

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

October 13, 2020, 6:00 P.M.

In order to assist in maintaining the health of Planning and Zoning Commissioners, staff and the public, this meeting will be conducted via *video conference*.

You may view this meeting live through the City's web site at:

<http://www.taylortx.gov/660/Taylor-Videos>

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, October 13, 2020 in order to receive video conferencing instructions.

The agenda packet is available on the City's web site at:

<http://www.taylortx.gov/18/Agendas-and-Minutes>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on September 8, 2020.

REGULAR AGENDA

PLATS

2. **PZ-2020-1250** – Consider disapproving Boxwood Subdivision; Being 7.531 acres of land out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.
3. **PZ-2020-1255** – Consider disapproving Taylor Corner Subdivision; Being a preliminary plat consisting of approximately 6.50 acres to create one lot part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.
4. **PZ-2019-1183** – Consider disapproving Old Georgetown Road Subdivision; Being a preliminary plat to create 98 lots in four blocks and reserves for drainage, detention and open space; consisting of 28.33 acres out of William J. Baker, Abstract No. 65, recorded in Document Number 2017010899 O.P.R.W.C. Taylor, Williamson County, Texas.

SPECIFIC USE PERMIT

5. **PZ-2020-1246** - Public hearing and consider making a recommendation to City Council regarding an application requesting a specific use permit for a liquor store, at 619 N. Main, Taylor, Williamson County, Texas.

TEXT AMENDMENT

6. **PZ-2020-1254** - Public hearing and consider making a recommendation to City Council regarding a text amendment to Sections 4.3 Measurements and Special Circumstances and 9.2 Nonconforming Status of the City of Taylor Zoning Ordinance.

7. **DISCUSSIONS ITEM**

8. Update regarding Council actions

ADJOURN

Next Meeting Date: November 10, 2020

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **October 13, 2020**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts, Administrative Assistant

Date: 10-8-2020

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
September 8, 2020, 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

Don McAlister
Michael Aplin
Faith Gardner
Leland Stevens
Annette Maruska
Mike Eaton
Rick Selin
Donna Frazier

ABSENT

Kellie Billings-Ray

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant, Development Services
McKenzi Hicks, Planning Tech, Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the meeting on August 11, 2020.

Motion made by Mr. Stevens to approve minutes from August 11, 2020 as presented. Second by Mrs. Maruska. All voted Aye.

PZ-2020-1244 – Consider Freedom Center Christian Church Plat, a subdivision of 1 Lot, along with right-of-way dedication, consisting of approximately 1.48 acres; located approximately 1,786 feet east of South Main St. and SE Carlos G. Parker Blvd., part of and out of the Parthinia Coursey Survey, Abstract No. 131, described in document number 2015003966 O.P.R.W.C.TX., Taylor, Williamson County, Texas.

Mr. Yantis made presentation including recommendation for disapproval of the proposed final plat as the minimum requirements of the Subdivision Ordinance have not been met. Mr. Stevens made motion to disapprove final plat. Second by Mrs. Maruska. All voted aye.

PZ-2020-1215 Consider disapproving Castlewood Subdivision Improvement Plans, consisting of approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Mr. Yantis made presentation including recommendation for disapproval of the proposed subdivision improvement plans as the minimum requirements of the Subdivision Ordinance have not been met. Mr. Stevens made motion to disapprove the proposed subdivision improvement plans. Second by Mrs. Frazier. All voted aye.

Discussion and possible recommendation to City Council regarding carports.

Mr. Yantis followed up on previous presentations made to P&Z on August 11, 2020 and City Council on August 27, 2020.

Staff Recommendation:

Based upon the P&Z recommendation and the Council discussion, staff recommends the following:

Amend Section 9.2 – Nonconforming Status of the Zoning Ordinance to add the following provision:

4. Carports constructed prior to June 1, 2020 that did not meet the requirements of this ordinance at the time of construction and which were registered with the City by the property owner and which passed a safety inspection by the City prior to June 1, 2021.

Amend Section 4.3 – Measurements and Special Circumstances of the Zoning Ordinance to add the following provision:

4.3.2 Yard Setbacks

5. Front Setbacks:

j. Where special conditions exist such that the provision of covered parking on a residential lot is not possible in any location other than within the required front setback, a property owner may seek a Specific Use Permit for an unenclosed carport to be located within the front setback. If granted, the permit shall specify the following conditions and any other conditions deemed appropriate by the Planning and Zoning Commission and City Council to protect the public health, safety and general welfare:

- 1. The carport may not encroach into any easements or rights-of-way;*
- 2. The carport may not block visibility from any street or alley;*
- 3. No protected trees may be removed in order to construct the carport;*
- 4. The carport must meet all adopted building codes.*

Mrs. Frazier made motion to follow Staff recommendations with an addition of the side street setbacks add to language. Second by Mrs. Maruska.

6 – Aye

2 – Nay (Faith Gardner & Rick Selin)

Motion passed.

Update regarding Council actions related to Planning and Zoning items.

Mr. Yantis stated that there were two items that were referred to Council from the Commission at their last meeting. The first was the future land use plan amendment and the zoning change for the T66 neighborhood located at the corner of North Drive and Carlos G. Parker Blvd. They were recommended for approval by Commission. The Council held a Public Hearing and introduced the ordinances. They are anticipated to be approved at the Council meeting on Thursday, September 10, 2020.

Adjourn

The meeting was adjourned at 7:06 p.m.

Carrie Orts
Administrative Assistant, Development Services

Don McAlister
Planning & Zoning Commission Chairman

**City of Taylor
Boxwood Subdivision
PZ-2020-1250
Staff Report**

Requested Action: Disapproval of the Boxwood Plat

Applicant: Javier Barajas/Landmark Engineering Inc.

Subject Property: A plat consisting of approximately 7.35 acres to create two lots part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: MF-2 and B-1

Current Use: Vacant

Purpose:

The purpose of the plat is the future development of single-family housing on the portion owned by One World Development, LLC

Staff Recommendation:

The incorrect application was submitted so staff recommends disapproval of the current application.

Attachments:

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



City of Taylor

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

Date: Thursday, September 24, 2020

Larry Magehee
One World Development, LLC.
P.O. Box 1954
Round Rock TX 78680

Permit Number PZ-2020-1250
Job Address: 2002 West 2nd Street, Taylor 78674

Dear Larry Magehee,

Staff has completed its review of plans for the Boxwoods Preliminary Plat that is to be located at 2002 West 2nd Street, Taylor 78674. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

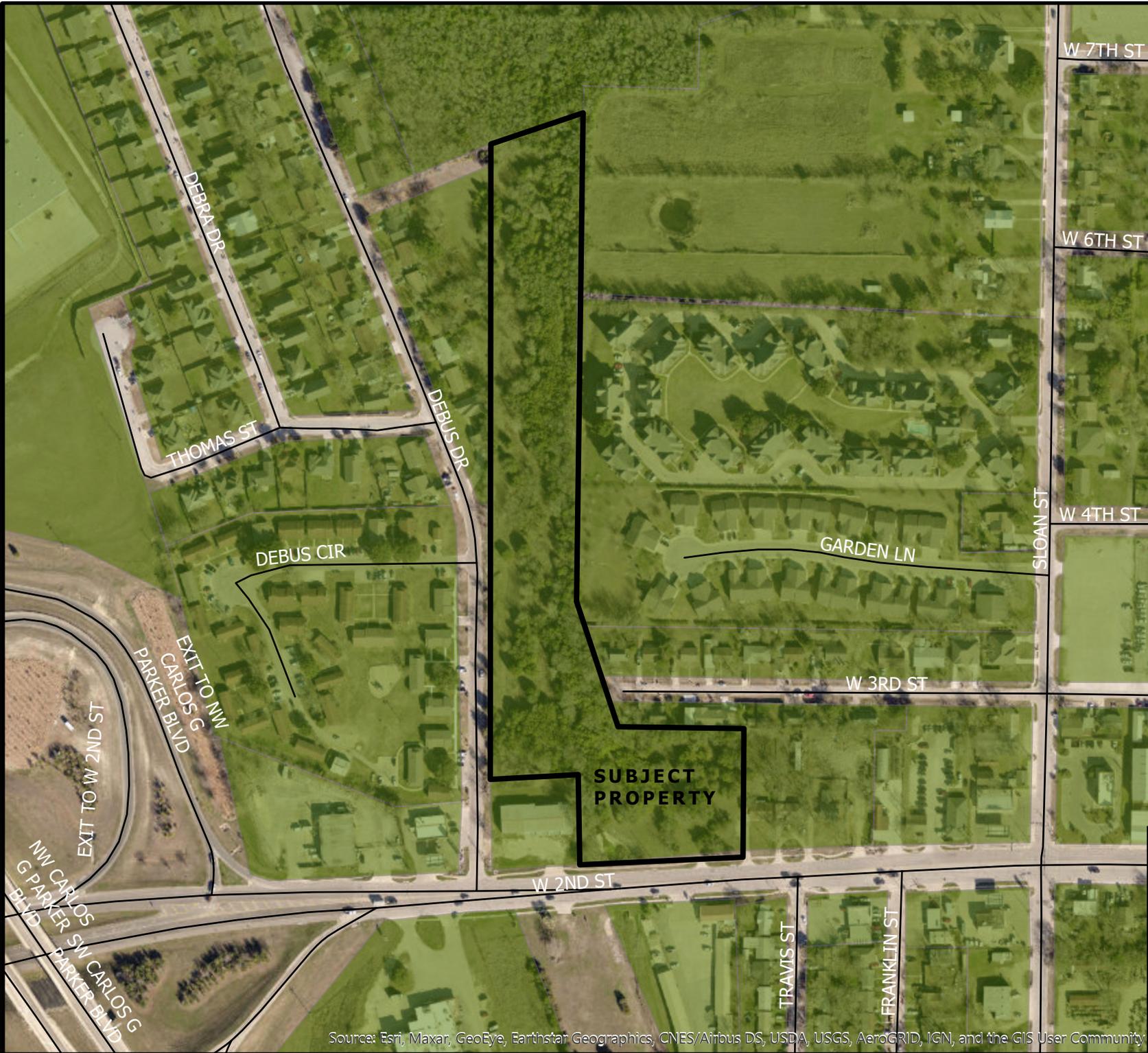
As Cecilia must be constructed during the platting and subdivision improvement processes, the application must be a Preliminary Plat Application. You have applied for a Minor Plat. Additionally, the deed of trust is being reviewed by the Legal Department. Please schedule a Pre-Application meeting so we can discuss the platting and subdivision improvement process.

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) 309-6186, or by e-mail at shelly.shelton@taylortx.gov.

Thank you,

A handwritten signature in blue ink that reads "Shelly Shelton". The signature is written in a cursive, flowing style.

Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning
(Shelly R Shelton), Planning Admin., Planning case
manager (reviewer)
Attachment



PZ-2020-1250

**BOXWOOD
LOCATION MAP**

Legend

-  Streets
-  Boxwood
-  City of Taylor



DRAWN BY: MH

CHECKED BY: SS



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

OWNERS: CYNTHIA A. MCLAUGHLIN, TRUSTEE
HOFMEISTER AND MCLAUGHLIN, LIVING TRUST
797 CASTLE HILL ROAD
REDWOOD CITY, CA 94061

OWNERS: ONE WORLD DEVELOPMENT, LLC,
C/O LARRY G. MAGEHEE
P.O. BOX 1954
ROUND ROCK, TX 78680

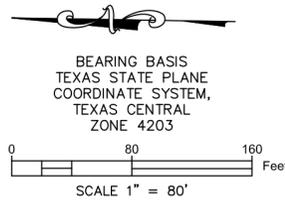
APPLICANT: JAVIER BARAJAS, P.E.

ENGINEER: JAVIER BARAJAS, P.E.,
LANDMARK ENGINEERING,
TX PE FIRM REGISTRATION NUMBER F-16288
5811 BLUE BLUFF ROAD
AUSTIN, TEXAS 78724
(512) 913-5080

SURVEYOR: MANUEL CARRIZALES, RPLS # 6388
4807 GONDOLA AVENUE
EDINBURG, TEXAS 78542
512-470-1489
FNFCAD@GMAIL.COM

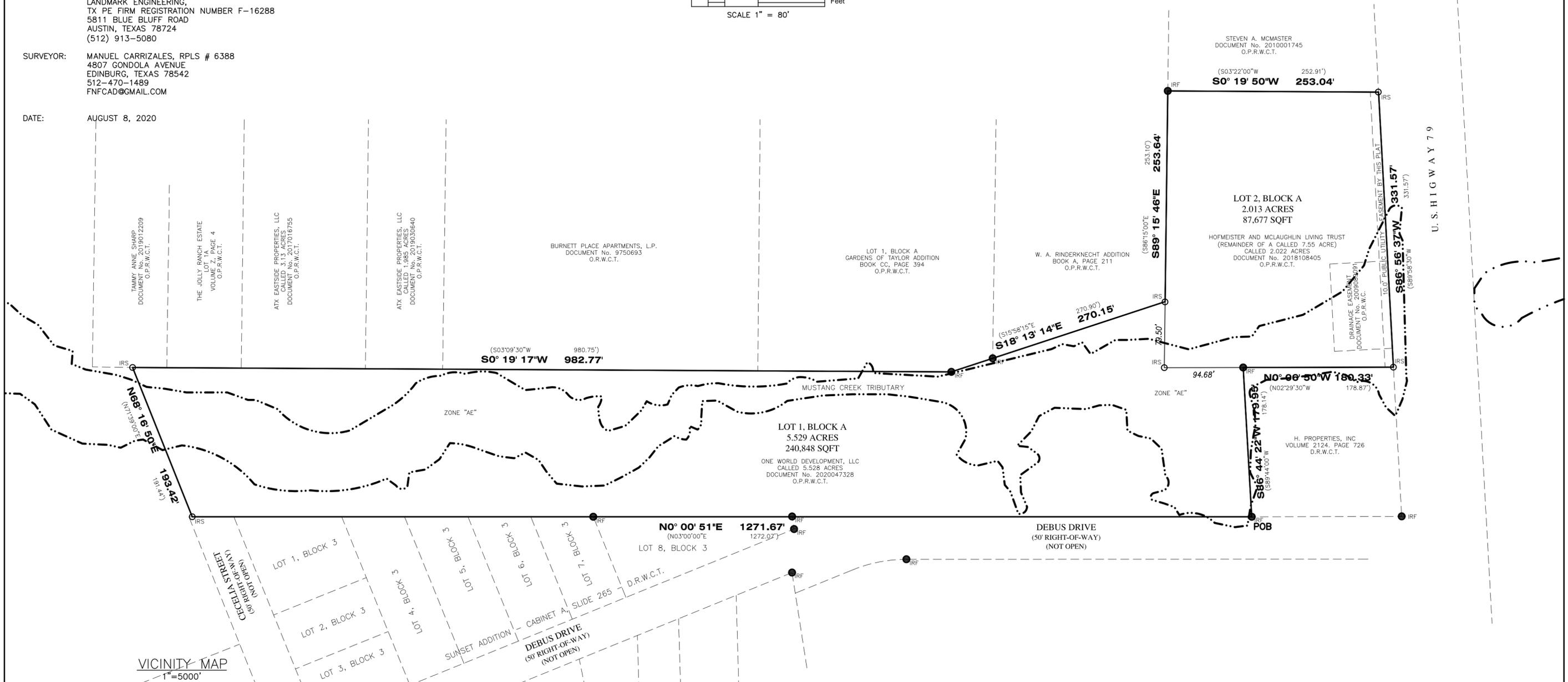
DATE: AUGUST 8, 2020

1. TOTAL ACRES: 7.531 ACRES
2. TOTAL NUMBER OF LOTS: 1
3. 0 LF OF NEW STREET
4. A PORTION OF THIS PLAT IS WITHIN THE 100 YEAR FLOOD PLAIN PANEL NO. 48491C0533F, DATED DECEMBER 20, 2019
5. ZONING: MF-2 MULTI-FAMILY & B-1 LOCAL BUSINESS

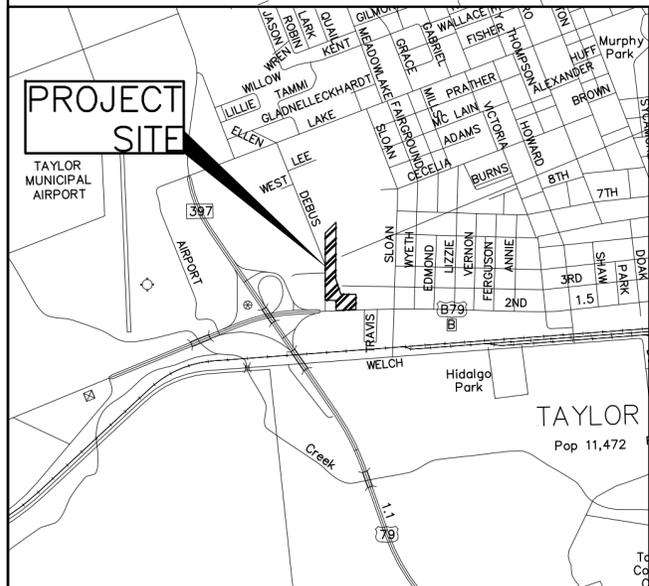


PLAT OF BOXWOOD SUBDIVISION

BEING A 7.531 ACRE TRACT OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT No. 665, WILLIAMSON COUNTY, TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO THE HOFMEISTER AND MCLAUGHLIN LIVING TRUST, RECORDED IN DOCUMENT NO. 2018108405, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



VICINITY MAP
1" = 5000'



- LEGEND
- IRF IRON ROD FOUND "IRF"
 - POB POINT OF BEGINNING
 - IRS IRON ROD SET WITH PINK CAP "CLS RPLS#6388" "IRS"
 - POC POINT OF COMMENCING
 - PROPOSED SIDE WALK
 - △ CALCULATED POINT

LANDMARK
ENGINEERING INC.

ENGINEERING PLANNING SURVEYING

TBPE REGISTRATION NO. F-16288

5811 BLUE BLUFF ROAD
AUSTIN, TEXAS 78724

P: (512) 913-5080 F: (512) 628-3528

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

I, LARRY G. MAGEHEE, OWNER, OF THE CERTAIN 5.528 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020047328 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY SUBDIVIDE, SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, 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 BOXWOOD SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2020.

ONE WORLD DEVELOPMENT, LLC,
C/O LARRY G. MAGEHEE
P.O. BOX 1954
ROUND ROCK, TX 78680

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LARRY G. MAGEHEE, 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 _____, 2020.

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

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

I, CYNTHIA A. McLAUGHLIN, TRUSTEE, HOFMEISTER AND McLAUGHLIN, LIVING TRUST, OF THE CERTAIN 2.02 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018108405 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY SUBDIVIDE, SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, 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 BOXWOOD SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2020.

CYNTHIA A. McLAUGHLIN, TRUSTEE
HOFMEISTER AND McLAUGHLIN, LIVING TRUST
797 CASTLE HILL ROAD
REDWOOD CITY, CA 94061

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CYNTHIA A. McLAUGHLIN, TRUSTEE, HOFMEISTER AND McLAUGHLIN, LIVING TRUST, 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 _____, 2020.

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

PLANNING DIRECTOR

I, SHELLY SHELTON, PLANNING DIRECTOR OF THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

PLANNING DIRECTOR _____ DATE _____

CITY FLOODPLAIN COORDINATOR

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

NAME, P.E. _____ DATE _____
CITY ENGINEER

DEVELOPMENT SERVICE DIRECTOR

I, _____, DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DIRECTOR _____ DATE _____

PLANNING AND ZONING COMMISSION – PRELIMINARY PLATS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS _____ HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2020, A.D.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
-WATER: TAYLOR WATER SUPPLY
-WASTEWATER/SEPTIC: TAYLOR WASTEWATER
-ELECTRIC: PEDERNALES ELECTRIC CO-OPERATIVE
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0533F, EFFECTIVE DATE OF DECEMBER 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: THE DEDICATION OF BLOCK /LOT ; PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION;
- MINIMUM FIRE FLOW OF _____ GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE _(#)_, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIREMENTS/RESTRICTIONS:

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF) CERTIFICATION

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

J. TERRON EVERTSON, P.E., DR, CFM _____ DATE _____
COUNTY ENGINEER

WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR

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

J. TERRON EVERTSON, P.E. _____ DATE _____
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

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

I, _____, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2020, A.D., AT _____ O'CLOCK, ___M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2020, A.D., AT _____ O'CLOCK, ___M., IN THE OFFICIAL

PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

_____, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

PLAT OF BOXWOOD SUBDIVISION

BEING A 7.531 ACRE TRACT OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT No. 665, WILLIAMSON COUNTY, TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO THE HOFMEISTER AND McLAUGHLIN LIVING TRUST, RECORDED IN DOCUMENT NO. 2018108405, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

I, JAVIER BARAJAS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCRONCHED 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 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 GEORGETOWN, WILLIAMSON, TEXAS, THIS _____ DAY OF _____, 2020.

JAVIER BARAJAS _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER
NO. 99998 STATE OF TEXAS



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

I, MANUEL CARRIZALES, 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 GEORGETOWN, WILLIAMSON, TEXAS, THIS _____ DAY OF _____, 2020.

MANUEL CARRIZALES, RPLS # 6388 _____ DATE _____
4807 GONDOLA AVENUE
EDINBURG, TEXAS 78542
512-470-1489
fnfcaad@gmail.com



METES AND BOUNDS

BEING A 7.531 ACRE TRACT OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT No. 665, WILLIAMSON COUNTY, TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO THE HOFMEISTER AND McLAUGHLIN LIVING TRUST, RECORDED IN DOCUMENT NO. 2018108405, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7.531 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF DEBUS DRIVE, BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID 7.531 ACRE McLAUGHLIN TRACT, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 0.75 ACRE TRACT OF LAND CONVEYED TO H. PROPERTIES, INC., RECORDED IN VOLUME 2124, PAGE 726, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N0°00'51"E, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF DEBUS DRIVE, A DISTANCE OF 1271.85 FEET TO AN IRON ROD FOUND, BEING ALONG THE EAST LINE OF SUNSET ADDITION TO THE CITY OF TAYLOR, A POINT ALONG THE BOUNDARY LINE OF A CALLED 8.00 ACRES TRACT OF LAND, CONVEYED TO LONNIE L. RASCHKE, RECORDED IN VOLUME 549, PAGE 318, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N68°32'03"E, ALONG THE BOUNDARY LINE OF THE SAID 8.00 ACRES RASCHKE TRACT, A DISTANCE OF 193.07 FEET TO AN IRON ROD FOUND, THE WEST LINE OF A TRACT OF LAND CONVEYED TO TAMMY ANNE SHARP, RECORDED IN DOCUMENT NO. 2019012209, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S0°21'13"W, A DISTANCE OF 982.77 FEET TO AN IRON ROD WITH PINK CAP SET, BEING AN ANGLE POINT OF LOT 1, BLOCK A, GARDENS OF TAYLOR ADDITION, RECORDED IN BOOK CC, PAGE 394, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S18°17'17"E, A DISTANCE OF 269.39 FEET TO AN IRON ROD WITH PINK CAP SET, BEING A CORNER OF W.A. RINDERKNECHT ADDITION TO THE CITY OF TAYLOR, RECORDED IN BOOK A, PAGE 211, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S89°14'47"E, ALONG THE SOUTH LINE OF THE SAID W.A. RINDERKNECHT TRACT, A DISTANCE OF 254.14 FEET TO AN IRON ROD FOUND, THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO STEVEN A. MCMASTER, RECORDED IN DOCUMENT NO. 2010001745, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S0°20'07"W, ALONG THE WEST LINE OF THE SAID MCMASTER TRACT, A DISTANCE OF 252.91 FEET TO AN IRON ROD WITH PINK CAP SET, THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 79, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S86°51'42"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE SAID U.S. HIGHWAY NO. 79, A DISTANCE OF 331.51 FEET TO THE AN IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID H. PROPERTIES, INC. TRACT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N0°08'09"W, ALONG THE EAST LINE OF THE SAID H. PROPERTIES, INC. TRACT, A DISTANCE OF 180.67 FEET TO AN IRON ROD FOUND,

THENCE, S86°44'22"W, ALONG THE NORTH LINE OF THE SAID H. PROPERTIES, INC. TRACT, A DISTANCE OF 179.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.531 ACRES OF LAND MORE OR LESS.

LANDMARK
ENGINEERING INC.

ENGINEERING	PLANNING	SURVEYING
TBPE REGISTRATION NO. F-16288		
5811 BLUE BLUFF ROAD AUSTIN, TEXAS 78724		
P: (512) 913-5080		F: (512) 628-3528

**City of Taylor
Taylor Corner
PZ-2020-1255
Staff Report**

Requested Action: Disapproval of the Preliminary Plat of Taylor Corner

Applicant: Sarah Corona/PSCE Inc.

Subject Property: A preliminary plat consisting of approximately 6.50 acres to create one lot part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: M-1

Current Use: Retail/The site of Taylor Meat Market

Purpose:

The purpose of the plat is the future construction of a convenience store.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. As the plat does not meet the minimum requirements, staff recommends disapproval of the proposed subdivision.

Attachments:

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



City of Taylor

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

Date: Monday, October 5, 2020

Sarah Corona
PSCE, Inc.
2205 W. Parmer Lane Suite 201
Austin TX 78727
psce@psceinc.com

Permit Number PZ-2020-1255
Job Address: 2211 West 2nd Street, Taylor 76574

Dear Sarah Corona,

Staff has completed its review of plans for the Taylor Corner Preliminary Plat that is to be located at 2211 West 2nd Street, Taylor 76574. Your plat will be placed on the Planning and Zoning Commission meeting agenda for the October 13, 2020. Comments from this review follow.

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.

Reviewed plat with no comments.

Will review water lines, hydrants and locations etc. with site plan.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

3.2 - Subdivision Preliminary Plat

The developer or owner of the land to be subdivided shall submit a preliminary plat of the entire area under one ownership at the time the preliminary plat is submitted. Twelve (12) copies of a preliminary plat shall be submitted to the City for presentation to the Planning and Zoning Commission twenty-one (21) days prior to the meeting at which approval is sought. The plat shall be drawn to a scale of one inch equals one hundred feet (1"=100'), and shall show or be accompanied by the following information:

- 2. Legal description of the land being subdivided attached to preliminary plat under the Title of the plat.
- 3. Total acreage and total number of lots and blocks.

The description of the property being platted is incorrect. It should be something like: Being a preliminary plat consisting of approximately 6.5 0 acres to create one lot part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

- 4. Name of owner and address (unless given in letter of transmittal). If owner is a company or corporation, name of responsible individual such as a president or vice-president must be given.

The owner name is incorrect in the Certificate and Registered Agents do not sign plats: Managers do. Also you

need to fill in the blank for the instrument number of the recorded deed.

8. Date: Each revision to bear new date.

9. Boundaries:

a. Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings.

The dimension of the north property line is missing.

10. Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines, watercourses, etc.

Include all ROW widths, including railroad, Carlos G Parker show the exit ramp with ROW width.

11. Topography Within the Subdivision: Water courses and ravines, showing high bank and width of existing or proposed easements, and contour lines at two (2) foot intervals and any other physical features pertinent to the subdivision.

The above is missing.

14. Plans shall show the limits of the one hundred (100) year floodplains and floodways for all waterways.

The floodplain/floodway information is missing.

15. Easements: A copy of the instrument establishing any private easement shall be submitted with the preliminary plat. Easement boundaries must be tied by dimensions to adjacent lot and tract corners. Where the private easement has no defined location or width, an effort shall be made to reach agreement on a defined easement. Where no agreement can be reached, then pipelines shall be accurately located and tied to lot lines, and building setback lines shall be shown at a distance of ten (10) feet from and parallel to the centerline of the pipeline.

16. Engineering Data Required:

b. Lots: Complete dimensions and bearings for front, rear, and side lot lines.

c. Water Courses and Easements: Distances to be provided along the side lot lines from the front lot line to the point where the side line crosses the drainage easement line or the high bank of a stream; traverse line to be provided along the edge of all large water courses in a convenient location, preferably along a utility easement if paralleling the drainage easement or stream.

Sheet 2 under General Information the owner's info is incorrect.

Per the application some of the following notes need to be added to the plat:

i. Required Notes (as applicable):

a. Utility Providers – Water: ____ ; Wastewater/septic: ____ ; Electricity: ____.

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

c. There *(are/are not)* areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number _____, effective date of _____.

d. A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.

e. All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.

f. No development shall begin prior to the issuance of a Floodplain Development Permit for each of the following lots: _____ .

- g. Parkland Dedication requirements are met by: the dedication of Block __/Lot __; payment of fees in lieu per residential lot, payable at the time of Final Plat recordation; < *other situation as described* >.
- h. Minimum Fire Flow of __ < *per Fire Marshall* > __ gallons per minutes for not less than two (2) hours shall be provided.
- i. This subdivision is subject to Ordinance _(#)_ which contains the following development requirements/restrictions: {*enumerate them*}
- j. This subdivision is subject to all general notes and restrictions appearing on the plat of _____, recorded as Document # _____ of the Plat Records of Williamson County, Texas. (for Amending or Replats)

The Lien Holder, Planning and Zoning Commission Certificates are missing.

An easement (10 feet) is required along the front property line.

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.

* Refer to the uploaded plat review drawing found under the Associated Documents section of the permit page.

- i. Show detention reserve limits on the plat as depicted on the site plan.
- ii. Show and notate existing utility easements on the plat that are noted on the site plan.
- iii. Provide easement for City sign and planter.
- iv. Provide contour lines on the plat.
- v. Notate the right of way for US 79.
- vi. Show 10-ft utility easement on the property where roadway is fronted.
- vii. Provide complete recording information for all parcels noted on the plat.
- viii. Provide Site Data Information on first page per Taylor Plat Requirements (Item No. 5).
- ix. Use plat signature block language provided in the Taylor Plat Requirements Packet.
- x. Provide all required notes found under Item 8 of the Taylor Plat Requirements Packet.
- xi. Verify floodplain information provided. The engineering site plan drawings show floodplain on the property.
- xii. Place the vicinity map on the plat drawing page.
- xiii. For plat signature blocks noted, provide language used in the Taylor Plat Requirements Packet.
- xiv. Provide necessary missing plat signature blocks on the plat.

Please revise the project plans to address the comments noted above. Following revision, please submit electronic copy of the revised drawings 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) 309-6186, or by e-mail at shelly.shelton@taylortx.gov.

Thank you,

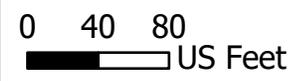


Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning
(Shelly R Shelton), Planning Admin., Planning case
manager (reviewer)
Attachment

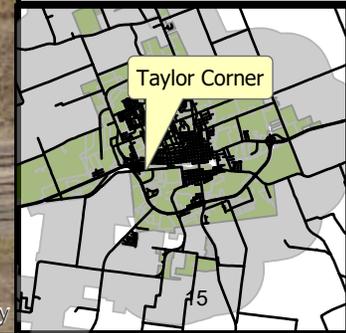


PZ-2020-1258
TAYLOR CORNER
LOCATION MAP

- Legend**
- Streets
 - ▭ Taylor Corner
 - City of Taylor



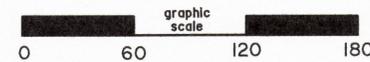
DRAWN BY: MH
CHECKED BY: SS



TAYLOR CORNER

CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 60'



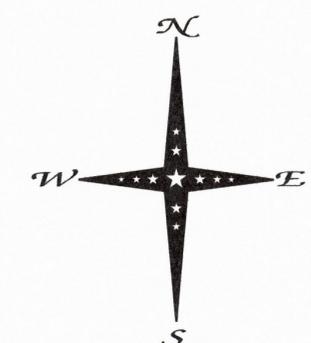
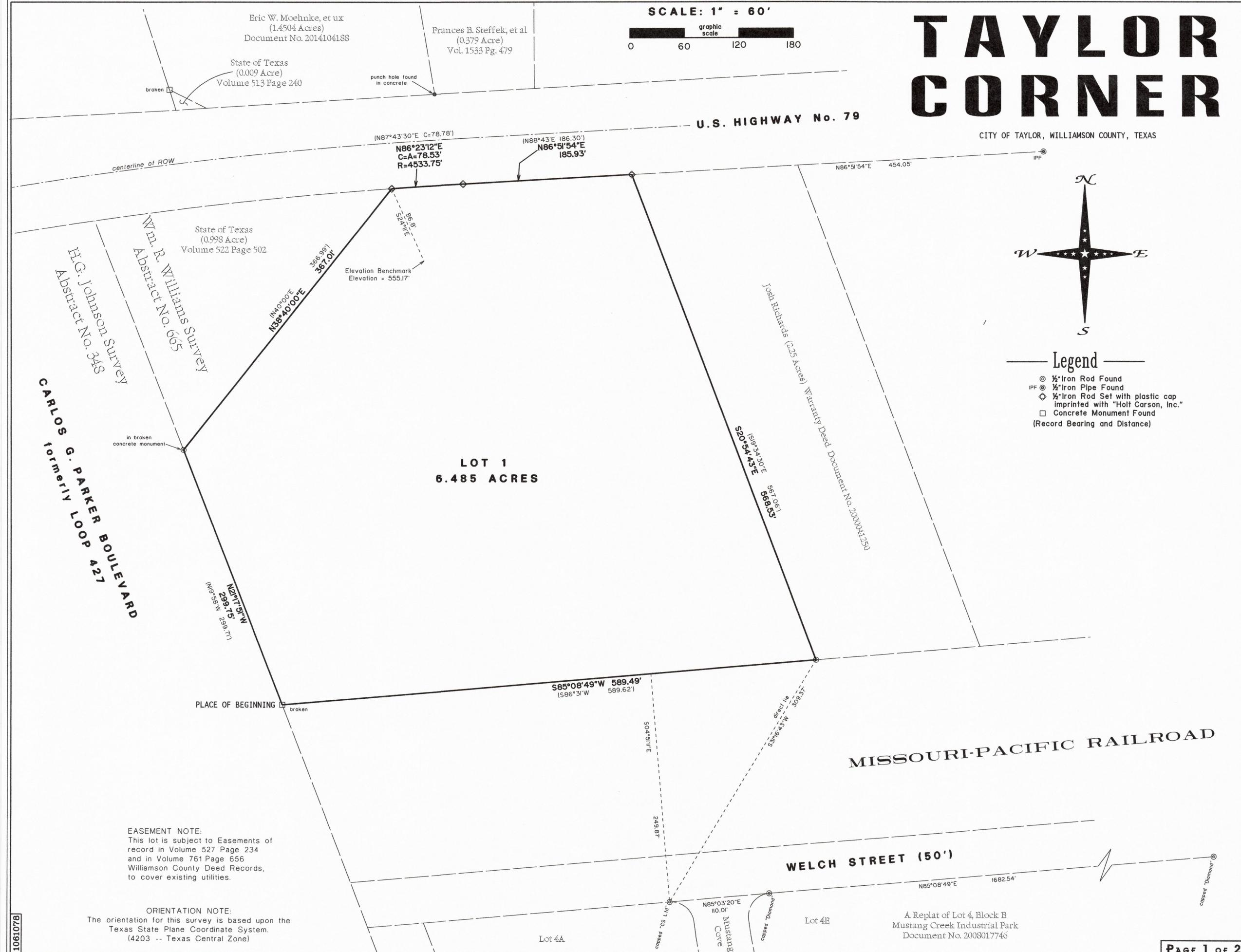
Eric W. Moehnke, et ux
(1.4504 Acres)
Document No. 2014104188

Frances B. Steffek, et al
(0.379 Acre)
Vol. 1533 Pg. 479

State of Texas
(0.009 Acre)
Volume 513 Page 240

punch hole found
in concrete

U.S. HIGHWAY No. 79



Legend

- ⊙ 1/2" Iron Rod Found
 - IPF 1/2" Iron Pipe Found
 - ◇ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
 - Concrete Monument Found
- (Record Bearing and Distance)

LOT 1
6.485 ACRES

CARLOS G. PARKER BOULEVARD
formerly LOOP 427

MISSOURI-PACIFIC RAILROAD

WELCH STREET (50')

EASEMENT NOTE:
This lot is subject to Easements of record in Volume 527 Page 234 and in Volume 761 Page 656 Williamson County Deed Records, to cover existing utilities.

ORIENTATION NOTE:
The orientation for this survey is based upon the Texas State Plane Coordinate System. (4203 -- Texas Central Zone)

A Replat of Lot 4, Block B
Mustang Creek Industrial Park
Document No. 2008017746

106107B

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

That, Wehbe Properties, acting by and through Najib Wehbe, its authorized agent, owner of all of that certain (6.485 acres) tract of land out of the Wm.R. Williams Survey Abstract No. 665 in Williamson County, Texas, as conveyed to it by Warranty Deed recorded in Document No. _____ of the Official Public Records of Williamson County, Texas, do hereby subdivide said (6.485 acres) tract in accordance with the attached map or plat shown hereon to be known as

TAYLOR CORNER

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____.

Najib Wehbe authorized agent for
Wehbe Properties
5902 Mountain Villa Drive
Austin, Texas 78731

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, the undersigned authority, on this the ____ day of _____, A.D., 20____, did personally appear Najib Wehbe, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

GENERAL INFORMATION

SITE ADDRESS: 2211 HIGHWAY 79

OWNER: WEHBE PROPERTIES

SURVEYOR: HOLT CARSON RPLS 5166

ENGINEER: MIRZA T. BAIG P.E. 82577

BENCHMARK: CHISELED SQUARE ON CONCRETE
AS INDICATED HEREON.
ELEVATION = 555.17' (NAVD88)

ACREAGE SUMMARY:
1 LOT = 6.485 ACRES

SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TAYLOR SUBDIVISION ORDINANCE, CODE OF ORDINANCES, AS AMENDED, AND WITH THE ENGINEERING MANUAL. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.

ALL FUTURE BUILDINGS WILL ADHERE TO BUILDING SETBACKS IN ACCORDANCE WITH THE CITY OF TAYLOR CODE.

THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL No. 48491C 0533 F, EFFECTIVE DATE, DECEMBER 20, 2019.

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing Instrument of Writing and 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 on the ____ day of _____, 20 ____ A.D., at ____ o'clock ____ M., in the Official Public Records of said County in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 20 ____ A.D.

NANCY RISTER, COUNTY CLERK WILLIAMSON COUNTY, TEXAS

BY: _____
Deputy

TAYLOR CORNER

CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 6.485 ACRES OF LAND OUT OF THE Wm.R. WILLIAMS SURVEY ABSTRACT No. 665 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (6.48 ACRE) TRACT OF LAND AS CONVEYED TO WEST TAYLOR REAL ESTATE HOLDINGS, LLC BY WARRANTY DEED RECORDED IN DOCUMENT No. 2009090383 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a broken concrete monument found at the point of intersection of the North line of the Missouri-Pacific Railroad and the East right-of-way line of Carlos G. Parker Boulevard (Loop 427) for the Southwest corner of that certain (6.48 acre) tract of land as conveyed to West Taylor Real Estate Holdings, LLC by Warranty Deed recorded in Document No. 2009090383 of the Official Public Records of Williamson County, Texas, and being the Southwest corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the East right-of-way line of Carlos G. Parker Boulevard and with the West line of said (6.48 acre) tract, N 21 deg. 17' 51" W 299.75 ft. to a 1/2" iron rod found in the remains of a broken concrete monument for the South corner of that certain (0.998 acre) tract of land as conveyed to the State of Texas by deed recorded in Volume 522 Page 502 of the Deed Records of Williamson County, Texas, and for the westerly Northwest corner of said (6.48 acre) tract of land and being the westerly Northwest corner of this tract of land;

THENCE with the common line of said (6.48 acre) tract and said (0.998 acre) tract, N 38 deg. 40' 00" E 367.01 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the curving South right-of-way line of U.S. Highway No. 79 for the Northeast corner of said (0.998 acre) tract and for the northerly Northwest corner of said (6.48 acre) tract and being the northerly Northwest corner of this tract of land;

THENCE with the South right-of-way line of U.S. Highway No. 79, the following two (2) courses;

- 1) along a curve to the right with a radius of 4533.75 ft. for an arc length of 78.53 ft. and which chord bears N 86 deg. 23' 12" E 78.53 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for a point of tangency;
- 2) N 86 deg. 51' 54" E 185.93 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northeast corner of said (6.48 acre) tract and for the Northwest corner of that certain (2.25 acre) tract of land as conveyed to Josh Richards by Warranty Deed recorded in Document No. 2000041250 of the Official Public Records of Williamson County, Texas, and being the Northeast corner of this tract of land, and from which a 1/2" iron pipe found in the South right-of-way line of U.S. Highway No. 79 bears N 86 deg. 51' 54" E 454.05 ft.;

THENCE leaving the South right-of-way line of U.S. Highway No. 79 with the common line of said (6.48 acre) tract and said (2.25 acre) tract, S 20 deg. 54' 43" E 568.53 ft. to a 1/2" iron rod found in the North line of the Missouri-Pacific Railroad for the Southeast corner of said (6.48 acre) tract and for the Southwest corner of said (2.25 acre) tract and being the Southeast corner of this tract of land, and from which a capped iron rod found (marked CS Ltd) at the point of intersection of the South right-of-way line of Welch Street and the West right-of-way line of Mustang Cove for the Northeast corner of Lot 4A, A Replat of Lot 4, Block B, Mustang Creek Industrial Park, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2008017746 of the Official Public Records of Williamson County, Texas, bears S 31 deg. 16' 43" W 309.37 ft. (direct tie);

THENCE with the North line of the Missouri-Pacific Railroad and with the South line of said (6.48 acre) tract, S 85 deg. 08' 49" W 589.49 ft. to the PLACE OF BEGINNING, containing 6.485 acres of land.

SURVEYOR'S CERTIFICATION:

THAT I, HOLT CARSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, SUBSTANTIALLY IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF TAYLOR, TEXAS.

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
Firm 10050700

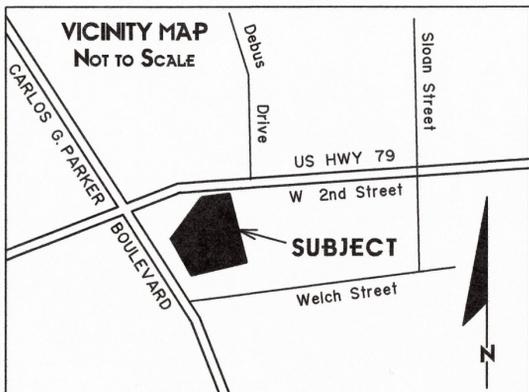
Date

ENGINEER'S CERTIFICATION:

THAT I, MIRZA T. BAIG, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES ADOPTED BY THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS.

MIRZA T. BAIG P.E. 82577
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
2205 W. PARMER LANE
SUITE 201
AUSTIN, TEXAS 78727
FIRM F-4951

Date



City of Taylor
Old Georgetown Road Subdivision
PZ-2019-1183
Staff Report

Requested Action: Disapproval of the Preliminary Plat of Old Georgetown Road Subdivision

Applicant: Travis Robinson/Optimized Engineering

Subject Property: A preliminary plat to create 98 lots in four blocks and reserves for drainage, detention and open space; consisting of 28.33 acres out of William J. Baker, Abstract No. 65, recorded in Document Number 2017010899 O.P.R.W.C. Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1

Current Use: Agricultural

Purpose:

The purpose of the plat is the future development of 98 single-family residential lots.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. As the plat does not meet the minimum requirements, staff recommends disapproval of the proposed preliminary plat.

Attachments:

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



City of Taylor

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

Date: Monday, October 5, 2020

Travis Robinson
Optimized Engineering
1501 Bunton Creek Rd #106
Kyle TX 78640
travis@optimizedeng.com

Permit Number PZ-2019-1183

Dear Travis Robinson,

Staff has completed its review of plans for the Old Georgetown Road. Your plat will be placed on the upcoming agenda for the Planning and Zoning Commission meeting on October 13, 2020. Comments from this review follow.

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.

Reviewed plat documents with upload date of 9/18/2020 with no comments. Fire hydrant spacing is approved.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

The FEMA map numbers end in F as of December 2019. Please make corrections throughout the plat.

In the Engineer's Certificate the FEMA Panel numbers are incorrect. As of December 2019, the numbers end in F now. Correct the number throughout the plat.

Remove note 4 if parkland dedication is being made. Note N must state that the parkland will be owned and maintained by the POA. Note 5 refers to Lot 18 in Block 3 but there is no Lot 18 so it needs to be corrected.

Note l. is a repeat of Note 2. above. Remove Notes m and p. Fill in the blank in Note o.

At the end of Melissa Oak Cove there should be a public utility easement for the utilities. The utilities must be made available to the adjacent lot to the west.

As a suggestion there should be some dedication for future access at the north end of Lots 11-14, Block 1.

Lot 61, Block 4 is missing from the Lot Table.

The lot next to Lot 44 in Block 4 is not labeled.

In the Lot Table Lots 42 and 43 are missing. The lots are to be numbered consecutively without numbers missing. The parkland could be Lot 42 since it does not appear to be a reserve. The lot next to 44 could be 43. If it is not a lot then state what it is.

The Legend does not include U.E.s.. Make sure everything is in the Legend.

Parks Department Review

The following comments have been provided by Larry Foos. Should you have any questions or require additional information regarding any of these comments, please contact Larry Foos at or by email at larry.foos@taylortx.gov.

The amount of land is sufficient according to the ordinance. The location of the parkland would ideally be more

centrally located.

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 review files in the Associated Files section of the Permit Page

Sheet 1 of 2

- i. Provide utility easements where noted on the plat drawing for providing extension of proposed utilities.
- ii. See applicable comments provided in Planning Department Review.
- iii. Verify if driveway for Tommy Oak Ln. has been approved by TxDOT.

Sheet 2 of 2

- i. Update required notes as shown on the plat review drawing under Associated Files.
- ii. See applicable comments provided in Planning Department Review.

Please revise the project plans to address the comments noted above. Following revision, please submit the revised drawings 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) 309-6186, or by e-mail at shelly.shelton@taylortx.gov.

Thank you,



Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning
(Shelly R Shelton), Planning Admin., Planning case
manager (reviewer)
Attachment



PZ-2019-1183

**OLD
GEORGETOWN
ROAD LOCATION
MAP**

Legend

-  Streets
-  Old Georgetown Road
-  City of Taylor



DRAWN BY: MH
CHECKED BY: SS



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



A PRELIMINARY PLAT OF OLD GEORGETOWN ROAD SUBDIVISION

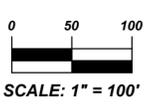
BEING A PRELIMINARY PLAT TO CREATE 98 RESIDENTIAL LOTS IN 4 BLOCKS AND 2 POA-OWNED LOTS; CONSISTING OF 28.33 ACRES OUT OF WILLIAM J. BAKER, ABSTRACT NO. 65, RECORDED IN DOCUMENT NUMBER 2017010899, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

PROPERTY OWNER:
Tom & Wendy Ford
PO BOX 128
Taylor, TX 76574-0128

ENGINEER:
Travis Robinson, P.E.
1501 Buntin Creek Road, Ste.106
Kyle, TX 78640

SURVEYOR:
Stephen G. Cook
12000 Starcrest, Ste. 107
San Antonio, TX 78247-4117

- LEGEND**
- 1/2" IRON ROD FOUND
 - ⊙ 3/8" IRON ROD FOUND
 - Ⓚ BLOCK #
 - ESMT EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.O.B. POINT OF BEGINNING



VERNANCIA SIFUENTES
DOC# 2015009258

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS OWNER'S SIGNATURE BLOCK

COUNTY OF WILLIAMSON
We, Tom & Wendy Ford, co-owners of the certain 28.33 acre tract of land shown hereon and described in deed recorded in Document No. 2017010899 of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as Old Georgetown Road Subdivision.

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

Tom Ford _____

Wendy Ford _____
Tom & Wendy Ford
PO BOX 128
Taylor, TX 76574-0128
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 Tom & Wendy Ford, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this day of _____, 20____.

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

ENGINEER'S CERTIFICATION

I, Stephen G. Cook, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map Nos. 48491C0530E, Community Panel Number 0530E, and 48491C0535E, Community Panel Number 0535E, effective date September 26, 2008, 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 , San Antonio, Texas, this ____ day of _____, 20____.

Stephen G. Cook
Registered Professional Engineer
No. 83139 State of Texas

SURVEYOR'S CERTIFICATION

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON
I, Stephen G. Cook, 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 San Antonio, Bexar, Texas, this ____ day of _____, 20____.

Registered Professional Surveyor (sealed)
No. 5293 State of Texas

A Preliminary Plat for a subdivision to be known as Old Georgetown Road 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.

SIGNATURE _____ P&Z Chair, Chairman Date _____

SIGNATURE _____ P&Z Secretary, Secretary Date _____

DATE: JUNE 13, 2016
REVISED: MAY 15, 2020

STREET TABLE		
STREET NAME	TYPE	LINEAR FEET
CHERRYLAWN DR.	RESIDENTIAL	1,012'
NORTHLAWN DR.	RESIDENTIAL	1,165'
CHRISTINA OAK COVE	RESIDENTIAL	200'
MATTHEW OAK LN.	RESIDENTIAL	272'
ELISSA COVE	RESIDENTIAL	485'
MICHELLE OAK COVE	RESIDENTIAL	465'
TOMMY OAK LN.	RESIDENTIAL	480'
MELISSA OAK COVE	RESIDENTIAL	192'

LOT SUMMARY TABLE		
4	BLOCKS	976,966 SF
98	RESIDENTIAL LOTS	814,097 SF
1	DRAINAGE	155,813 SF
1	OPEN SPACE	7,056 SF



CITY OF TAYLOR PZ-2019-1183



STEPHEN G. COOK ENGINEERING, INC. 12000 STARCREST, SUITE 107
SAN ANTONIO, TEXAS 78247-4117
REGISTERED LAND SURVEYORS 210/481-2533 • FAX: 210/481-2155
TEXAS REGISTERED ENGINEERING INC. FIRM NO. F-184
TRPLS# 10000000



A PRELIMINARY PLAT OF OLD GEORGETOWN ROAD SUBDIVISION

BEING A PRELIMINARY PLAT TO CREATE 98 RESIDENTIAL LOTS IN 4 BLOCKS AND 2 POA-OWNED LOTS, CONSISTING OF 28.33 ACRES OUT OF WILLIAM J. BAKER, ABSTRACT NO. 65, RECORDED IN DOCUMENT NUMBER 2017010899, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

PROPERTY OWNER:
Tom & Wendy Ford
PO BOX 128
Taylor, TX 76574-0128

NOTES:

1. 5' WIDE SIDEWALK SHALL BE CONSTRUCTED ON ALL ROAD FRONTAGE ADJACENT TO THE CURB AT THE TIME OF HOME CONSTRUCTION. DEVELOPER IS RESPONSIBLE TO BUILD SIDEWALKS ADJACENT TO THE CURB ALONG NON-RESIDENTIAL LOTS.
2. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY CODE.
3. THIS SUBDIVISION DOES NOT FALL WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NOS. 48491C0530E, COMMUNITY PANEL 0530E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND 48491C0535E, COMMUNITY PANEL NUMBER 0535E, EFFECTIVE DATE SEPTEMBER 26, 2008.
4. A PARKLAND FEE WILL BE PAID IN-LIEU OF DEDICATION OF A PARKLAND LOT.
5. PROPERTY OWNERS' ASSOCIATION SHALL OWN AND MAINTAIN ALL DRAINAGE LOTS AND OPEN SPACE LOTS AS FOLLOWS:
DRAINAGE LOTS:
LOT 61, BLOCK 4
OPEN SPACE LOTS:
LOT 18, BLOCK 3
6. PROPERTY OWNERS' ASSOCIATION WILL OWN AND MAINTAIN THE GAS EASEMENT OVER AND ACROSS LOT 64, BLOCK 4 AND LOT 18, BLOCK 3.
7. LOT 1, BLOCK 1, SHALL HAVE A 25' SIDE SETBACK ALONG NORTHLAWN DRIVE.

REQUIRED NOTES:

- h. UTILITY PROVIDERS -WATER: CITY OF TAYLOR ; WASTEWATER/SEPTIC: CITY OF TAYLOR ; ELECTRICITY: ONCOR.
- i. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- j. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 2015081018 & 2015099252, EFFECTIVE DATE OF 09/26/2008.
- k. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- l. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- m. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: N/A .
- n. PARKLAND DEDICATION REQUIREMENTS ARE MET BY DEDICATING LOT 60, BLOCK 4. THIS LOT IS 1.81 ACRES AND MEETS THE MINIMUM SIZE CRITERIA.
- o. MINIMUM FIRE FLOW OF ___<PER FIRE MARSHALL>___ GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- p. THIS SUBDIVISION IS SUBJECT TO ORDINANCE _(#)_ , WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIREMENTS/RESTRICTIONS: {ENUMERATE THEM}

Curve Table			
Curve #	Length	Radius	Delta
C1	114.482	300.000	021.8644
C2	94.881	250.000	021.7452
C3	29.954	100.000	017.1626
C4	29.954	100.000	017.1624
C5	76.045	300.000	014.5234
C6	76.011	300.000	014.5171
C7	52.947	100.000	030.3364
C8	12.985	325.000	002.2891
C9	23.881	15.000	091.2199
C10	13.619	15.000	052.0201
C11	32.048	50.000	036.7238
C12	81.816	50.000	093.7541
C13	101.947	50.000	116.8226
C14	32.061	50.000	036.7397
C15	13.619	15.000	052.0201
C16	19.670	15.000	075.1326
C17	33.624	325.000	005.9277
C18	58.592	225.000	014.9203
C19	26.801	225.000	006.8248
C20	23.313	15.000	089.0500
C21	23.811	15.000	090.9500
C22	23.313	15.000	089.0500

Curve Table			
Curve #	Length	Radius	Delta
C23	13.619	15.000	052.0201
C24	45.396	50.000	052.0199
C25	52.360	50.000	060.0001
C26	52.360	50.000	060.0001
C27	52.360	50.000	060.0001
C28	45.396	50.000	052.0199
C29	13.619	15.000	052.0201
C30	23.810	15.000	090.9509
C31	23.313	15.000	089.0500
C32	2.867	125.000	001.3140
C33	68.247	125.000	031.2821
C34	5.968	15.000	022.7954
C35	8.274	15.000	031.6061
C36	48.210	50.000	055.2450
C37	52.360	50.000	060.0001
C38	52.360	50.000	060.0001
C39	52.360	50.000	060.0001
C40	42.410	50.000	048.5985
C41	12.076	15.000	046.1286
C42	44.995	75.000	034.3735
C43	2.011	75.000	001.5366
C44	23.562	15.000	089.9994

Curve Table			
Curve #	Length	Radius	Delta
C45	13.619	15.000	052.0201
C46	19.198	50.000	021.9990
C47	103.652	50.000	118.7760
C48	94.553	50.000	108.3501
C49	13.619	15.000	052.0201
C50	23.562	15.000	090.0000
C51	23.810	15.000	090.9500
C52	37.443	125.000	017.1624
C53	113.198	50.000	129.7156
C54	113.198	50.000	129.7156
C55	113.198	50.000	129.7156
C56	10.397	15.000	039.7151
C57	10.397	15.000	039.7151
C58	34.658	50.000	039.7151
C59	20.576	50.000	023.5782
C60	57.964	50.000	066.4218
C61	22.466	75.000	017.1624
C62	10.425	325.000	001.8379
C63	70.849	325.000	012.4902
C64	1.108	325.000	000.1953
C65	69.677	275.000	014.5171
C66	70.561	325.000	012.4396

Curve Table			
Curve #	Length	Radius	Delta
C67	11.831	325.000	002.0858
C68	59.249	275.000	012.3444
C69	10.459	275.000	002.1791
C70	23.313	15.000	089.0500
C71	23.811	15.000	090.9500
C72	64.881	275.000	013.5179
C73	39.488	275.000	008.2272
C74	34.146	275.000	007.1144
C75	70.795	275.000	014.7500
C76	23.313	15.000	089.0500
C77	22.466	75.000	017.1624
C78	23.562	15.000	090.0000
C79	23.562	15.000	090.0000
C80	22.798	125.000	010.4500
C81	14.644	125.000	006.7124
C82	23.811	15.000	090.9500

Line Table		
Line #	Length	Direction
L1	9.847	S38° 53' 43.80"E
L2	9.930	S38° 53' 43.80"E

BEING A 28.33 ACRE TRACT OF LAND OUT OF THE W.J. BAKER SURVEY, ABSTRACT NO. 65 IN WILLIAMSON COUNTY, TEXAS, SAID TRACT CONTAINING THE 26.83 ACRES RECORDED IN DOCUMENT NO. 201508114, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND INCLUDING A 1.50 ACRE TRACT DESCRIBED IN VOLUME 825, PAGE 166, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 28.33 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod in the easterly line of Carlos G. Parker Boulevard (A.K.A. FM 397) for the northwesterly corner of this tract, said corner also being the northwesterly corner of the 26.83 tract described in Volume 1470, Page 860, Official Public Records of Williamson County, Texas, from which the southeasterly corner of the WJ Baker Survey Abstract 65 bears South 19°33'30" East, 2118.90',

THENCE South 67°24'04" West, 273.16 feet to a ½ inch iron rod found for an internal corner in the north line of said 26.83 acre tract;

THENCE South 21°53'30" East, 233.73 feet to a ½ inch iron rod, for an external corner in the northerly line of said Zvonek tract and the tract described herein;

THENCE South 68°23'57" West, 313.50 feet to a ½ inch iron rod for a corner in the northerly line of said Zvonek tract and the tract described herein;

THENCE North 21°36'50" West, 71.39 feet to a ½ inch iron rod for an internal corner of the herein described tract;

THENCE South 68°18'54" West, 433.87 feet along the northerly line of said Zvonek tract to a ½ inch iron rod for the northeasterly corner of said Zvonek tract and this tract;

THENCE North 21°39'06" West, along the easterly line of the Zvonek tract contained herein, through the 1.5 acre tract contained herein, a total distance of 1260.93 feet to a ½ inch iron rod for the southeasterly corner of this tract and the southeasterly corner of the 1.5 acre tract contained herein;

THENCE North 67°28'40" East, along the southerly line of the 1.5 acre tract included herein, along the southerly line of the Zvonek tract, for a total distance of 1022.54 feet, to a ½ inch pipe in the easterly line of Old Georgetown Road, for the southwesterly corner of said Zvonek tract and this tract;

THENCE South 21°38'18" East, along the easterly line of said Old Georgetown Road, 20.00 feet to a ½ inch iron rod, for an external corner in the westerly line of said Zvonek tract and this tract;

THENCE South 67°28'54" West, 201.50 feet to a 3/8 inch iron rod found for an internal corner in the westerly line of said Zvonek tract and this tract;

THENCE South 20°11'57" East, 190.39 feet to a ½ inch iron rod for an internal corner in the westerly line of said Zvonek tract and this tract;

THENCE North 67°43'38" East, 202.52 feet to a ½ inch iron rod in the easterly line of said Old Georgetown Road for an external corner in the westerly line of said Zvonek tract and this tract;

THENCE South 21°42'19" East, in part with the easterly line of said Old Georgetown Road and continuing with the easterly line of said Carlos G. Parker Boulevard, a total of 898.46 feet to the POINT OF BEGINNING.

LOT AREA TABLE		
BLOCK	LOT #	AREA
1	1	7584
1	2	7183
1	3	11350
1	4	12011
1	5	7045
1	6	9790
1	7	8563
1	8	7980
1	9	7980
1	10	7980
1	11	9293
1	12	9456
1	13	9464
1	14	10723

LOT AREA TABLE		
BLOCK	LOT #	AREA
2	1	7443
2	2	7196
2	3	7069
2	4	7843
2	5	7854
2	6	7092
2	7	7798
2	8	7930

LOT AREA TABLE		
BLOCK	LOT #	AREA
3	1	7533
3	2	7000
3	3	7000
3	4	7000
3	5	7500
3	6	7500
3	7	9513
3	8	10557
3	9	7450
3	10	8000
3	11	7500
3	12	7500
3	13	7500
3	14	7000
3	15	7000
3	16	7000
3	17	7371
3	18	7056

LOT AREA TABLE		
BLOCK	LOT #	AREA
4	1	9501.10
4	2	8400.00
4	3	8400.00
4	4	8400.00
4	5	8400.00
4	6	8400.00
4	7	8400.00
4	8	9069.21
4	9	7370.64
4	10	7000.00
4	11	7000.00
4	12	7000.00
4	13	7000.00
4	14	7931.70
4	15	10234.85
4	16	9253.34
4	17	10397.45
4	18	7517.16
4	19	7000.00
4	20	7000.00

LOT AREA TABLE		
BLOCK	LOT #	AREA
4	21	7000.00
4	22	7000.00
4	23	7532.73
4	24	7370.64
4	25	7000.00
4	26	7000.00
4	27	7000.00
4	28	7000.03
4	29	7542.90
4	30	11715.10
4	31	10853.32
4	32	12540.83
4	33	9610.01
4	34	11136.31
4	35	7454.39
4	36	7294.47
4	37	12883.21
4	38	12252.99
4	39	7451.71
4	40	8530.79

LOT AREA TABLE		
BLOCK	LOT #	AREA
4	41	10238.63
4	44	7700.00
4	45	8426.86
4	46	10585.81
4	47	7534.30
4	48	7000.00
4	49	7000.00
4	50	7000.00
4	51	7000.00
4	52	7000.00
4	53	7000.00
4	54	8000.00
4	55	7000.00
4	56	7000.00
4	57	7000.58
4	58	7004.88
4	59	7082.11
4	60	78797.51

**Staff Report
Specific Use Permit
619 North Main Street**

Requested Action: Specific Use Permit for a liquor store.

Applicant: Sanjog Tamang

Subject Property: Approximately 10,890 square feet, Lot 3, Block 33, City of Taylor, Taylor, Williamson County, Texas.

Parcel Information

Current Use: Convenience store

Proposed Use: Liquor store

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Vacant	B-1
South	Single-Family	B-1
East	Right-of-Way (N. Main)	
West	Institutional (First Presbyterian Church)	B-1

Purpose:

The purpose of the application is to meet the requirement for a Specific Use Permit in Table 3.7 RECREATIONAL AND ENTERTAINMENT USES. The convenience store owner is trying to keep his small business open. He believes approval of the request would give him the opportunity to provide more products, specifically liquor so that he may attract a broader customer base as his business has suffered during the pandemic.

Background:

Previously the owner of the business applied for a variance to the minimum distance from a school. Currently, the required minimum distance from a liquor store to a school is 300 feet; measured from one property line to the other i.e., as the crow flies. The subject property is about 270 feet from the Legacy Early College High School property line (30 feet shy of the minimum requirement). A variance application went before City Council on August 13, 2020 and was approved unanimously to allow the liquor store to be less than 300 feet from the school property.

In order to recommend approval of an application for a specific use permit, the Planning and Zoning Commission shall consider the following factors:

1. Consistency with guiding documents.

The application is consistent with the Zoning Ordinance which we use to implement the Comprehensive Plan. The owner of the convenience is requesting the specific use permit as required in the Zoning Ordinance. To operate a liquor store in the B-1 Zoning District requires a specific use permit.

2. Compatible with the Surrounding Area.
The store is an established business in the B-1 Zoning District with one residential use to the south. There is a screening fence between the residential use and the store to ensure compatibility between different uses.
3. Promotion of health, safety, or general welfare.
The owner will meet all of the existing ordinances which will promote the health, safety and general welfare.
4. Facilitation of infrastructure.
The subject property already has the necessary infrastructure.
5. There are changed conditions.
There are changed conditions recently with the pandemic and the owner is trying to provide more products so he can keep his business open.
6. Community need.
The community needs to increase sales tax revenue. A basic tenet of economic development is to retain existing businesses, especially in these unpredictable times.

Attachments:

1. Draft Ordinance
2. Location Map



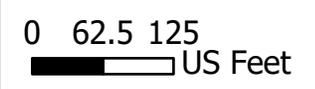
PZ-2020-1246
KING'S MINI MART
LOCATION MAP

Legend

- King's Mini Mart
- Streets

ZONING

- B-1
- B-1/CPD
- B-3 Central Business
- MF-2 Multi-Family
- P Parks



DRAWN BY: MH
CHECKED BY: SS



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ORDINANCE NO. 2020-19

AN ORDINANCE APPROVING A REQUEST FOR A SPECIFIC USE PERMIT FOR A LIQUOR STORE AT 619 NORTH MAIN STREET, LEGALLY DESCRIBED AS LOT 3, BLOCK 33, CITY OF TAYLOR, APPROXIMATELY 10,890 SQUARE FEET, MORE OR LESS, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R015105; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on October 22, 2020, to consider the request made by Sanjog Tamang, Applicant and Owner of the property, respectively, which property is shown in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Specific Use Permit for a Liquor Store use, which is a use permitted by Specific Use Permit approval within the Local Commercial Zoning District (B-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 13, 2020, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Specific Use Permit.

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

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

SECTION 2. The Property is approved for a Specific Use Permit for a Liquor Store use.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property.

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2020-19 was introduced before the Taylor City Council on the _____ day of October 22, 2020.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2020.

Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2020-19, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2020, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2020.

Dianna Barker
City Clerk

EXHIBIT A

DRAFT

City of Taylor
Public Hearing and Recommendation to City Council on a Text Amendment to the
Zoning Ordinance Regarding Non-Conforming Carports

Staff Report

Requested Action: Conduct a public hearing and make a recommendation to City Council on the proposed text amendment.

Applicant: City of Taylor

Purpose:

Earlier this year, the City received a code enforcement complaint regarding a carport that was being constructed and enclosed in the Crestview neighborhood. After investigating the complaint, city staff determined that the carport was located within the required 25 foot front setback and directed the property owner to remove the carport. The owner of the property complied. The Code Enforcement Officer identified other similar carports within the neighborhood.

After further investigation, staff initiated several additional enforcement cases in the neighborhood. One of the property owners contacted their councilmember to see if there is anything the City can do to allow these carports to remain. City Council discussed this issue at their July 16, 2020 meeting and referred the topic to the Planning and Zoning Commission for a recommendation.

P&Z discussed this at their August 11, 2020 meeting and recommended to Council that the Zoning Ordinance be amended to:

Allow the owners of existing, non-conforming carports to register with the City, pay for and receive a safety inspection of the carport and for the Council to consider other criteria such as architectural compatibility.

The Commission did not recommend allowing any additional carports to be constructed without meeting the requirements of the Zoning Ordinance and building codes.

At their August 27, 2020 meeting the Council received the recommendation from the P&Z and concurred with the recommendation to allow non-conforming carports to register. The Council did not support requiring specific architectural standards for non-conforming carports. The Council also requested that a procedure be incorporated into the Zoning Ordinance amendment to allow property owners to request a special permit for new carports that encroach into a required setback.

At their September 8, 2020 meeting the P&Z discussed the Council recommendation and by a 6-2 vote directed staff to prepare a text amendment.

Background:

The Zoning Ordinance currently requires all structures to be setback 25 feet from the front property line in residential districts. See the chart below:

DEVELOPMENT STANDARD	ZONING DISTRICT					
	R/A	R-1	R1-MH	R-2	R-2A	R-2B
Front Yard Setback (ft.)	25	25	25	25	25	25

Following are the definitions of setback from the Zoning Ordinance:

Setback - The unobstructed, unoccupied open space between a structure and the property line of the lot on which the structure is located. Setbacks shall be unobstructed from the ground to the sky and measured as the horizontal distance between a property line and the furthestmost projection of the structure, except as provided otherwise in this Ordinance.

Setback, Front - A setback extending along the whole length of the front lot line between the side lot lines, and being the minimum horizontal distance between street line and the main building or any projections thereof other than steps, planter boxes, and unenclosed porches.

In addition to the prohibition of structures in the front setback, Chapter 6 of the Zoning Ordinance also prohibits required off-street parking spaces in residential districts to be located in the front setback. See Section 6.4 below:

6.4 - Location and Design of Off-Street Parking and Loading Spaces

2. Setbacks. In all residential districts, no required off-street parking or loading space shall be located within a required front or street side setback area.

Staff Recommendation:

Staff recommends approval of the text amendment to allow non-conforming carports to register with the City and to allow future applicants to seek a specific use permit for carports that cannot meet the front and street side setback requirements of the Zoning Ordinance.

Attachments:

1. Ordinance 2020-18

ORDINANCE NO. 2020-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, CHANGING TEXT OF THE ZONING ORDINANCE, SECTION 4.3 MEASUREMENTS AND SPECIAL CIRCUMSTANCES, BY ADDING A PROVISION FOR SPECIFIC USE PERMITS IN CERTAIN CIRCUMSTANCES ON A CASE BY CASE BASIS TO ALLOW CARPORTS IN THE FRONT AND STREET SIDE SETBACKS AND SECTION 9.2 NONCONFORMING STATUS, TO ALLOW FOR THE REGISTRATION OF EXISTING NONCONFORMING CARPORTS AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on October 22, 2020, to consider the change to the text of Zoning Ordinance, Section 4.3 Measurements and Special Circumstances and Section 9.2 Nonconforming Status; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 13, 2020, to consider the change to the text of Zoning Ordinance, Section 4.3 Measurements and Special Circumstances and Section 9.2 Nonconforming Status, and recommended the approval of the change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the change to Section 4.3 Measurements and Special Circumstances and Section 9.2 Nonconforming Status of the Zoning Ordinance.

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

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

SECTION 2. The Zoning Ordinance, Section 4.3 Measurements and Special Circumstances, is amended as follows to add a new subpart j to 4.3.2 Yard Setbacks, 5. Front Setbacks:

4.3.2 Yard Setbacks

5. Front Setbacks

j. Where special conditions exist making the provision of covered parking on a residential lot is not practical in any location other than within the required front setback, a property owner may seek a Specific Use Permit for an unenclosed carport to be located within the front setback. If granted, the permit shall specify the following conditions and any other conditions deemed appropriate by the Planning and Zoning Commission and City Council to protect the public health, safety and general welfare:

1. The carport may not encroach into any easements or rights-of-way;
2. The carport may not block visibility from any street or alley;
3. No protected trees may be removed in order to construct the carport;
4. The carport must meet all adopted building codes.

The Zoning Ordinance, Section 4.3 Measurements and Special Circumstances, is amended as follows to add a new subpart i to 4.3.2 Yard Setbacks, 7. Side Setbacks:

4.3.2 Yard Setbacks

7. Side Setbacks

i. Where special conditions exist making the provision of covered parking on a residential lot is not practical in any location other than within the required street side setback, a property owner may seek a Specific Use Permit for an unenclosed carport to be located within the street side setback. If granted, the permit shall specify the following conditions and any other conditions deemed appropriate by the Planning and Zoning Commission and City Council to protect the public health, safety and general welfare:

1. The carport may not encroach into any easements or rights-of-way;
2. The carport may not block visibility from any street or alley;
3. No protected trees may be removed in order to construct the carport;
4. The carport must meet all adopted building codes.

The Zoning Ordinance, Section 9.2 Nonconforming Status, is amended as follows to add a new subpart 4:

9.2 Nonconforming Status

4. Carports were constructed prior to June 1, 2020 that did not meet the requirements of this ordinance at the time of construction and:

- a. were registered with the City by the property owner; and
- b. passed a safety inspection by the City prior to June 1, 2021.

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

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

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2020-XX was introduced before the Taylor City Council on the _____ day of October 2020.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2020.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl, City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2020-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2020, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2020.

Dianna Barker
City Clerk

DRAFT