILE VI - Update plan to show location of utilities per ROW assignments shown in Taylor EM Sec. 2 (Typical)
 96. Sheet - [33] C5.5 WATER PLAN AND PROFILE VI - Service and fire lines to terminate at property line/ROW line (Typical, all locations)
 97. Sheet - [34] C5.6 WATER PLAN AND PROFILE VII - Notate cap and plug and location of blowoff/flushing valve
 98. Sheet - [34] C5.6 WATER PLAN AND PROFILE VII - What is the reason for the offset? Show on plan
 99. Sheet - [34] C5.6 WATER PLAN AND PROFILE VII - Please verify spacing is provided for operational and maintenance purposes for the AFV.
 100. Sheet - [35] C5.7 WATER PLAN AND PROFILE VIII - Verify and update callout to match sizes shown
 101. Sheet - [35] C5.7 WATER PLAN AND PROFILE VIII - Notate size and degree bend or remove graphics
 102. Sheet - [35] C5.7 WATER PLAN AND PROFILE VIII - Notate matchline on plan and label streets shown
 103. Sheet - [35] C5.7 WATER PLAN AND PROFILE VIII - Notate matchline on plan and label street
 104. Sheet - [36] C5.8 OVERALL SANITARY SEWER PLAN - Wastewater plansheets to be updated to match phasing
 105. Sheet - [36] C5.8 OVERALL SANITARY SEWER PLAN - Label streets in all P&P sheets provided (Typical)
 106. Sheet - [36] C5.8 OVERALL SANITARY SEWER PLAN - Sanitary sewer to be extended to property boundary
 107. Sheet - [36] C5.8 OVERALL SANITARY SEWER PLAN - Pending confirmation of phasing, review of public sewer line continuation to be provided for future ROW areas
 108. Sheet - [36] C5.8 OVERALL SANITARY SEWER PLAN - Please include segment information or sheet locations on overall plan sheet for reference of locations on P&Ps
 109. Sheet - [37] C5.9 SANITARY SEWER PLAN AND PROFILE I - Update plan to show location of utilities per ROW assignments shown in Taylor EM Sec. 2 (Typical)
 110. Sheet - [37] C5.9 SANITARY SEWER PLAN AND PROFILE I - Please indicate casing requirements per TAC Rule §217.53 Pipe Design and §290.44 Water Distribution
 111. Sheet - [38] C5.10 SANITARY SEWER PLAN AND PROFILE II - Verify: Location of water/sanitary/storm to be per street section ROW assignments
 112. Sheet - [38] C5.10 SANITARY SEWER PLAN AND PROFILE II - Verify top of rim is above existing ground/proposed grade
 113. Sheet - [40] C5.12 SANITARY SEWER PLAN AND PROFILE IV - Verify top of rim is above existing ground/proposed grade
 114. Sheet - [40] C5.12 SANITARY SEWER PLAN AND PROFILE IV - Verify and update slope to meet TCEQ max slope Figure: 30 TAC §217.53(l)(2)(A)
 115. Sheet - [41] C6.0 EROSION CONTROL PLAN - Consider updating lineweights on this overall plan. It is difficult to discern plan elements shown

116. Sheet - [43] C7.1 TRANSPORTATION PLAN II - Verify and update striping shown
117. Sheet - [43] C7.1 TRANSPORTATION PLAN II - Update plan to show transitions at intersections (e.g. parking, clear areas crosswalks)
118. Sheet - [43] C7.1 TRANSPORTATION PLAN II - Verify and update plan to remove continuous 4" white striping proposed
119. Sheet - [43] C7.1 TRANSPORTATION PLAN II - Verify and update plan to include signage and barricade
120. Sheet - [43] C7.1 TRANSPORTATION PLAN II - Please notate signage and striping being proposed within TxDOT as reference information that ties in within this plan
121. Sheet - [44] C7.2 TRANSPORTATION PLAN III - Update plan to show transitions at intersections (e.g. parking, clear areas crosswalks)
122. Sheet - [44] C7.2 TRANSPORTATION PLAN III - Update plan for crossing transition and stop bar location
123. Sheet - [44] C7.2 TRANSPORTATION PLAN III - Street signs to be provided on plan (Typical)
124. Sheet - [44] C7.2 TRANSPORTATION PLAN III - A temporary sign is to be provided to indicate a dead end /no outlet
125. Sheet - [44] C7.2 TRANSPORTATION PLAN III - Please notate signage and striping being proposed within TxDOT as reference information that ties in within this plan (e.g. street name blades, stop, turns, etc.)
126. Sheet - [44] C7.2 TRANSPORTATION PLAN III - Since phasing ends here and adjacent property is privately owned, ensure the end of roadway and improvements are shown appropriately (i.e. sufficient space is provided for maintenance of items within this subdivision)
127. Sheet - [44] C7.2 TRANSPORTATION PLAN III - For all relative plan sheets, provide the ROW width for each proposed street for reference. (Typical, all plansheets)
128. Sheet - [44] C7.2 TRANSPORTATION PLAN III - Label all plan elements shown so reference of this items is provided in relation to each plansheet type being provided. (Typical, all sheets)
129. Sheet - [50] C9.0 WATER DETAILS I - Please note these standard details have not been updated to reflect the Engineering Manual ROW assignments. A note shall be provided to state "Unless otherwise noted within the planset and to be confirmed with engineer"
130. Sheet - [50] C9.0 WATER DETAILS I - Please ensure latest Fire Hydrant detail is used that has been revised for Taylor Fire Department Requirements
131. Sheet - [51] C9.1 WATER DETAILS II - Provide automatic flushing valve detail UT 019
132. Sheet - [51] C9.1 WATER DETAILS II - Please ensure all relative water line details are included in the planset such as thrustblocking, water service elevation, all meter sizes being used
133. Sheet - [51] C9.1 WATER DETAILS II - Please note these standard details have not been updated to reflect the Engineering Manual ROW assignments. A note shall be provided to state "Unless otherwise noted within the planset and to be confirmed with engineer"
134. Sheet - [52] C10.0 SANITARY SEWER DETAILS - Please note these standard details have not been updated to reflect the Engineering Manual ROW assignments. A note shall be provided to state "Unless otherwise noted within the planset and to be confirmed with engineer"
135. Sheet - [52] C10.0 SANITARY SEWER DETAILS - Please ensure all sanitary sewer details are provided that are consistent with the proposed improvements (e.g including the seal boot connector detail UT211)
136. Sheet - [53] C11.0 PAVING DETAILS I - Please note these standard details have not been updated to reflect the Engineering Manual ROW assignments. A note shall be provided to state "Unless otherwise noted within the planset and to be confirmed with engineer"
137. Sheet - [54] C11.1 PAVING DETAILS II - Detail for valley gutter to be provided
138. Sheet - [57] C14.0 SITE DETAILS - Update detail to show which light option is to be used. Refer to Taylor EM 2.20.10 Thoroughfare Lighting for specific model used.
139. Sheet - [57] C14.0 SITE DETAILS - Move detail PV012 to Paving Details
140. Sheet - [58] TP.1 THOROUGHFARE PLAN - Confirm that these sections align with the neighborhood plan.
141. Sheet - [58] TP.1 THOROUGHFARE PLAN - Ensure street types shown match the approved Neighborhood Plan

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

Geotechnical Report - Engineering Review 01

1. Sheet - 6 of 47 - Can fine sand or silt be used for Fill?
2. Sheet - 8 of 47 – Geogrid TX-5 - Verify and update Geogrid reference in tables to “yes”
3. Sheet - 8 of 47 – Please Reference values noted on sheet tables that correspond with the Taylor Engineering Manual.
4. Sheet - 8 of 47 - City of Taylor Minimum Pavement Section in Red Below:
5. Sheet - 8 of 47 - see Section 4.6 regarding Grade 1-2?
6. Sheet - 9 of 47 - Please Reference values noted on sheet tables that correspond with the Taylor Engineering Manual.
7. Sheet - 9 of 47 - Rigid Pavement sections need to meet CoT EM minimum sections.
8. Sheet - 9 of 47 – Note HMAC Type B on table(s)
9. Sheet - 9 of 47 - City of Taylor Minimum Pavement Section in Red Below:
10. Sheet - 9 of 47 - Flexible Pavement sections need to meet CoT EM minimum sections.
11. Sheet - 9 of 47 - Is the 60 ft spacing for construction joints?
12. Sheet - 11 of 47 - CoT EM uses TxDOT embankment spec requirements for density based on material type, please review and adjust where necessary.
13. Sheet - 12 of 47 - or Type 5 conflicts with recommendation earlier in the report
14. Sheet - 27 of 47 - Are these values correct, lower CBR with greater penetration?
15. Sheet - 31 of 47 - Seems high for CH clay, how was the modulus determined?
16. Sheet - 36 of 47 - Seems high for CH clay, how was the modulus determined?

Traffic Impact Analysis

No comments regarding report reviewed in preliminary plat phase. Please note action items for pro-rata shares and required traffic improvements (Table 10 – Pro-Rata Cost & Improvements).

Drainage Impact Analysis

No comments provided regarding Drainage Impact Analysis. Should any changes be made with the drainage and or detention, the report shall be updated accordingly.

Fire Department Comments (PZ)

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

1. The fire hydrant spacing measures to be more than 300ft between hydrants, especially the hydrants to the west and east of Crown Street. Fire hydrants shall be spaced no further than 300 ft. apart.
2. The fire hydrant detail shall be replaced with Taylor's updated fire hydrant detail that has been uploaded to the additional files area.
3. Please provide one sheet that specifically identifies the fire hydrant locations.

Urban Design Review

The following comments have been provided by Mike Watkins. Should you have any questions or require additional information regarding any of these comments, please contact Cole Bakley at 512.309.6797 ext. 1256 or by email at cole.bakley@taylortx.gov.

See PDF for comments.

Please revise the plan to address the comments noted above. Following revision, submit the revisions electronically with a resolution letter in PDF format. Comment resolution meeting can be held upon request. Contact Cole Bakley to schedule a meeting.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at 512.309.6797 ext. 1256, or by e-mail at cole.bakley@taylortx.gov.

Thank you,

A handwritten signature in black ink that reads "Cole Bakley". The script is cursive and fluid.

Cole Bakley



PZ-2025-2416

Taylor Pointe
715 SW Carlos G Parker Blvd
Subdivision Improvement Plan
Location Map
Approximately 35.1 acres

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels

