

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX 76574
JULY 8, 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, July 8, 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 comment on items not listed on the agenda. However, the Commission cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on June 12, 2025.

IV. REGULAR AGENDA - REVIEW/DISCUSS AND CONSIDER ACTION

2. **PZ-2025-2534** Consider Disapproval of the Isla De Aqua Subdivision Replat, generally located at 309 W. Rio Grande Street, consisting of approximately 0.100 acres of land part of the Washington Heights subdivision, Block 3, Eastern Part of Lot 10, more particularly described by Williamson Central Appraisal District Parcel R018437, Taylor, Williamson County, Texas. *Preston Gunn*
3. **PZ-2025-2532** Consider Disapproval of the Cavo Properties Replat of Lot 1, Block A, generally located at 140 NW Carlos G. Parker Blvd, consisting of approximately 4.297 acres of land, situated in the Cavo Properties Subdivision, more particularly described by Williamson Central Appraisal District Parcel R569867, Taylor, Williamson County, Texas. *Preston Gunn*
4. **PZ-2023-1904** Consider Approval of the Northcutt Buzan Preliminary Plat, generally located at 1910 CR 452, consisting of approximately 27.637 acres of land, situated in the P. Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcel R408565, Taylor, Williamson County, Texas. *Courtney Peres*
5. **PZ-2023-1969** Consider Conditional Approval of 3811 North Main Final Plat, consisting of approximately 21.78 acres of land generally located at 3811 N Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the

William J. Baker survey, abstract No 65, Taylor, Williamson County, Texas. *Cole Bakley*

6. **PZ-2025-2522** Consider Approval of a Subdivision Variance from the Engineering Manual Section 3.1.4.D, Detention and Erosion Policy, for property generally located at 715 Carlos G. Parker Blvd. SW, commonly referred to as Taylor Pointe, 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 Parcels R331170, R661628, R661621, R661629, R661630, Taylor, Williamson County, Texas *Cole Bakley*

V. PUBLIC HEARINGS

7. None.


VI. DISCUSSION ITEMS

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

VII. ADJOURN

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally Justified under the Open Meetings Act.

I certify that the notice of this meeting was posted in the City of Taylor Hall Lobby continuously for 72 continuous hours before July 8, 2025. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: July 3, 2025
Victoria Winchester, Administrative Assistant

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

June 10, 2025, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

<u>PRESENT</u>	<u>ABSENT</u>	<u>STAFF PRESENT</u>
Nora Roy	Amy Everhart	Preston Gunn, Planner
Donna Frazier	Joseph Gonzalez	Cole Bakley, Senior Planner
Jim Buzan	Alexander Allrich	Courtney Peres, Interim Assistant Director
Annette Maruska		Shai Roos, Interim Director
Jim Newman		
Barbara Aviles-Torsberg		

I. CALL TO ORDER AND DECLARE A QUORUM

- *Vice Chair, Donna Frazier called the meeting to order and declared a quorum at 6:01 P.M.*

II. CITIZENS COMMUNICATION

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

- *No citizens were present to present at Citizens Communication.*

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on May 12, 2025.

- *Annette Maruska made a motion to Approve the minutes as presented. Nora Roy seconded the motion. Motion passed (6-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

2. None.

V. PUBLIC HEARINGS

3. **PZ-2025-2506** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Blueprint Data Centers, generally located at 1601 Martin Luther King Jr. Blvd., legally described as the EDC Addition Minor Plat, Block A, Lot 1, 52.42 acres, more particularly described by the Williamson Central Appraisal District Parcel R667904, Taylor, Williamson County, Texas.

- *The public hearing was opened at 6:05 P.M.*

- *The applicant, Jacob Yaerid, was presented to speak about the proposal.*
 - *The public hearing was closed at 6:06 P.M.*
 - *Commissioner Buzan made a motion to approve the Employment Center Plan. Commissioner Newman seconded the motion. The motion passed (6-0).*
4. **PZ 2025-2508** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 3601 East 4th Street, legally described as approximately 2.238 acres of land, situated in the Norman Johnson Subdivision, Block A, Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R655996, Williamson County, Texas.
- *The public hearing was opened at 6:11 P.M.*
 - *The public hearing was closed at 6:12 P.M.*
 - *Commissioner Roy made a motion to approve the Place Type Amendment. Commissioner Newman seconded the motion. The motion passed (6-0).*
5. **PZ-2025-2510** Hold a public hearing and consider making a recommendation regarding a request for a Comprehensive Plan Amendment of the Future Land Use designation from Market Center Community to Employment Center Community on property generally located at 815 W. 2nd Street, 817 W. 2nd Street, 918 W. 1st Street and 901 W. 2nd Street, legally described as approximately 1.6188 acres of land, situated in the Doak Addition, Part of Block 27 and Block 28, AK, more particularly described by Williamson Central Appraisal District Parcel R016522, R016521, R016526, Taylor, Williamson County, Texas.
- *The public hearing was opened at 6:22 P.M.*
 - *The applicant, Kenneth Kruse, was present to speak about the proposal.*
 - *The public hearing was closed at 6:29 P.M.*
 - *Commissioner Maruska made a motion to approve the Future Land Use Amendment. Commissioner Buzan seconded the motion. The motion passed (5-1) (Commissioner Newman with dissenting vote).*
6. **PZ-2025-2463** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator, for property generally located at 2112 W. Lake Dr, consisting of approximately 5.716 acres of land situated in the William J. Baker Survey, Abstract No. 065 more particularly described by Williamson Central Appraisal District Parcel R018819, Taylor, Williamson County, Texas.
- *The public hearing was opened at 6:35 P.M.*
 - *The applicant, Jared West, was present to speak about the proposal.*
 - *Neighbor, Ursula Perez, stated her concerns with privacy.*
 - *The applicant stated their willingness to increase privacy and modify the concerns Ms. Perez mentioned.*
 - *The public hearing was closed at 6:55 P.M.*
 - *Commissioner Maruska motioned to Postpone the request for Special Use Permit. Commissioner Aviles-Torsberg seconded the motion. The motion passed (6-0.)*

VI. DISCUSSION ITEMS

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

- *None.*

VII. ADJOURN

- *Meeting was adjourned at 6:56 P.M.*

Approved by Chair:	
	<i>Amy Everhart, Chair</i>
Date:	
Attest by Administrative Assistant:	
	<i>Victoria Winchester, Administrative Assistant</i>
Date:	



**City Council Meeting
July 8, 2025
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: **PZ-2025-2534 Consider Disapproval of the Isla De Aqua Subdivision Replat, generally located at 309 W. Rio Grande Street, consisting of approximately 0.100 acres of land part of the Washington Heights subdivision, Block 3, Eastern Part of Lot 10, more particularly described by Williamson Central Appraisal District Parcel R018437, Taylor, Williamson County, Texas.**

Council Action to be Taken: Consider Disapproval of the Isla De Aqua Subdivision Replat

Department Submitted: Development Services

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

Consider Disapproval of the Isla De Aqua Subdivision Replat

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

The submitted replat does not meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Denial of the proposed Replat.

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. _02_PZ-2025-2534_309 Rio Grande Subdivision Replat Staff Report
2. _02a_PZ-2025-2534_309 Rio Grande Subdivision Replat Staff Comments
3. _02b_PZ-2025-2534_309 Rio Grande Subdivision Replat Proposed Plat
4. _02c_PZ-2025-2534_390 Rio Grande Subdivision Location Map

City of Taylor
PZ-2025-2534
309 Rio Grande Subdivision Replat
Staff Report

Item Details

Agenda No.	2
Requested Action:	Consider Denial of 309 Rio Grande Subdivision Re-Plat
Address/Location:	Generally located at the corner of 309 Rio Grande Street, consisting of approximately 0.102 acres of land
Legal Description:	Legally described as Washington Heights, Block 3, Lot 10 East Part, more particularly described by Williamson Central Appraisal District Parcel R018437, Taylor, Williamson County, Texas.
Current Zoning:	P3: Neighborhood
Current Use:	Vacant
Applicant:	Jimenez Land Services
Case History:	This is the first submission of the Re-plat.
Staff Recommendation:	The submitted replat does not meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Denial of the proposed Replat.

Attachments

- a. Staff Comment Letter
 - 1. Planning Comments
 - 2. Engineering Comments
- b. Proposed Plat
- c. Location Map



City of Taylor

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

Date: Tuesday, June 24, 2025

Address: 309 West Rio Grande, Taylor 76574

Permit Number PZ-2025-2534

Dear ,

Staff has completed its review of plans for the 309 West Rio Grande that is to be located at 309 West Rio Grande, 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.

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

Comment 1: Change to Re-Plat

Comment 2: update to PZ-2025-2534

Comment 3: Missing Metes and Bounds Description

Comment 4: Remove set back

Comment 5: Remove Set Back

Comment 6: Scale need to be 1" = 60'

Comment 7: Make Room for seals and signatures

Comment 8: Add missing owner information

Comment 9: Remove this signature block, the plat will be administratively approved

Comment 10: Clean up signature block, too many extra lines

Comment 11: Anything with (If Applicable) is updated by you to reflect what applies to you. As you don't have any drainage easements you would not need to have this comment

Comment 12: Anything with Brackets is updated by you to reflect what applies to you

Comment 13: Must include adjacent property owner (Lot A) and include their lot in your subdivision

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 of the plat containing the following comments:

Plat Review - Engineering Review 01

1. Property fronts a Neighborhood Avenue as noted in the City Transportation Plan and is subject to ROW being provided.
2. Update project numbers in the plat heading
3. Recommend providing to a 1"=60' scale to show items clearly. The requirement of 1"=100' is the max scale for plats that are generally depicting larger areas.
4. Update text to "Subdivision" where noted:
5. Update text to select to remove septic and keep "Wastewater"
6. Verify plat type and update headings
7. Filing # is not correct for lot reference "C". Update text to 1999035376
8. Provide a metes and bounds description of the subdivision
9. Ensure there is enough space within the plat certifications for signatures, stamps, etc.
10. Verify subdivision name and for it to be "LOT 10, BLOCK 3, WASHINGTON HEIGHTS"
11. Provide a legend of abbreviations used within the plat
12. Provide a corner tie to the original abstract survey or if this course shown is a reference, label accordingly
13. The highlighted portions of the Owner's Certificate is intended to select an item and discard the other text. If no lien holders, remove the brackets.
14. Complete the information here. The text shown is intended to be a placeholder of what is to be provided.
15. Ensure the lines for the signatures shown are adequately provided. Multiple lines shown.
16. Owner representative's name to be included here. Owner name is also incomplete (Isla De Agua, LLC.)
17. Verify building setback requirements shown and remove as necessary
18. Show complete information and linework for adjacent lots and ROW
19. Notate owner name for lot reference "B"
20. Revise to current owner name for lot reference "F"

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 with the following comments:

1. Documents state that there will 2 separate structures on this one lot. The address for each home shall be officially assigned by Williamson County Addressing.

The plat shall include the following plat note:

A fire flow that shall be provided that meets the fire flow requirement per the current adopted International Fire Code for at least 2 hours and not less than 1700 gallon per minute.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6799, or by e-mail at preston.gunn@taylortx.gov.

Thank you,

Preston Gunn

Attachment

309 RIO GRANDE SUBDIVISION PRELIMINARY PLAT
CITY OF TAYLOR PROJECT NUMBER (PZ-2024-XXXX)
 BEING A PRELIMINARY PLAT CONSISTING OF 0.102 ACRES, INCLUDING 0 ACRES OF RIGHT-OF-WAY DEDICATION
 TO CREATE 1 LOT, 0 RESERVES
 PART OF AND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS

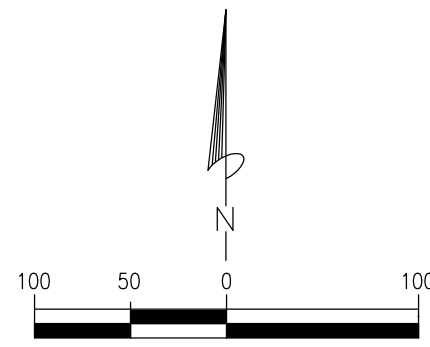
Comment 1: Change to Re-Plat

Comment 2: update to PZ-2025-2534

Comment 3: Missing Metes and Bounds Description

Comment 9: Remove this signature block, the plat will be administratively approved

VICINITY MAP
1"=2,000'



LEGEND

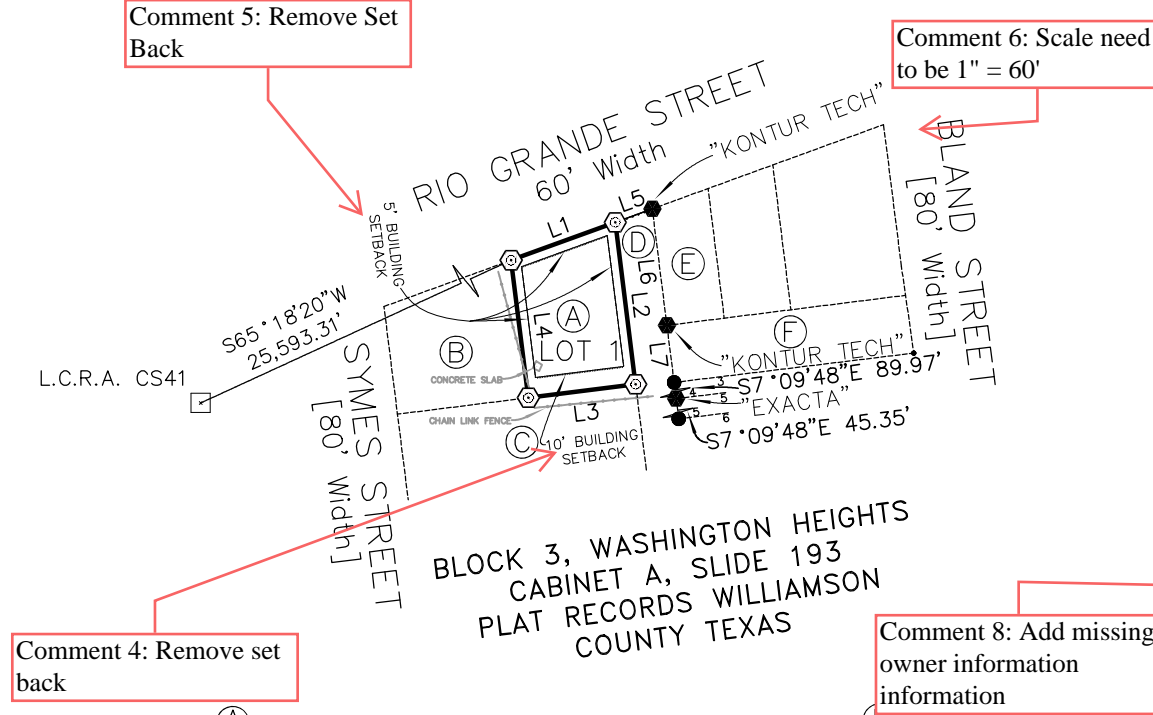
- 5/8 INCH IRON ROD WITH PLASTIC CAP FOUND
- ⊙ 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5575" SET
- 1/2 INCH IRON ROD FOUND

LINE TABLE

NUM	BEARING	DISTANCE
L1	N69°59'34"E	57.71'
L2	S 7°09'48"E	85.00'
L3	S82°50'12"W	56.27'
L4	N 7°09'48"W	72.17'
L5	N69°59'34"E	20.51'
L6	S 7°09'48"E	61.15'
L7	S 7°09'48"E	29.96'

LOT TABLE

LOT 1	4421 Sq. Ft. 0.102 Acre
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Comment 5: Remove Set Back

Comment 6: Scale need to be 1" = 60'

Comment 4: Remove set back

Comment 8: Add missing owner information

ISLA DE AGUA, LLC
 EASTERLY ONE-HALF (1/2)
 OF LOT 10
 BLOCK 3
 WASHINGTON HEIGHTS
 DOCUMENT NO. 2023069088
 AUGUST 14, 2023
 OFFICIAL PUBLIC RECORDS
 WILLIAMSON COUNTY TEXAS

ALLEY
 [20' Width]
 BLOCK 3, WASHINGTON HEIGHTS
 CABINET A, SLIDE 193
 PLAT RECORDS WILLIAMSON
 COUNTY TEXAS

WEST ONE-HALF (1/2)
 OF LOT NUMBER 10
 BLOCK NUMBER THREE (3)
 WASHINGTON HEIGHTS
 VOLUME 574 PAGE 551
 SEPTEMBER 10, 1973
 OFFICIAL PUBLIC RECORDS
 WILLIAMSON COUNTY TEXAS

EVA CLARK
 PART OF
 LOT NUMBERS
 ONE(1) & TWO(2)
 BLOCK THREE (3)
 WASHINGTON HEIGHTS
 DOC. NO. 2022035586
 MARCH 16, 2022

LEE GONZALES, JR.
 LOTS 7, 8, AND 9, BLOCK 3,
 WASHINGTON HEIGHTS
 DOC. NO. 199935376
 APRIL 12, 1999
 OFFICIAL PUBLIC RECORDS
 WILLIAMSON COUNTY TEXAS

PASIANO AGUILAR, SIXTA REYES
 NUNEZ, NEPTALIA ESPINAL, &
 ELIBERTHA LUNA
 SOUTH 30 FEET
 OF LOT 2
 BLOCK 3
 WASHINGTON HEIGHTS
 DOC. NO. 2005097088
 NOVEMBER 15, 2005

SURVEYOR'S NOTES:

- BEARING BASIS: HORIZONTAL DATUM, NAD 83(2011)(EPOCH 2010.0000). TEXAS STATE PLANE, CENTRAL ZONE. VERTICAL DATUM NAVD88(GEOID 18). VALUES A FROM STATIC GPS OBSERVATIONS CONDUCTED ON 04/19/2024, AND PROCESSED BY NGS OPUS ON 04/20/2024.
- ELEVATIONS REFERENCED ARE NAVD88.
- PROJECT BENCHMARK INFORMATION: BENCH MARK NO. 1-60D NAIL: NORTHING 10,180,012.06', EASTING 3,216,030.37', ELEVATION 532.08'
- ALL DISTANCES SHOWN ARE SURFACE.
- COMBINED SCALE FACTOR: 0.99988358.
- THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES WHICH AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON. THE SURVEYOR RELIED UPON THE SUBDIVISION PLAT OF RECORD AND THE SUBJECT TRACT DEED. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR.

KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF WILLIAMSON

I, ISLA DE AGUA, SOLE OWNER OF THE CERTAIN 0.102 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023069088 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, RESUBDIVIDE, AMEND, ETC.> 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 OR WILLIAMSON COUNTY IF IN ETJ> 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 309 RIO GRANDE SUBDIVISION.

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

(OWNER'S SIGNATURE) _____

<OWNER'S TYPED NAME AND ADDRESS>

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

I, CHRISTOPHER ROSS HO SURVEYOR IN THE STATE IS TRUE AND CORRECTLY GROUND OF THE PROPER ARE NO APPARENT DISC IMPROVEMENTS, VISIBLE L SHOWN ON THE ACCOMP SHOWN THEREON WERE P ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY THIS ____ DAY OF _____, 20____ TEXAS,

or relied upon as a final survey document.

REGISTERED PROFESSIONAL SURVEYOR
 NO. 5575 STATE OF TEXAS
 SURVEYOR'S CERTIFICATION

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

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

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

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

BY: _____, DEPUTY

COUNTY CLERK'S CERTIFICATION

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 _____, 20____, A.D.

_____, CHAIRMAN DATE _____

_____, SECRETARY DATE _____

DEVELOPMENT SERVICES DIRECTOR

I, _____ DEVELOPMENT SERVICES 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.

_____, DIRECTOR DATE _____

PLAT NOTES:

- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF TAYLOR, WASTEWATER/SEPTIC: CITY OF TAYLOR, AND ELECTRIC: ONCOR.
- ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS (IF APPLICABLE)
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 48491C0541F EFFECTIVE DATE OF DECEMBER 20, 2019
- THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE 1983 STATEPLANE TEXAS CENTRAL FIPS 4203 FEET
- THESE LOTS SHALL COMPLY WITH (PLACE TYPE) AS AMENDED.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD
- UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF TAYLOR BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF TAYLOR, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT
- ALL EASEMENTS DEDICATED TO THE CITY OF TAYLOR BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED, OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA

Comment 11: Anything with (If Applicable) is updated by you to reflect what applies to you. As you don't have any drainage easements you would not need to have this comment

Comment 9: Place Type is P3 Neighborhood

Comment 7: Make room for seal

Comment 7: Remove #2

Comment 10: Clean up signature block, too many extra lines

Comment 1

309 RIO GRANDE SUBDIVISION PRELIMINARY PLAT

Comment 2

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

DRAWING DATE: 4/3/2025

SCALE: 1"=100'

Comment 6

SHEET: 1 OF 1

REVISION NOTES: 0

ADDRESS: 309 RIO GRANDE, TAYLOR, TX

Comment 8: Should say Sheet 1 of 1

CHRISTOPHER HOLLAND
 Registered Professional Land Surveyor



2414 County Road 107 Lincoln, Texas 78948
 512-565-4523 Texas RPLS No. 5575

ACAD FILE: RIOGRANDE309-02A.dwg

REVISION: 00

DRAWN BY: CRH

SURVEYED ON THE GROUND: APRIL 2024

Verify building setback requirements shown and remove as necessary

Show complete information and linework for adjacent lots and ROW

Verify subdivision name and for it to be "LOT 10, BLOCK 3, WASHINGTON HEIGHTS"

Owner representative's name to be included here. Owner name is also incomplete (Isla De Agua, LLC.)

The highlighted portions of the Owner's Certificate is intended to select an item and discard the other text. If no lien holders, remove the brackets.

Recommend providing to a 1"=60' scale to show items clearly. The requirement of 1"=100' is the max scale for plats that are generally depicting larger areas.

309 RIO GRANDE SUBDIVISION PRELIMINARY PLAT
CITY OF TAYLOR PROJECT NUMBER (PZ-2024-XXXX)

Update project numbers in the plat heading

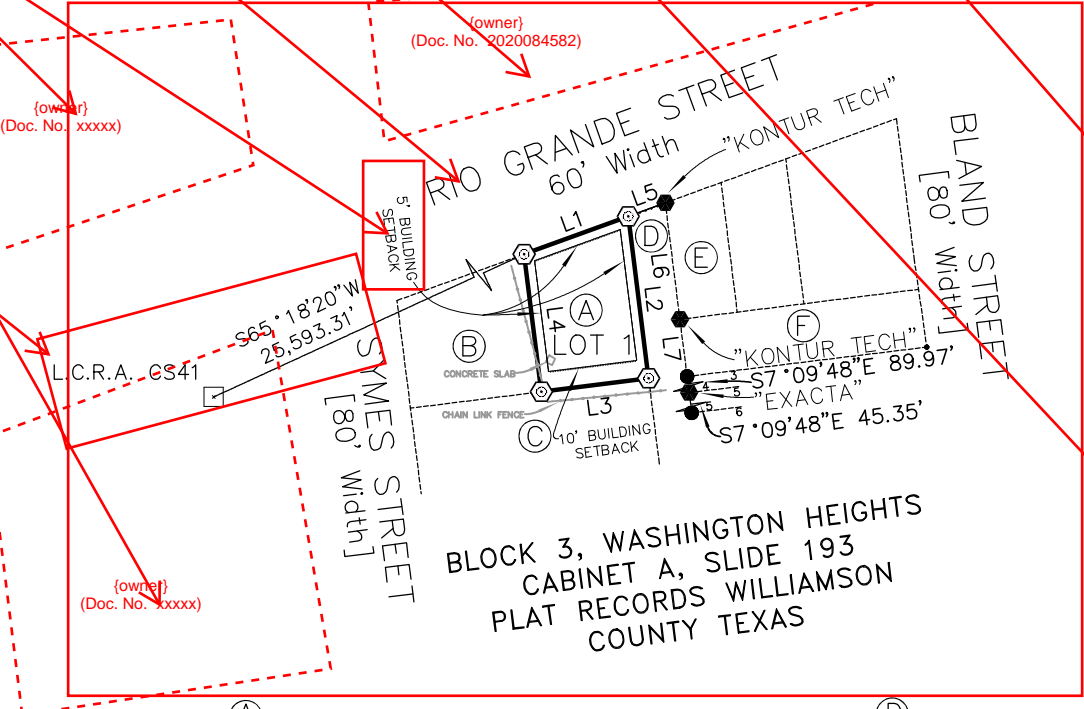
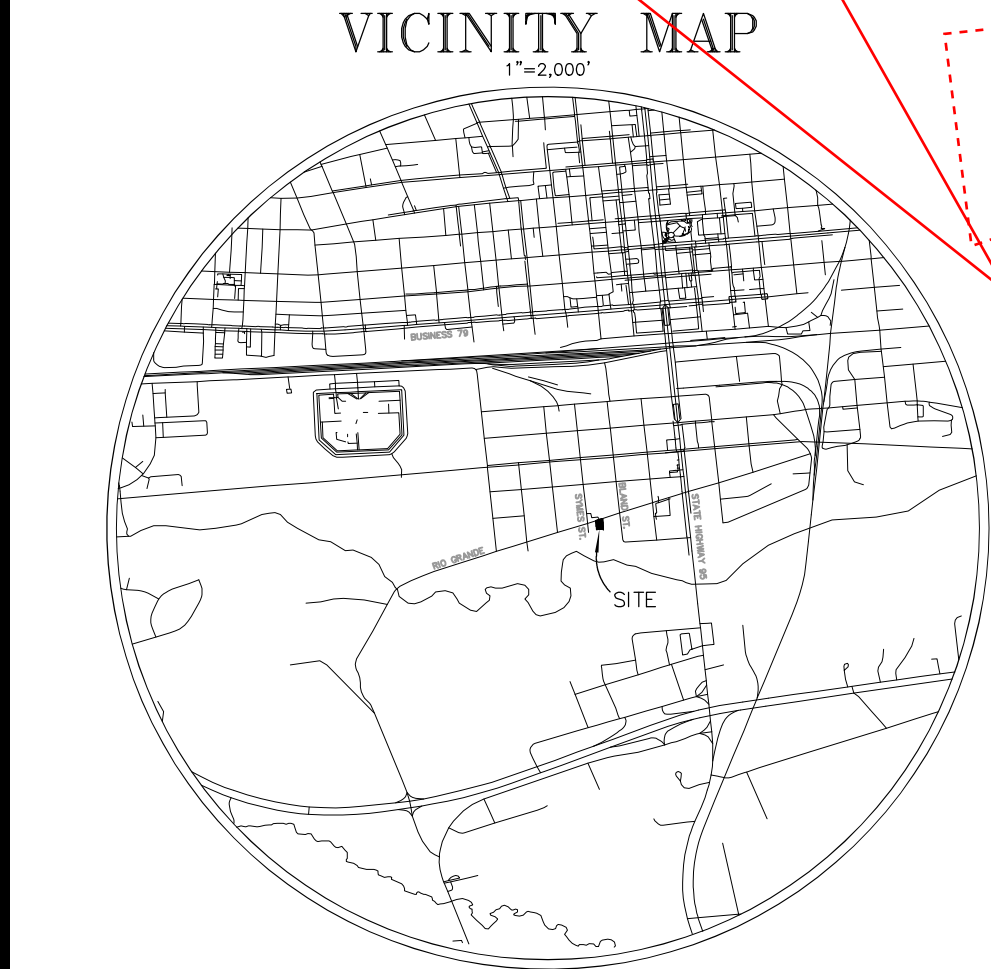
Ensure there is enough space within the plat certifications for signatures, stamps, etc.

Complete the information here. The text shown is intended to be a placeholder of what is to be provided.

Provide a corner tie to the original abstract survey or if this course shown is a reference, label accordingly

BEING A PRELIMINARY PLAT CONSISTING OF 0.102 ACRES, INCLUDING 0 ACRES OF RIGHT-OF-WAY DEDICATION TO CREATE 1 LOT, 0 RESERVES PART OF AND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS

Verify plat type and update headings



KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON
I, ISLA DE AGUA, SOLE OWNER OF THE CERTAIN 0.102 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023069088 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, RESUBDIVIDE, AMEND, ETC.> 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 OR WILLIAMSON COUNTY IF IN ETJS> TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OR TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS 309 RIO GRANDE SUBDIVISION.

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 _____, 20____, A.D.

Ensure the lines for the signatures shown are adequately provided. Multiple lines shown.

ISLA DE AGUA, LLC
EASTERLY ONE-HALF (1/2) OF LOT 10
BLOCK 3
WASHINGTON HEIGHTS
DOCUMENT NO. 2023069088
AUGUST 14, 2023
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY TEXAS

ALLEY
[20' Width]
BLOCK 3, WASHINGTON HEIGHTS
CABINET A, SLIDE 193
PLAT RECORDS WILLIAMSON
COUNTY TEXAS

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.
(OWNER'S SIGNATURE) _____
<OWNER'S TYPED NAME AND ADDRESS> _____

_____, CHAIRMAN DATE _____
_____, SECRETARY DATE _____
DEVELOPMENT SERVICES DIRECTOR

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 ISLA DE AGUA, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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.

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: _____

_____, DIRECTOR DATE _____
Update text to select to remove septic and keep Update text to "Subdivision"

Provide a legend of abbreviations used within the plat



LEGEND

- 5/8 INCH IRON ROD WITH PLASTIC CAP FOUND
- ⊙ 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5575" SET
- 1/2 INCH IRON ROD FOUND

LINE TABLE

NUM	BEARING	DISTANCE
L1	N69°59'34"E	57.71'
L2	S 7°09'48"E	85.00'
L3	S82°50'12"W	56.27'
L4	N 7°09'48"W	72.17'
L5	N69°59'34"E	20.51'
L6	S 7°09'48"E	61.15'
L7	S 7°09'48"E	29.96'

LOT TABLE

LOT 1	4421 Sq. Ft. 0.102 Acre
-------	-------------------------

WEST ONE-HALF (1/2) OF LOT NUMBER 10
BLOCK NUMBER THREE (3)
WASHINGTON HEIGHTS
VOLUME 574 PAGE 551
SEPTEMBER 10, 1973
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY TEXAS

EVA CLARK
PART OF
LOT NUMBERS
ONE(1) & TWO(2)
BLOCK THREE (3)
WASHINGTON HEIGHTS
DOC. NO. 2022035586
MARCH 16, 2022

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON
I, CHRISTOPHER ROSS HOLLAND, A 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.

- PLAT NOTES:
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF TAYLOR, WASTEWATER/SEPTIC: CITY OF TAYLOR, AND ELECTRIC: ONCOR.
 - ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS (IF APPLICABLE)
 - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 48491C0541F EFFECTIVE DATE OF DECEMBER 20, 2019
 - THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE 1983 STATE PLANE, TEXAS, CENTRAL_FIPS_4203_FEET
 - THESE LOTS SHALL COMPLY WITH (PLACE TYPE) AS AMENDED.
 - RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD
 - UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF TAYLOR BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF TAYLOR, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT
 - ALL EASEMENTS DEDICATED TO THE CITY OF TAYLOR BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED, OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA

LEE GONZALES, JR.
LOTS 7, 8, AND 9, BLOCK 3,
WASHINGTON HEIGHTS
DOC. NO. 199935376
APRIL 12, 1999
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY TEXAS

PASIANO AGUILAR, SIXTA REYES
NUNEZ, NEPTALIA ESPINAL, &
ELIBERTHA LUNA
SOUTH 30 FEET
OF LOT 2
BLOCK 3
WASHINGTON HEIGHTS
DOC. NO. 2005097088
NOVEMBER 15, 2005

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____ THIS _____ DAY OF _____, 20____, TEXAS.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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 _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.
NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY
COUNTY CLERK'S CERTIFICATION

309 RIO GRANDE SUBDIVISION PRELIMINARY PLAT
CITY OF TAYLOR PROJECT NUMBER (PZ-2024-XXXX)

DRAWING DATE: 4/3/2025
SCALE: 1"=100'
SHEET: 1 OF 1
REVISION NOTES: 0

Provide a metes and bounds description of the subdivision

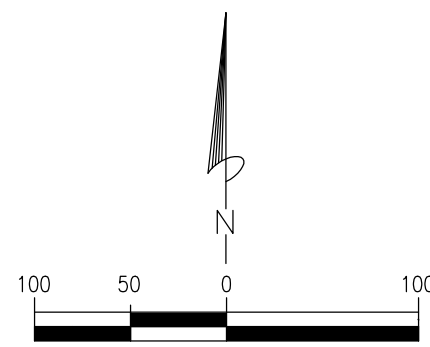
CHRISTOPHER HOLLAND
Registered Professional Land Surveyor



2414 County Road 107 Lincoln, Texas 78948
512-565-4523 Texas RPLS No. 5575

309 RIO GRANDE SUBDIVISION PRELIMINARY PLAT
CITY OF TAYLOR PROJECT NUMBER (PZ-2024-XXXX)
BEING A PRELIMINARY PLAT CONSISTING OF 0.102 ACRES, INCLUDING 0 ACRES OF RIGHT-OF-WAY DEDICATION
TO CREATE 1 LOT, 0 RESERVES
PART OF AND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS

VICINITY MAP
1"=2,000'



LEGEND

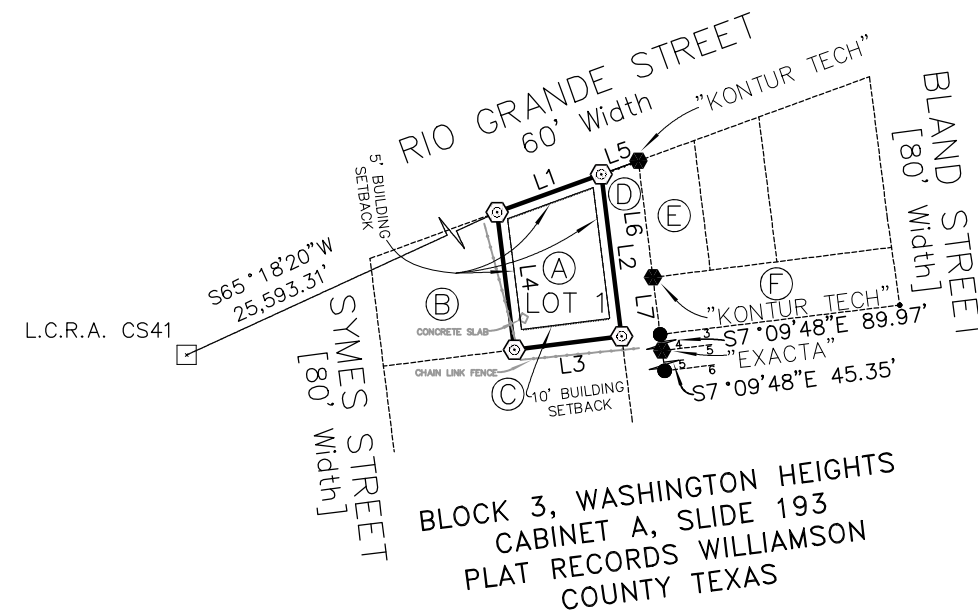
- 5/8 INCH IRON ROD WITH PLASTIC CAP FOUND
- ⊙ 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5575" SET
- 1/2 INCH IRON ROD FOUND

LINE TABLE

NUM	BEARING	DISTANCE
L1	N69°59'34"E	57.71'
L2	S 7°09'48"E	85.00'
L3	S82°50'12"W	56.27'
L4	N 7°09'48"W	72.17'
L5	N69°59'34"E	20.51'
L6	S 7°09'48"E	61.15'
L7	S 7°09'48"E	29.96'

LOT TABLE

LOT 1	4421 Sq. Ft. 0.102 Acre
-------	-------------------------



- | | |
|---|---|
| <p>(A) ISLA DE AGUA, LLC
EASTERLY ONE-HALF (1/2)
OF LOT 10
BLOCK 3
WASHINGTON HEIGHTS
DOCUMENT NO. 2023069088
AUGUST 14, 2023
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY TEXAS</p> <p>(B) WEST ONE-HALF (1/2)
OF LOT NUMBER 10
BLOCK NUMBER THREE (3)
WASHINGTON HEIGHTS
VOLUME 574 PAGE 551
SEPTEMBER 10, 1973
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY TEXAS</p> <p>(C) LEE GONZALES, JR.
LOTS 7, 8, AND 9, BLOCK 3,
WASHINGTON HEIGHTS
DOC. NO. 199935376
APRIL 12, 1999
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY TEXAS</p> | <p>(D) ALLEY
[20' Width]
BLOCK 3, WASHINGTON HEIGHTS
CABINET A, SLIDE 193
PLAT RECORDS WILLIAMSON
COUNTY TEXAS</p> <p>(E) EVA CLARK
PART OF
LOT NUMBERS
ONE(1) & TWO(2)
BLOCK THREE (3)
WASHINGTON HEIGHTS
DOC. NO. 2022035586
MARCH 16, 2022</p> <p>(F) PASIANO AGUILAR, SIXTA REYES
NUNEZ, NEPTALIA ESPINAL, &
ELIBERTHA LUNA
SOUTH 30 FEET
OF LOT 2
BLOCK 3
WASHINGTON HEIGHTS
DOC. NO. 2005097088
NOVEMBER 15, 2005</p> |
|---|---|

SURVEYOR'S NOTES:

- BEARING BASIS: HORIZONTAL DATUM, NAD 83(2011)(EPOCH 2010.0000). TEXAS STATE PLANE, CENTRAL ZONE. VERTICAL DATUM NAVD88(GEOID 18). VALUES A FROM STATIC GPS OBSERVATIONS CONDUCTED ON 04/19/2024, AND PROCESSED BY NGS OPUS ON 04/20/2024.
- ELEVATIONS REFERENCED ARE NAVD88.
- PROJECT BENCHMARK INFORMATION: BENCH MARK NO. 1-60D NAIL: NORTHING 10,180,012.06', EASTING 3,216,030.37', ELEVATION 532.08'
- ALL DISTANCES SHOWN ARE SURFACE.
- COMBINED SCALE FACTOR: 0.99988358.
- THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES WHICH AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON. THE SURVEYOR RELIED UPON THE SUBDIVISION PLAT OF RECORD AND THE SUBJECT TRACT DEED. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR.

KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I, ISLA DE AGUA, SOLE OWNER OF THE CERTAIN 0.102 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023069088 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, RESUBDIVIDE, AMEND, ETC.> 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 OR WILLIAMSON COUNTY IF IN ETJ> 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 309 RIO GRANDE SUBDIVISION.

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

(OWNER'S SIGNATURE) _____

<OWNER'S TYPED NAME AND ADDRESS>

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 ISLA DE AGUA, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

I, CHRISTOPHER ROSS HOLLAND, A 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 _____ TEXAS,
THIS ____ DAY OF _____, 20____.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed

or relied upon as a final survey document.

REGISTERED PROFESSIONAL SURVEYOR
NO. 5575 STATE OF TEXAS
SURVEYOR'S CERTIFICATION

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

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

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

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

BY: _____, DEPUTY

COUNTY CLERK'S CERTIFICATION

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 _____, 20____, A.D.

_____, CHAIRMAN DATE _____

_____, SECRETARY DATE _____

DEVELOPMENT SERVICES DIRECTOR

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

_____, DIRECTOR DATE _____

PLAT NOTES:

- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF TAYLOR, WASTEWATER/SEPTIC: CITY OF TAYLOR, AND ELECTRIC: ONCOR.
- ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS (IF APPLICABLE)
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 48491C0541F EFFECTIVE DATE OF DECEMBER 20, 2019
- THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE 1983_STATEPLANE_TEXAS_CENTRAL_FIPS_4203_FEET
- THESE LOTS SHALL COMPLY WITH (PLACE TYPE) AS AMENDED.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD
- UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF TAYLOR BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF TAYLOR, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT
- ALL EASEMENTS DEDICATED TO THE CITY OF TAYLOR BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED, OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA

309 RIO GRANDE SUBDIVISION PRELIMINARY
PLAT

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

DRAWING DATE: 4/3/2025

SCALE: 1"=100'

SHEET: 1 OF 1

REVISION NOTES: 0

ADDRESS: 309 RIO GRANDE, TAYLOR, TX

CHRISTOPHER HOLLAND
Registered Professional Land Surveyor



2414 County Road 107 Lincoln, Texas 78948
512-565-4523 Texas RPLS No. 5575

ACAD FILE: RIOGRANDE309-02A.dwg

REVISION: 00



DRAWN BY: CRH

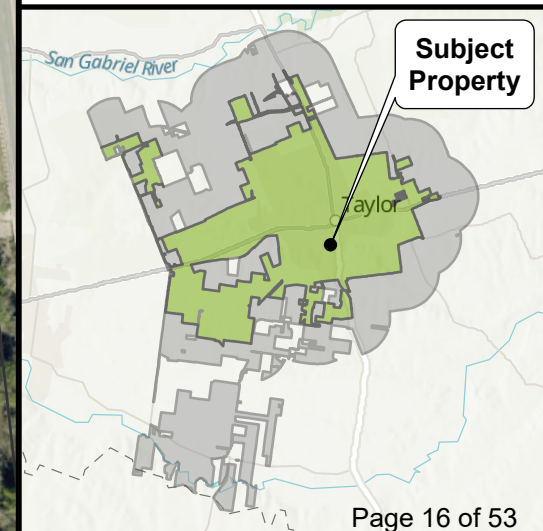
SURVEYED ON THE GROUND: APRIL 2024



PZ-2025-2534

309 W Rio Grande St
Minor Subdivision Plat
Location Map
Approximately 0.07 acres

-  Subject Property
-  Parcels





**City Council Meeting
July 8, 2025
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 3.

Agenda Title: **PZ-2025-2532 Consider Disapproval of the Cavo Properties Replat of Lot 1, Block A, generally located at 140 NW Carlos G. Parker Blvd, consisting of approximately 4.297 acres of land, situated in the Cavo Properties Subdivision, more particularly described by Williamson Central Appraisal District Parcel R569867, Taylor, Williamson County, Texas.**

Council Action to be Taken: Consider Disapproval of the Cavo Properties Replat of Lot 1, Block A

Department Submitted: Development Services Department

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

Consider Disapproval of the Cavo Properties Replat of Lot 1, Block A

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The submitted replat does not meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Denial of the proposed Replat.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Consider Disapproval of the Cavo Properties Replat of Lot 1, Block A

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. _03_PZ-2025-2532_140 NW Carlos G Parker Replat Staff Report
2. _03a_PZ-2025-2532_140 NW Carlos G Parker Replat Staff Comments
3. _03b_PZ-2025-2532_140 NW Carlost G Parker Replat Proposed Plat
4. _03c_PZ-2025-2532_140 NW Carlos G Parker Replat Location Map

**City of Taylor
PZ-2025-2534
Cavo Properties Re-Plat
Staff Report**

Item Details

Agenda No.	2
Requested Action:	Consider Denial of Cavo Properties Re-Plat
Address/Location:	Generally located at the corner of 140 North West Carlos G. Parker Boulevard, consisting of approximately 4.297 acres of land
Legal Description:	Legally described as Cavo Properties, more particularly described by Williamson Central Appraisal District Parcel R569867, Taylor, Williamson County, Texas.
Current Zoning:	P5: Urban Center
Current Use:	Vacant
Applicant:	TRIANGLE ENGINEERING LLC
Case History:	This is the first submission of the Re-plat.
Staff Recommendation:	The submitted replat does not meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Denial of the proposed Replat.

Attachments

- a. Staff Comment Letter
 - 1. Planning Comments
 - 2. Engineering Comments
- b. Proposed Plat
- c. Location Map



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

Date: Monday, June 23, 2025

Address: 140 NW CARLOS G PARKER BLVD, Taylor 76574

Permit Number PZ-2025-2532

Staff has completed its review of plans for the Hampton Inn - 140 NW CARLOS G PARKER BLVD - Replat that is to be located at 140 NW CARLOS G PARKER BLVD, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review following:

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.

**See associated files section of the permit page to download a PDF containing the following Planning comments*

Comment 1: Title block including the following in the top center of the page. The "Subdivision Name"

Comment 2: Include the following on the lower right corner of sheet

- Subdivision name / City of Tylor Project Number (PZ- year-XXXX)
- Date
- Scale
- Sheet number
- Revision notes
- Address

Comment 3: (1" : 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. It will show a clearer vicinity Map

Comment 4: Blocks should just be letters

Comment 5: Table including the total number of lots, acreage,

Comment 6: Add City Project Number PZ-3035-2532

Comment 7: Re-Plat

Comment 8: Remove fire lane easement (most internal easements don't seem necessary as they are private utilities)

Comment 9: should have a public access easement including space for a sidewalk

Comment 10: Clean up signature block, too many extra lines

Comment 11: It's not clear where the Egress easement ends

Comment 12: Missing City Standard Plat Notes

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 files section of the permit page to download a PDF containing the following engineering comments: Replat -

Engineering Review 01

Sheet 1 of 2

1. Verify easement to be a Water and Wastewater Easement per document referenced
2. Label and dimension this easement (35' Utility Easement)
3. Show, Label and dimension existing 20-ft utility easement
4. Label and dimension this easement (20' Utility Easement)
5. Show, label and dimension this easement (30' ingress/egress Easement)
6. Show, label and dimension this easement (10' Utility Easement)
7. Show and label existing lots
8. Show complete ROW lines for both north and south ROW line
9. Recommend 1"=50' scale in order to show additional information noted
10. Detention easement should not be placed over the lot line. Provide on lot being developed.
11. Evaluate the property for proposed private utility versus public utilities. Typically, a commercial site will have private utilities that do not require easements.
12. Proposed detention easements shall be reviewed in accordance to the Engineering Manual for providing enough easement space for the pond and maintenance areas
13. What utility is going in this 15-ft UE proposed?
14. Verify easement to be a Water Line Easement per document referenced
15. Why not provide a shared driveway access for both lots proposed?
16. Provide a corner tie to the original abstract survey
17. Why are two subdivisions called out in these areas? This should reflect the latest subdivision information.

Sheet 2 of 2

1. Include all applicable City Plat Notes
2. Include all applicable Plat Certificates
3. Provide an information statement regarding the site in relation to the floodplain

Utility and Drainage Information - Engineering Review 01

1. Provide complete information for the utility sheet provided detailing all existing utilities and proposed schematic of utilities to service the subdivision.
2. Provide complete information for the drainage including how detention routing and storage were calculated.

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.

The replat shall include the following plat note:

A fire flow that shall be provided that meets the fire flow requirement per the current adopted International Fire Code for at least 2 hours and not less than 1700 gallon per minute

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

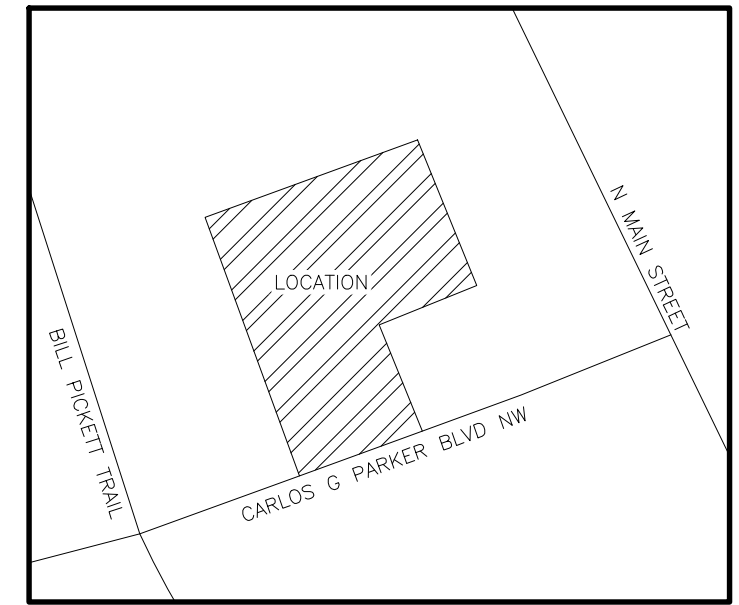
Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6799, or by e-mail at preston.gunn@taylortx.gov.

Thank you,

Preston Gunn

Planner





VICINITY MAP
NOT TO SCALE

Comment 3: (1" :2,000').
The latest edition of
the USGS 7.5-minute
quadrangle map is
recommended.

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 48491C0531F, dated 12/20/2019 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be [inside/outside] the [0.2% or 1%] annual chance floodplain). This statement does not imply that the property and/or its 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 causes. This statement shall not create liability on the part of the surveyor.

Comment 1: Title block including the following in the top center of the page. The "_____" Subdivision Preliminary Plat City of Tylor Project Number (PZ- year-XXXX) Being a preliminary plat consisting of ____ acres, including ____ acres of right-of-way dedication, To create ____ lots, ____ reserves, part of and out of the ____ Survey, Abstract No. ____ Taylor, Williamson County, Texas"

Comment 5: Table including the total number of lots, acreage, and place types

Comment 4: Blocks should just be letters

Comment 9: should have a public access easement including space for a sidewalk

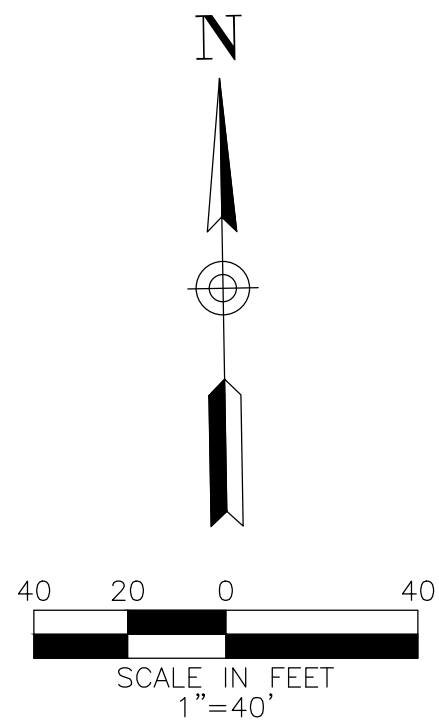
Comment 11: Its not Clear on where the Egress easement ends

Comment 2: Include the following on the right lower corner of sheet
 Subdivision name / City of Tylor Project Number (PZ- year-XXXX)
 Date
 Scale
 Sheet number
 Revision notes
 Address

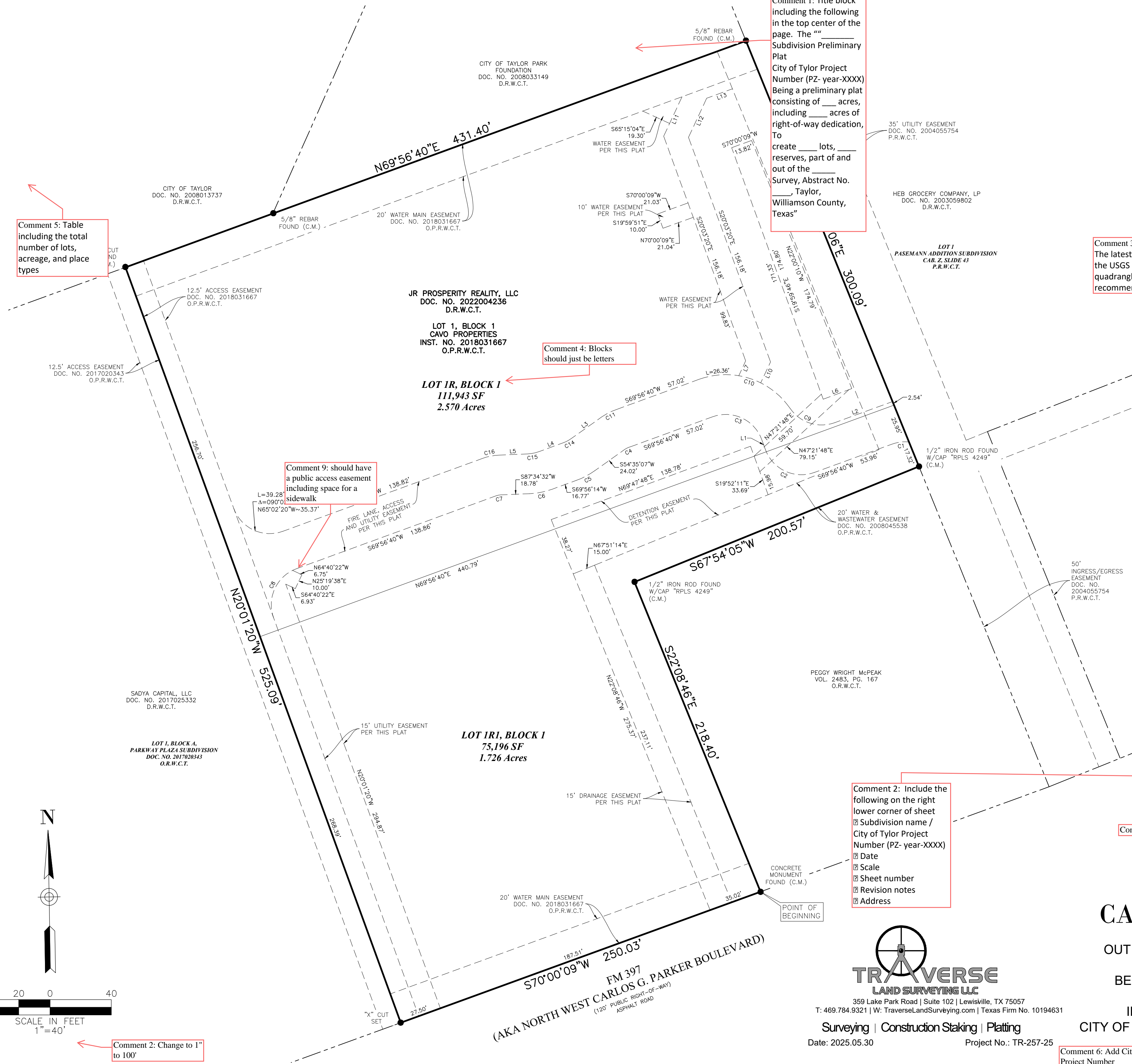
Comment 7: Re-Plat move to where comment 1 is

FINAL PLAT
CAVO PROPERTIES
 A FINAL PLAT OF 4.297 ACRES
 OUT OF THE WILLIAM J. BAKER SURVEY
 ABSTRACT NO. 65
 BEING A REPLAT OF LOT 1, BLOCK A
 CAVO PROPERTIES
 INST. NO. 2018031667, P.R.W.C.T.
 CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
 MAY 2025

Comment 6: Add City Project Number PZ-3035-2532



Comment 2: Change to 1" to 100'



TRAVERSE
 LAND SURVEYING LLC
 359 Lake Park Road | Suite 102 | Lewisville, TX 75057
 T: 469.784.9321 | W: TraverseLandSurveying.com | Texas Firm No. 10194631
 Surveying | Construction Staking | Platting
 Date: 2025.05.30 Project No.: TR-257-25

Why are two subdivisions called out in these areas? This should reflect the latest subdivision information.

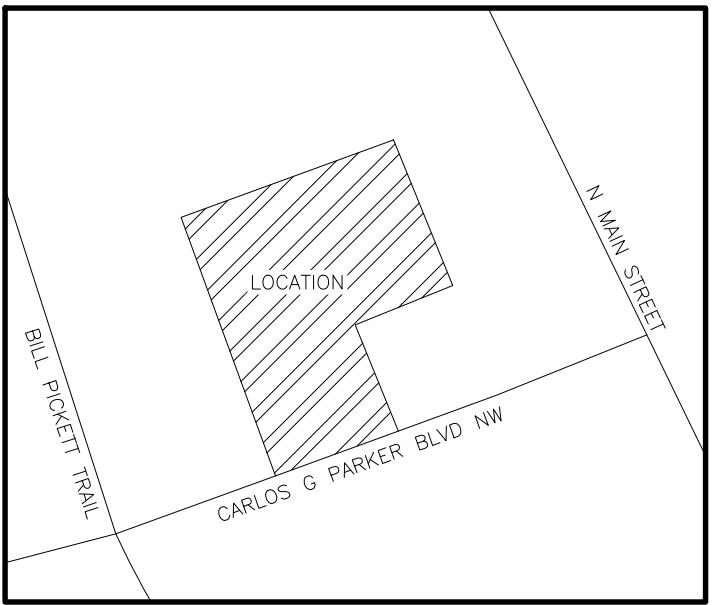
Verify easement to be a Water and Wastewater Easement per document referenced

20' WATER MAIN EASEMENT DOC. NO. 2018031667 O.P.R.W.C.T.

565'18'04"E 19.30' WATER EASEMENT PER THIS PLAT

HEB GROCERY COMPANY, LP DOC. NO. 2003059802 D.R.W.C.T.

Show, label and dimension this easement (10' Utility Easement)



VICINITY MAP NOT TO SCALE

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 48491C0531F, dated 12/20/2019 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be [inside/outside] the [0.2% or 1%] annual chance floodplain). This statement does not imply that the property and/or its 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 causes. This statement shall not create liability on the part of the surveyor.

Evaluate the property for proposed private utility versus public utilities. Typically, a commercial site will have private utilities that do not require easements.

Why not provide a shared driveway access for both lots proposed?

What utility is going in this 15-ft UE proposed?

SABYA CAPITAL, LLC DOC. NO. 2017025332 D.R.W.C.T.

Recommend 1"=50' scale in order to show additional information noted

Show complete ROW lines for both north and south ROW line

Detention easement should not be placed over the lot line. Provide on lot being developed.

Proposed detention easements shall be reviewed in accordance to the Engineering Manual for providing enough easement space for the pond and maintenance areas

Verify easement to be a Water Line Easement per document referenced

20' WATER & WASTEWATER EASEMENT DOC. NO. 2008045538 O.P.R.W.C.T.

Label and dimension this easement (35' Utility Easement)

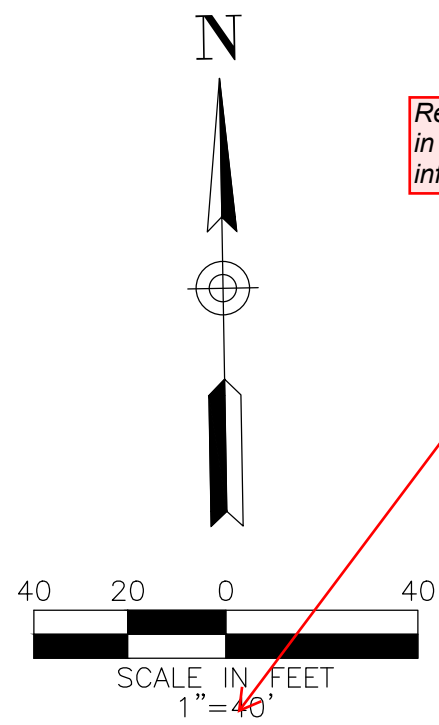
Show, label and dimension this easement (30' ingress/egress Easement)

Label and dimension this easement (20' Utility Easement)

Show and label existing lots

Show, Label and dimension existing 20-ft utility easement

Provide a corner tie to the original abstract survey



SCALE IN FEET 1"=40'

40 20 0 40

FM 397 (AKA NORTH WEST CARLOS G. PARKER BOULEVARD) (120' PUBLIC RIGHT-OF-WAY) ASPHALT ROAD



359 Lake Park Road | Suite 102 | Lewisville, TX 75057
T: 469.784.9321 | W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2025.05.30 Project No.: TR-257-25

FINAL PLAT
CAVO PROPERTIES
A FINAL PLAT OF 4.297 ACRES
OUT OF THE WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65
BEING A REPLAT OF LOT 1, BLOCK A
CAVO PROPERTIES
INST. NO. 2018031667, P.R.W.C.T.
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
MAY 2025

STATE OF TEXAS
COUNTY OF WILLIAMSON

WHEREAS JR PROSPERITY REALTY, LLC is the owner of a 4.296 acre tract of land within the William J. Baker Survey, Abstract Number 65, Williamson County, Texas, being all of Lot 1, Block A of Cavo Properties, an addition to the City of Taylor, as recorded in Instrument Number 2018031667, Official Public Records, Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found for the southeast corner of said Lot 1, same being the south west corner of a tract of land described to Peggy Wright McPeak by deed recorded in Volume 2483, Page 167, Deed Records, Williamson County, Texas and lying on the north right-of-way line of Farm to Market Road 397 (Called a 120 foot public right-of-way);

THENCE South 70 degrees 00 minutes 09 seconds West, with the north right-of-way line of said Farm to Market Road 397, a distance of 250.03 feet to an "X" Cut set for the southeast corner of Lot 1, Block A of Parkway Plaza Subdivision, an addition to the City of Taylor, as recorded in Instrument Number 2017020343, Official Public Records, Williamson County, Texas;

THENCE North 20 degrees 01 minutes 20 seconds West, departing the north right-of-way line of Farm to Market Road 397, with the east line of said second referenced Lot 1, a distance of 525.09 feet to an "X" Cut found for the northeast corner of said second referenced Lot 1, same being a point on the south line of a tract of land described to the City of Taylor, as recorded in Instrument Number 2008013737, Official Public Records, Williamson County, Texas;

THENCE North 69 degrees 56 minutes 40 seconds East, with the south line of said City of Taylor tract, continuing with the south line of a tract of land described to City of Taylor Park Foundation by deed recorded in Instrument Number 2008033149, Deed Records, Williamson County, Texas, a total distance of 431.40 feet to a 5/8 inch rebar found for the southeast corner of said City of Taylor Park tract, same being a point on the west line of Lot 1 of Pasemann Addition Subdivision, an addition to the City of Taylor as recorded in Cabinet Z, Page 43, Plat Records, Williamson County, Texas;

THENCE South 22 degrees 07 minutes 06 seconds East, with the west line of said third referenced Lot 1, a distance of 300.09 feet to a 1/2 inch rebar capped "RPLS 4249" found for the northeast corner of said McPeak tract;

THENCE South 67 degrees 54 minutes 05 seconds West, departing the west line of said third referenced Lot 1, with the north line of said McPeak tract, a distance of 200.57 feet to a 1/2 inch rebar capped "RPLS 4249" found for the northwest corner of said McPeak tract;

THENCE South 22 degrees 08 minutes 46 seconds East, with the west line of said McPeak tract, a distance of 218.40 feet to THE POINT OF BEGINNING and containing 187,139 square feet or 4.296 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT JR Prosperity Realty, LLC, sole owner of the certain 4.297 acre tract of land shown hereon and described in a deed recorded in document 2022004236 of the Official Public Records of Williamson County, Texas (and do hereby state that there are no lien holders of that certain tract of land), and do hereby plat 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 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:

Cavo Properties

To Certify which, witness by my hand this day of _____.

Signature – JR Prosperity Realty, LLC Representative

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

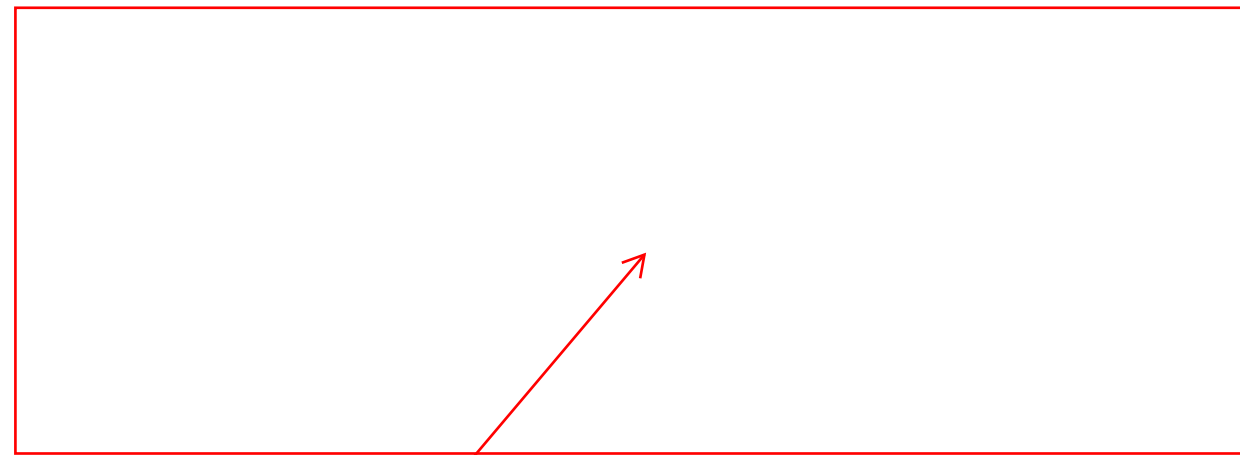
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00012.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create two recorded lots out of a tract of land.



Include all applicable City Plat Notes

Provide an information statement regarding the site in relation to the floodplain

Include all applicable Plat Certificates

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Carpenter, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Cole Carpenter
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6892

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Approved:

I _____, Development Services Director for the City of Taylor, Texas, do hereby certify that this plat is approved for filing of record within the County Clerk of Williamson County, Texas.

Development Services Director

Date



359 Lake Park Road | Suite 102 | Lewisville, TX 75057
T: 469.784.9321 | W: TraverseLandSurveying.com | Texas Firm No. 10194631

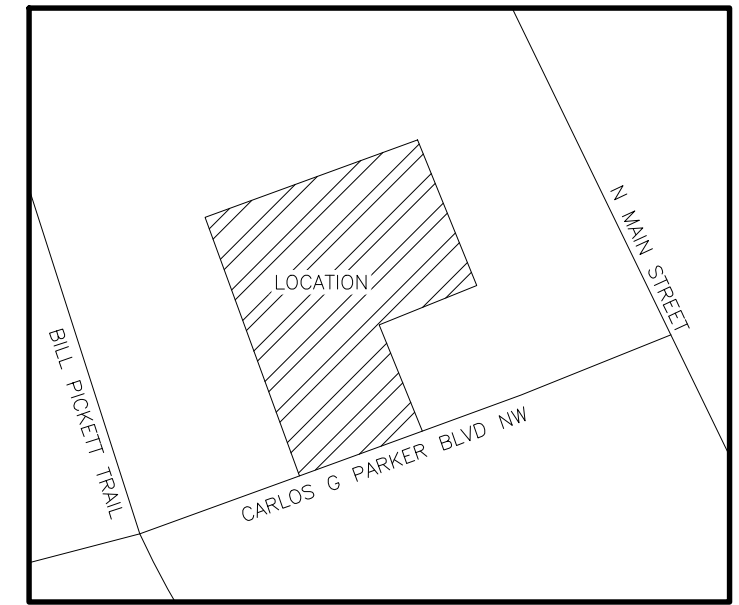
Surveying | Construction Staking | Platting

Date: 2025.05.30

Project No.: TR-257-25

OWNER/DEVELOPER
JR Prosperity Realty, LLC
1002 Potomac Drive
Houston, Texas 77057

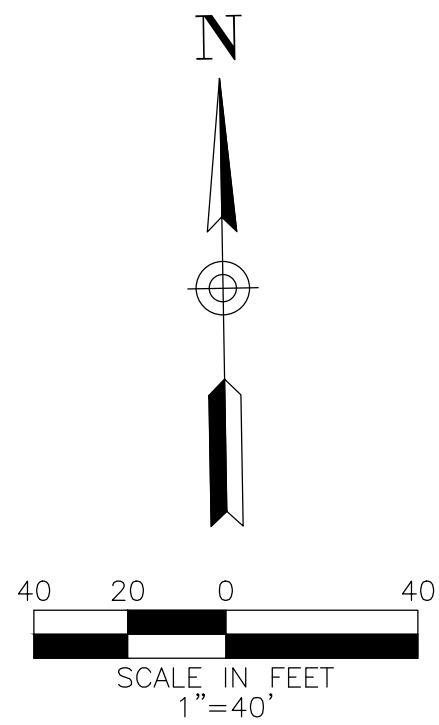
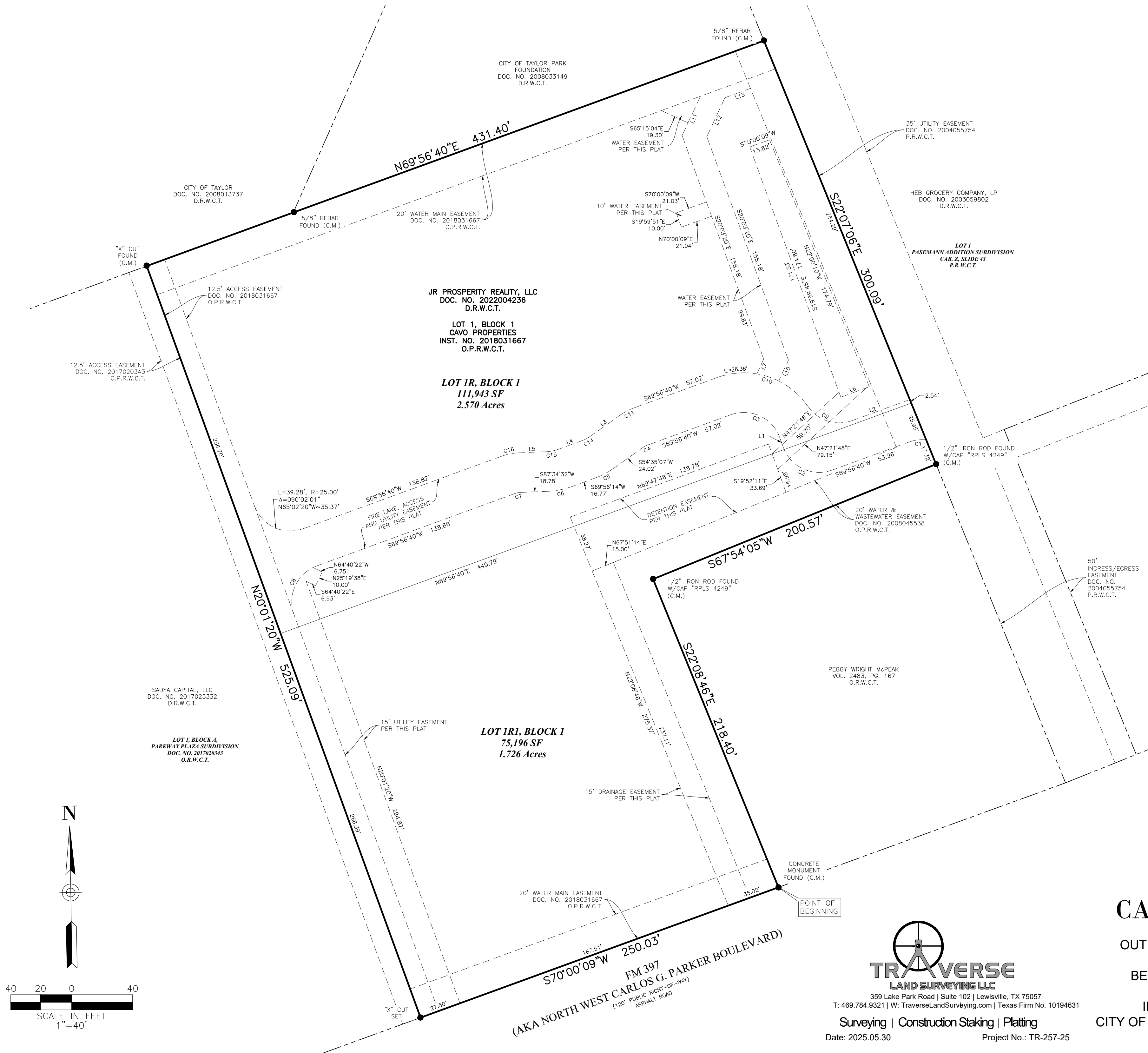
FINAL PLAT
CAVO PROPERTIES
A FINAL PLAT OF 4.297 ACRES
OUT OF THE WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65
BEING A REPLAT OF LOT 1, BLOCK A
CAVO PROPERTIES
INST. NO. 2018031667, P.R.W.C.T.
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
MAY 2025



VICINITY MAP
NOT TO SCALE

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 48491C0531F, dated 12/20/2019 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be [inside/outside] the [0.2% or 1%] annual chance floodplain). This statement does not imply that the property and/or its 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 causes. This statement shall not create liability on the part of the surveyor.







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 INST. NO. 2018031667, P.R.W.C.T.
 CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
 MAY 2025

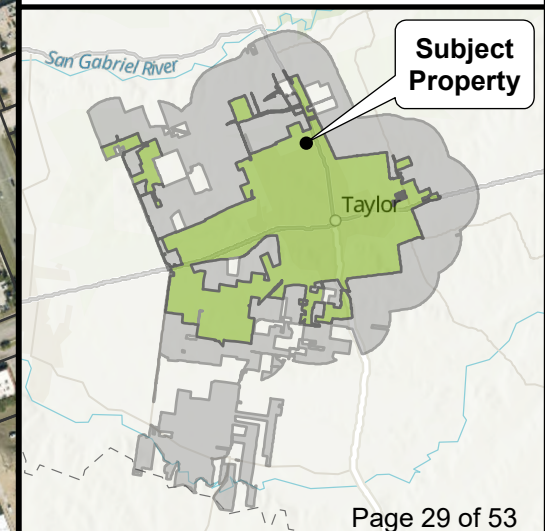
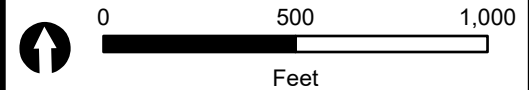
TRAVERSE
 LAND SURVEYING LLC
 359 Lake Park Road | Suite 102 | Lewisville, TX 75057
 T: 469.784.9321 | W: TraverseLandSurveying.com | Texas Firm No. 10194631
 Surveying | Construction Staking | Platting
 Date: 2025.05.30 Project No.: TR-257-25



PZ-2025-2532

**140 NW Carlos G Parker
Boulevard
Replat
Location Map
Approximately 4.30 acres**

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels





**City Council Meeting
July 8, 2025
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 4.

Agenda Title: **PZ-2023-1904 Consider Approval of the Northcutt Buzan Preliminary Plat, generally located at 1910 CR 452, consisting of approximately 27.637 acres of land, situated in the P. Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcel R408565, Taylor, Williamson Country, Texas.**

Council Action to be Taken: Consider Approval of the Northcutt Buzan Preliminary Plat

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Planning Mgr

1. PURPOSE / DESCRIPTION

Consider Approval of the Northcutt Buzan Preliminary Plat

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This is the sixth submission of the preliminary plat.
The submitted Preliminary Plat meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Approval of the proposed Preliminary Plat pending compliance with all outstanding comments listed in the Comment Review Letter dated 07/02/2025.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Consider Approval of the Northcutt Buzan Preliminary Plat

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

- 1. _04_PZ-2023-1904_Northcutt Buzan Estates Preliminary Plat Staff Report
- 2. _04a_PZ-2023-1904_Northcutt Buzan Estates Preliminary Plat Staff Comments
- 3. _04b_PZ-2023-1904_Northcutt Buzan Estates Preliminary Plat Location Map
- 4. _04c_PZ-2023-1904_Northcutt Buzan Estates Proposed Plat

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

Item Details

Agenda No.	4
Requested Action:	Consider Approval of Northcutt-Buzan Estates Preliminary Plat
Address/Location:	Generally located at 1910 CR 452
Legal Description:	Approximately 27.887 acres of land generally located south of Old Coupland Rd., more particularly described by the Williamson Central Appraisal District Parcel R408565, part of and out of the Parthinia Coursey Survey, AW0131, Taylor, Williamson County, Texas.
Current Zoning:	P2 – Rural
Current Use:	Vacant Land
Applicant:	Christopher Huggins, Kontur Technical, LLC
Case History:	This is the sixth submission of the preliminary plat.
Staff Recommendation:	The submitted Preliminary Plat meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Approval of the proposed Preliminary Plat pending compliance with all outstanding comments listed in the Comment Review Letter dated 07/02/2025.

Attachments

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



City of Taylor

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

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

Date: Wednesday, July 2, 2025

Address: 1910 CR 452, Taylor 76574

Permit Number PZ-2023-1904

Dear Christopher Huggins,

Staff has completed its review of the Northcutt Buzan Preliminary Plat that is to be generally located at 1910 CR 452, Taylor, TX 76574. 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. No Comments - 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 by email at javier.vasquez@hdrinc.com.

Preliminary Plat - Engineering Review 06

The Preliminary Plat uploaded on 6/13/25 has been reviewed and approved with the following conditions:

- 1. Verify requirements to update the planned development document ordinance for this subdivision permitted in PZ-2022-1413 due to changes made with proposed street orientation.
- 2. For drainage, subdivision to be reviewed for subdivision improvements in conjunction with report and model provided.

Fire Department Comments

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

- 1. This plat permit was previously reviewed with no comments.

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,

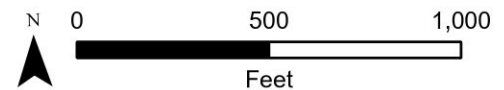
Courtney Peres, CNU-A



PZ-2023-1904

**1910 CR 452
Preliminary Plat
Location Map
Approximately 28 acres**

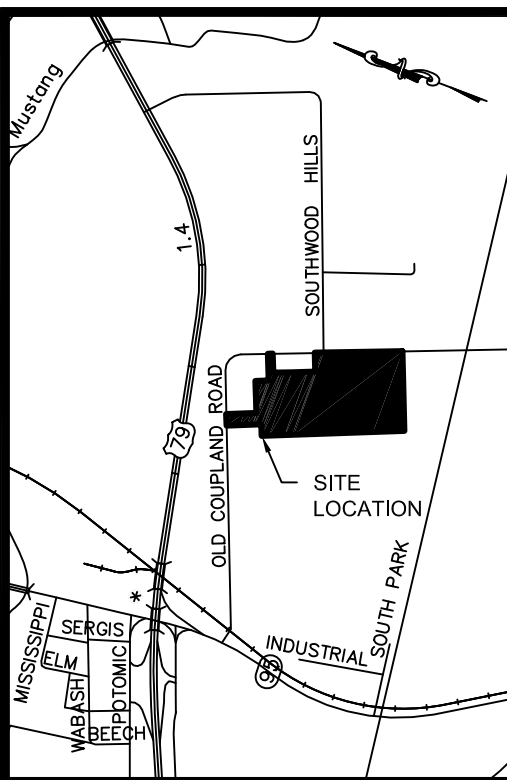
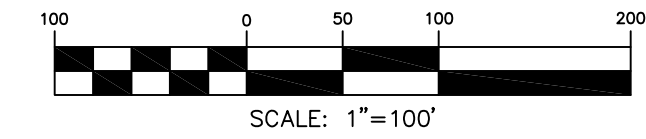
-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels



PRELIMINARY PLAT NORTHCUTT - BUZAN ESTATES

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

BEING 27.887 ACRES INCLUDING 4.209 ACRES OF RIGHT-OF-WAY DEDICATION AND CONSISTING OF 42 LOTS
AND 5 BLOCKS, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, RECORDED IN
DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LOCATION MAP (NOT TO SCALE)

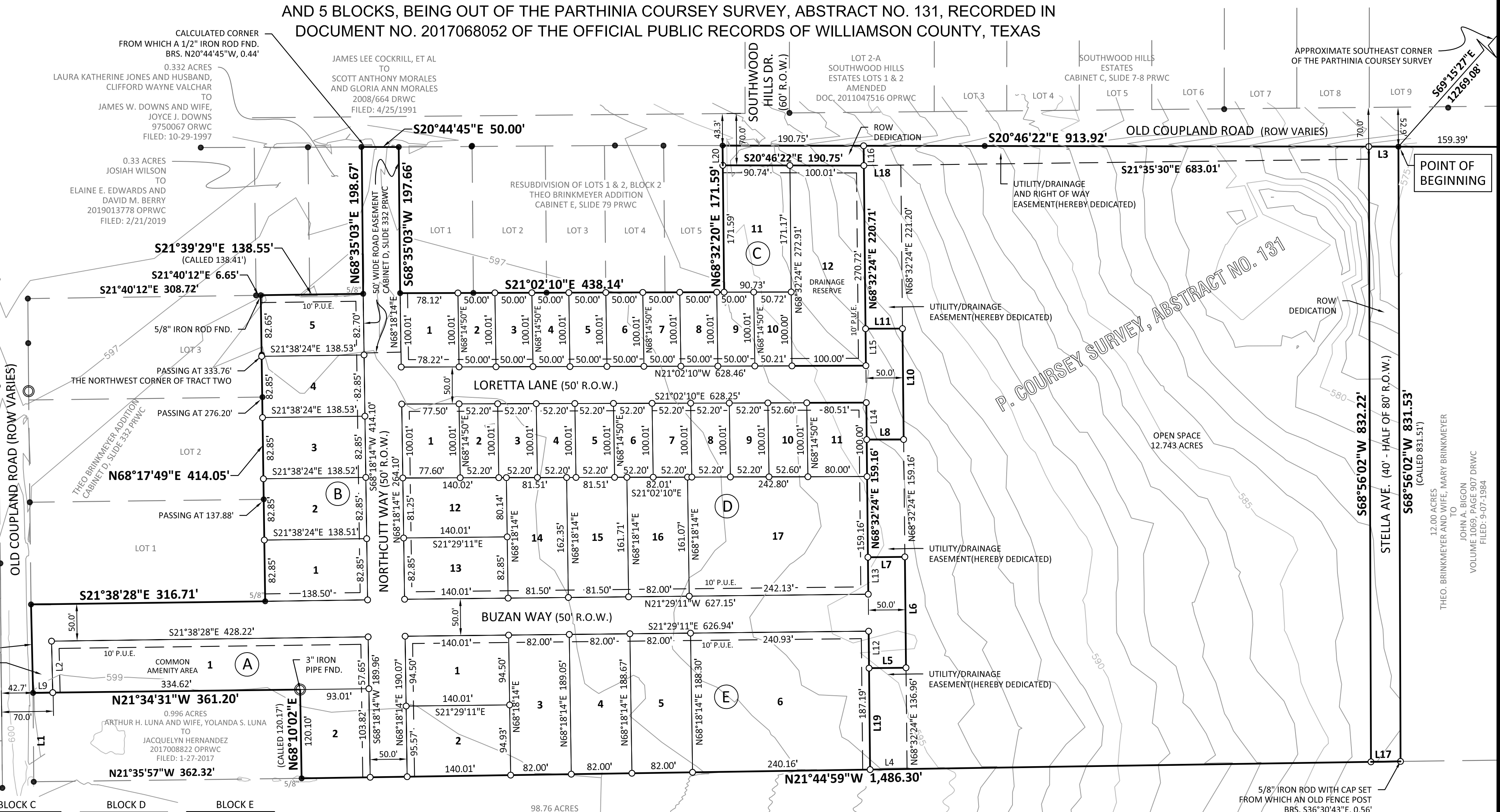
DEDICATED STREET INFORMATION (YIELD STREETS)	
STREET NAME	LINEAR FEET
BUZAN WAY	1,132
NORTHCUTT WAY	852
LORETTA LANE	652
(NEIGHBORHOOD AVENUE)	
STREET NAME	LINEAR FEET
STELLA AVE.	832

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

1.365 ACRES
DONNA MARIE WILKINS
TO
DONNA M. KLOTZ
2006095243 ORWC
FILED: 10/31/2006
(CALLED 119.82')
N67°49'04"E 119.62'

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

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



BLOCK A

Parcel #	Area (SF)
1	29907.04
2	11140.78

BLOCK C

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

BLOCK D

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

BLOCK E

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

LINE TABLE

LINE	LENGTH	BEARING
L1	120.25	S68°41'54"W
L2	69.65	N67°49'04"E
L3	40.00	N20°46'22"W
L4	50.00	N21°44'59"W
L5	50.00	N21°29'11"W
L6	150.00	S68°32'24"W
L7	50.00	S21°29'11"E
L8	50.00	S21°02'10"E
L9	26.58	N21°34'31"W
L10	150.00	N68°32'24"E
L11	50.00	S21°02'10"E
L12	50.00	S68°32'24"W

LINE TABLE

LINE	LENGTH	BEARING
L13	50.00	S68°32'24"W
L14	50.00	S68°32'24"W
L15	50.00	N68°32'24"E
L16	26.74	N68°32'24"E
L17	40.00	S21°44'59"E
L18	50.00	S21°35'30"E
L19	137.19	S68°32'24"W
L20	26.74	N68°32'20"E

- LEGEND**
- 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
 - 1/2 INCH IRON PIPE FOUND (UNLESS NOTED)
 - 5/8 INCH IRON ROD WITH CAP STAMPED "KONTUR TECH" SET SUBDIVISION BOUNDARY
 - BR. = BEARS
 - CM = CONTROL MONUMENT
 - FND. = FOUND
 - LT. = LEFT
 - RT. = RIGHT
 - DRWC = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
 - PRWC = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - ROW = RIGHT-OF-WAY
 - SQ. FT. = SQUARE FEET

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

ACREAGE: 27.887 ACRES (1,214,754 SQ. FT.)
INCLUDING 4.209 ACRES (183,335 SQ. FT.)
OF ROW DEDICATION

NUMBER OF LOTS: 42
NUMBER OF BLOCKS: 5
SURVEY: PARTHINIA COURSEY SURVEY, A-131
SUBMITTAL DATE: OCTOBER 6, 2023
DATE OF P&Z
COMMISSION REVIEW: JULY 9, 2024

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC.
PO BOX 17
MC NEIL, TEXAS 78651-0017
(512) 360-0012

ENGINEER: JAMES DOUGLAS KLOTZ, PE
KONTUR TECHNICAL, LLC.
PO BOX 17
MC NEIL, TEXAS 78651-0017
(512) 360-0012

PRELIMINARY PLAT
NORTHCUTT - BUZAN ESTATES

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

BEING 27.887 ACRES INCLUDING 4.209 ACRES OF RIGHT-OF-WAY DEDICATION AND CONSISTING OF 42 LOTS
AND 5 BLOCKS, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, RECORDED IN
DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES:

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

FIELDNOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OWNER'S SIGNATURE BLOCK:

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

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

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

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

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

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

Given under my hand and seal of the office on this the ___ day of _____, 2025.

NOTARY PUBLIC in and for the State of Texas

My commission expires on: _____

OWNER'S SIGNATURE BLOCK:

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

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

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

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

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

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

Given under my hand and seal of the office on this the ___ day of _____, 2025.

NOTARY PUBLIC in and for the State of Texas

My commission expires on: _____

LIEN HOLDER:

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

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

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

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

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

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

Given under my hand and seal of the office on this the ___ day of _____, 2025.

NOTARY PUBLIC in and for the State of Texas

My commission expires on: _____

SURVEYOR'S CERTIFICATION:

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

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ___ day of _____, 2025.

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

DEVELOPMENT SERVICES:

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

Colin Harrison, Director Date

ENGINEER'S CERTIFICATION:

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

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ___ day of _____, 2025.

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

PLANNING AND ZONING COMMISSION:

A Preliminary Plat for a subdivision to be known as NORTHCUTT - BUZAN ESTATES has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the 9th day of July, 2024, A.D.

Amy Everhart, Chairman Date

Donna Frazier, Secretary Date

WILLIAMSON COUNTY CLERK:

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

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

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

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

By: _____, Deputy



**City Council Meeting
July 8, 2025
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 5.

Agenda Title: **PZ-2023-1969 Consider Conditional Approval of 3811 North Main Final Plat, consisting of approximately 21.78 acres of land generally located at 3811 N Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker survey, abstract No 65, Taylor, Williamson County, Texas.**

Council Action to be Taken: Consider Conditional Approval of 3811 North Main Final Plat

Department Submitted: Development Services Department

Staff Contact: Cole Bakley, Senior Planner

1. PURPOSE / DESCRIPTION

Consider Conditional Approval of 3811 North Main Final Plat

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This is the second submission of the Final Plat.
The submitted plan partially meets the standards outlined in the Engineering Manual and Land Development Code. The Final Plat has one outstanding Engineering and Planning comment therefore Staff recommends Conditional Approval.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Consider Conditional Approval of 3811 North Main Final Plat.

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

- 1. _05_PZ-2023-1969_3811 N Main Final Plat Staff Report
- 2. _05a_PZ-2023-1969_3811 N Main Final Plat Staff Comments
- 3. _05b_PZ-2023-1969_3811 N Main Final Plat Proposed Plat
- 4. _05c_PZ-2023-1969_3811 N Main Final Plat Location Map

**City of Taylor
PZ-2023-1969
3811 N. Main Final Plat
Staff Report**

Item Details

Agenda No.	5
Requested Action:	Consider Conditional Approval of 3811 N. Main Final Plat.
Address/Location:	Generally located at the corner of 3811 N. Main St, consisting of approximately 21.78 acres of land
Legal Description:	legally described approximately 21.78 acres of land, part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018654, Taylor, Williamson County, Texas.
Current Zoning:	P5: Urban Center/PD
Current Use:	Vacant
Applicant:	Kimley-Horn
Case History:	This is the second submission of the Final Plat.
Staff Recommendation:	The submitted plan partially meets the standards outlined in the Engineering Manual and Land Development Code. The Final Plat has one outstanding Engineering and Planning comment therefore Staff recommends Conditional Approval.

Attachments

- a. Staff Comment Letter
- b. Proposed Plat
- c. Location Map



City of Taylor

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

Michael Lee
Kimley-Horn
5301 Southwest Pkwy, Bldg 2, Ste 100
Austin TX 78735
michael.lee@kimley-horn.com

Date: Monday, June 30, 2025

Address: 3811 N Main St, Taylor 76574

Permit Number PZ-2023-1969

Dear Michael Lee,

Staff has completed its review of plans for the 3811 N. Main St that is to be located at 3811 N Main St, Taylor 76574. 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.

CONDITIONAL APPROVAL

Title on Page 2 should reflect the updated title, matching the title on Page 1.

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.

Final Plat - Engineering Review 05

The final plat submitted on 6/13/25 has been reviewed and approved with the following conditions noted:

1. Revise the formatting location of the FFE table and Inset A to be located outside of the plat drawing. This is to clearly show the plat drawing and to have ancillary information directly outside of the plat drawing.
 - i.

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.

Previously reviewed this plat permit with no comments.

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

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

Thank you,

Cole Bakley

Cole Bakley

Attachment

**3811 NORTH MAIN FINAL PLAT
BLOCK A, CITY OF TAYLOR
BEING A FINAL PLAT CONSISTING OF 21.782
ACRES SITUATED IN THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65,
WILLIAMSON COUNTY, TEXAS**

OWNER:
3811 MAIN STREET LP
6034 W COURTYARD DRIVE
SUITE 288
AUSTIN TEXAS, 78730

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100, AUSTIN, TEXAS 78735
512-646-2237
TBPE FIRM NO.928
ROBERT J. PAVUR, JR., P.E., CFM

LEGAL DESCRIPTION:
21.782 ACRE TRACT OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, WILLIAMSON COUNTY, TEXAS, BEING A 21.782 ACRE TRACT OF LAND DESCRIBED IN DEED TO 3811 MAIN STREET, LP, RECORDED IN DOC. #2023041781 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:
WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 1
LINEAR FEET OF NEW STREETS: 0
TOTAL ACREAGE: 21.782 ACRES

SUBMITTAL DATE:
JUNE 12, 2025

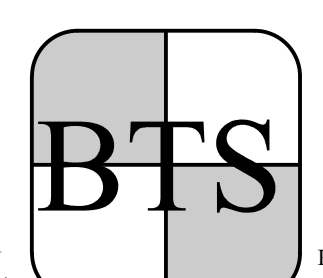
BENCHMARK DESCRIPTION:
SANITARY SEWER MANHOLE
N = 10,195,241.79'
E = 3,213,623.76'
ELEVATION = 602.02 FEET (NAVD 88, GEOID MODEL 2012B)

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON OBSERVATIONS OF THE ALLTERRA RTK COOPERATIVE NETWORK ARE EXPRESSED AS TEXAS STATE PLANE COORDINATES, CENTRAL ZONE 4203, AND ARE GRID VALUES.

**3811 NORTH MAIN
FINAL PLAT**

21.782 ACRE TRACT OUT OF
THE WILLIAM J. BAKER SURVEY
A-65
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

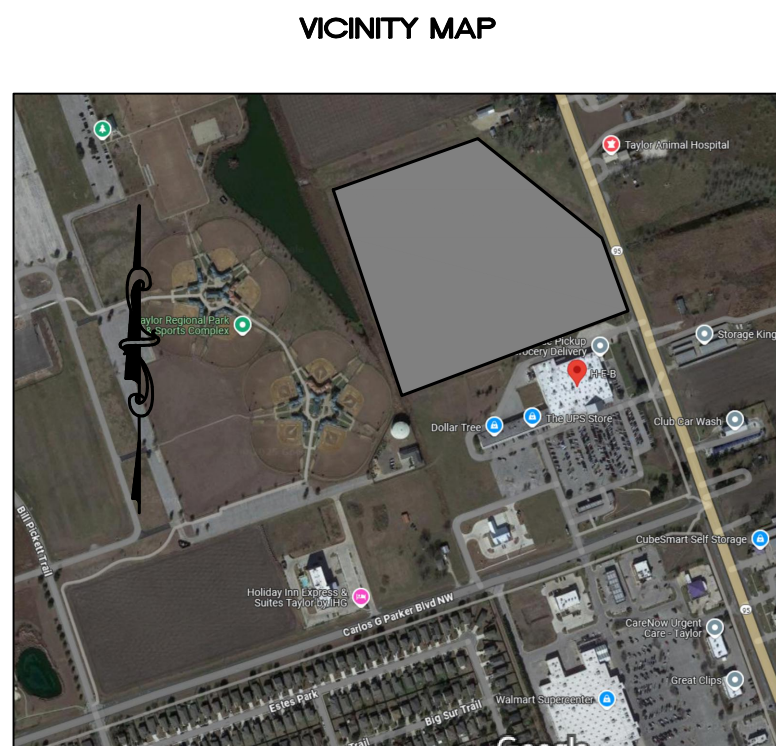
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

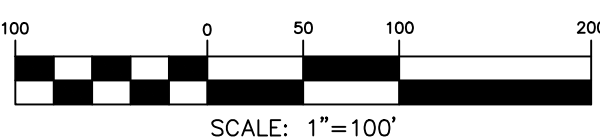
NO.	DATE	REVISIONS	BY
1	04-24	ADDED WATER VAULT EASEMENT	BBB
			JC
			JC

DRAWN BY: BLB CHECKED BY: ML
SCALE: 1" = 100' APPROVED BY: BLB
PROJECT NO. 22-157 DATE: June 13, 2025



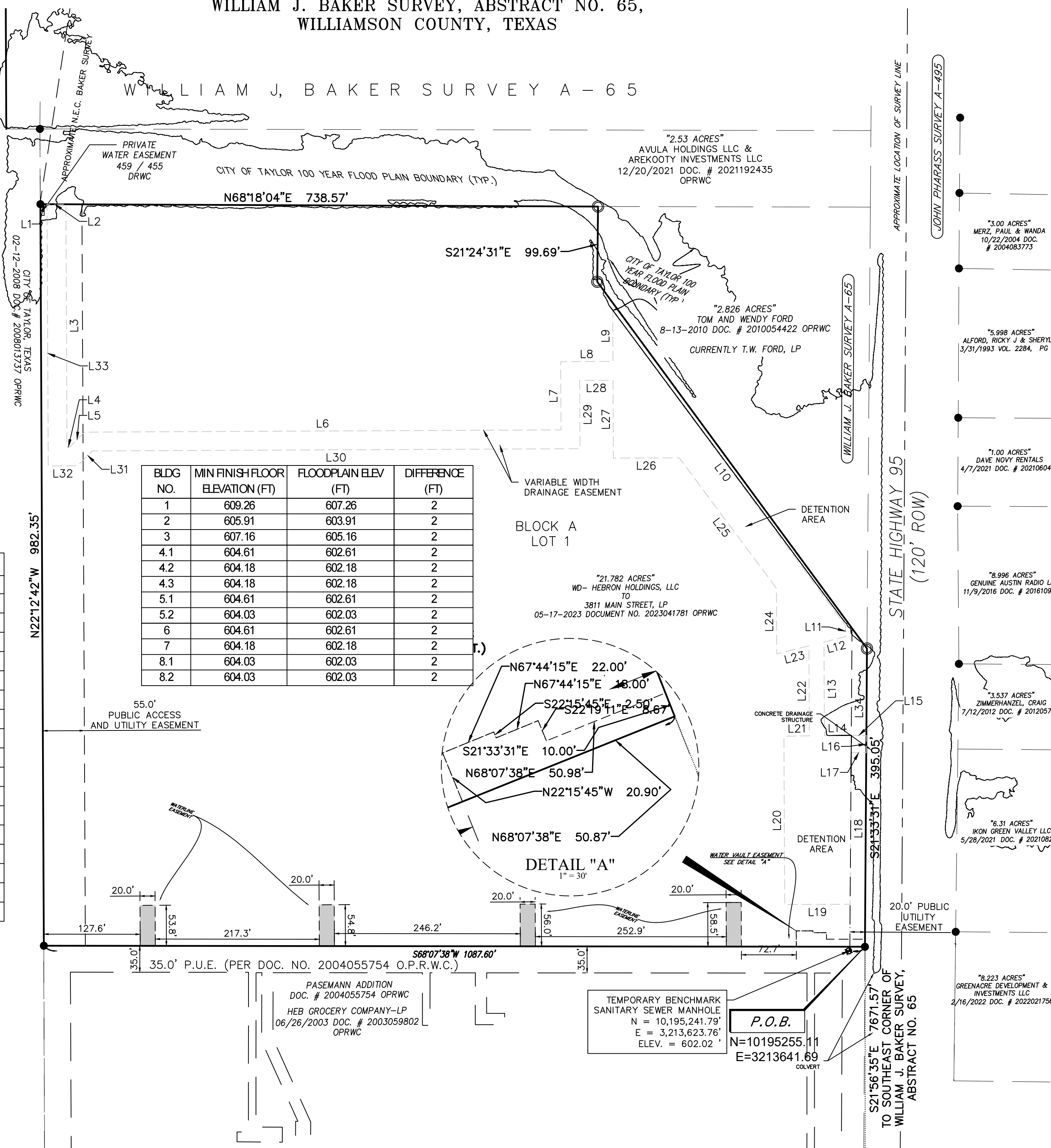
SCALE: NTS

- LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET (1/2" CAPPED "BTS")
 - ◆ BENCHMARK

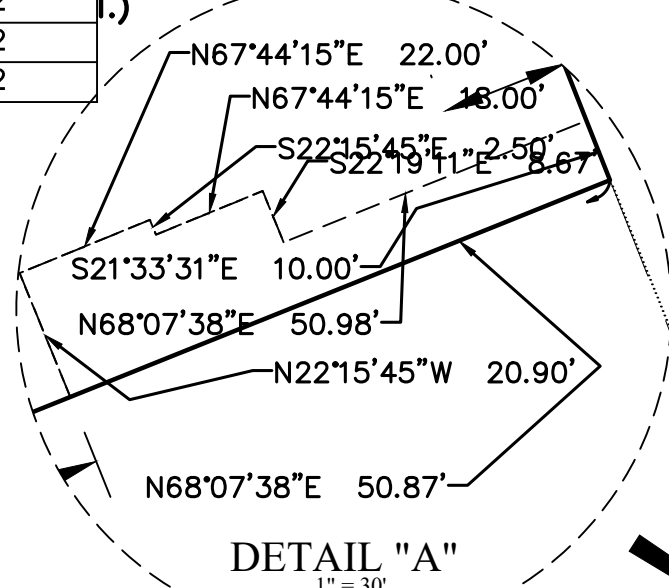


LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	8.75	N68°18'04"E	L18	200.79	S21°33'31"E
L2	25.00	N68°18'04"E	L19	86.69	S67°47'18"W
L3	321.48	S22°12'42"W	L20	223.07	N22°12'42"W
L4	3.60	N67°47'18"E	L21	33.66	N67°23'48"E
L5	27.65	N22°47'18"E	L22	119.22	N22°12'42"W
L6	631.26	N67°47'18"E	L23	43.94	S53°59'04"W
L7	90.42	N22°12'42"W	L24	86.95	N22°12'42"W
L8	69.23	N67°47'18"E	L25	215.44	N58°37'24"W
L9	67.62	N22°12'42"W	L26	87.25	S67°49'17"W
L10	519.25	S58°22'20"E	L27	103.12	N22°12'42"W
L11	14.51	S21°30'52"E	L28	44.23	S67°47'18"W
L12	29.25	S53°59'04"W	L29	90.42	S22°12'42"E
L13	124.05	S22°12'42"E	L30	645.91	S67°47'18"W
L14	35.57	N67°20'24"E	L31	27.65	S22°47'18"W
L15	20.00	N68°26'43"E	L32	38.95	S67°47'18"W
L16	22.89	S21°33'17"E	L33	346.71	N22°12'42"W
L17	20.00	S68°26'43"W	L34	115.16	S21°33'29"E

- ABBREVIATIONS**
- R.O.W. - RIGHT-OF-WAY
 - DRWC - DEED RECORDS OF WILLIAMSON COUNTY
 - OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - N.E.C. - NORTHEAST CORNER
 - S.E.C. - SOUTHEAST CORNER
 - N.W.C. - NORTHWEST CORNER
 - S.W.C. - SOUTHWEST CORNER
 - FT. - FEET
 - DOC. - DOCUMENT



BLDG NO.	MIN FINISH FLOOR ELEVATION (FT)	FLOODPLAIN ELEV (FT)	DIFFERENCE (FT)
1	609.26	607.26	2
2	605.91	603.91	2
3	607.16	605.16	2
4.1	604.61	602.61	2
4.2	604.18	602.18	2
4.3	604.18	602.18	2
5.1	604.61	602.61	2
5.2	604.03	602.03	2
6	604.61	602.61	2
7	604.18	602.18	2
8.1	604.03	602.03	2
8.2	604.03	602.03	2



TEMPORARY BENCHMARK
SANITARY SEWER MANHOLE
N = 10,195,241.79'
E = 3,213,623.76'
ELEV. = 602.02'

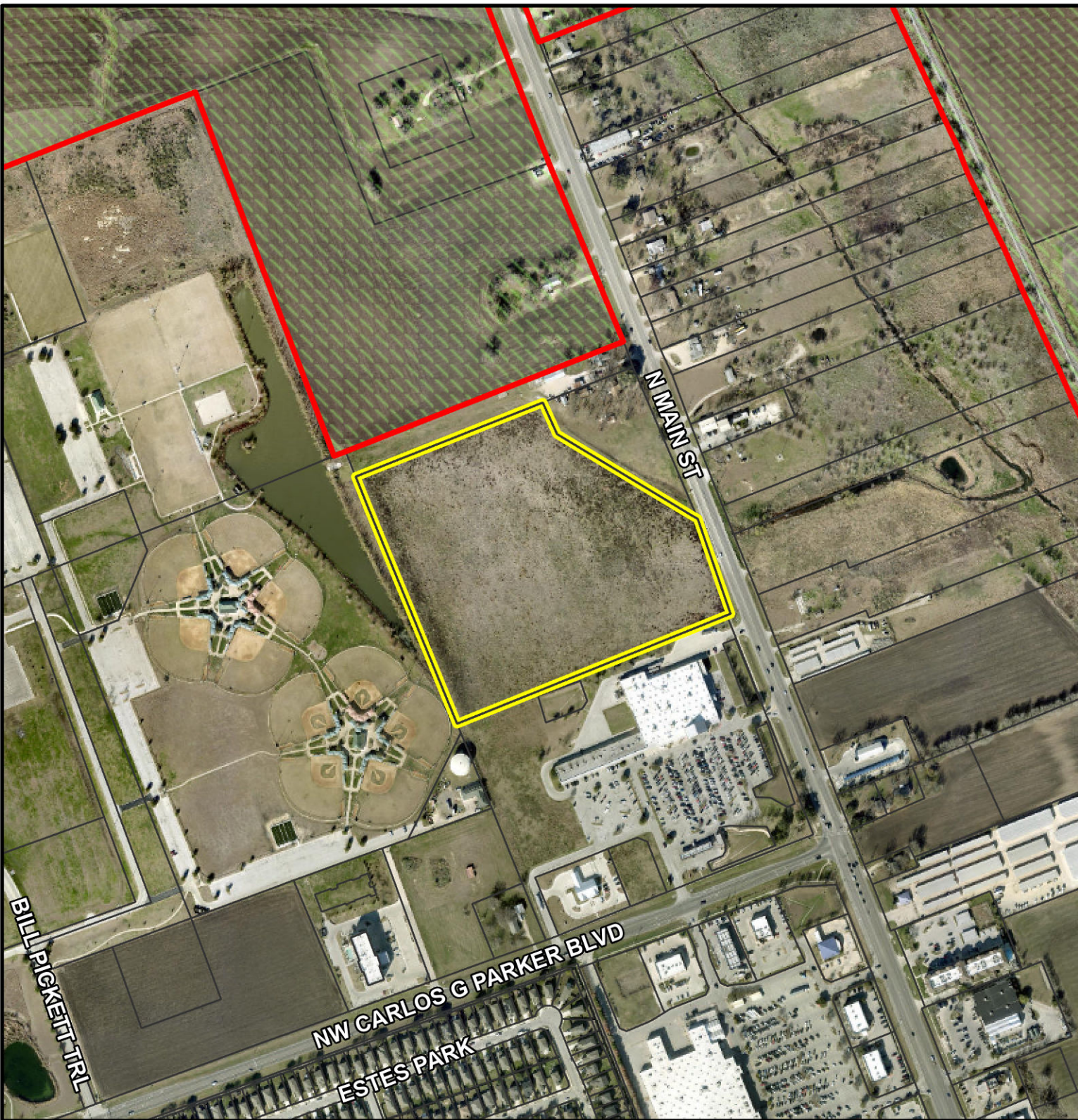
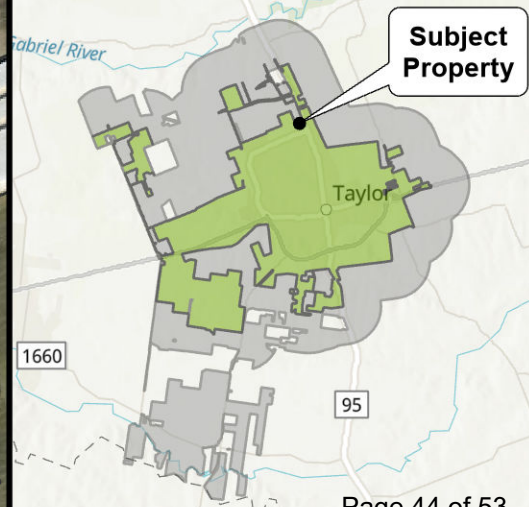
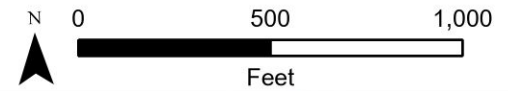
P.O.B.
N=10195255.11
E=3213641.69



PZ-2023-1969

**3811 N Main St.
Final Plat
Location Map
Approximately 21.78 acres**

- City Limits
- ETJ Boundary
- Subject Property
- Parcels





City Council Meeting July 8, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 6.

Agenda Title: **PZ-2025-2522 Consider Approval of a Subdivision Variance from the Engineering Manual Section 3.1.4.D, Detention and Erosion Policy, for property generally located at 715 Carlos G. Parker Blvd. SW, commonly referred to as Taylor Pointe, 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 Parcels R331170, R661628, R661621, R661629, R661630, Taylor, Williamson County, Texas**

Council Action to be Taken: Consider approval of a Subdivision Variance from the Engineering Manual Section 3.1.4.D, Detention and Erosion Policy

Department Submitted: Development Services Department

Staff Contact: Cole Bakley, Senior Planner

1. PURPOSE / DESCRIPTION

Consider approval of a Subdivision Variance from the Engineering Manual Section 3.1.4.D, Detention and Erosion Policy

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicant is seeking a variance pursuant to the City of Taylor Engineering Manual Section 3.1.4.D, the variance application seeks approval for modifications to the Q Critical Numbers being defined as less than 2% of the pre-development 2-year frequency storm peak flow rate. The applicant believes this is necessary to accommodate the site layout and previously approved Neighborhood Plan.

“3.1.4.D Channel Erosion Protection - Waterways within the Blackland Prairie are prone to erosion from changes in watershed land use and runoff. To reduce the potential for downstream stream erosion and degradation, the post-development 2-year frequency storm peak flow rate shall be attenuated onsite to less than Qcritical, with Qcritical being defined as less than 2% of

the pre-development 2-year frequency storm peak flow rate.”

The applicant submitted all the required materials for a hearing with the Planning and Zoning Commission on July 7, 2025. The applicant began a dialogue with the City of Taylor’s engineering team and they have found a solution that City staff is amenable to.

Engineering Review:

The subject development Taylor Pointe Subdivision Improvement Plan (SIP) – Phase 1 is requesting a variance from the City of Taylor Engineering Manual Section 3.1.4 regarding Qcritical requirements, citing site constraints that prevent the development from meeting code. Phase 1 of the project will reduce post-project 2-year flows to an average of 78% of the existing conditions flows (a 22% reduction) per the plans submitted on 6/24/25. None of the points of analysis for runoff leaving the site exceed existing condition flows. As the drainage reviewer for the City of Taylor, I recommend the conditions of this variance for approval. Further, it is my professional opinion that the proposed variance from City criteria will not result in adverse impacts when compared to existing conditions.

Ultimate conditions buildout of the site is to include an expansion of the proposed detention pond which is anticipated to exceed (improve upon) the Qcritical variance request parameters agreed to for Phase 1.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Consider approval of a Subdivision Variance from the Engineering Manual Section 3.1.4.D, Detention and Erosion Policy

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS

8. ATTACHMENTS

1. _06_PZ-2025-2522_Taylor Pointe Variance Staff Report
2. _06a_PZ-2025-2522_Taylor Pointe Variance Letter of Intent
3. _06b_PZ-2025-2522_Taylor Poine Variance Staff Comment Letter
4. _06c_2025-2522_Taylor Pointe Variance Location Map

**City of Taylor
PZ 2025-2522
Taylor Pointe Subdivision Variance
Staff Report**

Item Details

Agenda No.	6
Requested Action:	Consider approval a Subdivision Variance request from the Engineering Manual Section 3.1.4.D, Detention and Erosion Policy
Address/Location:	Generally located at 715 Carlos G. Parker Blvd. SW, commonly referred to as Taylor Pointe.
Legal Description:	Approximately 39.979 acres of land part of the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcels R331170, R661628, R661621, R661629, R661630, Taylor, Williamson County, Texas
Current Zoning:	P5: Urban Center, EC: Employment Center, and CS: Civic Space
Current Use:	Vacant
Applicant:	Kirkman Engineering LLC, Seeker Commercial
Case History:	This is the second submission of the Final Plat.
Staff Recommendation:	The submitted plan meets the intent of the standards outlined in the Engineering Manual.

Overview of Applicant’s Request & Background

The applicant is seeking a variance pursuant to the City of Taylor Engineering Manual Section 3.1.4.D, the variance application seeks approval for modifications to the Q Critical Numbers being defined as less than 2% of the pre-development 2-year frequency storm peak flow rate. The applicant believes this is necessary to accommodate the site layout and previously approved Neighborhood Plan.

“3.1.4.D Channel Erosion Protection - Waterways within the Blackland Prairie are prone to erosion from changes in watershed land use and runoff. To reduce the potential for downstream stream erosion and degradation, the post-development 2-year frequency storm peak flow rate shall be attenuated onsite to less than $Q_{critical}$, with $Q_{critical}$ being defined as less than 2% of the pre-development 2-year frequency storm peak flow rate.”

The applicant submitted all the required materials for a hearing with the Planning and Zoning Commission on July 7, 2025. The applicant began a dialogue with the City of Taylor’s engineering team and they have found a solution that City staff is amenable to.

Location:

The subject property is located at the southwest corner of Carlos G. Parker and FM 973.

Physical and Natural Features:

The subject property consists of approximately 39 acres of land. Properties in all directions have approved Neighborhood Plans and Planned Developments.

Staff Analysis

The City’s planning and engineering team have met with the applicant and their engineer during planning applications related to SIP submission. During these meetings and reviews of the submitted SIP plan sets, staff identified a need to submit a subdivision variance regarding stormwater runoff variables.

Engineering Review:

The subject development Taylor Pointe Subdivision Improvement Plan (SIP) – Phase 1 is requesting a variance from the City of Taylor Engineering Manual Section 3.1.4 regarding Qcritical requirements, citing site constraints that prevent the development from meeting code. Phase 1 of the project will reduce post-project 2-year flows to an average of 78% of the existing conditions flows (a 22% reduction) per the plans submitted on 6/24/25. None of the points of analysis for runoff leaving the site exceed existing condition flows. As the drainage reviewer for the City of Taylor, I recommend the conditions of this variance for approval. Further, it is my professional opinion that the proposed variance from City criteria will not result in adverse impacts when compared to existing conditions.

Ultimate conditions buildout of the site is to include an expansion of the proposed detention pond which is anticipated to exceed (improve upon) the Qcritical variance request parameters agreed to for Phase 1.

Planning and Zoning Commission Recommendation

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

			Criteria for Approval
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>That the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering the Land Development Code (LDC) or Engineering Manual;</p> <p><i>The request is not likely to be detrimental to the public health, safety or welfare or injurious to other property in the area.</i></p>

		<u>X</u>	<p>That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the LDC and Engineering Manual.</p> <p><i>The request would not go against the intent of the Land Development Code or the Engineering Manual.</i></p>
		<u>X</u>	<p>That the conditions that create the need for the variance do not generally apply to other property in the vicinity.</p> <p><i>The City's Engineer has determined their proposed layout will be acceptance for a site with their parameters.</i></p>
		<u>X</u>	<p>That application of a provision of the LDC/Engineering Manual will render subdivision of the land impossible.</p> <p><i>The application of this provision does not render subdivision and development of the land impossible. Furthermore, a consideration for subdivision is not the request and therefore a neutral application for consideration.</i></p>
	<u>X</u>		<p>Where the literal enforcement of these regulations would result in an unnecessary hardship.</p> <p><i>Staff finds that the enforcement of the regulation would not create an unnecessary hardship on the applicant.</i></p>

Attachments:

1. Letter of Intent from Applicant
2. Staff Comment Letter
3. Location Map

Letter of Intent

Variance request to the following regulation:

COT Engineering Manual and Details

Section EM 3.1.4.D: Channel Erosion Protection - Waterways within the Blackland Prairie are prone to erosion from changes in watershed land use and runoff. To reduce the potential for downstream stream erosion and degradation, the post-development 2-year frequency storm peak flow rate shall be attenuated onsite to less than $Q_{critical}$, with $Q_{critical}$ being defined as less than 2% of the pre-development 2-year frequency storm peak flow rate.

The variance being sought after is requesting to reduce the 2-year storm $Q_{critical}$ stormwater discharge flow reduction to be a minimum average total reduction of 25% for the combination of the points of interest over the total project site. It is to the understanding of the design team and the developer the $Q_{critical}$ regulations are impractical to meet in sufficiency with this development. It has been agreed by the drainage reviewer to allow the developer to provide a design which can reach a maximized $Q_{critical}$ reduction value which the project can produce. This project has limitations in regard to providing the required detention pond space to meet the required reduction of $Q_{critical}$. Four separate detention ponds would have to be provided and this would alter from the neighborhood plan which has been previously approved. Having to provide additional detention area will also cause the site to lose developable space and will make the project unfeasible from a financial stand point. Hydrologic models, drainage plans and calculations part of the SIP application will be provided for detention and underground stormwater design. Detention and underground stormwater design meets City of Taylor Engineering Manual requirements. To meet code section EM 3.1.4.D with maximized efforts, stormwater discharge during the 2-storm has been reduced in total overall and concrete rip rap material has been provided at stormwater structure outfalls to mitigate for potential downstream erosion and degradation. It has been demonstrated there will be no net increase of stormwater discharge and this project will have no adverse impacts to the downstream developments or adjacent properties.

This proposed development will serve and benefit the city in many ways. The project will provide civil space areas, commercial retail/restaurant space, office space, and residential components. This will in turn help tremendously with the City's tax revenue returns. Granting the variance is necessary for this project to have SIP permit approval. The proposed variance should not affect public health, safety and welfare of any individual or property. If the requested modification to the current regulation were allowed, the subdivision variance will still provide the means of implementing the Comprehensive Plan and fulfill the spirit and intent of the Land Development Code.



City of Taylor

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

Gracie Matthews

Date: Wednesday, July 2, 2025

4901 Spicewood Springs Ste 200
Austin TX 78759
gracie@seekercommercial.com

Address: 715 Carlos G Parker Blvd, Taylor 76574

Permit Number PZ-2025-2522

Dear Gracie Matthews,

Staff has completed its review of plans for the Taylor Pointe Variance that is to be located at 715 Carlos G Parker Blvd, Taylor 76574.

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.

Subdivision Variance - Engineering Review 01

The subject development Taylor Pointe Subdivision Improvement Plan (SIP) – Phase 1 is requesting a variance from the City of Taylor Engineering Manual Section 3.1.4 regarding Qcritical requirements, citing site constraints that prevent the development from meeting code. Phase 1 of the project will reduce post-project 2-year flows to an average of 78% of the existing conditions flows (a 22% reduction) per the plans submitted on 6/24/25. None of the points of analysis for runoff leaving the site exceed existing condition flows. As the drainage reviewer for the City of Taylor, I recommend the conditions of this variance for approval. Further, it is my professional opinion that the proposed variance from City criteria will not result in adverse impacts when compared to existing conditions.

Ultimate conditions buildout of the site is to include an expansion of the proposed detention pond which is anticipated to exceed (improve upon) the Qcritical variance request parameters agreed to for Phase 1.

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

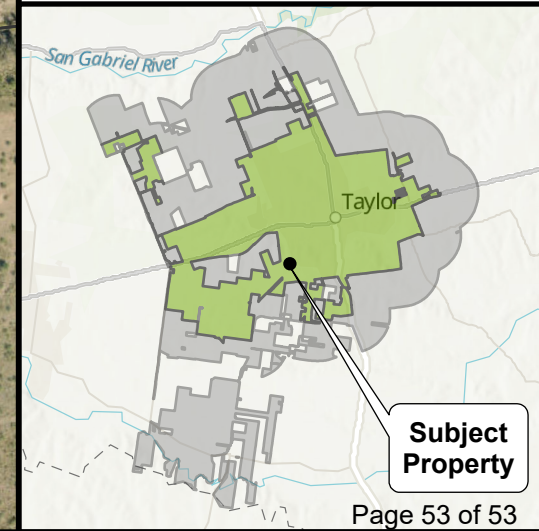
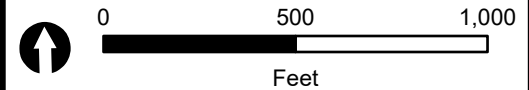
Cole Bakley



PZ-2025-2522

715 Carlos G Parker
Subdivision Variance Application
Location Map
Approximately 39.5 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels



Subject Property