

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX 76574
AUGUST 12, 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, August 12, 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. Registration forms are available at the sign in table. 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 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 July 08, 2025. *Shai Roos*

IV. REGULAR AGENDA

2. **PZ-2025-2532** Consider Disapproval of the Hampton Inn Replat, 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*
3. **PZ-2025-2552** Consider Disapproval of the Taylor RV Park Subdivision Minor Plat, generally located at 250 CR 367, consisting of approximately 3.32 acres of land, situated in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018674, Taylor, Williamson County, Texas *Courtney Peres*
4. **PZ-2025-2562** Consider Conditional Approval of the Taylor Pointe Subdivision Phase 1 Final Plat generally located at 715 Carlos G. Parker Blvd. SW, commonly referred to as Taylor Pointe, consisting of approximately 11.435 acres, 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

5. **PZ-2025-2556** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2:Rural to P4:Mix on property generally located at 1102 Beech Street, legally described as approximately 0.663 acres of land, situated in the Washington Heights Subdivision, Part of Block 40 (Country Club), more particularly described by the Williamson Central Appraisal District Parcel R018513, Taylor, Williamson County, Texas. *Preston Gunn*
6. **PZ-2024-2267** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas. *Parker McDowell*
7. **PZ-2024-2173** Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Taylor Apartments, generally located at 3601 N. Main Street, consisting of approximately 21.43 acres of land situated in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcels R019549 and R020046, Taylor, Williamson County, Texas. *Parker McDowell*
8. **PZ-2025-2395** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan, generally located at 701 NW Carlos G Parker Blvd, consisting of approximately 3.2439 acres of land situated in the Fireman's addition, Part of Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R367817, Taylor, Williamson County, Texas. *Cole Bakley*
9. **WITHDRAWN PZ-2025-2435** Hold a public hearing and consider making a recommendation regarding a request for an amendment to the Planned Development referred to as Gateway, on property generally located at 505 SW Carlos G Parker Blvd, consisting of approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas. *Cole Bakley*
10. **PZ-2025-2559** Hold a public hearing and consider making a recommendation regarding a request for an Infill Neighborhood Plan referred to as Trinity Heights, on property generally located at 1101, 1103, 1105, and 1107 Beech Street, and 1104, 1108, 1112 Symes Street, consisting of approximately 2.031 acres of land situated in the Trinity Heights Subdivision, Block A, Lots 1 through 7, more particularly described by Williamson Central Appraisal District Parcel's R580770, R580769, R580768, R580767, R580764, R580765, R580766, Taylor, Williamson County, Texas. *Preston Gunn*

VI. DISCUSSION ITEMS

11. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
12. Discuss Public Hearing Notices *Shai Roos*

VII. ADJOURN

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

I certify that the notice of this meeting was posted in the City of Taylor Hall Lobby continuously for 3 business days before August 12, 2025. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: August 6, 2025

Courtney Peres, Interim Assistant Director of Development Services

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

July 8, 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>
Amy Everhart	Alexander Allrich	Preston Gunn, Planner
Donna Frazier	Barbara Aviles-Toresberg	Cole Bakley, Senior Planner
Nora Roy		Shai Roos, Interim Director
Annette Maruska		
Jim Newman		
Jim Buzan		
Joseph Gonzalez		

I. CALL TO ORDER AND DECLARE A QUORUM

- 1. Chair, Amy Everhart, called the meeting to order and declared a quorum at 6:00 P.M.*

II. CITIZENS COMMUNICATION

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

- 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 June 10, 2025
 - Donna Frazier made a motion to Approve the minutes as presented. Annette Maruska seconded the motion. Motion passed (7-0).*

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 0.102 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.
 - Planner, Preston Gunn provided a brief presentation introducing the Replat and provided staff's recommendation.*

- *Annette Maruska motioned to Disapprove the Replat as presented. Nora Roy seconded the motion. Motion passed (7-0).*
3. **PZ-2025-2532** Consider Disapproval of the Cavo Properties Replat, generally located at 140 NW Carlos G. Parker Blvd, consisting of approximately 4.297 acres of land, more particularly described by Williamson Central Appraisal District Parcel R569867, Taylor, Williamson County, Texas.
 - *Planner, Preston Gunn provided a brief presentation introducing the Replat and provided staff's recommendation.*
 - *Joseph Gonzalez motioned to Disapprove to Replat as presented. Jim Newman seconded the motion. Motion passed (7-0).*
 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 Country, Texas.
 - *Senior Planner, Cole Bakley provided a brief presentation introducing the Preliminary Plat and provided staff's recommendation.*
 - *Jim Newman motioned to Approve the Preliminary Plat as presented. Annette Maruska seconded the motion. Motion passed (6-0); Jim Buzan recused himself due to a conflict of interest.*
 5. **PZ-2023-1969** Consider Conditional Approval of 3811 N. Main Final Plat, consisting of land generally located at 3811 N. Main Street, 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.
 - *Senior Planner, Cole Bakley provided a brief presentation introducing the Final Plat and provided staff's recommendation.*
 - *Annette Maruska motioned to Conditionally Approve the Final Plat as presented. Jim Buzan seconded the motion. Motion passed (7-0).*
 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.
 - *Floodplain Manager, Bryan Martin provided background information and explanation for the request and staff's recommendation.*
 - *Jim Newman motion to Approve the Subdivision Variance as presented. Joseph Gonzalez seconded the motion. Motion passed (7-0).*

V. PUBLIC HEARINGS

7. None.

VI. DISCUSSION ITEMS

8. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
- *Staff provided an update to the Commission based on past cases that P&Z forwarded on to City Council.*

VII. ADJOURN - Meeting was adjourned at 6:44 P.M.

Approved by Chair:	
Date:	<i>Amy Everhart, Chair</i>
Attest by Administrative Assistant:	
Date:	<i>Courtney Peres, Interim Assistant Director of Development Services</i>



**Planning & Zoning
Commission Meeting
August 12, 2025
Transmittal Letter**

Agenda Item Number: 2.

Agenda Title: **PZ-2025-2532 Consider Disapproval of the Hampton Inn Replat, 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**

Commission Action to be Taken: Consider and take action for the proposed Hampton Inn Replat

Department Submitted: Development Services Department

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

Applicant:	TRIANGLE ENGINEERING LLC
Address/Location:	140 NW CARLOS G PARKER BLVD
Legal Description:	Approximately 4.297 acres of land situated in the Cavo Properties Subdivision, more particularly described by Williamson Central Appraisal District Parcel R569867
Current Zoning:	P5:Urban Center
Current Use:	Vacant Land
Case History:	This is the first submission of the proposed Replat.

2. STAFF ANALYSIS / BACKGROUND

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

3. RECOMMENDATION

Recommend Disapproval

4. TIMELINE

N/A

5. OTHER OPTIONS

N/A

6. ATTACHMENTS

1. PZ-2025-2532 Staff Comment Letter
2. PZ-2025-2532 Location Map
3. PZ-2025-2532 Proposed Plat



City of Taylor

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

Date: Monday, August 4, 2025

Address: 140 NW CARLOS G PARKER BLVD, Taylor 76574

Permit Number PZ-2025-2532

Dear,

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 approval. Comments from this review follow.

Planning Department Comments

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

Comment 1: Replace Commercial Use with "P5 Urban Center (as Amended)"

Comment 2: Should be labeled as a Lot 1 and a Lot 2

Comment 3: This Access easement is jogged to Pasemann Addition access easement. This should be a smoother transition

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.

The previous comment has not been addressed.

Plat note #7 shall include the follow wording:

“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 that 1700 gallon per minute.”

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 02

Sheet 1 of 2

1. Detention easement will require a plat note describing use and maintenance requirements between lot owners. Lot drainage to follow Lot to Lot drainage requirements found in the Taylor Engineering Manual.
2. Existing easement should be a Water Line Easement per document referenced 2008045538.
3. Label this as a Public Utility Easement (P.U.E.).
4. Why are public water easements being placed? See previous review comment.
5. Review comments in drainage study where additional easement may be required due to items such as Q-critical requirements. The comments are provided separately.

Sheet 2 of 2

1. Insert subdivision name here on Owner' Block
2. Engineer's certificate is required.

Drainage Study

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

The following are cursory items to verify in order to check the drainage easements shown on the plat are sized appropriately:

Sheet 14 of 18

1. Are detention ponds hydraulically connected? if so, Detention Pond 2 must be modeled to consider inflows from Detention Pond 1.
2. Please note that in site plan design, point discharges leaving the site will require flow dissipation.

Sheet 15 of 18

1. label POAs "Point 1" and "Point 2" on the pre-development drainage plan.

Sheet 16 of 18

1. label POAs "Point 1" and "Point 2" on the post-development drainage plan.
2. Please demonstrate how plans are complying with Qcritical criteria for the 2-year storm event (EM 3.1.4).
3. "Post Condition from Detention to Point 1" column reported peak flows do not match peak discharge flows from model exports on Sheet C-6.0, please rectify.
4. "Total Runoff Calculation" table does not summarize total flows to Point 2 (presumably flows leaving detention pond 2 and undetained flows from DA-4). Please clarify reported data in the table.

Sheet 17 of 18

1. provide units of pond orifice opening.
2. Provide a flow diagram for the drainage model and demonstrate that inputs for DA's in the model match what is on the plans. Alternatively, the drainage model can be submitted for review.
3. crest elevation for emergency overflow elevations do not match between cross section and model input

Please revise the re-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@taylor.tx.gov.

Thank you,

Preston Gunn

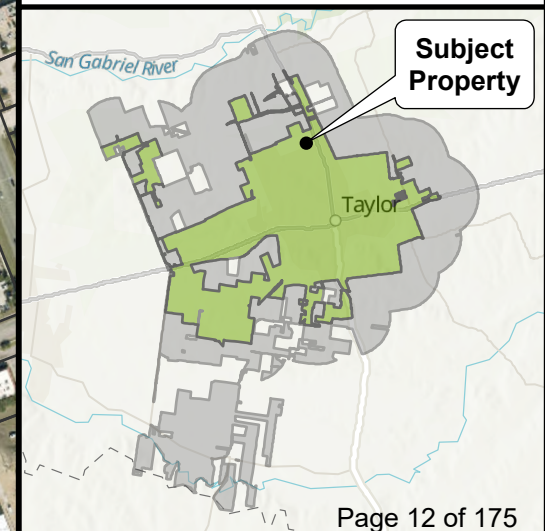
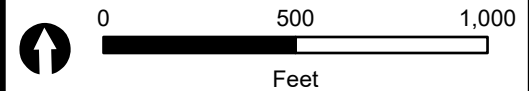
Planner



PZ-2025-2532

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

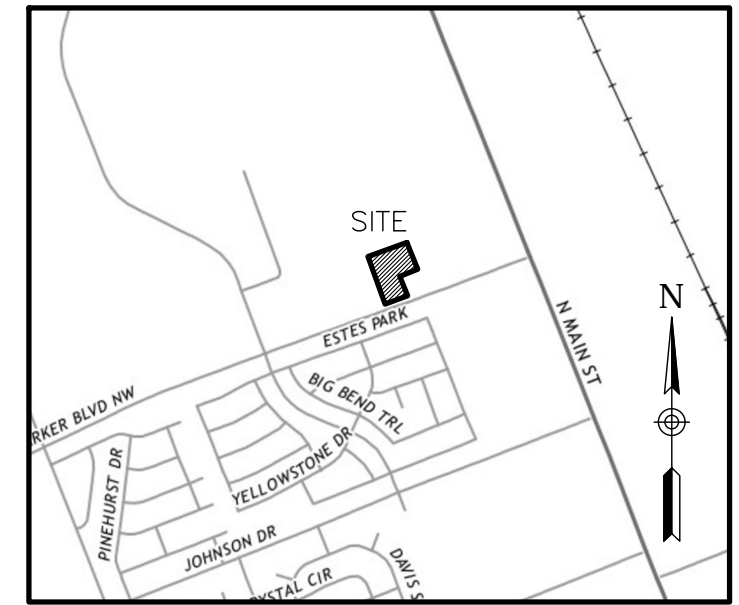
- Subject Property
- City Limits
- ETJ Boundary
- Parcels



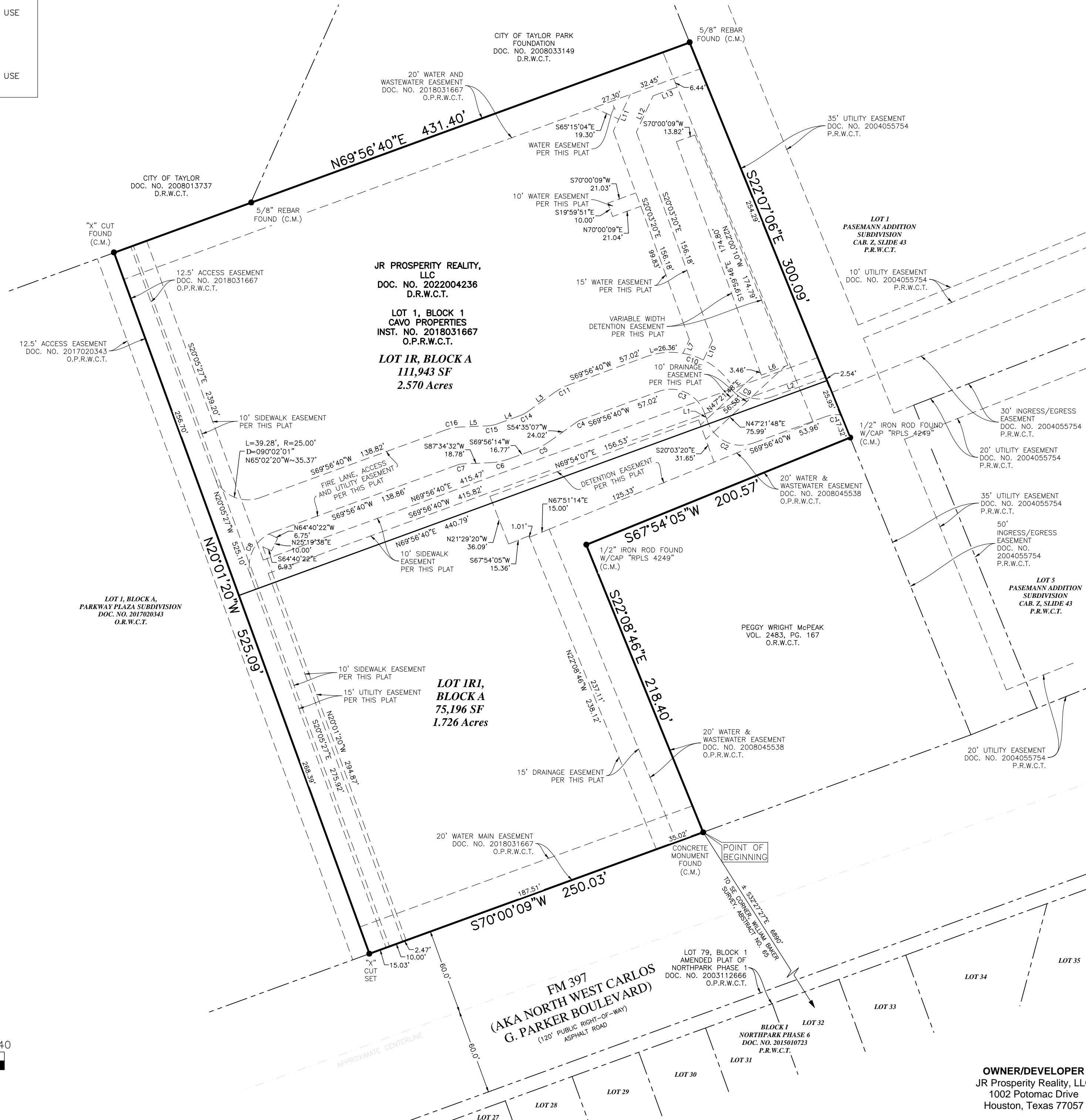
LOT TABLE

TOTAL LOTS: 2
LOT 1R, BLOCK A
ACREAGE: 2.570
SQ.FT.: 111,943
PLACE TYPE: COMMERCIAL USE
LOT 1R1, BLOCK A
ACREAGE: 1.726
SQ.FT.: 75,196
PLACE TYPE: COMMERCIAL USE

REPLAT
CAVO PROPERTIES
BEING A PRELIMINARY PLAT CONSISTING OF 4.297 ACRES TO
CREATE 2 LOTS, PART OF AND OUT OF THE WILLIAM J. BAKER
SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR PROJECT NO. PZ-3035-2532



VICINITY MAP
SCALE: 1"=2000'



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 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.

PLAT NOTES

- 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.
- 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.
- The purpose of this plat is to create two recorded lots out of a tract of land.
- All of the property subdivided in the foregoing plat is within the city limits of the City of Taylor, Williamson County, Texas.
- All building setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- This site will be served by the following utility providers: City of Taylor (water/sewer); ATMOS Energy (gas); Oncor Electric Delivery (electricity); and AT&T (telephone/cable).
- Minimum fire flow of 500 gallons per minute for not less than two (2) hours shall be provided.
- There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C 0531F, effective date of December 20, 2019.

REVISIONS

NO.	DATE	DESCRIPTION	BY

CAVO PROPERTIES
CITY OF TAYLOR
PROJECT NUMBER PZ-3035-2532
ADDRESS: 140 CARLOS G PARKER BLVD NW,
TAYLOR, TX 76574



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: 2025.07.18 Scale: 1"=50' Project No.: TR-257-25

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

REPLAT
CAVO PROPERTIES
BEING A PRELIMINARY PLAT CONSISTING OF 4.297 ACRES TO
CREATE 2 LOTS, PART OF AND OUT OF THE WILLIAM J. BAKER
SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR PROJECT NO. PZ-3035-2532

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 _____, 20____.

Signature – JR Prosperity Realty, LLC Representative

Printed Name
JR Prosperity Realty, LLC
1002 Potomac Drive
Houston, TX 77057

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

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

I, Cole Carpenter, 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 thereof 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 Lewisville, Denton County, Texas, this ____ day of _____, 20____

Cole Carpenter
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6892

STATE OF TEXAS §
COUNTY OF DENTON §

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

PLAT 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.
4. All of the property subdivided in the foregoing plat is within the city limits of the City of Taylor, Williamson County, Texas.
5. All building setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
6. This site will be served by the following utility providers: City of Taylor (water/sewer);, ATMOS Energy (gas); Oncor Electric Delivery (electricity); and AT&T (telephone/cable).
7. Minimum fire flow of 1700 gallons per minute for not less than two (2) hours shall be provided.
8. There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C 0531F, effective date of December 20, 2019.

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 with the County Clerk of Williamson County, Texas.

Development Services Director _____ Date _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Nancy Rister, Clerk of the County Court of Williamson 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.

Said county in Instrument No. _____

Witness my hand and seal at the County Court of Williamson County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court of Williamson, Texas

By: _____ Deputy _____ Date _____

And Duly recorded this the ____ day of _____, 20____, A.D., at ____ O'Clock __M.

REVISIONS

NO.	DATE	DESCRIPTION	BY

CAVO PROPERTIES
CITY OF TAYLOR
PROJECT NUMBER PZ-3035-2532
ADDRESS: 140 CARLOS G PARKER BLVD NW,
TAYLOR, TX 76574



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

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

Surveying | Construction Staking | Platting
Date: 2025.07.18 Scale: 1"=50' Project No.: TR-257-25 **1 of 2**



**Planning & Zoning
Commission Meeting
August 12, 2025
Transmittal Letter**

Agenda Item Number: 3.

Agenda Title: **PZ-2025-2552 Consider Disapproval of the Taylor RV Park Subdivision Minor Plat, generally located at 250 CR 367, consisting of approximately 3.32 acres of land, situated in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018674, Taylor, Williamson County, Texas**

Commission Action to be Taken: Consider and take action on the Taylor RV Park Subdivision Minor Plat.

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Planning Mgr

1. PURPOSE / DESCRIPTION

Applicant:	Jennifer Henderson, PE, HPE (Engineer)
Owner:	Oliver Peer
Address/Location:	250 CR 367
Legal Description:	Approximately 3.32 acres of land, situated in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018674
Current Zoning:	P2: Rural
Current Use:	Large Lot Residential
Case History:	This is the first submission of the Minor Plat.

2. STAFF ANALYSIS / BACKGROUND

The submitted Minor Plat does not meet the minimum requirements of the Engineering Manual and Land Development Code. Therefore, staff recommends disapproval of the proposed Minor Plat.

3. RECOMMENDATION

Recommend Disapproval of the Minor Plat based on the comments issued on August 4, 2025.

4. TIMELINE

N/A

5. OTHER OPTIONS

N/A

6. ATTACHMENTS

1. PZ-2025-2552_COTComments_080425
2. PZ 2025-2552 Location Map
3. PZ-2025-2552 Proposed Minor Plat



City of Taylor

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

Jen Henderson HPE
600 Round Rock West Dr #604
Round Rock TX 78681
HPE@HendersonPE.com

Date: Monday, August 4, 2025

Address: 250 CR 367, Taylor 76574

Permit Number PZ-2025-2552

Dear Jen Henderson,

Staff has completed its review of plat for the 250 CR 367 - Taylor RV Park Subdivision Minor Plat that is to be located at 250 CR 367, Taylor 76574. There are some corrections that need to be made prior to acceptance of the Plat. Comments from this review follow:

Planning Department Comments

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

Developments within the City Limits of the City of Taylor are required to connect to city utilities. A Preliminary Plat is the most proper form to identify all proposed connections for water and wastewater services.

1. The plat name as "Taylor RV Park" must be revised as this name is already in use.
2. The subtitle as "City of Taylor Project Number (PZ-2025-XXXX)" should be removed. Keep the project number at the bottom right hand of the pages and revise to PZ-2025-2552.
3. Revise to "Lot 1, Block A".
4. Confirm and illustrate all existing and proposed easements on the subject property and at the ROW of CR 367.
5. Revise City Approval Signature Block to "Director of Development Services", removing P&Z and Mayor (Minor Plat is administrative).
6. Provide Boundary Description/Field Notes on second page.
7. Provide all required plat notes:
 - i. No structure in this Subdivision shall be occupied until connected to a public wastewater system and water system.
 - ii. Utility Providers: Water ____, Wastewater ____, Electricity ____.
 - iii. This Subdivision lies within the City Limits of Taylor, Texas.
 - iv. No objects, including but not limited to, Buildings, fences, or landscaping shall be allowed in a drainage easement except as approved by the City of Taylor, Texas.
 - v. All drainage easements on private property shall be maintained by the owner and/or his/her assignee(s).
 - vi. Temporary erosion and sedimentation controls are required during the construction of any improvements on any lot. Such controls must be maintained until permanent revegetation or stabilization of all disturbed areas is established.
 - vii. No portion of this plat lies within the boundaries of the Edwards Aquifer Recharge Zone.
 - viii. There (are/are no) areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number _____, effective date of _____.
 - ix. All minimum building setbacks shall be in accordance with the City of Taylor Land Development Code, as amended.
 - x. A minimum fire flow as required in the adopted 2018 International Fire Code shall be provided for a minimum of 2 hours.
8. Further confirm with Williamson County that the roadway classification and its current configuration and state of deteriorated condition are acceptable for the proposed type and frequency of traffic.

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 copy of the PDF containing the following engineering comments:

Plat - Engineering Review 01

Sheet 1 of 2

1. Verify 20-ft ROW Easement is not required on this property (WiLCO)
2. Provide a note regarding the sanitary setbacks for wells describing requirements (per TCEQ) and any permits associated with them
3. Engineer's letter states water is to be provided by City of Taylor. What is the plan for the existing well? Confirm if well can still be in operation if using City water
4. Label "North Drive"
5. Label Permit number to 2025-2552
6. Show existing FEMA floodplain adjacent to the subdivision. It is noted that the Taylor Floodplain encroaches the site and shall be shown accordingly
7. 1-Lot, 1-Block (remove 0 Reserve)
8. If not ROW dedication remove text
9. What is the status with the water CCN? Is the portion of Jonah CCN being cleared?
10. Label acreage of Lot 1
11. Provide a metes and bounds legal description on the plat
12. Label acreage of adjacent lots
13. Show subdivision name "North Spoon" and document number 1985030461
14. Show complete linework for Lot 2 of the North Spoon Subdivision
15. Complete submittal date

Sheet 2 of 2

1. Move subdivision name
2. Revised spelling to "Los Angeles" where noted in the signature block
3. Provide Agent Name
4. Will this be executed in Texas? Revise all applicable headings accordingly
5. Provide acreage after "certain" where noted in comments.
6. Lien Holder - Ensure all language matches certificate provided with items in brackets and or < >requiring applicable text to be used and remaining text removed that is not applicable
7. Owner Certification - Ensure all language matches certificate provided with items in brackets and or < >requiring applicable text to be used and remaining text removed that is not applicable
8. Engineer's Certification - Ensure all language matches certificate provided with items in completed where blank
9. Surveyor Certification - Ensure all language matches certificate provided with items in completed where blank
10. Revise text to "Secretary"
11. Revise text to "Taylor"
12. Revise text to "Chairman"
13. Provide the Williamson County OSSF certificate and Taylor Floodplain Administrator certificate with text replaced to "Taylor" where marked out
14. Provide all relevant City of Taylor general plat notes
15. Update to Sheet 2 of 2
16. County Clerk Certification - Ensure all language matches certificate provided

Drainage Study/Utility Schematic/TIA

Please complete a scoping meeting for development of these reports/studies. The pertinent City Reviewer will provide information to the applicant on what is to be provided and to verify applicability of submission items.

Fire Department Comments

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

1. Reviewed the plans for the plat only and the plat shall include a plat note that states the following fire flow requirements. A minimum fire flow as required in the adopted 2018 International Fire Code shall be provide for a minimum of 2 hours.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by e-mail at courtney.peres@taylor.tx.gov.

Thank you,



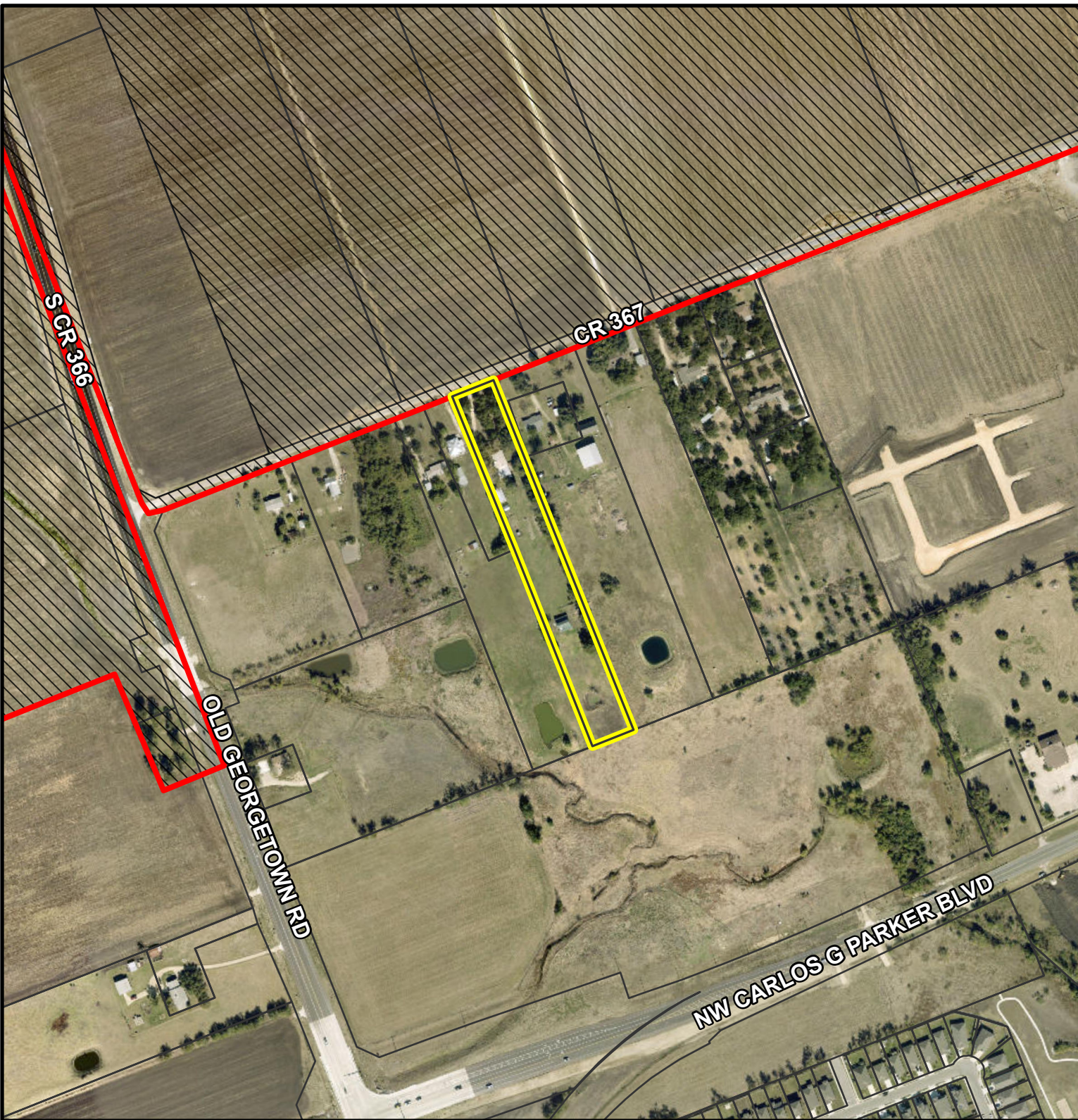
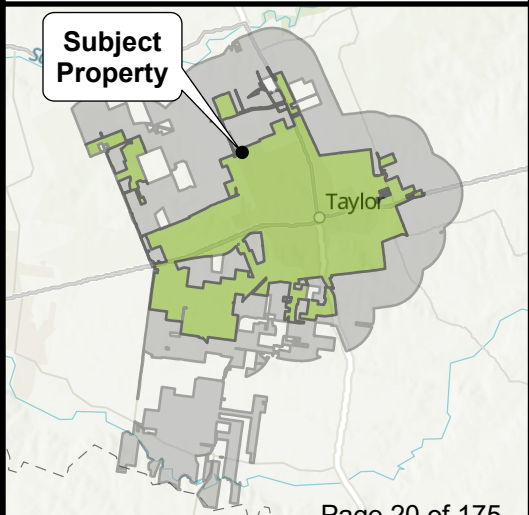
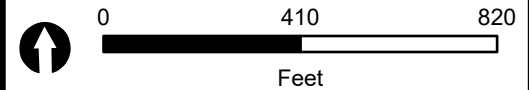
Courtney Peres, CNU-A
Interim Assistant Director of Development Services



PZ-2025-2552

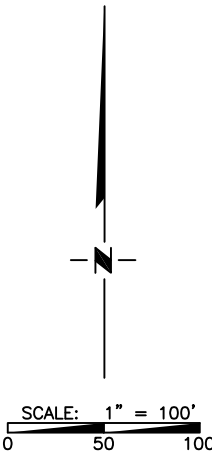
Taylor RV Park
Subdivision Minor Plat
Location Map
Approximately 3.3 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcel Boundary

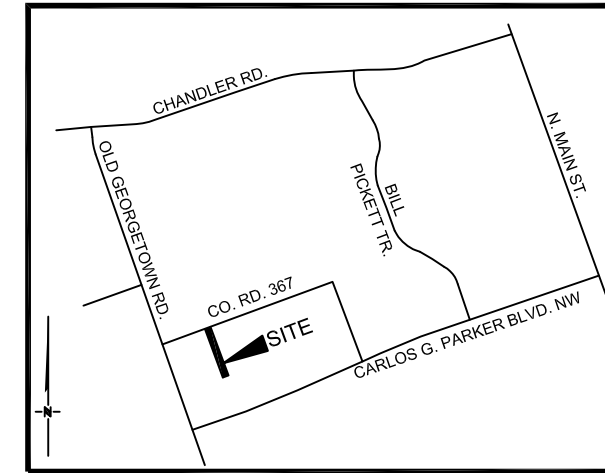
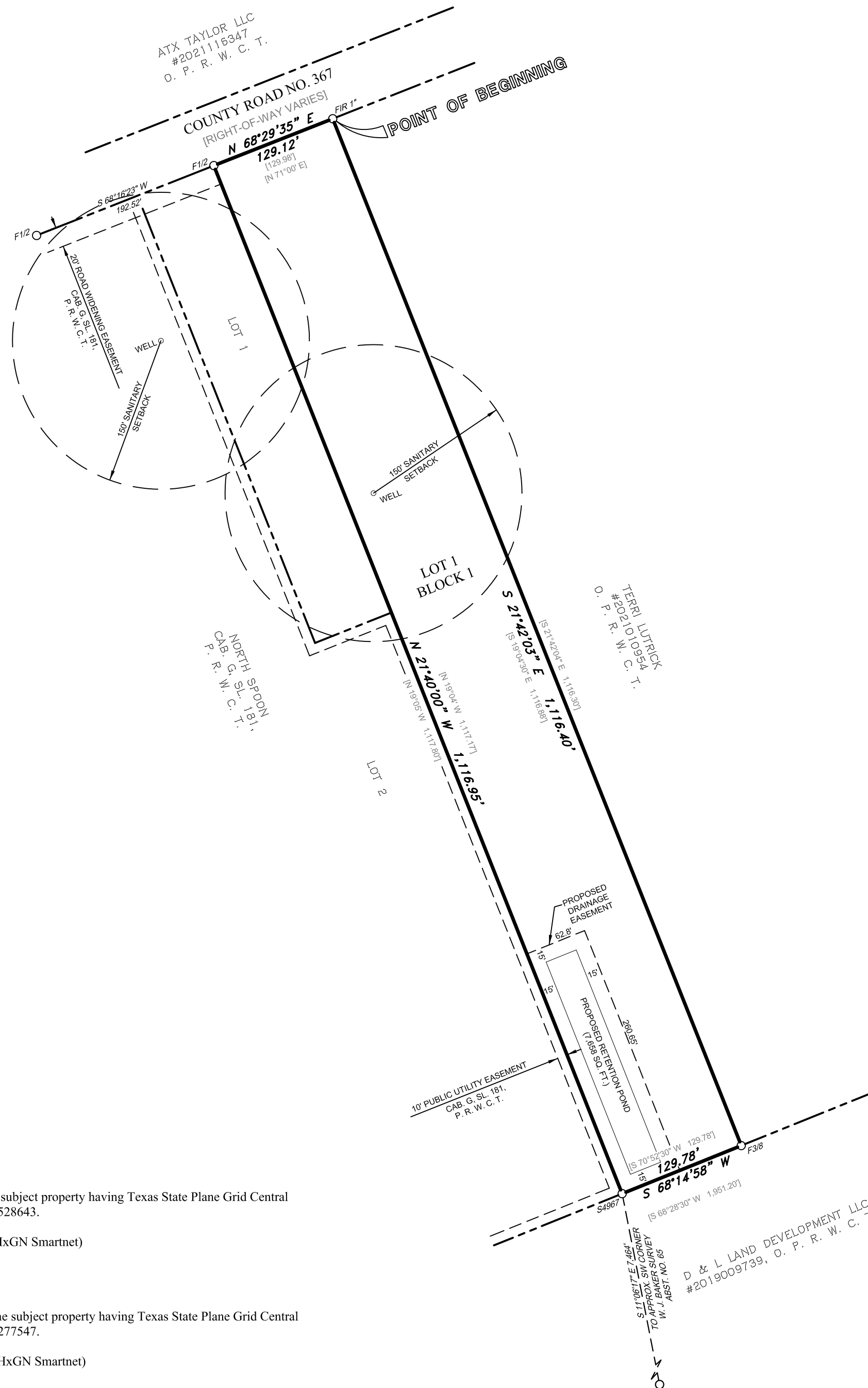


TAYLOR RV PARK SUBDIVISION MINOR PLAT
CITY OF TAYLOR PROJECT NUMBER (PZ-2025-XXXX)

Being a minor plat consisting of 3.319 acres, including 0 acres of right-of-way dedication.
To create 1 lot, 0 reserves, part of and out of the W. J. Baker Survey, Abstract Number 65,
City of Taylor, Williamson County, Texas.



BEARINGS ARE NAD83 TEXAS STATE PLANE GRID, CENTRAL ZONE (4203) ESTABLISHED BY THE HxGN SMARTNET.
DISTANCES ARE GROUND VALUES IN U. S. SURVEY FEET WITH A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000118662.
ELEVATIONS ARE NAVD88 ESTABLISHED BY THE HxGN SMARTNET USING GEOID 18.



VICINITY MAP
Not to scale

LEGEND

[]	Record data per deed/plat
FIR 1"	Found 1" diameter rebar
F1/2	Found 1/2" rebar
F3/8	Found 3/8" rebar
S4967	Set 1/2" Rebar w/cap marked "RPLS 4967"
O. P. R. W. C. T.	Official Public Records of Williamson County, Texas
P. R. W. C. T.	Plat Records of Williamson County, Texas

PROJECT DATA:

Owner:	Oliver Peer and Elaine Ji Young Kim, husband and wife
Site Address:	250 County Road Number 367, Taylor, Texas
Acreage:	Total: 3.319 acres
Survey:	W. J. Baker Survey, Abstract Number 65
Subdivision Name:	Taylor RV Park
Number of Blocks:	1
Number of Lots:	1
Surveyor:	Delta Land Surveying 14900 Avery Ranch Blvd. Suite C200 - 241 Austin, Texas 78717 (512) 781-9800
Engineer:	Henderson Professional Engineers 600 Round Rock West Drive Suite 604 Round Rock, Texas 78681 (737) 203-8953
Submission Date:	_____
New Streets:	No new streets are planned.
Scale:	1" = 100'
Revised:	_____

BENCHMARK #1:

A 1" diameter rebar found at the Northeast corner of the subject property having Texas State Plane Grid Central Zone coordinates of N 10,193,036.571702, E 3,205,730.528643.

Elevation: 609.79 (NAVD88 datum established by the HxGN Smartnet)

BENCHMARK #2:

A 3/8" diameter rebar found at the Southeast corner of the subject property having Texas State Plane Grid Central Zone coordinates of N 10,191,999.421433, E 3,206,143.277547.

Elevation: 598.10 (NAVD88 datum established by the HxGN Smartnet)

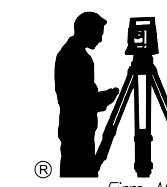
2025035-1 05/21/2025

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.

L. BUSBY - TX RPLS 4967 05/28/2025

Henderson Professional Engineers
HPE
Civil Engineering
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.506.6228
HPELS FIRM #P-22208
www.hendersonpe.com
WB210166 | HUB 185587845300



DELTA LAND SURVEYING

14900 Avery Ranch Blvd., Ste. C200 #241

Austin, Texas 78717

(512) 781-9800 www.DeltaLandSurveying.net

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Planning & Zoning Commission Meeting August 12, 2025 Transmittal Letter

Agenda Item Number: 4.

Agenda Title: **PZ-2025-2562 Consider Conditional Approval of the Taylor Pointe Subdivision Phase 1 Final Plat generally located at 715 Carlos G. Parker Blvd. SW, commonly referred to as Taylor Pointe, consisting of approximately 11.435 acres, 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**

Commission Action to be Taken: Consider and take action for the proposed Taylor Pointe Subdivision Phase 1 Final Plat.

Department Submitted: Development Services Department

Staff Contact: Cole Bakley, Senior Planner

1. PURPOSE / DESCRIPTION

Applicant:	Kirkman Engineering, Sandy Brantley
Address/Location:	715 Carlos G. Parker Blvd. SW
Legal Description:	Approximately 11.435 acres, part of the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcels R331170, R661628, R661621, R661629, R661630
Current Zoning:	P5: Urban Center, EC: Employment Center, CS: Civic Space
Current Use:	Vacant Land
Case History:	This is the first hearing of the proposed Final Plat.

2. STAFF ANALYSIS / BACKGROUND

The submitted Final Plat partially meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Conditional Approval of the Final Plat pending compliance with all comments outlined in the Comment Letter date 08/06/2025.

3. RECOMMENDATION

Recommend Conditional Approval

4. TIMELINE

N/A

5. OTHER OPTIONS

N/A

6. ATTACHMENTS

1. Final Plat Submission
2. Planning Review Letter - Taylor Pointe Phase I Final Plat

TAYLOR POINTE SUBDIVISION PHASE 1 FINAL PLAT
 BEING A FINAL PLAT CONSISTING OF 11.435 ACRES, INCLUDING 2.63 ACRES OF
 RIGHT-OF-WAY DEDICATION, TO CREATE 6 LOTS, 3 BLOCKS, 0 RESERVES,
 PART OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533,
 TAYLOR, WILLIAMSON COUNTY, TEXAS

- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - R.O.W. MARKER

- ABBREVIATIONS**
- FND. - FOUND
 - I.R. - IRON ROD
 - N.F. - NOT FOUND
 - P.O.B. - POINT OF BEGINNING
 - R.O.W. - RIGHT-OF-WAY
 - DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - D W/VL - DEED WITH VENDOR'S LIEN
 - WCR - WILLIAMSON COUNTY ROAD
 - [xx.xx] - RECORD CALL

OWNERS:
 FASH TAYLOR, LTD. (CALVIN NGUYEN, MANAGER)
 DOSS DEVELOPMENT, LLC (SEOHO LEE, MANAGING MEMBER)
 MILAN PROPERTY GROUP LLC (CINDO VO, MANAGER)

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

ENGINEER:
 SHEA O. KIRKMAN
 5200 STATE HIGHWAY 121
 COLLEYVILLE, TX 76034
 TBPE FIRM NO. F-15874
 SANDY.BRANTLEY@TRUSTKE.COM

PATENT SURVEY:
 GEORGE M. REESE SURVEY
 ABSTRACT NO. 533

TOTAL NUMBER OF BLOCKS: 3
TOTAL NUMBER OF LOTS: 6
LINEAR FEET OF NEW STREETS: 1940
TOTAL ACREAGE: 11.435 ACRES

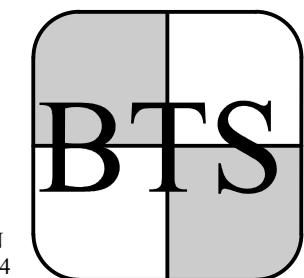
SUBMITTAL DATE:
 MAY 30, 2025

R.O.W. MARKER DESCRIPTION:
 COTTON SPIKE IN POWER POLE
 N = 10177315.040'
 E = 3210860.312'
 ELEVATION = 607.42
 (NAVD 88, GEOD MODEL 2012)

FINAL PLAT OF
 TAYLOR POINTE SUBDIVISION
 PHASE 1

11.435 ACRE TRACT OUT OF
 THE GEORGE M. REESE SURVEY
 ABSTRACT NO. 533
 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

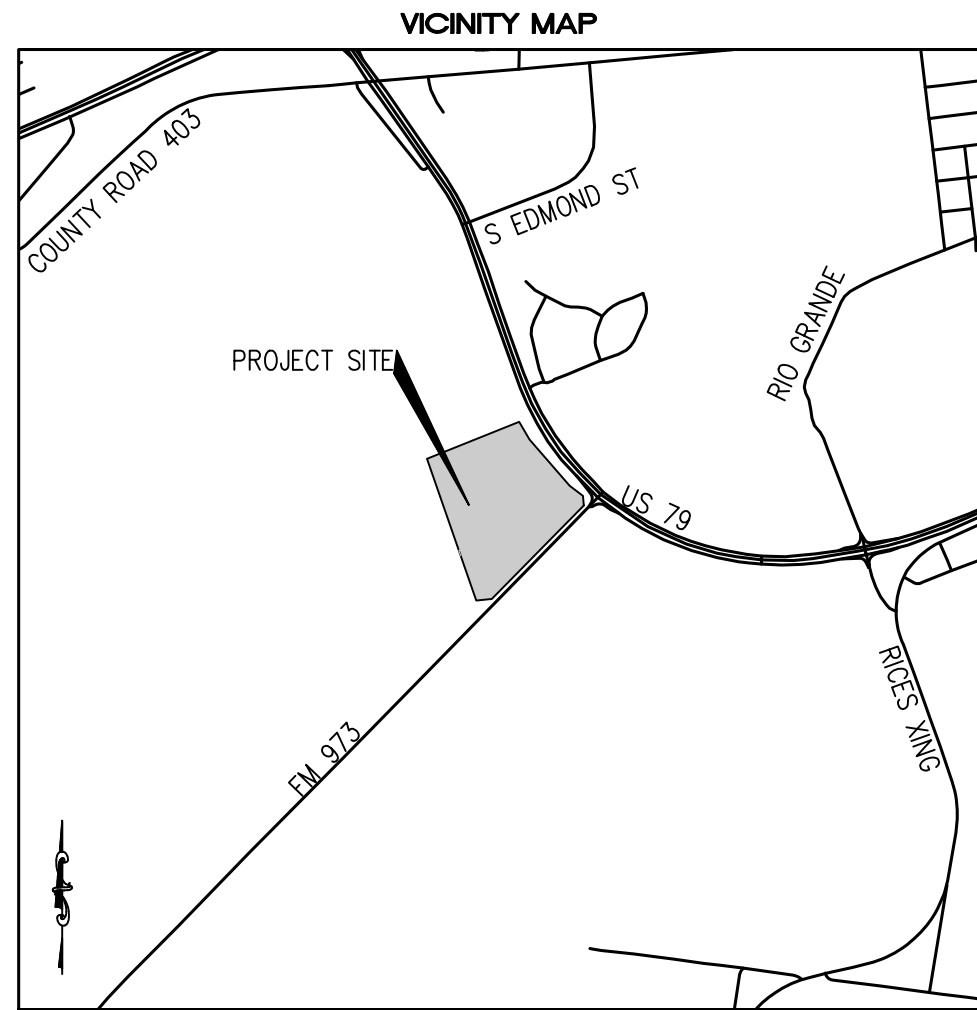


911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090 FAX: (512) 352-9091

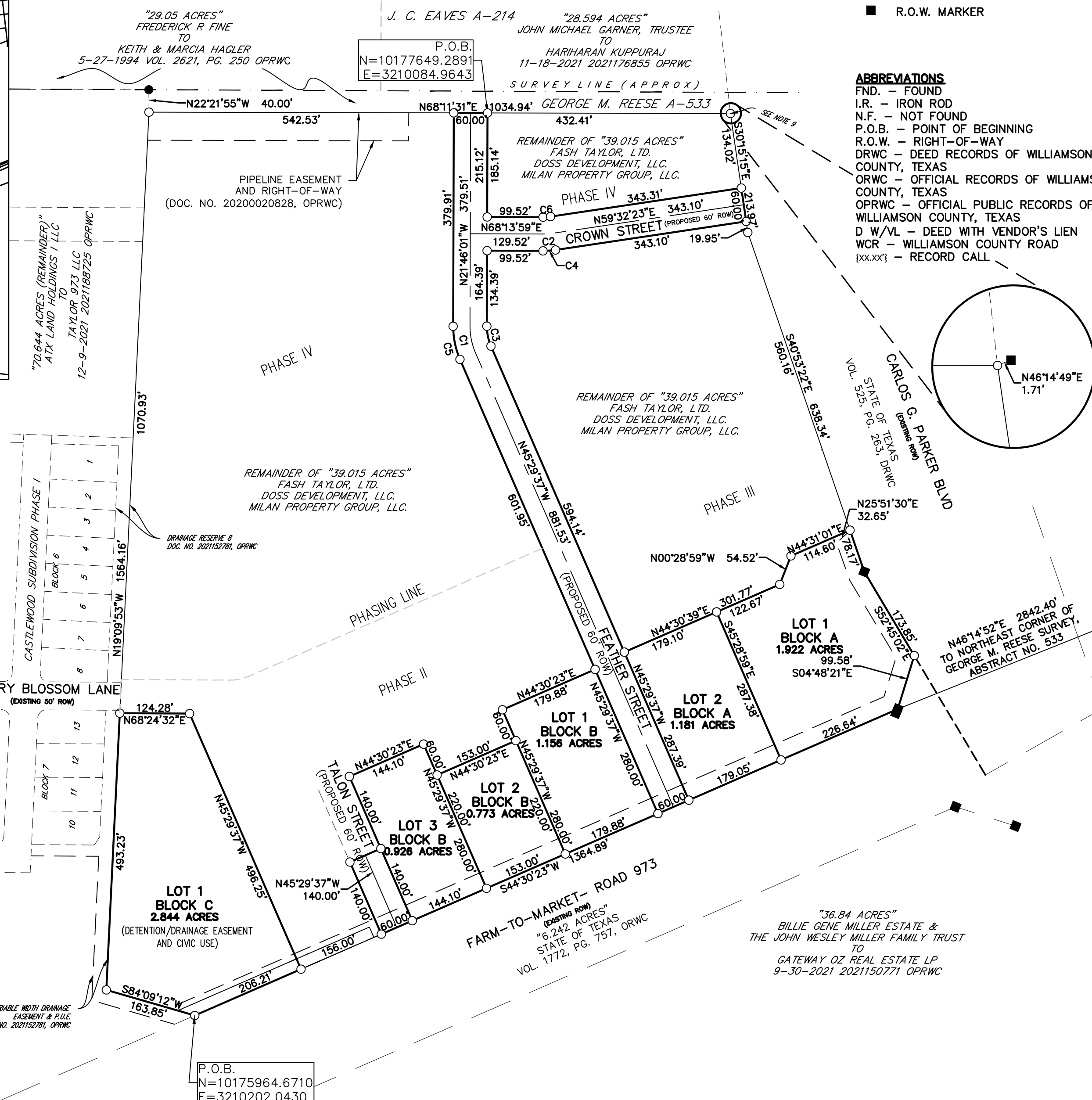
FIRM No. 10128500
 BRUCE@BRYANTECHNICALSERVICES.COM
 www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR CHECKED BY: BLB
 SCALE: 1" = 150' APPROVED BY: BLB
 PROJECT NO. 24-159 DATE: AUGUST 4, 2025



SCALE: 1"=2,000'



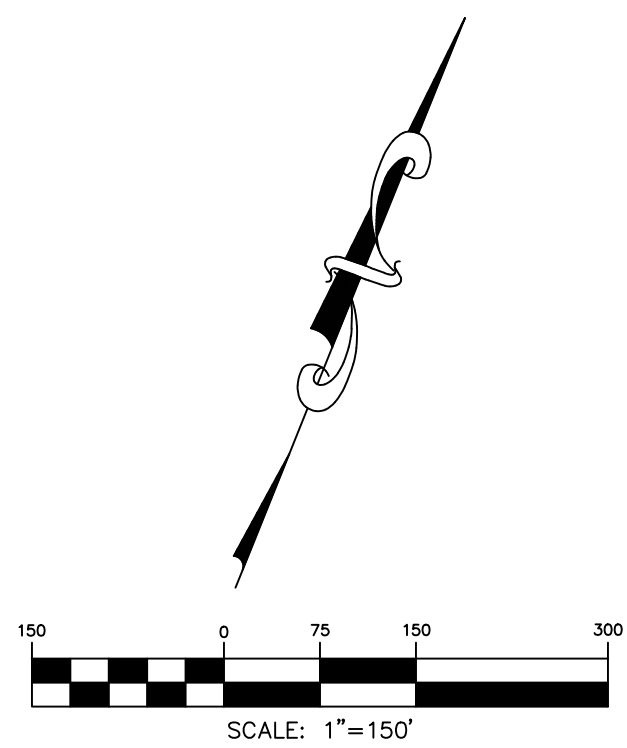
- PLAT NOTES:**
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR ; WASTEWATER: CITY OF TAYLOR ; ELECTRICITY: ONCOR ; GAS: ATMOS.
 - ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
 - THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0541F, EFFECTIVE DATE OF 12/20/2019
 - ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
 - PARKLAND DEDICATION REQUIREMENTS ARE MET BY: PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION.
 - THE FIRE FLOW SHALL BE ACCORDING TO THE MINIMUM FIRE FLOW REQUIREMENTS PER THE ADOPTED 2018 INTERNATIONAL FIRE CODE.
 - DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH ORDINANCE 2024-12 - 715 CARLOS G PARKER BLVD. NEIGHBORHOOD PLAN.
 - DETENTION POND PROVIDED IN LOT 1, BLOCK C, TO BE BUILT PER PHASE AND DEMAND. THE STORM AND DRAINAGE FACILITIES SHALL BE DESIGNED AND LANDSCAPED TO PROVIDE CIVIC SPACE.
 - 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID "85.047 ACRES" BEARS SOUTH 68° 11' 31" WEST, 1.71 FEET; FOUND A TYPE I TXDOT CONCRETE MONUMENT (ENGINEER'S STATION 206+28.98) BEARS NORTH 30° 15' 15" WEST, 402.92 FEET
 - REFER TO CITY OF TAYLOR APPROVED MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES LOCATED WITHIN THIS PROPERTY

STREET TABLE

STREET NAME	ROW WIDTH	LENGTH	DESIGNATION	THOROUGHFARE TYPE
TALON STREET	60'-0"	140.0 LF	THOROUGHFARE	NEIGHBORHOOD STREET
FEATHER STREET	60'-0"	1,309.9 LF	THOROUGHFARE	NEIGHBORHOOD STREET
CROWN STREET	60'-0"	490.5 LF	THOROUGHFARE	NEIGHBORHOOD STREET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	48.87	118.00	023°43'37"	24.79	N33°37'49"W	48.52
C2	17.90	118.00	008°41'37"	8.97	N63°53'11"E	17.89
C3	36.44	88.00	023°43'37"	18.49	S33°37'49"E	36.18
C4	22.46	148.00	008°41'37"	11.25	S63°53'11"W	22.43
C5	60.46	146.00	023°43'37"	30.67	N33°37'49"W	60.03
C6	13.35	88.00	008°41'37"	6.69	N63°53'11"E	13.34



TAYLOR POINTE SUBDIVISION PHASE 1 FINAL PLAT

BEING A FINAL PLAT CONSISTING OF 11.435 ACRES, INCLUDING 2.63 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 6 LOTS, 3 BLOCKS, 0 RESERVES, PART OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS

DETENTION / CLOC AREA

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533 SITUATED IN WILLIAMSON COUNTY, TEXAS, SUBJECT TRACT BEING PART OF AND OUT A CALLED "38.979 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM MARCO D. CRUZ TO FASH TAYLOR, LTD., DATED 7-6-2023 AND RECORDED IN DOCUMENT NO. 2023055749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWIC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF JANUARY, 2025 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD FOUND (CAPPED "BTS") IN THE NORTHWESTERN RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 973, BEING AN EXTERIOR CORNER OF SAID "38.979 ACRES"; SAME BEING THE EASTERMOST SOUTHEAST CORNER OF "CASTLEWOOD SUBDIVISION PHASE 1 FINAL PLAT"; A DEDICATED PLAT AS RECORDED IN DOCUMENT NO. 2021152781, (OPRWIC);

THENCE SOUTH 84° 09' 12" WEST, WITH A COMMON LINE OF BOTH SAID "38.979 ACRES" AND SAID "CASTLEWOOD SUBDIVISION PHASE 1"; A DISTANCE OF 163.85 FEET TO A 1/2" IRON ROD FOUND, BEING AN EXTERIOR CORNER OF BOTH SAID "38.979 ACRES" AND "CASTLEWOOD SUBDIVISION PHASE 1";

THENCE NORTH 19° 09' 53" WEST, WITH THE WEST LINE OF SAID "38.979 ACRES" AND THE EAST LINE SAID "CASTLEWOOD SUBDIVISION PHASE 1"; A DISTANCE OF 493.23 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS") IN THE COMMON LINE OF BOTH SAID "38.979 ACRES" AND SAID "CASTLEWOOD SUBDIVISION PHASE 1"; BEING THE NORTHWEST CORNER OF SUBJECT TRACT;

THENCE OVER AND ACROSS SAID "38.979 ACRES" THE FOLLOWING COURSES:

- NORTH 68° 24' 32" EAST, A DISTANCE OF 124.28 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS"), BEING THE NORTHEAST CORNER OF SUBJECT TRACT;
• SOUTH 45° 29' 37" EAST, A DISTANCE OF 496.25 FEET TO A 1/2" IRON ROD FOUND (CAPPED "BTS") IN THE NORTHWESTERN RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 973, SAME BEING THE SOUTH LINE OF SAID "38.979 ACRES";

THENCE SOUTH 44° 30' 23" WEST WITH SAID NORTHWESTERN RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 973 AND THE SOUTH LINE OF SAID "38.979 ACRES"; A DISTANCE OF 206.21 FEET TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 2.844 ACRES OF LAND.

BLOCKS "A", "B" AND STREET RIGHT-OF-WAYS

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND, SITUATED IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING PART OF AND OUT A CALLED "38.979 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM MARCO D. CRUZ TO FASH TAYLOR, LTD., DATED 7-6-2023 AND RECORDED IN DOCUMENT NO. 2023055749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWIC), ALL OF A CALLED "0.773 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM FASH TAYLOR, LTD. TO DOSS DEVELOPMENT, LLC, DATED 4-11-2024 AND RECORDED IN DOCUMENT NO. 2024030082 (OPRWIC) AND ALL OF A CALLED "TRACTS 1 AND 2" CONVEYED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM FASH TAYLOR, LTD. TO MILAN PROPERTY GROUP LLC, DATED 6-24-2024 AND RECORDED IN DOCUMENT NO. 2024049722 (OPRWIC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE L. BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF JANUARY, 2025, SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" IRON ROD (CAPPED "BTS") IN THE WESTERN RIGHT-OF-WAY LINE OF CARLOS G. PARKER BOULEVARD, A VARYING WIDTH RIGHT-OF-WAY AS RECORDED IN VOLUME 525, PAGE 263, DEED RECORDS OF WILLIAMSON COUNTY (OPRWIC), BEING THE NORTHEAST CORNER OF SAID "38.979 ACRES" AND THE SOUTHEAST CORNER OF A CALLED "28.594 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM PATRICK JAMES GARNER, TRUSTEE OF THE JOHN MICHAEL GARNER TRUST TO HARRIARAN KUPPURALI, DATED 11-18-2021 AND RECORDED IN DOCUMENT NO. 2021176855 (OPRWIC); A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID "85.047 ACRES" BEARS SOUTH 68° 11' 31" WEST, 1.71 FEET; FOUND A TYPE I DDDOT CONCRETE MONUMENT (ENGINEER'S STATION 206+28.98) BEARS NORTH 30° 15' 15" WEST, 402.92 FEET; THENCE SOUTH 68° 11' 31" WEST WITH THE COMMON LINE OF SAID "38.979 ACRES" AND "28.594 ACRES" A DISTANCE OF 11.21 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS") BEING THE NORTHERNMOST CORNER OF SUBJECT TRACT AND ALSO BEING THE POINT OF BEGINNING.

THENCE OVER AND ACROSS SAID "38.979 ACRES" THE FOLLOWING COURSES:

- SOUTH 21° 46' 01" EAST, A DISTANCE OF 187.14 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS");
• NORTH 68° 13' 59" EAST, A DISTANCE OF 99.52 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS"), BEING THE BEGINNING OF A CURVE TO THE LEFT;
• FOLLOWING THE SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08° 41' 37"; A RADIUS OF 88.00 FEET, A CHORD BEARING OF NORTH 63° 53' 11" EAST, A CHORD LENGTH OF 13.34 FEET AND AN ARC LENGTH OF 13.35 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS"), BEING THE END OF SAID CURVE;
• NORTH 59° 32' 23" EAST, A DISTANCE OF 343.31 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS") IN THE SAID WESTERN RIGHT-OF-WAY LINE OF CARLOS G. PARKER BOULEVARD AND THE EASTERN LINE OF SAID "38.979 ACRES";

THENCE SOUTH 30° 15' 15" EAST, WITH THE COMMON LINE OF SAID "38.979 ACRES" AND THE WESTERN RIGHT-OF-WAY LINE OF CARLOS G. PARKER BOULEVARD, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS"), BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE OVER AND ACROSS SAID "38.979 ACRES" THE FOLLOWING COURSES:

- SOUTH 59° 32' 23" WEST, A DISTANCE OF 343.10 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS"), BEING THE BEGINNING OF A CURVE TO THE RIGHT;
• FOLLOWING THE SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08° 41' 37"; A RADIUS OF 148.00 FEET, A CHORD BEARING OF SOUTH 63° 53' 11" WEST, A CHORD LENGTH OF 22.43 FEET AND AN ARC LENGTH OF 22.46 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS"), BEING THE END OF SAID CURVE;
• SOUTH 68° 13' 59" WEST, A DISTANCE OF 99.52 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS");
• SOUTH 21° 46' 01" EAST, A DISTANCE OF 134.39 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS"), BEING THE BEGINNING OF A CURVE TO THE LEFT;
• FOLLOWING THE SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 23° 43' 37"; A RADIUS OF 88.00 FEET, A CHORD BEARING OF SOUTH 33° 37' 49" EAST, A CHORD LENGTH OF 36.18 FEET AND AN ARC LENGTH OF 36.44 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS"), BEING THE END OF SAID CURVE;
• SOUTH 45° 29' 37" EAST, A DISTANCE OF 594.14 FEET TO A 1/2" IRON ROD FOUND (CAPPED "BTS");
• NORTH 44° 30' 23" EAST, A DISTANCE OF 301.77 FEET TO A 1/2" IRON ROD FOUND (CAPPED "BTS") AT AN INTERIOR CORNER OF SUBJECT TRACT;
• NORTH 00° 28' 59" WEST, A DISTANCE OF 54.52 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS") AT AN EXTERIOR CORNER OF SUBJECT TRACT AND
• NORTH 44° 31' 01" EAST, A DISTANCE OF 114.60 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS") AT THE NORTHERNMOST CORNER OF SUBJECT TRACT IN THE SOUTHWESTERN RIGHT-OF-WAY LINE OF CARLOS PARKER BOULEVARD, A VARYING WIDTH RIGHT-OF-WAY AS RECORDED IN VOLUME 525, PAGE 263, DEED RECORDS OF WILLIAMSON COUNTY (OPRWIC); FOUND A 1/2" IRON ROD (CAPPED "BTS") AT AN EXTERIOR CORNER OF SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF CARLOS G. PARKER BOULEVARD AND AN INTERIOR CORNER OF AFOREMENTIONED "38.979 ACRES" BEARING NORTH 40° 53' 23" WEST, A DISTANCE OF 558.79 FEET;

THENCE WITH SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF CARLOS PARKER BOULEVARD AND EXTERIOR LINES OF SAID "38.979 ACRES" AS FOLLOWS:

- SOUTH 40° 53' 22" EAST, A DISTANCE OF 78.17 FEET TO A TYPE I TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND (ENGINEER'S STATION 219+00);
• SOUTH 52° 45' 02" EAST, A DISTANCE OF 173.85 FEET TO A FOUND 1/2" IRON ROD (CAPPED "BTS");
• SOUTH 45° 29' 37" EAST, A DISTANCE OF 99.59 FEET TO THE TYPE II TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT WITH BRASS DISC FOUND AT THE INTERSECTION WITH AFOREMENTIONED NORTHWESTERN RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 973; FOR REFERENCE WAS FOUND AN ADDITIONAL TYPE II TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT WITH BRASS DISC BEARING SOUTH 01° 18' 24" WEST A DISTANCE OF 7.52 FEET;

THENCE SOUTH 44° 30' 23" WEST, WITH SAID NORTHWESTERN RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 973 AND THE SOUTHEASTERN LINE OF SAID "38.979 ACRES"; A DISTANCE OF 1002.68 FEET TO A 1/2" IRON ROD FOUND (CAPPED "BTS") BEING THE EASTERMOST CORNER OF A CALLED "TRACT 3- 1.003 ACRES" CONVEYED IN AFOREMENTIONED DOCUMENT NO. 2024049722 (OPRWIC) AND ALSO BEING SOUTHWEST CORNER OF SUBJECT TRACT;

THENCE NORTH 45° 29' 37" WEST, WITH THE NORTHEASTERN LINE OF "TRACT 3- 1.003 ACRES"; A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS") IN THE NORTHEASTERN LINE OF SAID "TRACT 3- 1.003 ACRES";

THENCE NORTH 44° 30' 23" EAST, OVER AND ACROSS SAID "38.979 ACRES"; A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS") IN THE SOUTHWESTERN LINE OF SAID "TRACT 2- 0.926 ACRES";

THENCE NORTH 45° 29' 37" WEST, WITH THE SOUTHWESTERN LINE OF SAID "TRACT 2- 0.926 ACRES"; A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD FOUND (CAPPED "BTS"); BEING THE WESTERMOST CORNER OF SAID "TRACT 2- 0.926 ACRES";

THENCE NORTH 44° 30' 23" EAST, WITH THE NORTHWESTERN LINE OF SAID "TRACT 2- 0.926 ACRES"; A DISTANCE OF 144.10 FEET TO A 1/2" IRON ROD FOUND (CAPPED "BTS") AT THE NORTHERNMOST CORNER OF SAID "TRACT 2- 0.926 ACRES";

THENCE SOUTH 45° 29' 37" EAST, WITH THE NORTHEASTERN LINE OF SAID "TRACT 2- 0.926 ACRES"; A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS") IN THE NORTHWESTERN LINE OF SAID "TRACT 2- 0.926 ACRES"; BEING THE WESTERMOST CORNER OF SAID "0.773 ACRES";

THENCE NORTH 44° 30' 23" EAST, WITH THE NORTHWESTERN LINE OF SAID "0.773 ACRES"; A DISTANCE OF 153.00 FEET TO A 1/2" IRON ROD FOUND (CAPPED "BTS") IN THE SOUTHWESTERN LINE OF SAID "TRACT 1- 1.156 ACRES"; BEING THE NORTHERNMOST CORNER OF SAID "0.773 ACRES";

THENCE NORTH 45° 29' 37" WEST, WITH THE SOUTHWESTERN LINE OF SAID "TRACT 1- 1.156 ACRES"; A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD FOUND (CAPPED "BTS"), BEING THE WESTERMOST CORNER OF SAID "TRACT 1- 1.156 ACRES";

THENCE NORTH 44° 30' 23" EAST, WITH THE NORTHWESTERN LINE OF SAID "TRACT 1- 1.156 ACRES"; A DISTANCE OF 179.88 FEET TO A 1/2" IRON ROD FOUND (CAPPED "BTS") AT NORTHERNMOST CORNER OF SAID "0.773 ACRES";

THENCE OVER AND ACROSS SAID "38.979 ACRES" THE FOLLOWING COURSES:

- NORTH 45° 29' 37" WEST, A DISTANCE OF 601.95 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS"), BEING THE BEGINNING OF A CURVE TO THE RIGHT;
• FOLLOWING THE SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 23° 43' 37"; A RADIUS OF 148.00 FEET, A CHORD BEARING OF NORTH 33° 37' 49" WEST, A CHORD LENGTH OF 60.03 FEET AND AN ARC LENGTH OF 60.46 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS"), BEING THE END OF SAID CURVE;
• NORTH 21° 46' 01" WEST, A DISTANCE OF 379.91 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS"), BEING IN THE SAID COMMON LINE OF BOTH SAID "38.979 ACRES" AND "28.594 ACRES";
• THENCE NORTH 68° 11' 31" EAST WITH THE SAID COMMON LINE OF BOTH SAID "38.979 ACRES" AND "28.594 ACRES"; A DISTANCE OF 60.00 FEET TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 8.591 ACRES OF LAND.

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) HAD 83 ADJUSTMENT AND ARE GRID VALUES; ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR FURTHER INFORMATION.

OWNER CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT FASH TAYLOR, LTD, CO-OWNER OF THE RESIDUAL PORTION OF THAT CERTAIN 38.979 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2023055749 OF THE OFFICIAL 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 TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TAYLOR POINTE SUBDIVISION PHASE 1.

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

FASH TAYLOR, LTD
812 W. McDERMOTT DRIVE
PMB 1305
ALLEN, TEXAS 75013

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

LIEN HOLDER CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, WATERMARK BANK, LIEN HOLDER OF THAT CERTAIN 38.979 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2023055749 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TAYLOR POINTE SUBDIVISION PHASE 1.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE ____ DAY OF _____, 2025.

SIGNATURE PRINT NAME

TRUSTEE
WATERMARK BANK
6501 N. GLASSEN BLVD., STE 300
OKLAHOMA CITY, OK 73116

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

OWNER CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT DOSS DEVELOPMENT, LLC, CO-OWNER OF THE CERTAIN 0.773 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024030082 OF THE OFFICIAL 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 TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TAYLOR POINTE SUBDIVISION PHASE 1.

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

DOSS DEVELOPMENT, LLC
4637 STONE OAK DRIVE
CARROLLTON, TX 75010

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

LIEN HOLDER CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, GLOBAL ONE BANK, LIEN HOLDER OF THAT CERTAIN 0.773 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024030082 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TAYLOR POINTE SUBDIVISION PHASE 1.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE ____ DAY OF _____, 2025.

SIGNATURE PRINT NAME

TRUSTEE
GLOBAL ONE BANK
5060 MAIN STREET
CHAPPELL HILL, TEXAS 77426

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

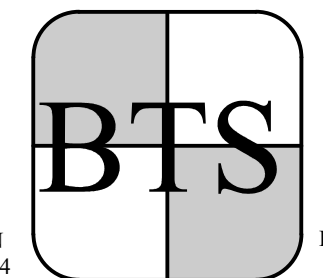
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

FINAL PLAT OF
TAYLOR POINTE SUBDIVISION
PHASE 1
11.435 ACRE TRACT OUT OF
THE GEORGE M. REESE SURVEY
ABSTRACT NO. 533
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090 FAX: (512) 352-9091

FIRM No. 10128500
BRUCE@BRYANTECHNICALSERVICES.COM
www.bryantechanicalservices.com

Table with columns: NO., DATE, REVISIONS, BY

DRAWN BY: AMR CHECKED BY: BLB
SCALE: 1" = NTS APPROVED BY: BLB
PROJECT NO. 24-159 DATE: AUGUST 4, 2025



City of Taylor

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

Sandy Brantley
Kirkman Engineering, LLC
1130 Cottonwood Creek Trail Suite C3
Cedar Park TX 78613
sandy.brantley@trustke.com

Date: Wednesday, August 6, 2025

Address: 715 Carlos G Parker, Taylor 76574

Permit Number PZ-2025-2562

Dear Sandy Brantley,

Staff has completed its review of plans for the Taylor Pointe - phase 1 - Final Plat that is to be located at 715 Carlos G Parker, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. The plat will receive Conditional Approval from Staff during the August Planning and Zoning Commission meeting. 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@taylor.tx.gov.

Planning does not have any further 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 at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

- Remove "Proposed" from Street ROW callouts
- Revise overlapping text on Note 7 and Street Name
- Need clarification on updates made for Curve C3 and C2/C6. A response was provided for clarification of the curves but did not see changes made in the Metes and Bounds.
- Show solid line at Curve C2 linework for clarification. Recommend moving "C2" above the line so there are no discrepancies of curves C2/C4.
- Provide label of easements along the subdivision previously noted (e.g. water line, existing sanitary sewer)

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 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@taylortx.gov.

Thank you,

Cole Bakley

Cole Bakley



Planning & Zoning Commission Meeting August 12, 2025 Transmittal Letter

Agenda Item Number: 5.

Agenda Title: **PZ-2025-2556 Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2:Rural to P4:Mix on property generally located at 1102 Beech Street, legally described as approximately 0.663 acres of land, situated in the Washington Heights Subdivision, Part of Block 40 (Country Club), more particularly described by the Williamson Central Appraisal District Parcel R018513, Taylor, Williamson County, Texas.**

Commission Action to be Taken: Hold a Public Hearing and make a Recommendation

Department Submitted: Development Services Department

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

The applicant seeks to rezone a portion of the golf course, that was used as the old golf course country club house from P2 – Rural to P4 – Mix. The applicant notes that it was historically used for commercial purposes but is currently zoned for rural residential. The applicant is looking to have a mixed use zoning to have the highest and best use and to make the property more marketable.

P4 – Mix meets the intent of the request and aligns with the adjacent P5 – Urban Center. The zoning change also meets the intent of the LDC as it provides a mixture of uses while mitigating impact to the residential zoned properties. P4 also excludes higher traffic drive through uses and has a lower amount of signage than the adjacent P5.

2. STAFF ANALYSIS / BACKGROUND

Through conversations with staff the applicant has noted they are seeking to have a more flexible zoning which would allow for the use of commercial while maintaining the availability to have residential. P4 – Mix does meet the intent of their request and would align with the adjacent P5 – Urban Center Place Type. The zoning change would meet the intent of the LDC as it provides the mixture of uses while mitigating impact to the residential zoned properties. P4 also excludes higher traffic drive through uses and has a lower amount of signage than the adjacent P5.

P4 provides flexibility for this area to easily transition between low-intensity commercial and residential building types, allowing for the neighboring P5 – Urban Center zoning to expand and contract over time, increasing Taylor’s economic resiliency. Staff have received several inquiries about commercial uses for the subject property consisting of a wedding venue, a country club, daycare, or a church. It is likely that the property will ultimately end up as a commercial use. The requests are in line with the adjacent uses and meet the intent of a mixed neighborhood and provide more commercial within a walkable distance to existing residences.

3. RECOMMENDATION

For the reasons stated in the staff analysis, staff recommend approval of the request Place Type amendment from P2 – Rural to P4 – Mix.

4. TIMELINE

- P&Z Commission Public Hearing: August 12, 2025
- City Council Public Hearing: August 28, 2025
- City Council Action: September 11, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

1. _05_PZ-2025-2556_Staff Report
2. _05a_PZ-2025-2556 Letter of Intent
3. _05b_PZ 2025-2556 Location Map
4. _05c_PZ 2025-2556 Current Zoning
5. _05d_PZ 2025-2556 Proposed Zoning
6. _05e_PZ 2025-2556 Growth Sector
7. _05f_PZ 2025-2556 Future Land Use
8. _05g_PZ 2025-2556 Notification Map
9. _05h_PZ-2025-2556 Draft Ordinance
10. _05h1_PZ-2025-2556 Survey Exhibit A
11. _05h2_PZ 2025-2556 Proposed Zoning Exhibit B

City of Taylor
PZ-2025-2556
Place Type Zoning Amendment
Staff Report

Item Details

Subject Property: 1102 Beech Street
Total Acreage: Approximately 0.663 acres
Legal Description: Approximately 0.633 acres of land generally located at 1102 Beech Street, legally described as approximately 0.663 acres of land, situated in the Washington Heights Subdivision, Part of Block 40 (Country Club), more particularly described by the Williamson Central Appraisal District Parcel R018513, Taylor, Williamson County, Texas.
Property Owner/Applicant: Holding Company Mustang Creek LLC, Larry Charpentier
Request: A request to rezone from the existing Place Type of P2 – Rural to P4 Mix
Case History: This is the first hearing of this request.

Overview of Applicant’s Request & Background

The applicant seeks to rezone a portion of the golf course, that was used as the old golf course country club house from P2 – Rural to P4 – Mix. The applicant notes that this property was historically used for commercial purposes but is currently zoned for rural residential. The applicant is looking to have a mixed use zoning to have the highest and best use and to make the property more marketable.

P4 – Mix meets the intent of the request and the intent of the LDC as it provides the mixture of uses while mitigating impact to the residential zoned properties. P4-Mix place type zoning would align with the adjacent P5 – Urban Center. P4 also excludes higher traffic drive through uses and has a lower amount of signage than the adjacent P5.

Location:

The subject property is a part of the golf course at the corner of Potomac and Beech Street. It currently has a vacant building that was previously the clubhouse of the golf course.

Physical and Natural Features:

The subject property is a rural property with a vacant building on relatively flat site. The site has little to no vegetation on site. It is adjacent to other vacant lots to its East.

Growth Sector Designations:

The subject property is located within Infill Neighborhood Sector (G-4).

The Infill Neighborhood Sector consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Neighborhood Infill.

Infill Neighborhoods represent existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood oriented retail and services.

The current zoning is P2 – Rural Place Type which regulates mainly large, sparsely settled land used for agricultural purposes and food production. This Place Type helps preserve Taylor’s natural beauty and agricultural history. Rural living and sparsely settled lands are to be located in a manner that does not cause a nuisance to more intensely inhabited areas

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P2 – Rural	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Commercial
South	P2 – Rural	Intended Growth Sector (G-3)	Neighborhood Infill	Commercial
East	P5 – Urban Center	Future Growth Sector (G-1)	Market Community	Vacant & Large Lot Residential
West	P2 – Rural	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Commercial

Transportation

The subject property gains access off Beech Street which is a neighborhood street.

Utilities

The subject property has one existing building and can be served by existing infrastructure. There is a 6-inch water line that runs down Beech Street and a 6-inch wastewater line that extends a quarter of the way down Beech Street. It appears that the extension ends near the front of the subject property.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Five (5) notices were mailed to the property owners and a legal notice advertisement for the public hearing was placed in the Taylor Press on Sunday, July 27, 2025.

Staff Analysis

The applicant has stated that they are seeking a more flexible zoning to allow for commercial uses while maintaining the ability to use the property for residential uses. P4 – Mix meets the intent of the request and aligns with the adjacent P5 – Urban Center Place Type. This zoning change would meet the intent of the LDC as it provides the mixture of uses while mitigating impact to the residential zoned properties. P4 also excludes higher traffic drive through uses and has a lower amount of signage than the adjacent P5.

P4 provides flexibility for this area to easily transition between low-intensity commercial and residential building types increasing Taylor’s economic resiliency. Staff has received several inquiries about commercial uses for the subject property including a wedding venue, country club, daycare, and a church.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommend approval of the request Place Type amendment from P2 – Rural to P4 – Mix.

Planning and Zoning Commission Recommendation

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

Is the rezoning consistent with the Comprehensive Plan?

- The rezoning request is consistent with the Comprehensive Plan. The change to P4 – Mix would increase the use of existing infrastructure

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with other place types found within the area

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

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

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

- There is pre-existing infrastructure that can support the existing building.

Do current conditions indicate that a rezoning is necessary?

- The current place type does not permit commercial use of the property; the area is currently zoned P5 but excludes this property. The property does not align with the surrounding zoning or the historical use as a country club

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Zoning Map
- d. Proposed Zoning
- e. Growth Sectors Map
- f. Future Land Use Map
- g. Notification Map
- h. Ordinance 2025-XX
 - a. Survey
 - b. Proposed Zoning Map

Syrissa Dominguez
2405 N. Main St.
Taylor, TX 76574
Syrissa@gmail.com
512-269-9272

July 3, 2025

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

Subject: Letter of Intent – Rezoning Application for 1102 Beech St. Taylor, TX 76574

To Whom It May Concern,

I am writing to formally submit this Letter of Intent in support of a rezoning application for the property located at 1102 Beech ST. Taylor, TX 76574, from R2 **Rural Residential** to P4 **Mixed Use (MU)** zoning.

The proposed rezoning is consistent with the city's **Comprehensive Plan** and **Land Development Code**, both of which support flexible and sustainable land use that enhances the livability, economic vitality, and overall well-being of the community.

The surrounding area includes a mix of both residential and commercial zoning, making this location well-suited for a mixed-use designation. Rezoning the subject property to Mixed Use would promote a compatible transition between these zones and encourage thoughtful, integrated development that aligns with the city's long-term vision.

Importantly, the necessary infrastructure—such as roads, utilities, and public services—is already in place to support the proposed zoning. This ensures that no additional burden will be placed on municipal systems.

Historically, this property was zoned for commercial use and operated as a banquet hall, venue, clubhouse, and restaurant. While the current owner has used the property as a private residence, they now wish to sell. Rezoning the property to Mixed Use will not only restore its potential for commercial and residential functions but will also make it more marketable to a broader range of prospective buyers.

In summary, this rezoning will support the highest and best use of the property, ensure compatibility with surrounding land uses, and reinforce the city's strategic planning objectives. We respectfully request your consideration and approval of this application.

Thank you for your time and attention. Please feel free to contact me if any additional information is required.

Sincerely,




Syrissa Dominguez

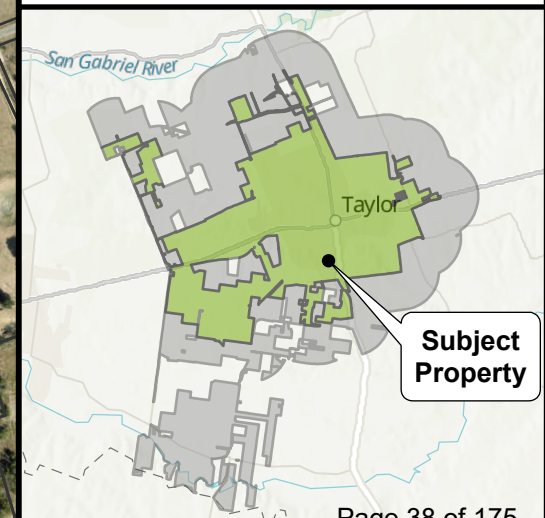
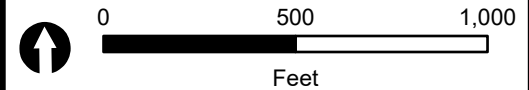
Broker/Owner of The Real Estate Social, LLC



PZ-2025-2556

1102 Beech Street
Place Type Amendment
Location Map
Approximately 0.7 acres

-  Subject Property
-  City Limits
-  Parcel Boundary





PZ-2025-2556


**1102 Beech Street
Place Type Amendment
Current Zoning Map
Approximately 0.7 acres**


 Subject Property

 City Limits

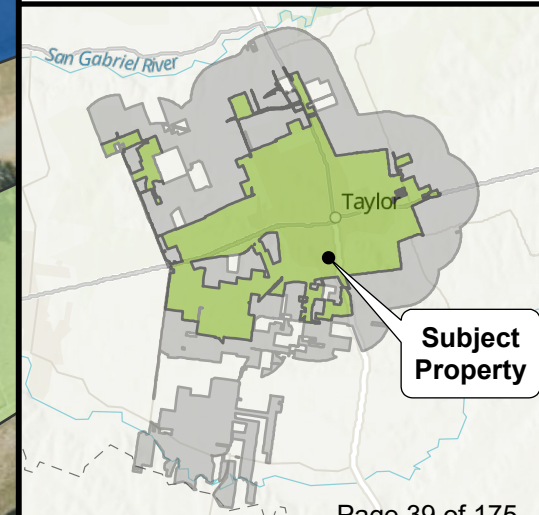
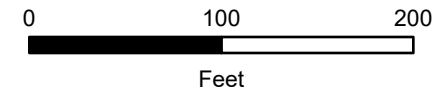
 Parcel Boundary

Place Type Zoning

 P2: Rural

 P2.5: Large Lot

 P5: Urban Center



Subject Property



PZ-2025-2556

**1102 Beech Street
Place Type Amendment
Proposed Zoning Map
Approximately 0.7 acres**

Subject Property

City Limits

Parcel Boundary

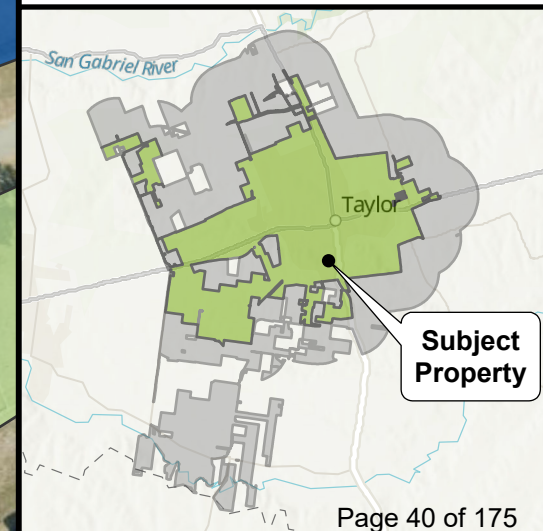
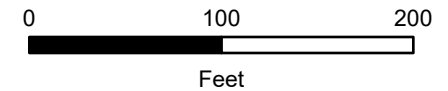
Place Type Zoning

P2: Rural

P2.5: Large Lot

P4: Mix

P5: Urban Center



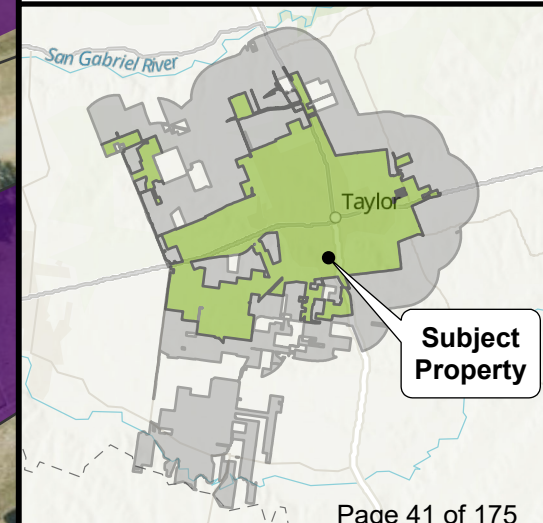
Subject Property



PZ-2025-2556

**1102 Beech Street
Place Type Amendment
Growth Sector Map
Approximately 0.7 acres**

- Subject Property
- City Limits
- Parcel Boundary
- Growth Sector**
 - Intended Growth Sector (G-3)
 - Infill Neighborhood Sector (G-4)





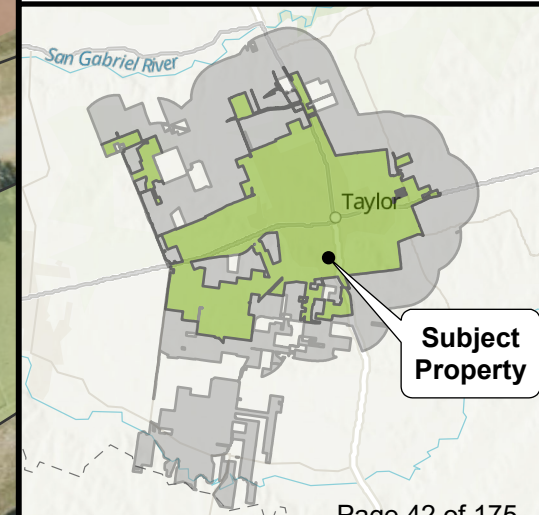
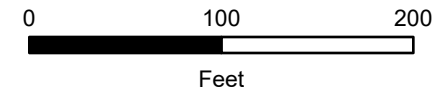
PZ-2025-2556

**1102 Beech Street
Place Type Amendment
Future Land Use Map
Approximately 0.7 acres**

- Subject Property
- City Limits
- Parcel Boundary

Future Land Use

- Neighborhood Greenfield
- Neighborhood Infill
- Market: Community



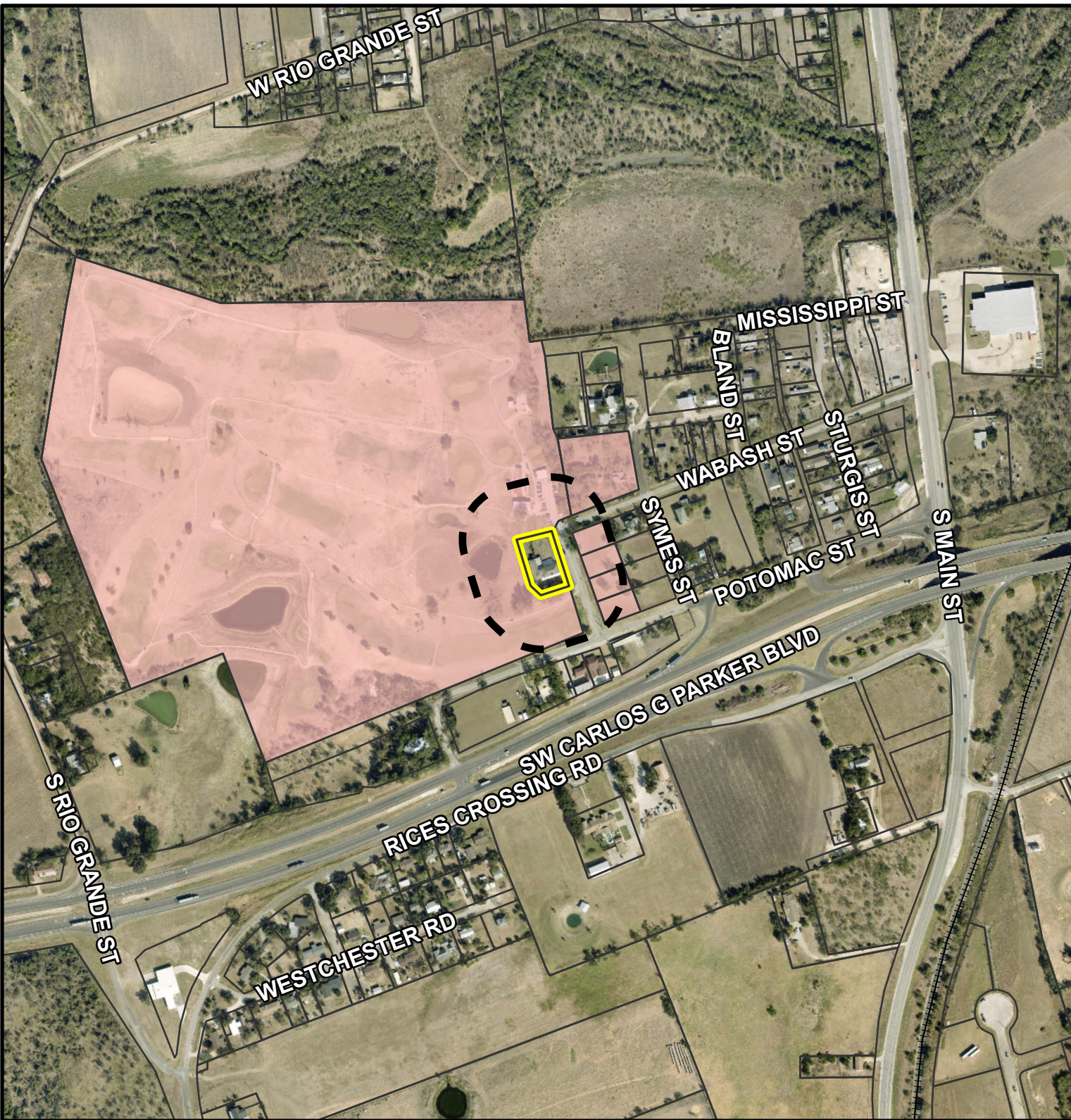
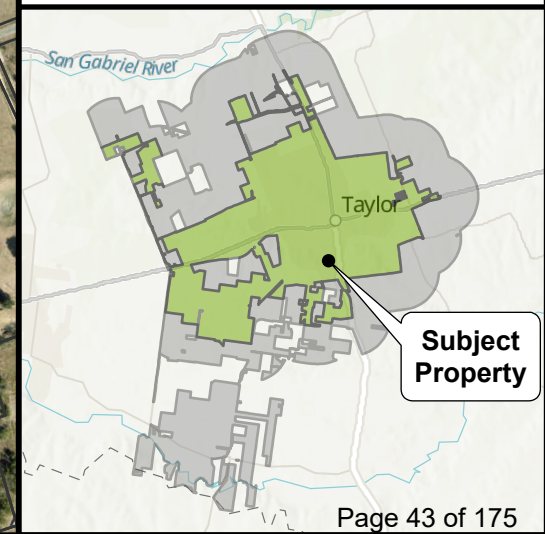
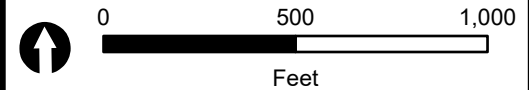
Subject Property



PZ-2025-2556

**1102 Beech Street
Place Type Amendment
Notification Map
Approximately 0.7 acres**

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



ORDINANCE NO. 2025-XX

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY LOCATED AT 1102 BEECH STREET FROM P2 – RURAL TO P4 – MIX, AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on September 11, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” the Place Type Change Form attached hereto and incorporated by reference herein for all purposes (“Property”), to change the place type zoning as described above; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 12, 2025, to consider the place type zoning change request, and recommended approval of the place type zoning change to the City Council; and

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

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

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

SECTION 2. The place type zoning of this Property is changed from: Place Type Zoning District P2 – Rural to P4 – Mix at property located at 1102 Beech Street.

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Property Place Type zoning as described in Section 2 and reflected in Exhibit “B” attached hereto.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance **2025-XX** was introduced before the Taylor City Council on the 28th day of August 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-XX passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A
(Metes & Bounds Survey)

DRAFT

EXHIBIT B
(Proposed Place Type Map)

DRAFT

EXHIBIT A

0.663 OF ONE ACRE
P. COURSEY SURVEY
ABSTRACT NO. 131
WILLIAMSON COUNTY, TEXAS

PAGE 1 OF 2

PROPERTY DESCRIPTION

BEING 0.663 OF ONE ACRE (28,873 SQ. FT.) OF LAND SITUATED IN THE P. COURSEY SURVEY, ABSTRACT NO. 131, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.662 OF ONE ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO TAYLOR MUSTANG CREEK COUNTRY CLUB, INC., RECORDED IN DOCUMENT NO. 2006034162 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.663 OF ONE ACRE (28,873 SQ. FT.) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rebar with illegible cap found for the Northeast corner of said 0.662 of one acre tract, being in an Easterly line of the remainder portion of a called 93 acre tract of land described in a Warranty Deed to Taylor Golf Course, Inc., recorded in Volume 1603, Page 659 of the Official Records of Williamson County, Texas, also being in the Westerly right-of-way line of Beech Street (R.O.W. varies), from which a 1-1/2 inch iron pipe found for the Northwest corner of Block 35, WASHINGTON HEIGHTS, a subdivision recorded in Cabinet A, Slide 193 of the Plat Records of Williamson County, Texas and being in the Easterly right-of-way line of said Beech Street, bears South 78°27'32" East a distance of 78.52 feet;

THENCE South 20°43'37" East along said Westerly right-of-way line of Beech Street and the East line of said 0.662 of one acre tract, a distance of **213.69** feet to a 1/2-inch iron rebar with illegible cap found for the Southeast corner of said 0.662 of one acre tract, from which a 1-1/2 inch iron pipe found for the Southwest corner of said Block 35, and being at the intersection of said Easterly right-of-way line of Beech Street with the Northerly right-of-way line of Potomac Street (R.O.W. Varies), bears South 40°18'14" East a distance of 200.06 feet;

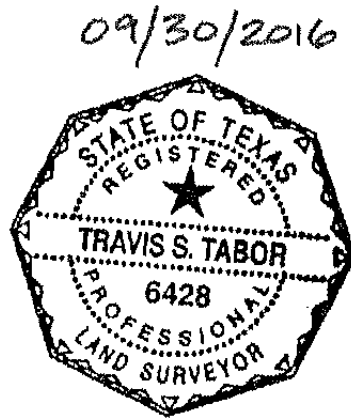
THENCE along the common line of said 0.662 of one acre tract and said remainder portion of the 93 acre tract, the following four (4) courses and distances:

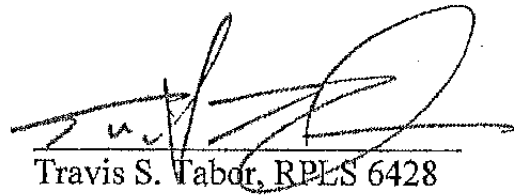
1. **South 69°14'43" West** a distance of **110.42** feet to a 1/2-inch iron rebar with illegible cap found for the Southerly Southwest corner of said 0.662 of one acre tract;
2. **North 50°24'38" West** a distance of **50.75** feet to a 1/2-inch iron rebar with illegible cap found for the Westerly Southwest corner of said 0.662 of one acre tract;
3. **North 20°06'10" West** a distance of **178.84** feet to a 1/2-inch iron rebar with illegible cap found for the Northwest corner of said 0.662 of one acre tract, from which a 1/2-inch iron rebar with illegible cap found, bears South 71°53'41" East a distance of 14.83 feet; and

4. **North 73°11'55"** East a distance of **133.92** feet to the **POINT OF BEGINNING** and containing 0.663 of one acre of land (28,873 Square Feet) more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid combined adjustment factor of 0.99988339.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on September 23, 2016.




Travis S. Tabor, RPLS 6428
Steger & Bizzell Engineering Inc.
1978 South Austin Avenue
Georgetown, Texas 78626
(512) 930-9412
TBPLS Firm No. 10003700



PZ-2025-2556

**1102 Beech Street
Place Type Amendment
Proposed Zoning Map
Approximately 0.7 acres**

Subject Property

City Limits

Parcel Boundary

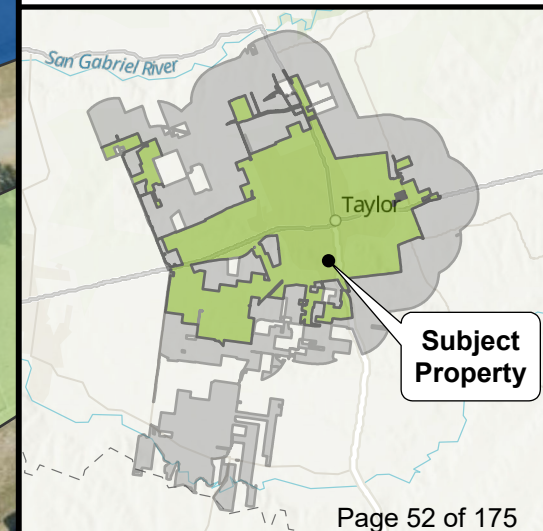
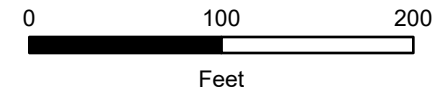
Place Type Zoning

P2: Rural

P2.5: Large Lot

P4: Mix

P5: Urban Center



Subject Property



Planning & Zoning Commission Meeting August 12, 2025 Transmittal Letter

Agenda Item Number: 6.

Agenda Title: **PZ-2024-2267 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas.**

Commission Action to be Taken: Hold a Public Hearing and make a recommendation.

Department Submitted: Development Services Department

Staff Contact: Parker McDowell

1. PURPOSE / DESCRIPTION

The applicant is requesting an Employment Center Plan proposing EC-C: Employment Center Commercial, EC-I: Employment Center Industrial and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are Commercial, Industrial, Retail, Office, Automobile/Truck fueling, servicing, and washing facilities, and civic spaces to support the proposed uses.

This is the second hearing of the request, after the item was tabled at the April, 8th 2025 Planning and Zoning Commission meeting to allow the applicant to address concerns from the adjacent property owner. The applicant has since met with the neighboring property owner and will be providing a 25-foot setback with an 8-foot tall screening element, and limit the industrial building height to 36-feet.

2. STAFF ANALYSIS / BACKGROUND

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan.

3. RECOMMENDATION

For the reasons stated in the staff analysis, staff recommends approval of the requested Employment Center Plan with the following warrants and variances:

- A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following condition:
 1. The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.11 and LDC § 4-120).
 2. The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8)

4. TIMELINE

P&Z Commission Public Hearing: August 12, 2025
City Council Public Hearing: August 28, 2025
City Council Action: September 11, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2024-2267 Forterra Business Park Staff Report
2. PZ-2024-2267 Letter of Intent
3. PZ-2024-2267 Location Map
4. PZ-2024-2267 Current Zoning
5. PZ-2024-2267 Growth Sector
6. PZ-2024-2267 Future Land Use
7. PZ-2024-2267 Floodplain Map
8. PZ-2024-2267 Notification Map
9. PZ-2024-2267_Forterra BP Draft Ordinance
10. PZ-2024-2268_Forterra Mixed Use Field Notes_EXHIBIT A
11. PZ-2024-2267 Forterra Business Park Employment Center Plan EXHIBIT B

City of Taylor
PZ-2024-2267
Employment Center Plan
Staff Report

Item Details

Subject Property:	Generally located at 100 County Road 403
Total Acreage:	Approximately 47.634 acres
Legal Description:	Approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas
Applicant:	Luke Caraway, Viewpoint Engineering
Property Owner(s):	Babu Chakka
Request:	A request for an Employment Center Plan
Case History:	This is the second hearing of this request.

Overview of Applicant’s Request & Background

The applicant is requesting an Employment Center Plan proposing EC-C: Employment Center Commercial, EC-I: Employment Center Industrial and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are Commercial, Industrial, Retail, Office, Automobile/Truck fueling, servicing, and washing facilities, and civic spaces to support the proposed uses.

The applicant chose to work with the City’s design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address commercial structures and scale, civic spaces, and frontage types to address the development area.

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of January 6, 2025. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

This is the second hearing of the request, after the item was tabled at the April, 8th 2025 Planning and Zoning Commission meeting to allow the applicant to address concerns from the adjacent property owner. The applicant has since met with the neighboring property owner and will be providing a 25-foot setback with an 8-foot tall screening element, and limit the industrial building height to 36-feet.

Location:

The subject property is located along the southern side of County Road 403 near the intersection of County Road 401, generally located at 100 County Road.

Physical and Natural Features:

The subject property is majority open space with a single-family dwelling, accessory structures and several detention ponds. The property has varied topography the slopes towards the north of the property, south from County Road 403 towards the Floodplain and the existing ponds.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier II (G-2.2) and Reserved Open Sector (O-2)

The Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion.

The Reserved Open Sector consists of land that is not yet protected but is valuable as open space. This includes floodplains and floodways and may also include areas of steep slope, desired open space, desired transportation corridors, buffers, or viewsheds.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Employment: Special Zone and Open Space.

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

The subject property is currently located in the Extra Territorial Jurisdiction (ETJ) and does not have a place type zoning.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC (Employment Center)	Controlled Growth Sector Tier II	Employment: Special Zone	Vacant Land & Car Dealership
South	ETJ	Controlled Growth Sector Tier II	Employment: Special Zone	Church & Large Lot Residential

East	ETJ	Controlled Growth Sector Tier II & Reserved Open Sector	Employment: Special Zone & Open Space	Vacant Agricultural Land & Large Lot Residential
West	ETJ	Controlled Growth Sector Tier II & Reserved Open Sector	Employment: Special Zone & Open Space	Vacant Agricultural Land & Large Lot Residential

Transportation

The subject property gains access from County Road 403 to the north and County Road 401 to the west. Various public rights-of-way are proposed within the Employment Center Plan to further connect to adjacent properties.

Utilities

The subject property is located within the City of Taylor water CCN. The property has an 18-inch waterline along County Road 401 to the west of the property. The property is not currently located in a wastewater CCN. The property will be part of the City of Taylor wastewater CCN after annexation. Water and wastewater utility extension will be required through the subject property.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Ten (10) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 27, 2025

Staff Analysis

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
 - The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
 - The addition of an industrial and commercial site would likely provide an increase to jobs available within Taylor.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Employment Center Plan with the following warrants and variances:

- A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following condition:
 - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.11 and LDC § 4-120).
 - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8)
-

Planning and Zoning Commission Recommendation

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

Is the Employment Center Plan consistent with the Comprehensive Plan?

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

Is the plan compatible with the surrounding area?

- The employment center plan is compatible with the existing place types in the city limits to the north and the future land use of properties adjacent in the ETJ to the east, west, and south.

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

- Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and the general welfare. In addition, the planning principles and policy guide in the comprehensive plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- The property has an 18-inch waterline along County Road 401 to the west of the property. Public utilities are scarce in the immediate area, specifically wastewater. The property will need to extend utilities throughout the site.

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

The Employment Center Plan is a required step in the development process for a commercial and industrial site on the subject property. The plan allows the subject property to consist of commercial and industrial development, closer to US 79 and Samsung and RCR industrial development.

Attachments:

1. Letter of Intent from Applicant
2. Location Map

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



2121 E. 6th St.
Austin, TX 78702
Phone: 512-779-9464
Viewpointengineering.com

RE: Neighborhood Plan Application Letter of Intent

Mr. Yantis,

It is my sincere pleasure to present a planned development zoning submittal for an approximately 47-acre tract currently primarily located within the City of Taylor ETJ. This area was integrated into the City of Taylor Comprehensive Plan as amended by City Council on May 12, 2022. The future land use map located within the comprehensive plan identifies the tract under one general use categories: Special Employment District.

Please note although we are providing review staff with a conceptual exhibit, we are simply doing so to provide the City's planning staff with our vision of the property.

Also included in this Submittal page package are the following requires items:

- Agent Authorization
- Conceptual Layout

We sincerely look forward to working with staff to continue to optimize this conceptual plan into something the City of Taylor and the developer can be proud of. Please feel free to contact me directly at 512-779-9464.

Warm Regards,

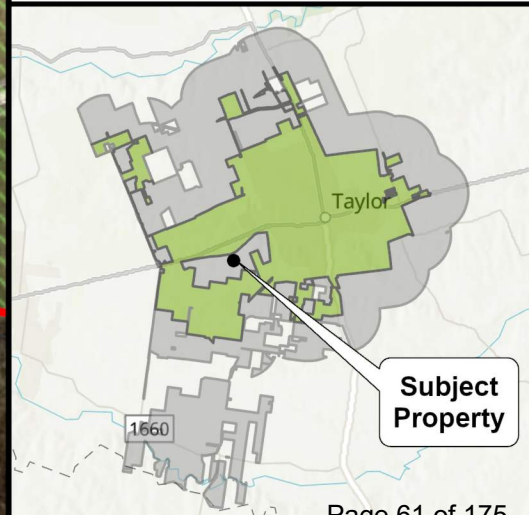
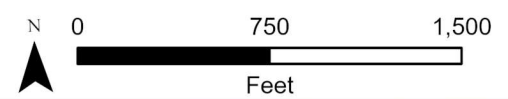
Luke Caraway, P.E.
Vice President, Planning and Design
Lcaraway@viewpointengineering.com



PZ-2024-2267

100 CR 403
Employment Center Plan
Location Map
Approximately 45 acres

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels





PZ-2024-2267

100 CR 403
Employment Center Plan
Current Zoning Map
Approximately 45 acres

Subject Property

City Limits

ETJ Boundary

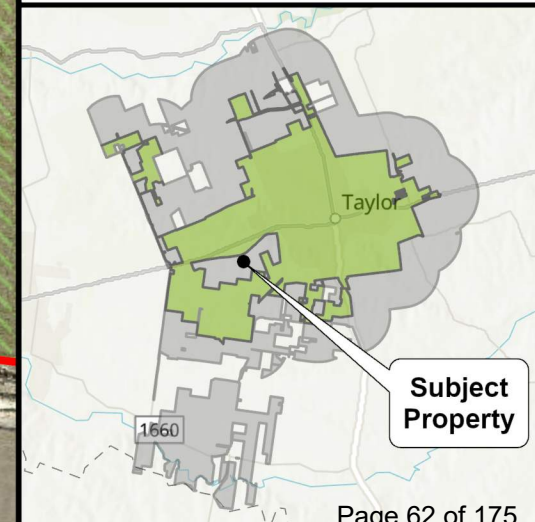
Parcels

Overlay Zoning

P1: Nature

Place Type Zoning

EC: Employment Center

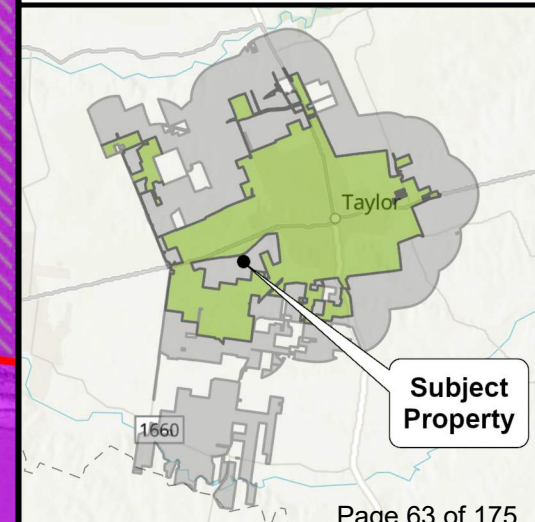




PZ-2024-2267

**100 CR 403
Employment Center Plan
Growth Sector Map
Approximately 45 acres**

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Growth Sector**
 - Reserved Open Sector (O-2)
 - Future Growth Sector (G-1)
 - Controlled Growth Sector Tier II (G-2.2)

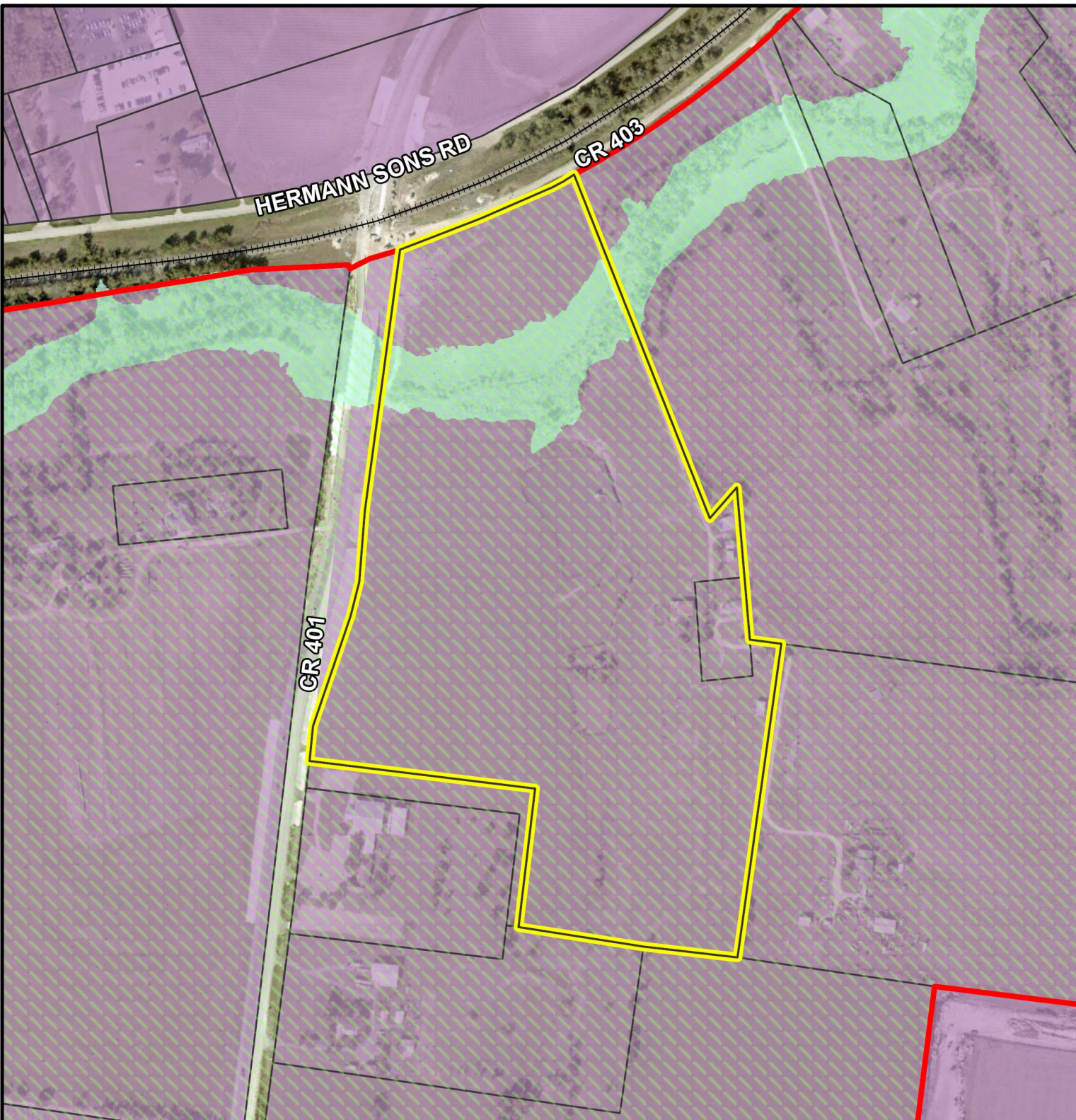
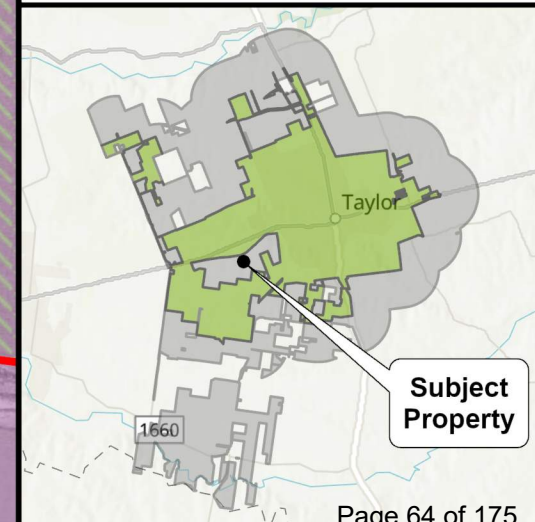




PZ-2024-2267

100 CR 403
Employment Center Plan
Future Land Use Map
Approximately 45 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Future Land Use**
 - Employment: Special Zone
 - Open Space

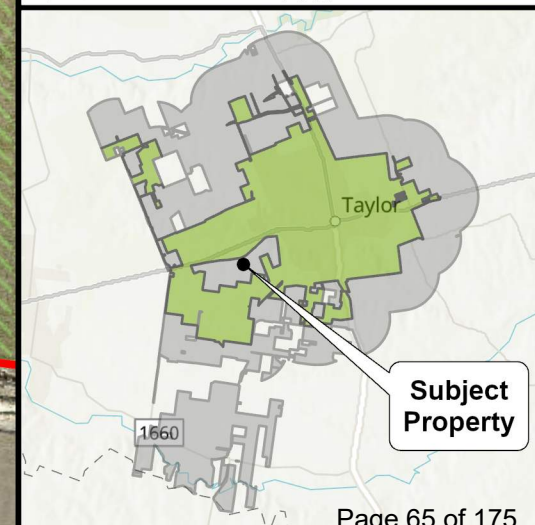
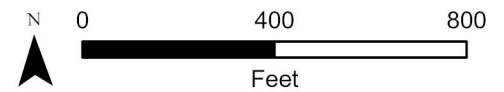




PZ-2024-2267

**100 CR 403
Employment Center Plan
Floodplain Map
Approximately 45 acres**

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

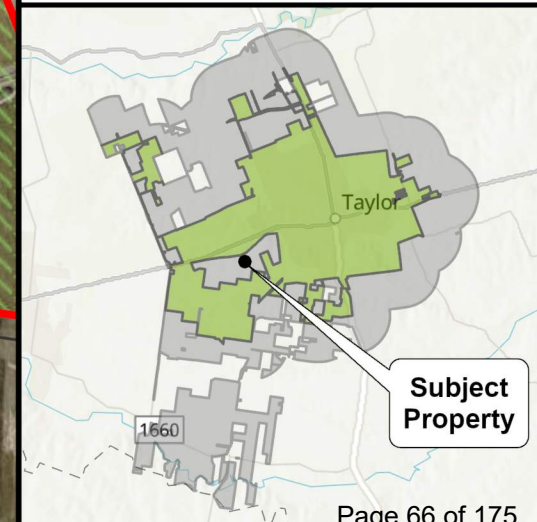
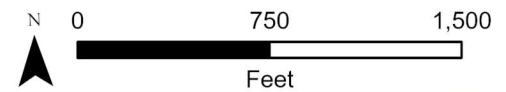




PZ-2024-2267

**100 CR 403
Employment Center Plan
Notification Map
Approximately 45 acres**

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



ORDINANCE NO. 2025-XX

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT 100 COUNTY ROAD 403, CONSISTING OF APPROXIMATELY 47.634 ACRES OF LAND SITUATED IN THE J.C. EAVES SURVEY, ABSTRACT NO. 214, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019185 AND R019954, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on August 28, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve an Employment Center Plan referred to as Forterra Business Park; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 12, 2025, to consider the zoning request, and recommended the Employment Center Plan to the City Council; and

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

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

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

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

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

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

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-XX was introduced before the Taylor City Council on the 28th day of August 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

EXHIBIT A
(Metes & Bounds/Legal Description/Survey)

WARRANTY DEED WITH VENDOR'S LIEN

TAY2100060

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

That we, **WALTER G. GIROIR and DEBRA GIROIR**, ("Grantor") of the County of Williamson, State of Texas, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of **TWO MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,150,000.00)**, being payable to **EQUITY SECURED INVESTMENTS, INC.**, as therein provided and bearing interest at the rate therein specified, and providing for acceleration of maturity in the event of default, and for attorney's fees; the payment of which note is secured by Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to **BARRY D. JOHNSON, Trustee(s)**, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TAYLOR 53 BUSINESS, LLC**, a **Texas limited liability company**, ("Grantee") of 5900 Balcones Drive, Suite 100, Austin, Travis County, Texas 78731, all of the following said real property being located in Williamson County, Texas and described as follows, to-wit:

All that certain 52.501 acre tract of land out of the H. G. JOHNSON Survey, Abstract No. 348 and the JAMES C. EAVES Survey, Abstract No. 214, in Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

West

This conveyance is made and accepted subject to the matters listed on Exhibit "B" attached hereto and made a part hereof, to the extent same are in effect at this time: Any and all restrictions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Williamson County, Texas, and to all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **TAYLOR 53 BUSINESS, LLC, a Texas limited liability company**, its successors and assigns, forever; and we do hereby bind ourselves, our heirs and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said **TAYLOR 53 BUSINESS, LLC, a Texas limited liability company**, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the **VENDOR'S LIEN**, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EQUITY SECURED INVESTMENTS, INC., at the insistence and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as evidenced by the hereinbefore described **TWO MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,150,000.00)** note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of the said **EQUITY SECURED INVESTMENTS, INC.**, and the same are hereby transferred and assigned to the said **EQUITY SECURED INVESTMENTS, INC.**, and **EQUITY SECURED INVESTMENTS, INC.**, its successors and assigns, shall have the right to release said Vendor's Lien upon the payment of said note.

[Signature Page to follow]

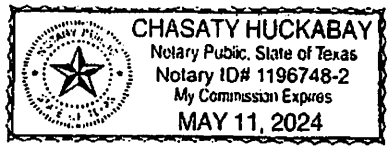
EXECUTED this 29th day of October, 2021.

Walter G. Giroir
WALTER G. GIROIR

Debra Giroir
DEBRA GIROIR

THE STATE OF Texas :
COUNTY OF Williamson :

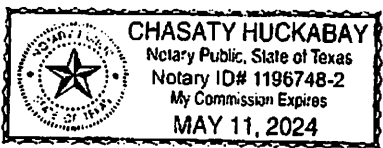
This instrument was acknowledged before me on the 29th day of October, 2021, by **WALTER G. GIROIR**.



Chasaty Huckabay
NOTARY PUBLIC, State of

THE STATE OF Texas :
COUNTY OF Williamson :

This instrument was acknowledged before me on the 29th day of October, 2021, by **DEBRA GIROIR**.



Chasaty Huckabay
NOTARY PUBLIC, State of

LTC-GT-GIROIR-GF#TAY2100060-WDVL-ph

Exhibit A
Page 1 of 2

All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the H.G. Johnson Survey, Abstract No. 348, and a part of the James C. Hayes Survey, Abstract No. 214, being all of a called 52.226 Acre tract conveyed from Joyce Downs, et al to Walter G. Girou, et ux by deed dated July 14, 2006, recorded in Document No. 2006060237 the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 5/8" iron rod with red plastic cap marked "2547" on the common south Right-of-Way line of the Union Pacific Railroad and County Road 403, at the northeast corner of a called 19.6 Acre tract conveyed to Norman Bishop, et ux in Volume 2364, Page 886, for the northwest corner of this tract;

THENCE N45°58'19"E - 1338.62' along the said south Right-of-Way line of the Union Pacific Railroad, partially along the said south Right-of-Way line of County Road 403, crossing the said County Road 403 and continuing along the north Right-of-Way of County Road 403, respectively, to a found 5/8" iron rod with red plastic cap marked "2547" at the northwest corner of a called 142.37 Acre tract conveyed to John Bohls in Volume 123, Page 191, for the northeast corner of this tract;

THENCE S22°16'11"E - 40.27' crossing the said Right-of-Way of County Road 403, along the west line of the said 142.37 Acre tract to a found 5/8" iron rod with red plastic cap marked "2547" on the said south Right-of-Way line of County Road 403, the north line of a tract conveyed to Ernest Groba in Volume 125, Page 170, at an exterior ell corner of the said 142.37 Acre tract, for an exterior ell corner of this tract;

THENCE S45°17'42"W - 17.85' along the said south Right-of-Way line of County Road 403, the north line of the said Groba Tract (125/170) to a found 5/8" iron rod with red plastic cap marked "2547" at the northwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

THENCE S22°31'10"E - 161.47' along the west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed southwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

THENCE diverging from the decided boundary of the said 52.226 Acre tract, along an agreed upon boundary (verbally agreed to between the parties to which this line will affect) between the said Groba Tract (125/170), a tract conveyed to Ernest Groba in Volume 120, Page 258 and again the said Groba Tract (125/170), respectively, and the said 52.226 Acre tract for the following courses and distances:

S85°17'18"E - 39.77' to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" on the agreed upon west line of the said Groba Tract (120/258), at an agreed upon southwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S24°14'59"E - 69.22' along the agreed upon west line of the said Groba Tract (120/258) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at the southwest corner of the said Groba Tract (120/258), for an interior ell corner of this tract;

Exhibit A
Page 2 of 2

N64°46'04"E - 121.18' along the agreed upon south line of the said Groba Tract (125/253) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed upon northwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S86°22'06"E - 146.23' along the agreed upon west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" for an exterior ell corner of this tract;

S22°20'06"E - 1503.17' continuing along the agreed upon west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" on a north line of a called 55 Acre tract conveyed to Ernst Farms, LLC in Document No. 2019117943, at the agreed upon southwest corner of the said Groba Tract (125/170), for the southeast corner of this tract;

THENCE S68°46'48"W - 864.79' departing the said agreed upon line, along the north line of the said 55 Acre tract to a found 1/2" iron rod on the east line of a called 90.65 Acre tract conveyed to T. W. Ford, LP in Document No. 2017050597, at the northwest corner of the said 55 Acre tract, for an exterior ell corner of this tract;

THENCE N21°21'52"W - 35.38' along the east line of the said 90.65 Acre tract to a found 1" iron pipe on the common line between the said Johnson and Hayes Surveys, at the northeast corner of the said 90.65 Acre tract, for an interior ell corner of this tract;

THENCE S68°24'42"W - 477.67' along the common line between the said Johnson and Hayes Surveys, the north line of the said 90.65 Acre tract to a found 6" wooden fence corner post at the southeast corner of the said 19.6 Acre tract, for the southwest corner of this tract;

THENCE along the east lines of the said 19.6 Acre tract for the following courses and distances:

N21°17'29"W - 164.81' to a found 6" wooden fence corner post for an interior ell corner of this tract;

N70°35'19"W - 96.31' to a found 6" wooden fence corner post for an exterior ell corner of this tract;

N36°03'21"W - 420.12' to a found 6" wooden fence corner post for an exterior ell corner of this tract;

N25°10'14"E - 121.22' to a found 12" wooden fence corner post for an interior ell corner of this tract;

N31°42'01"W - 592.86' to the **POINT OF BEGINNING** containing within these metes and bounds 52.501 Acres of land of which 0.895 Acres lies within the fenced/occupied Right-of-Way of County Road 403.

Exhibit "B"

1. Easement dated September 3, 1927, executed by W. F. Dushek and wife, Albina Dushek to Texas Power and Light Company, recorded in Volume 233, Page 439, Deed Records, Williamson County, Texas. Easement Modification Agreement recorded under Document No. 2007058850, Official Records, Williamson County, Texas.
2. Right of Way Easement dated August 19, 1974, from John Prikryl and Marilyn Prikryl to Jonah Water Supply Corp., recorded in Volume 597, Page 982, Deed Records, Williamson County, Texas.
3. Easement and Right of Way dated October 5, 1993, from John W. Prikryl to Texas Utilities Electric Company, recorded in Volume 2434, Page 385, Official Records, Williamson County, Texas.
4. Right of Way Easement dated October 23, 1994, from Joyce Downs, Daniel J. Prikryl and James D. Prikryl to Jonah Water Supply Special Utility District, recorded in Volume 2647, Page 565, Official Records, Williamson County, Texas.
5. Right of Way Easement dated October 18, 1994, from John W. Prikryl and wife, Marilyn Prikryl to Jonah Water Special Utility District, recorded in Volume 2647, Page 567, Official Records, Williamson County, Texas.
6. Easement Deed by Court Order in Settlement of Landowner Action dated December 14, 2012 to Qwest Communications Company, LLC, f/k/a Qwest Communications Corporation, Sprint Communications Company, L. P., and Level 3 Communications, LLC, recorded under Document No. 2015075890, Official Records, Williamson County, Texas.
7. The rights of Lower Brushy Creek Water Control and Improvement District levy taxes and issue bonds.
8. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.
9. Boundary Line Agreement dated October 27, 2021 recorded under Document No. 2021165184, Official Records, Williamson County, Texas.

RETURN TO
Longhorn Title Co.
309 N. Main
Taylor, TX 76574

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021166275

Pages: 7 Fee: \$54.00

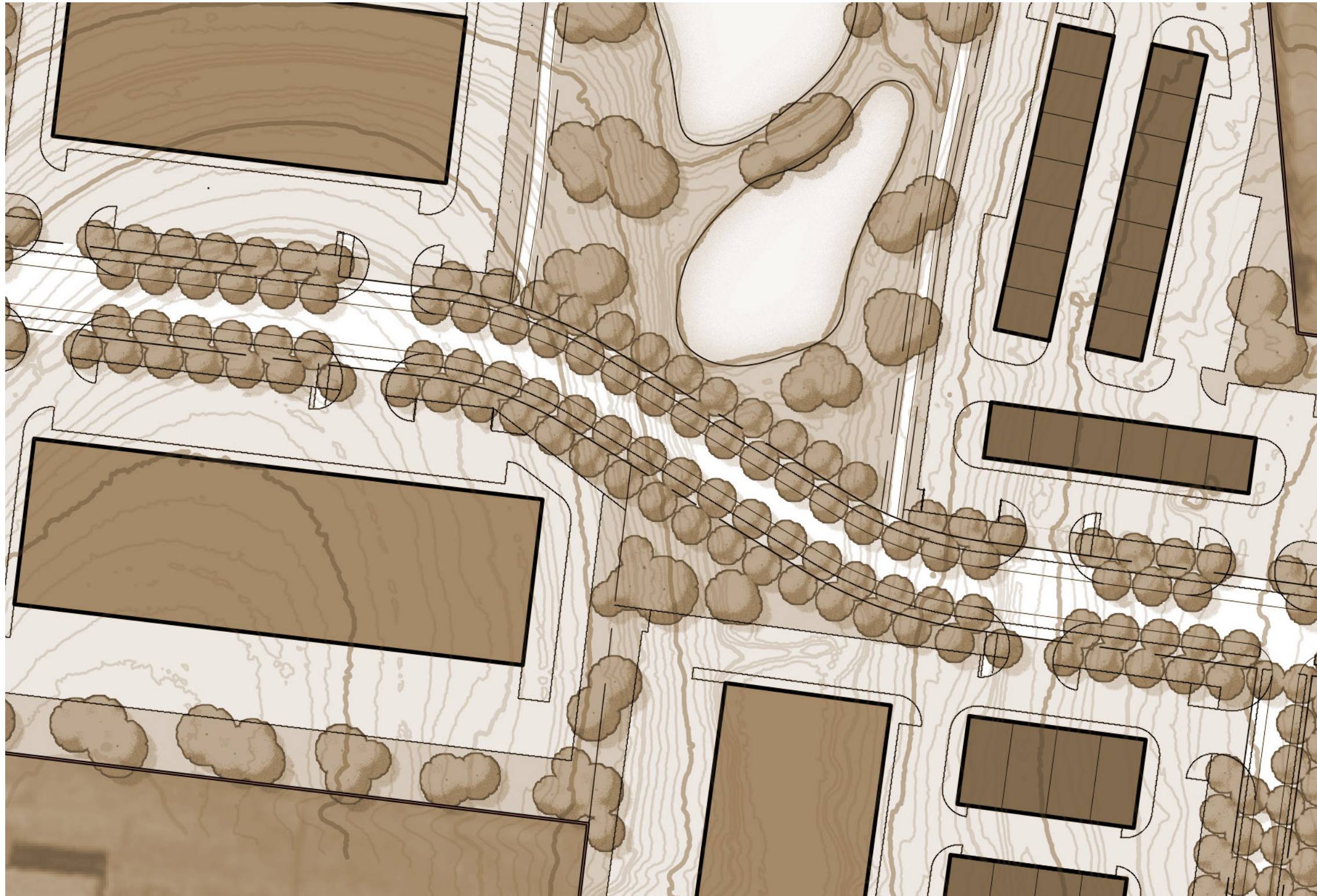
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MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas



A BACKGROUND

Regional Context A.2

Comprehensive Plan Excerpts..... A.3

Local Context A.4

Site Constraints A.5

Topography Analysis A.6

B REGULATIONS

Regulating Plan.....B.2

Block Frontages & Dimensions.....B.3

Design Specific StandardsB.4

Employment Center Standards: IndustrialB.5

Employment Center Standards: Commercial.....B.6

Transportation Master Plan Diagram.....B.7

Thoroughfare Types PlanB.8

Thoroughfare Types SectionsB.9

Civic Space Types PlanB.11

C SUPPLEMENTAL PLANS

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Program Summary C.3

Emergency Access Diagram C.4

Addressing Diagram C.5

Detailed Parking Program..... C.6

EMPLOYMENT CENTER PLAN
FOR
FORTERRA BUSINESS PARK
PZ-2024-2267
TAYLOR, TEXAS

For
THE CITY OF TAYLOR, TEXAS
and
TAYLOR 47, LLC
by
MICHAEL WATKINS ARCHITECT, LLC
July 21, 2025

A. BACKGROUND

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

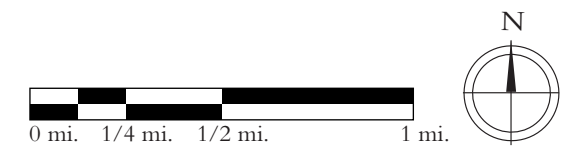
Regional Context.....	A.2
Comprehensive Plan Excerpts.....	A.3
Local Context.....	A.4
Site Constraints.....	A.5
Topography Analysis	A.6

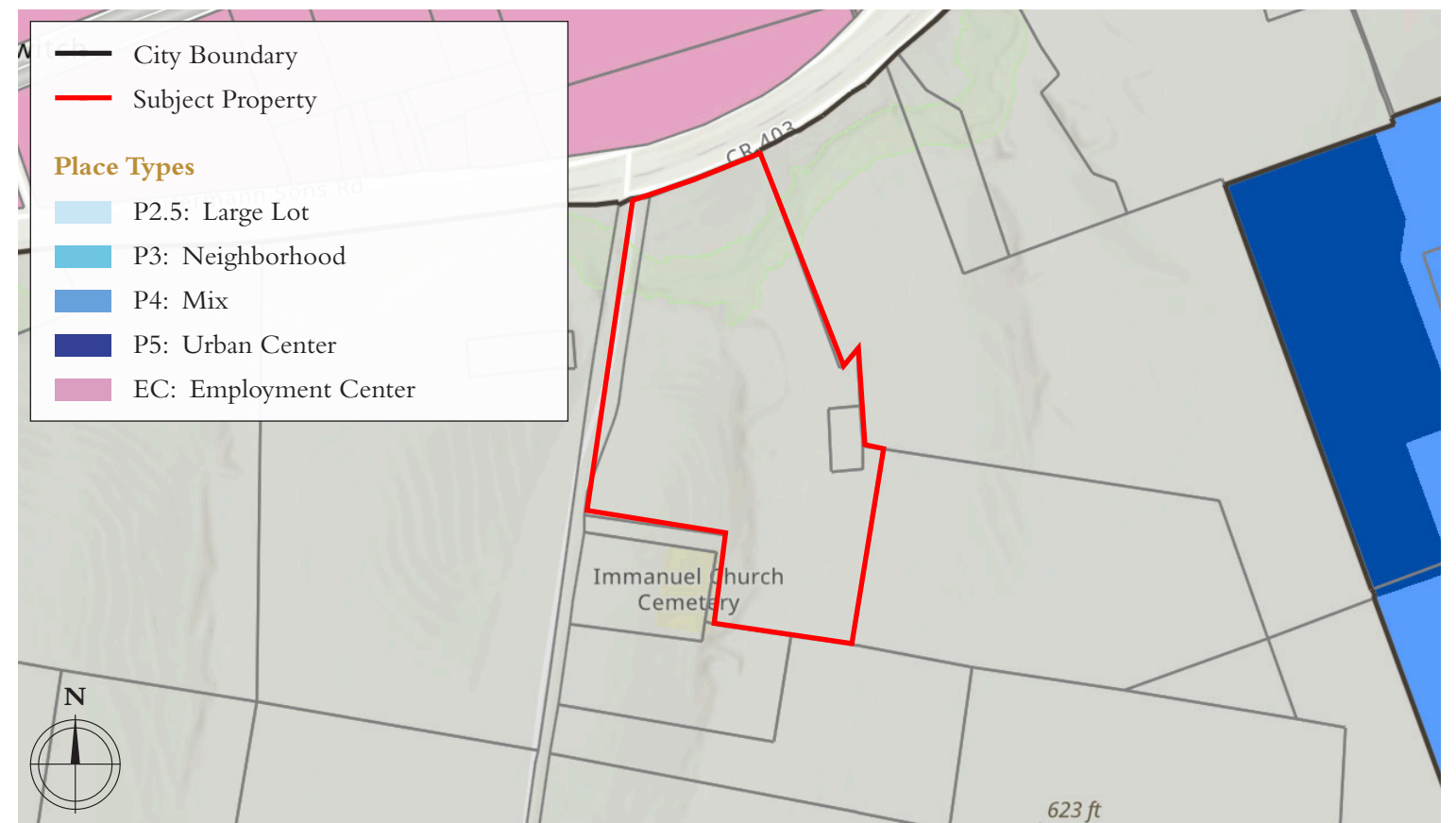
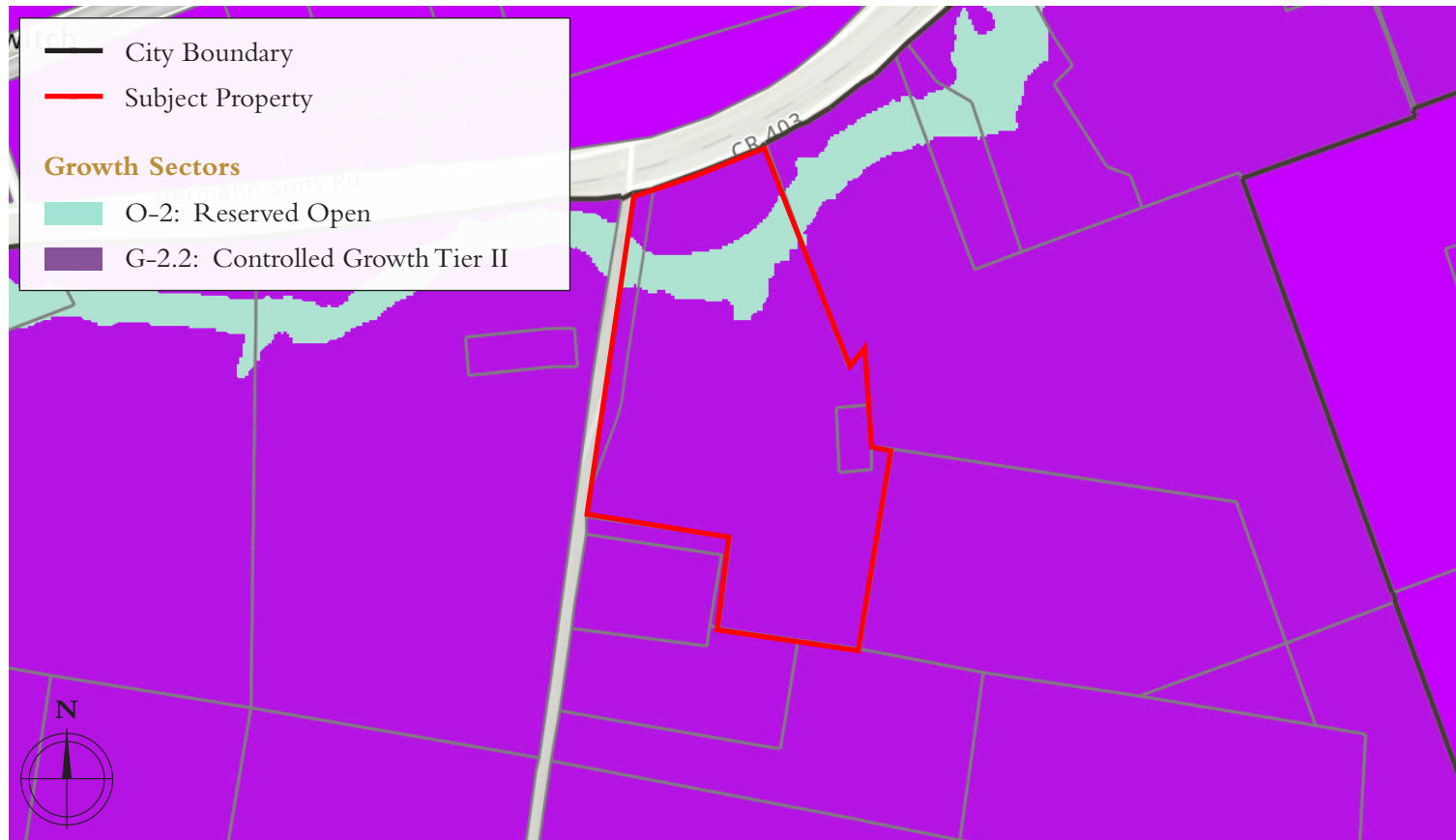


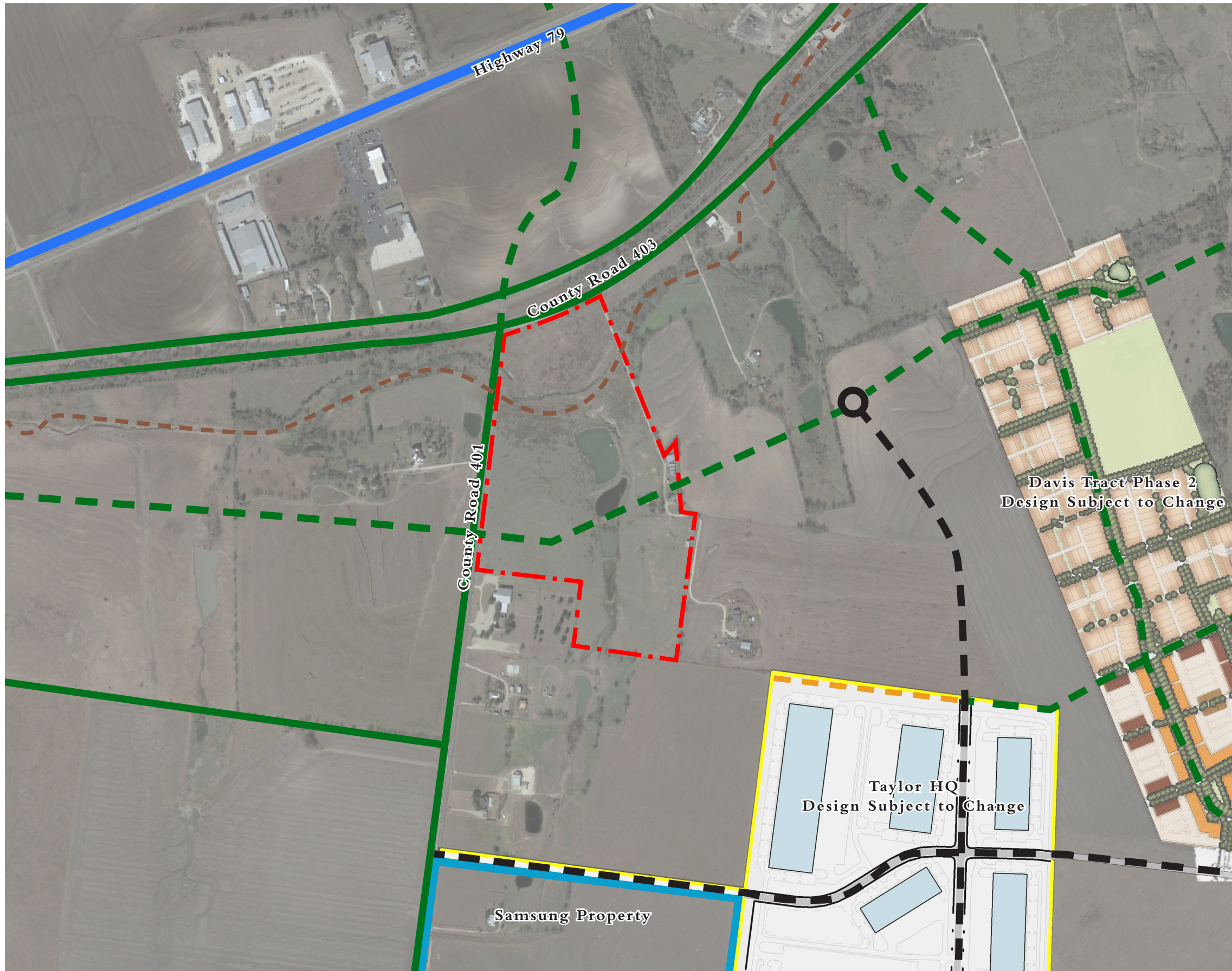


Key

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





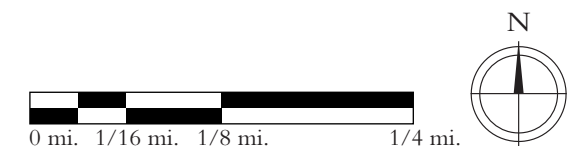


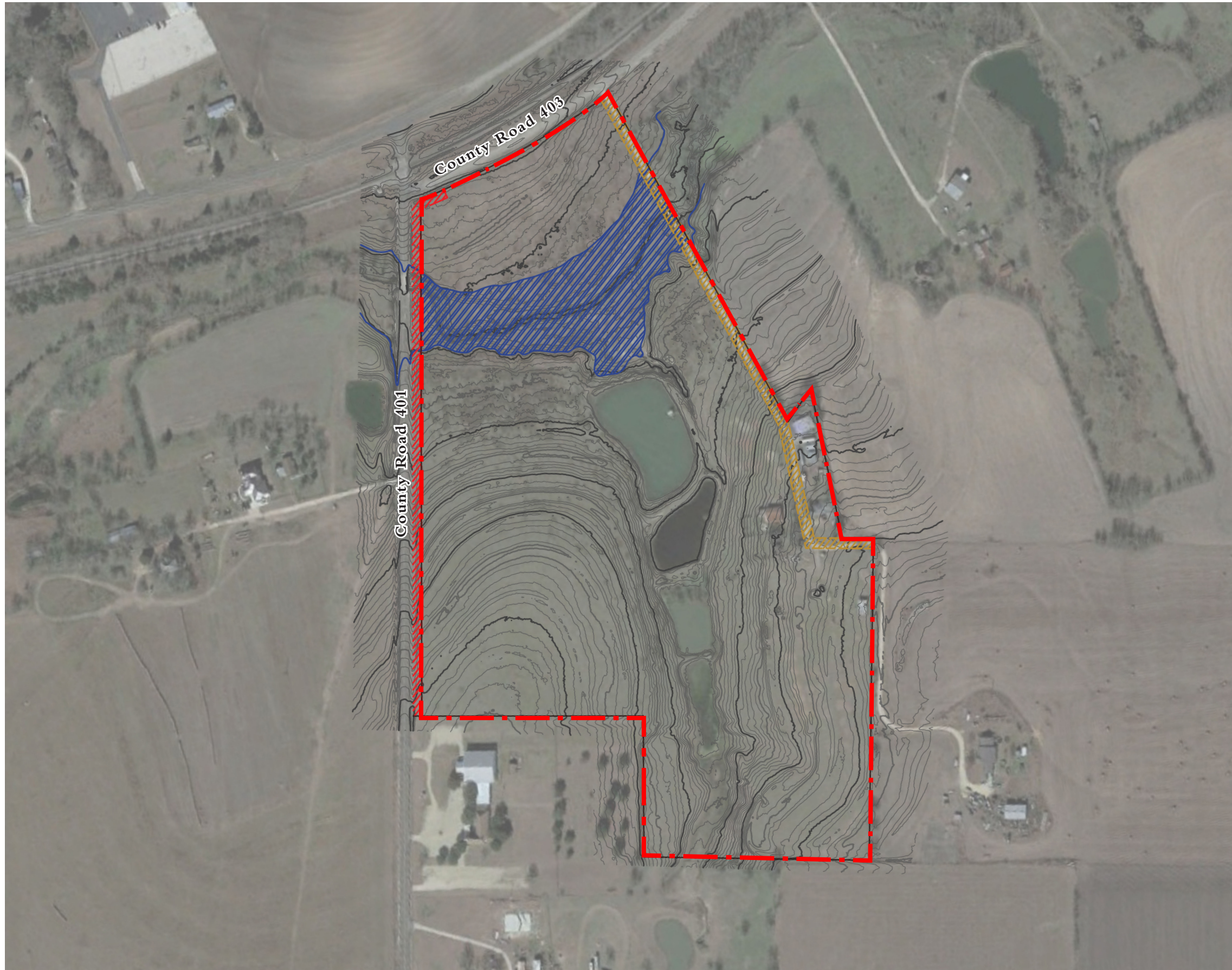
Key

- - - Subject Property
- Existing Regional Road
- Existing Community Boulevard
- - - Proposed Community Boulevard (Per City of Taylor Transportation Master Plan)
- - - Proposed Industrial Boulevard
- - - Proposed Industrial Street
- - - Proposed Trail

Notes

1. The thoroughfare layout shown here is based on the updates to the Transportation Master Plan proposed in the Neighborhood and Employment Center Plans for Davis Tract and Taylor HQ.



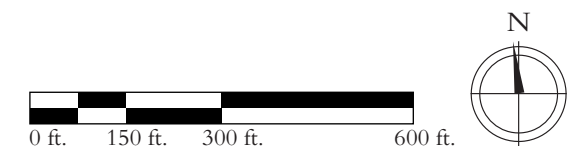


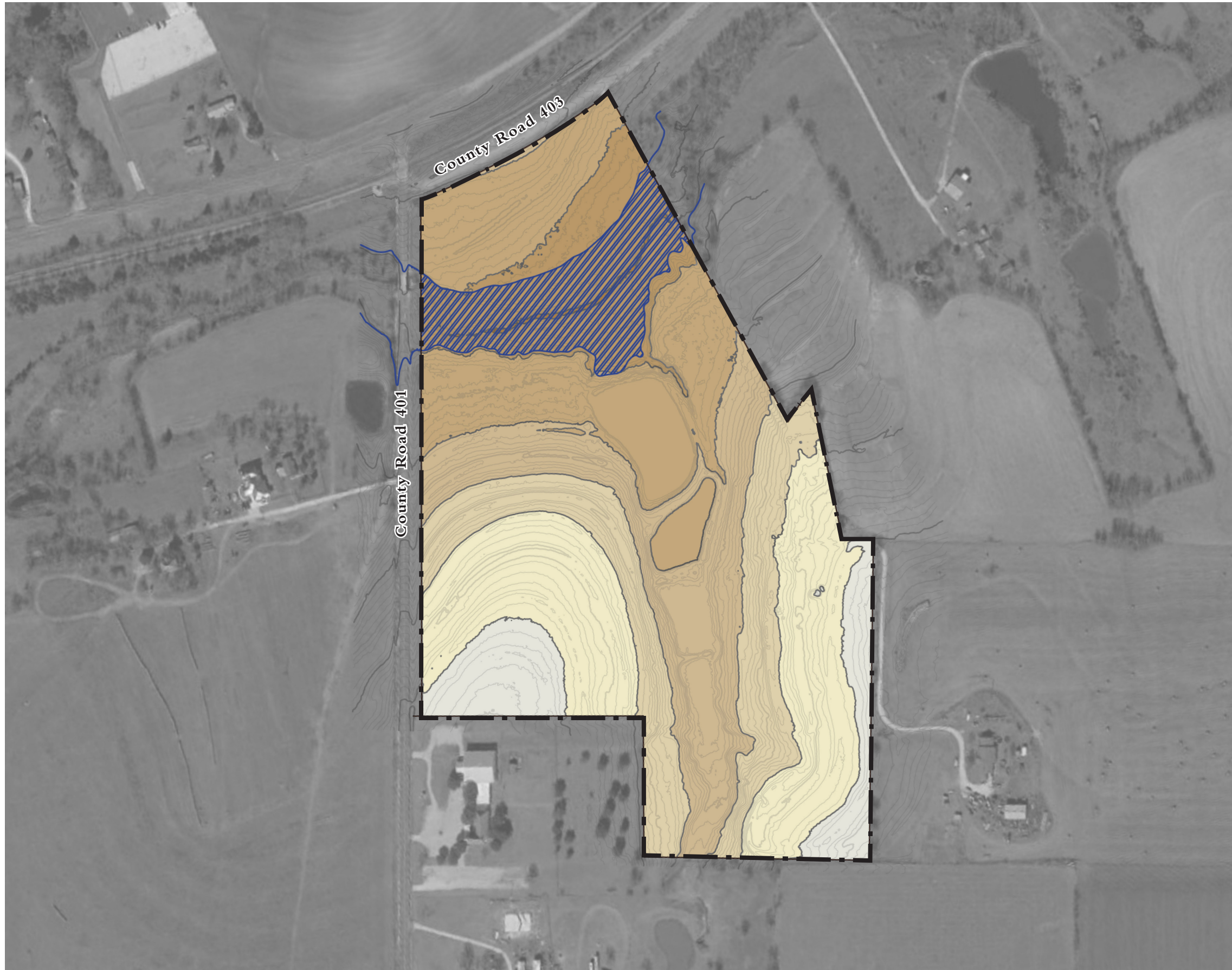
Key

- - - Subject Property
- 10-ft. Contour
- 1-ft. Contour
- 25ft. Waterline Easement
- 30ft. Access Easement
- Floodplain

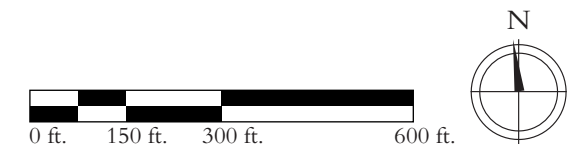
Notes

1. For the purpose of this Employment Center Project, the Waterline easement along County Road 401 is assumed to be included in the expanded right of way for County Road 401.





- Key**
- Subject Property
 - ~ 10-ft. Contour
 - ~ 1-ft. Contour
 - ▨ Floodplain
 - 610-620 ft.
 - 600-610 ft.
 - 590-600 ft.
 - 580-590 ft.
 - 570-580 ft.
 - 560-570 ft.
 - 550-560 ft.

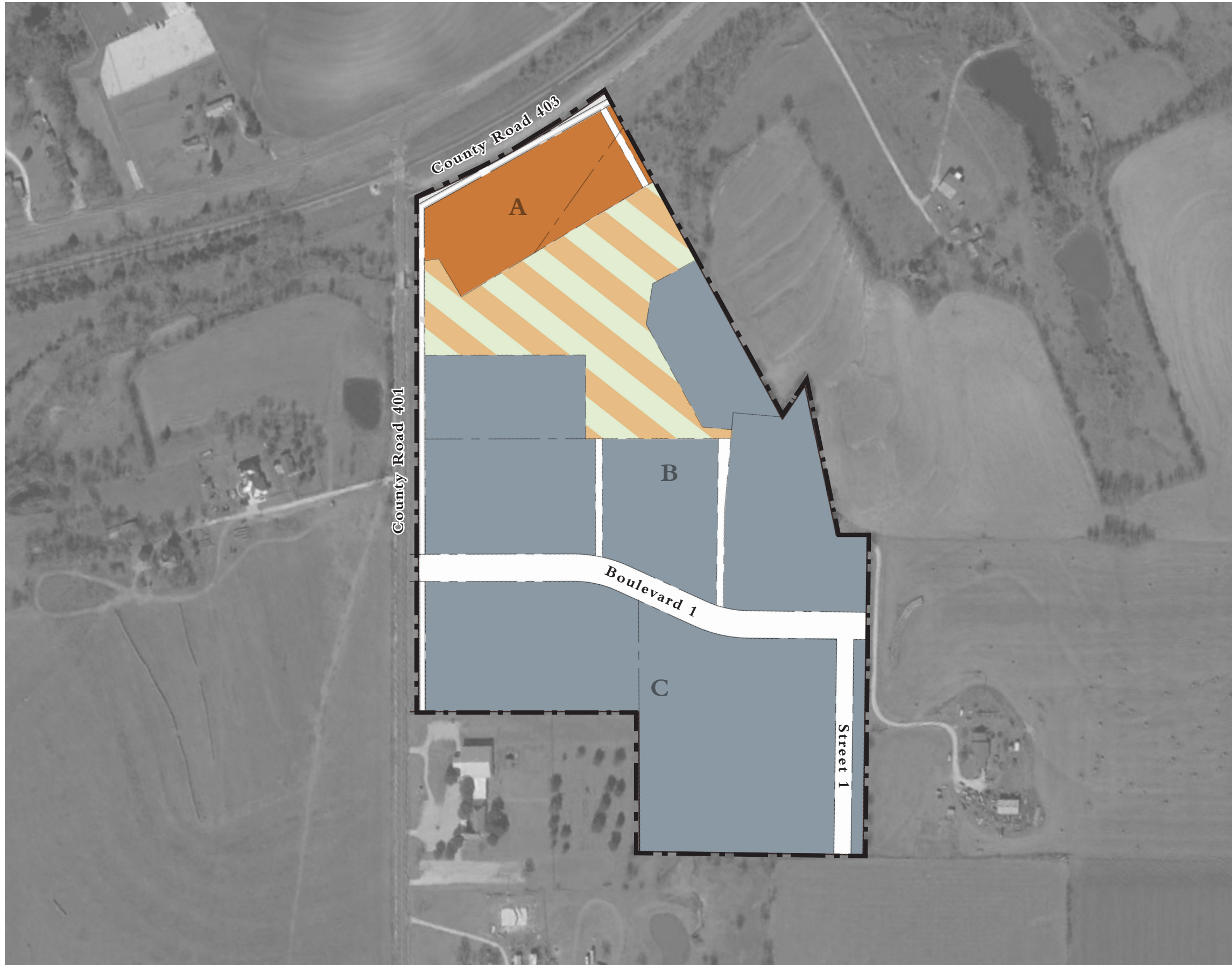


B. REGULATIONS

The Regulations chapter is a set of plans and standards which specifies the requirements of this Employment Center Plan and demonstrates how the Infill Neighborhood Plan complies with the Taylor Comprehensive Plan and Land Development Code. These Regulations include the general layout of Thoroughfares, Civic Spaces, Blocks, and Lots, as well as standards specifying any deviations from the LDC and additional requirements necessary for the development to comply with the Comprehensive Plan and the intent of the LDC. While these Regulations are informed by the specific development scenario described in the Supplemental Plans chapter, other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of these Regulations and all other applicable regulations.

Regulating Plan.....	B.2
Block Frontages & Dimensions	B.3
Design Specific Standards.....	B.4
Employment Center Standards: Industrial.....	B.5
Employment Center Standards: Commercial	B.6
Transportation Master Plan Diagram	B.7
Thoroughfare Types Plan.....	B.8
Thoroughfare Types Sections.....	B.9
Civic Space Types Plan.....	B.11



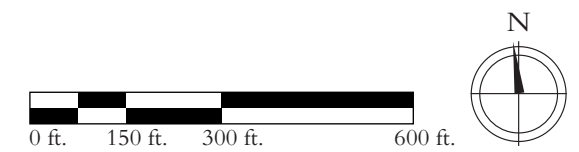


Key

- Subject Property
- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- ▨ CS with P1 overlay

General Standards

1. Based on the proposed industrial land uses and associated block sizes, this Employment Center Plan proposes revisions to the Transportation Master Plan. These revisions are illustrated on the Transportation Master Plan Diagram (B.7).





Key

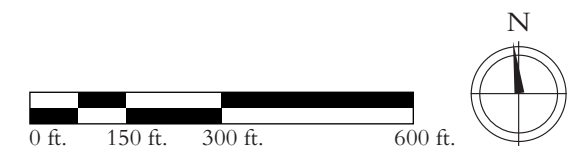
- Subject Property
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Block Perimeter

A	1,902 ft.
B ²	4,647 ft.
C ²	4,053 ft.

Notes

1. Block dimensions shown are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter.
2. The Blocks shown include area on adjacent properties in order to account for the full perimeter of these Blocks when completed on adjacent properties. Adjustments to the precise Block shape and perimeter associated with other developments in these properties are anticipated, and will be addressed in the Neighborhood or Employment Center Plan for that property.





Design Specific Standards

- ① These areas are zoned as Employment Center so that they can be developed with Employment Center uses if they are not needed for stormwater management facilities. Any portion of these areas that is used for stormwater shall be designed in a way that is integrated with the adjacent Civic Space.
- ② A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
 - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.11 and LDC § 4-120).
 - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).
- ③ Paths and trails shall be provided within this Park sufficient to provide connectivity between the subject property and portions of the Park system on adjacent properties. Specifically the paths in Block A should be maintained even if the additional sites currently shown as stormwater management facilities (See standard 1) are developed with Employment Center Uses.
- ④ Boulevard 1 and Street 2 are intended to connect to the adjacent properties, with the exact location of the connection to be determined.
- ⑤ Designs for County Roads 401 and 403 will be coordinated with city engineers and the county, but at a minimum should include pedestrian facilities on the side adjacent to the Subject Property either within the ROW, or on a separate lot with a public access easement.
- ⑥ Along the Industrial Boulevard the first ten feet of the Front Setback at a minimum shall be landscaped except where interruptions are necessary for driveway paths. Any parking areas shall be located beyond this landscaped area.
- ⑦ A 25-foot setback shall be provided from these property boundaries. This setback shall include a minimum 8-foot tall masonry or fence at the property boundary.



Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	See <i>Thoroughfare Types (B.8-B.9)</i>
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted

Lots	
Width (minimum)	none
Area (minimum)	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Building Height (maximum)	36 ft.
Parking Location	
First Layer	permitted ⁴
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted
Building Disposition	
Edgeyard	permitted
Sidyard	permitted
Courtyard	permitted
Rearyard	permitted

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

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

- Intent.** The intent of the Employment Center is to provide a place for large-footprint industrial uses (and associated loading areas and truck access) with connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers sufficient for pedestrian and bicycle connections between the two to be feasible.
- Uses Permitted.** The following land uses are permitted:
 - Retail: Characterizing premises available for the sale of merchandise and food service.
 - Office: Premises available for the transaction of general business but excluding Retail and Manufacturing uses.
 - Basic Industrial: An establishment engaged in the basic processing and manufacturing of material predominately from extricated or raw materials, or a use engaged in storage of, or manufacturing processes utilizing flammable or explosive materials, or storage of, or manufacturing processes which are commonly recognized as offensive, unless such use is specifically prohibited.
 - Manufacturing general: an establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products.
 - Automobile and/or truck fueling, servicing, and washing facilities
 - All non-residential uses not listed here may apply for a Special Use Permit.
- Access.** A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from the Primary Frontage Line to the Primary Entrance of each building.
- Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
- Truck Loading Docks.** Truck loading docks shall be permitted only in the Third Layer.

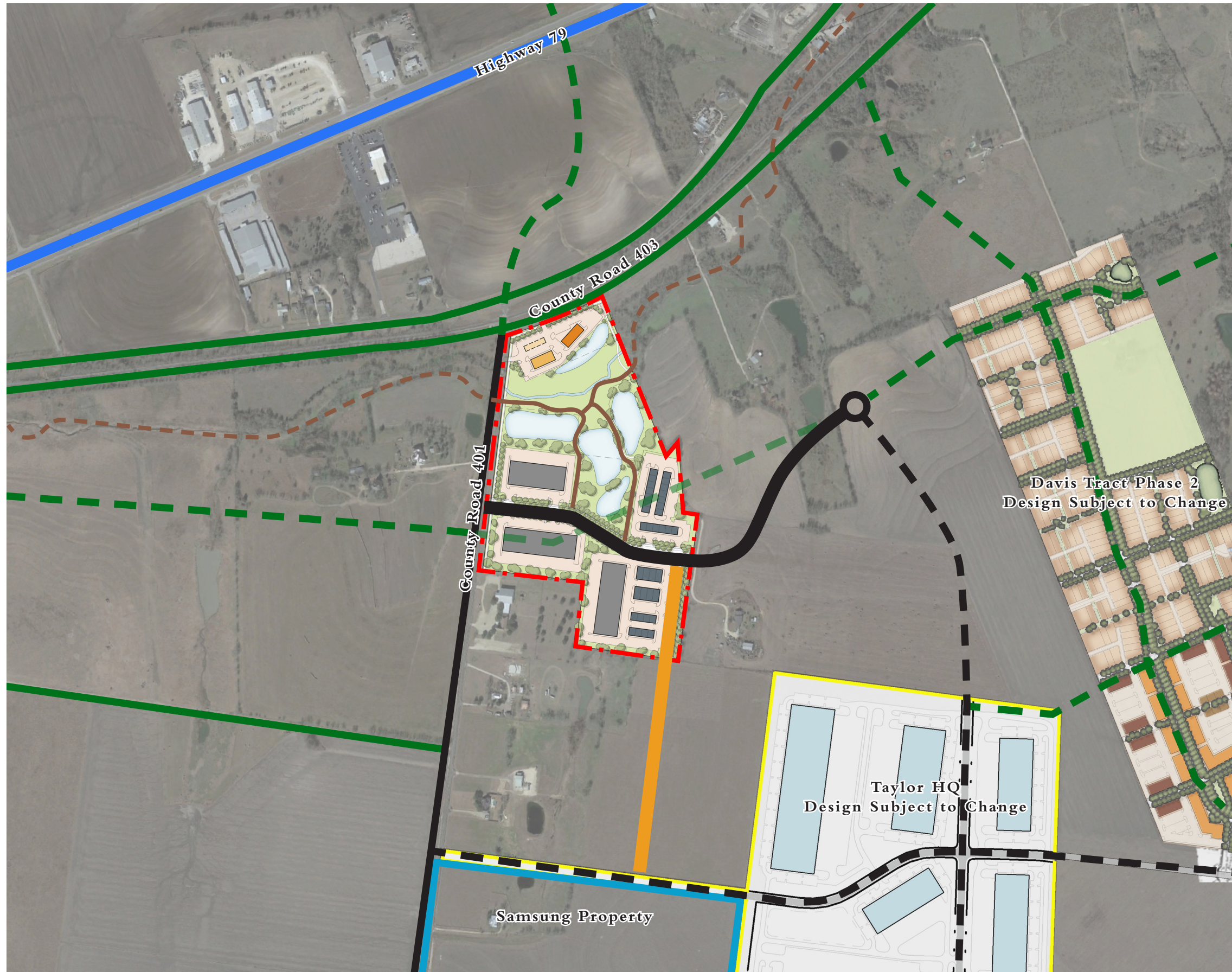
Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	See <i>Thoroughfare Types (B.8-B.9)</i>
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted

Lots	
Width (minimum)	none
Area (minimum)	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
Parking Location	
First Layer	permitted ⁴
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
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Building Types	
Detached Dwelling	not permitted
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Cottage Court	not permitted
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Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	not permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted

The following standards apply to all Lots within a Employment Center: Commercial (EC-C) Place Type:

- Intent.** The intent of the Employment Center - Commercial is to provide a place for highway-oriented Commercial uses with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and employment centers that pedestrian and bicycle connections between the two are feasible.
- Uses Permitted.** The following land uses are permitted:
 - Retail: characterizing premises available for the sale of merchandise and food service.
 - Office: premises available for the transaction of general business but excluding Retail and Manufacturing uses.
 - Automobile and/or truck fueling, servicing, and washing facilities
 - All non-residential uses not listed here may apply for a Special Use Permit.
- Access.** A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from the Primary Frontage Line to the Primary Entrance of each building.
- Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
- Signage.** Exceptions to the Sign Standards of the LDC may be granted by Warrant in order to provide visibility for businesses from US 79.



Key

- - - Subject Property
- Existing Thoroughfare
- Proposed Thoroughfare
- - - Previously Proposed Thoroughfare

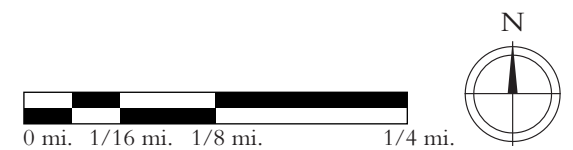
Thoroughfare Designations

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

Notes

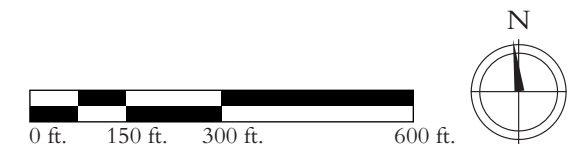
The thoroughfare layout shown here is based on the updates to the Transportation Master Plan proposed in the Neighborhood and Employment Center Plans for Davis Tract and Taylor HQ.

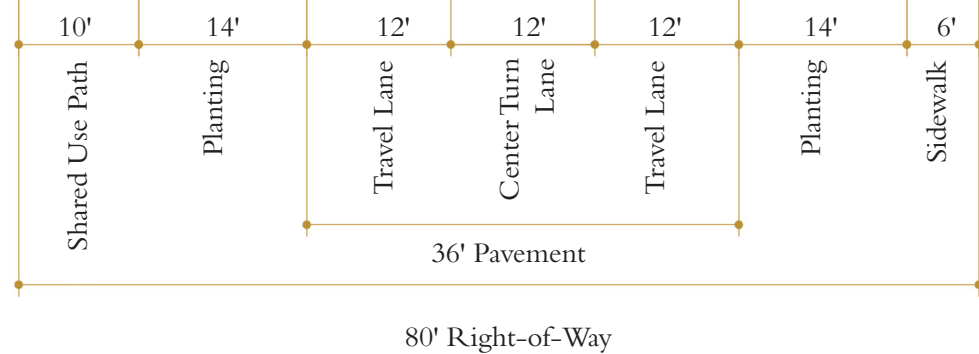
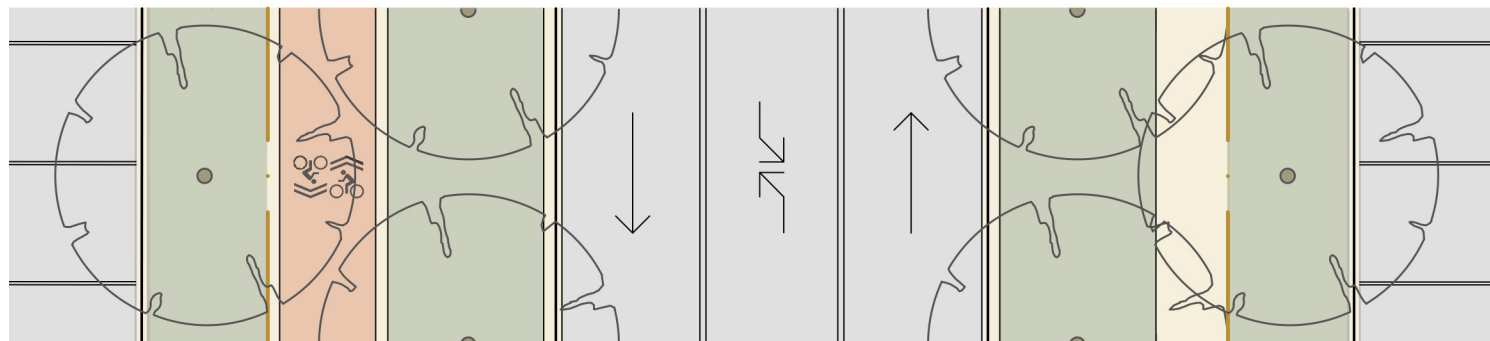
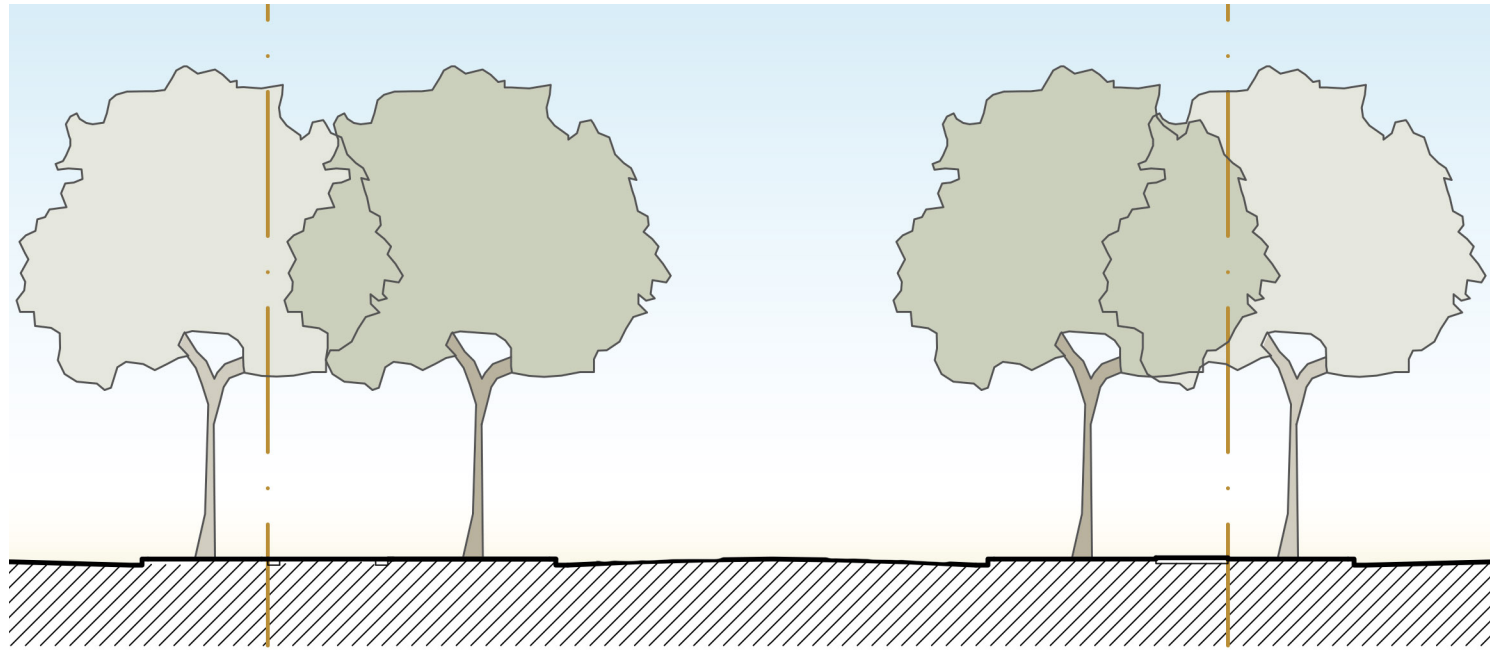
The design is subject to change. Not for construction.





- Key**
- Subject Property
 - IB-80-36
 - IS-50-24
 - TR-20
 - Trail in Civic Space

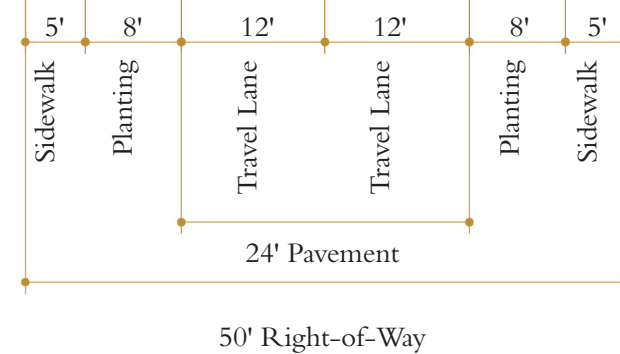
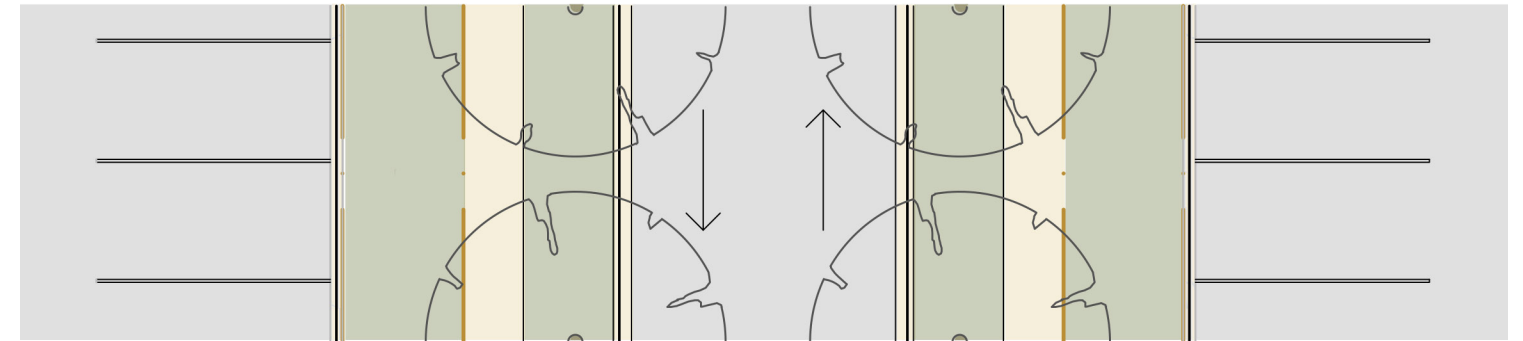
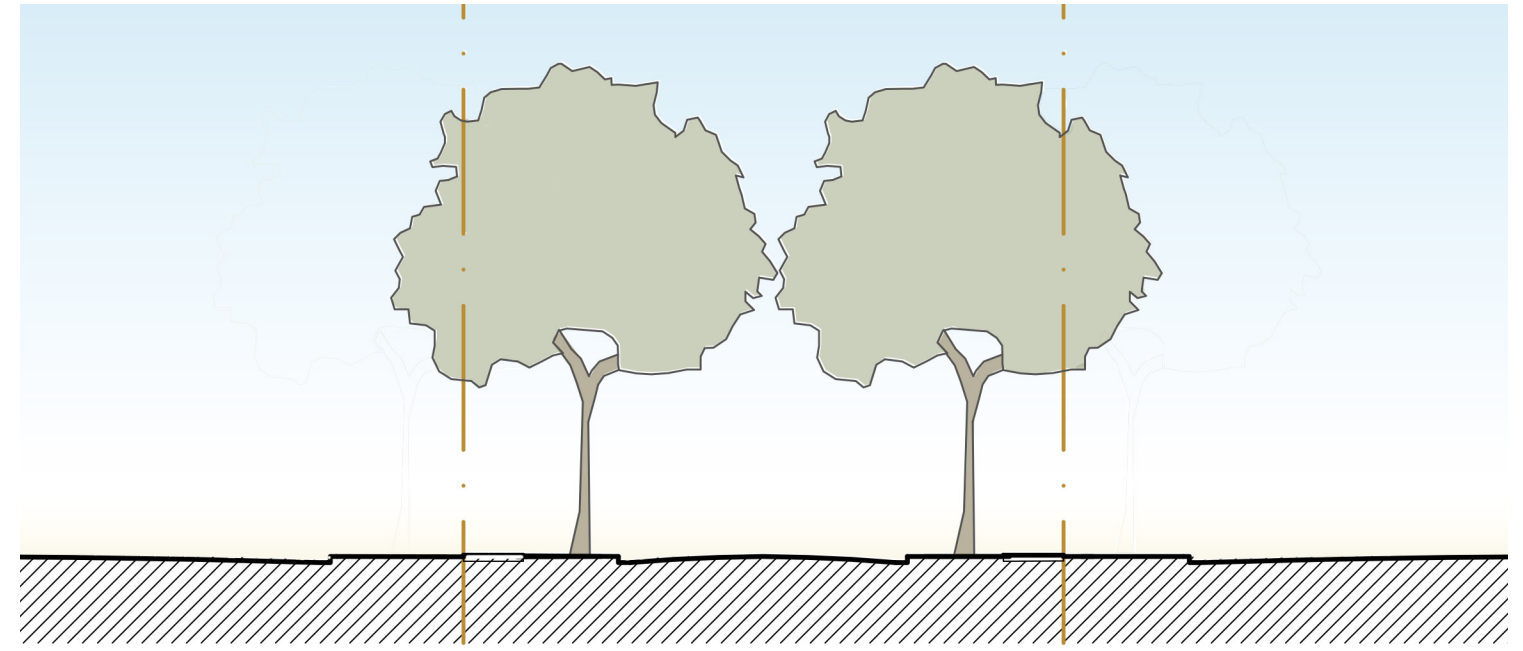




IB-80-36

Thoroughfare Type:	Industrial Boulevard	Vehicular Clear Width:	36 ft.
Vehicular Movement:	2-way	Curb Type:	Header
Design Speed:	35 mph	Ownership:	Publicly Owned
Design Vehicle:	WB-67	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

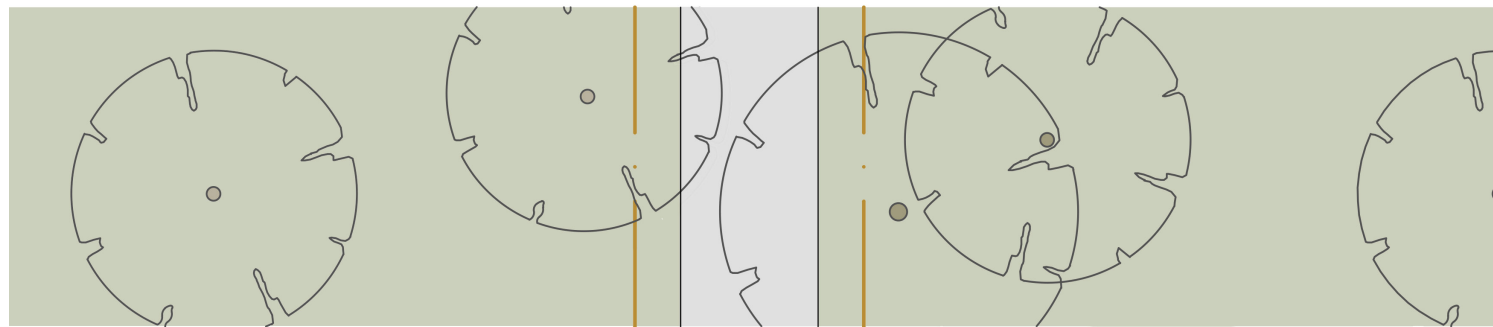
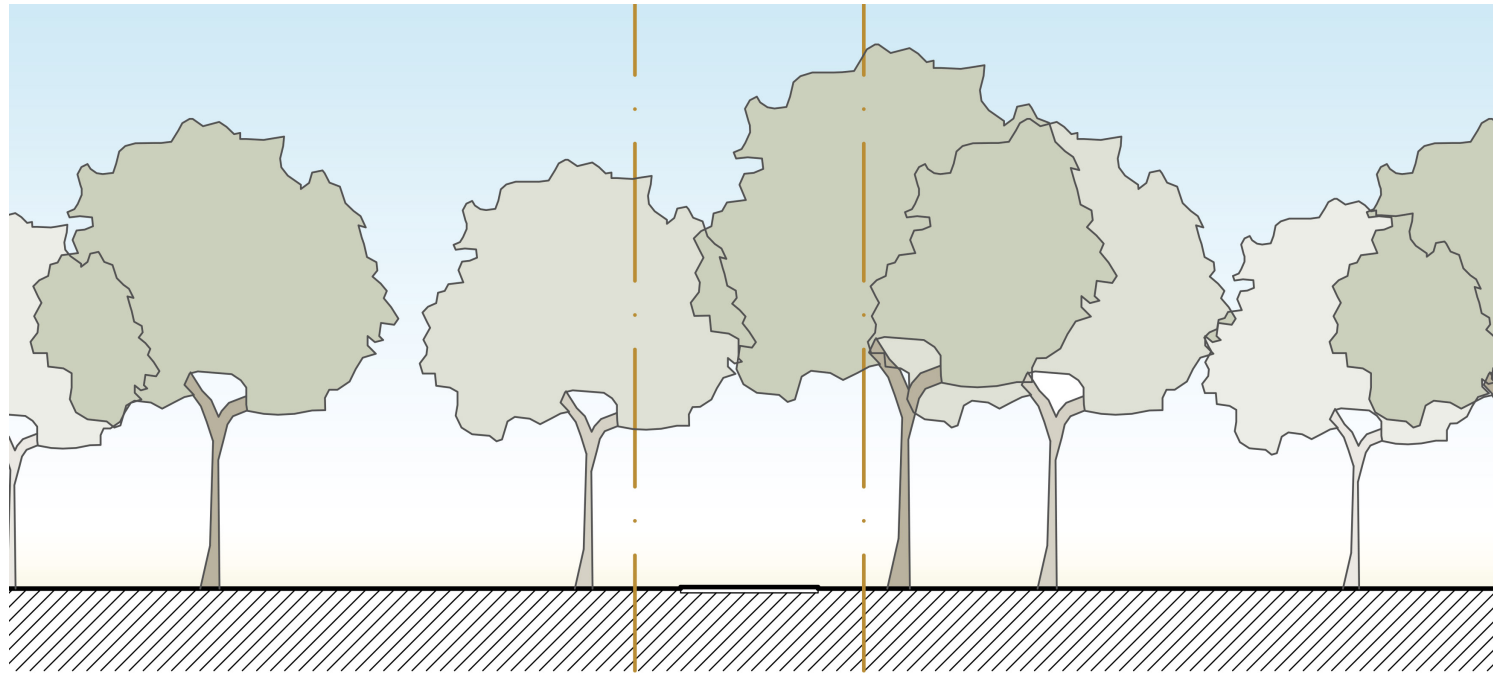
Notes: The size of the planting strip may be increased or decreased to accommodate grade change.



IS-50-24

Thoroughfare Type:	Industrial Street	Vehicular Clear Width:	24 ft.
Vehicular Movement:	2-way	Curb Type:	Header
Design Speed:	30 mph	Ownership:	Publicly Owned
Design Vehicle:	WB-40	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

Notes: The size of the planting strip may be increased or decreased to accommodate grade change.



10' Shared-Use Path

20' Right-of-Way

TR-20

Thoroughfare Type:	Trail	Tree Spacing:	33 ft.
Vehicular Movement:	N/A	Curb Type:	N/A
Design Speed:	N/A	Ownership:	Publicly or Privately Owned
Vehicular Clear Width:	N/A	Typical Utilities:	N/A

Notes:





Key

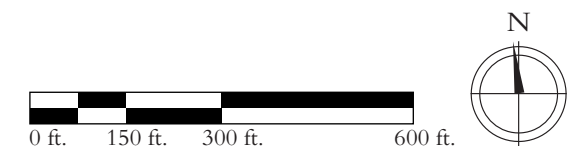
- - - Subject Property
- Park
- Potential Additional Park

Civic Space Allocation

6.8 ac.	Civic Space in Subject Property ¹
47.6 ac.	Total Area of Subject Property
14.3%	Civic Space Ratio

Notes

1. The Civic Space ratio is calculated based only on the area zoned as Civic Space on the Regulating Plan and does not include other areas shown as stormwater management facilities but zoned as Employment Center (See #1 on page B.4)



C. SUPPLEMENTAL PLANS

The Supplemental Plans chapter is a set of additional plans that elaborates on the specific development scenario used as the basis for this Employment Center Plan. This information includes the Building Types, uses, and parking incorporated into the design, how that design proposes to address matters such as fire apparatus access, and particular features of the design that contribute to the intended character of the development. The information presented in this chapter reflects one possible development scenario for this Employment Center Plan. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

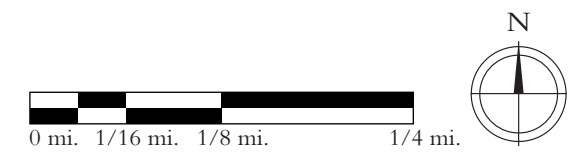
Plan in Context	C.2
Program Summary	C.3
Emergency Access Diagram	C.4
Addressing Diagram	C.5
Detailed Parking Program	C.6





Key

--- Subject Property





Key

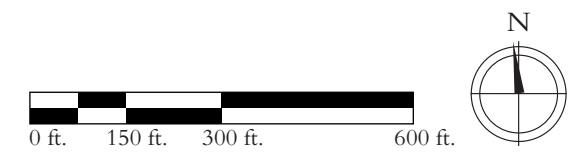
--- Subject Property

Industrial

Light Industrial	191,100 sq.ft.
Flex	81,600 sq.ft.
Total Industrial	272,700

Commercial

Gas Station	9,425 sq.ft.
Gas Station Pumps	-
Retail	9,000 sq.ft.
Total Commercial	18,425 sq.ft.





Key

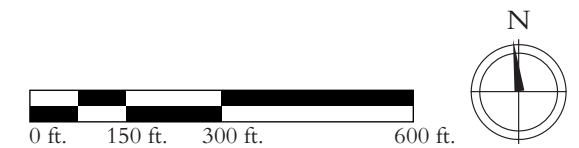
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with buildings under 30 feet

Notes

1. This diagram provides one scenario for this Employment Center Plan to comply with the IFC as adopted by the City of Taylor. Refinements to Fire Apparatus Access are anticipated in subsequent stages of the design process and the final Fire Apparatus Access is subject to the approval of the Fire Code Official.
2. For buildings 30 feet tall or greater:
 - Fire Apparatus Access Roads shall be 26 feet clear minimum.
 - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
 - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
 - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet at streets and alleys and 25 feet at parking lots.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Fire Apparatus Access Roads may consist of pavement, stabilized soil, stabilized grass, or any material rated to support the weight of emergency vehicles.
7. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders.



Taken from the 2018 IFC: Figure D103.1



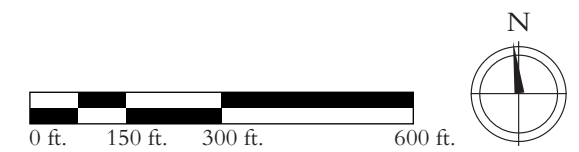


Thoroughfare Names & Key

- Subject Property
- ① _____ Boulevard
- ② _____ Boulevard
- ③ County Road 403

Notes

1. This addressing plan is conceptual and is subject to refinements in future phases.





Assumed Parking Ratios	Spaces
Light Industrial	1 per 1,000 sq.ft.
Flex Office	1 per 350 sq.ft.
Retail	1 per 200 sq.ft.

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV parking, dumpster location, etc.

Area A		
Industrial	Program	Spaces
Building A1	53,400 sq.ft.	54
Building A2	69,000 sq.ft.	69
Total Requested		123
Parking Provided		Spaces
Provided in Parking Lots		154
Total Provided		154
Difference		+31

Area B		
Industrial	Program	Spaces
Building B1	68,700 sq.ft.	69
Flex Office		
Building B2	12,800 sq.ft.	37
Building B3	12,800 sq.ft.	37
Building B4	8,000 sq.ft.	23
Building B5	8,000 sq.ft.	23
Total Requested		189
Parking Provided		Spaces
Provided in Parking Lots		73
Total Provided		211
Difference		+22

Area C		
Flex Office	Program	Spaces
Building C1	12,000 sq.ft.	35
Building C2	14,000 sq.ft.	40
Building C3	14,000 sq.ft.	40
Total Requested		115
Parking Provided		Spaces
Provided in Parking Lots		115
Total Provided		115
Difference		0



Assumed Parking Ratios	Spaces
Light Industrial	1 per 1,000 sq.ft.
Flex Office	1 per 350 sq.ft.
Retail	1 per 200 sq.ft.

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV parking, dumpster location, etc.

Area D		
Industrial	Program	Spaces
Building D1	9,425 sq.ft.	48
Building D2	9,000 sq.ft.	45
Total Requested		93
Parking Provided		Spaces
Provided in Parking Lots		110
Total Provided		110
Difference		+17



Planning & Zoning Commission Meeting August 12, 2025 Transmittal Letter

Agenda Item Number: 7.

Agenda Title: **PZ-2024-2173 Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Taylor Apartments, generally located at 3601 N. Main Street, consisting of approximately 21.43 acres of land situated in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcels R019549 and R020046, Taylor, Williamson County, Texas.**

Commission Action to be Taken: Hold a Public Hearing and make a Recommendation

Department Submitted: Development Services Department

Staff Contact: Parker McDowell

1. PURPOSE / DESCRIPTION

The applicant is requesting a Neighborhood Plan proposing P1: Nature, P3: Neighborhood, P4: Mix, P5: Urban Center, and CS: Civic Space Place Types. Specific uses proposed and aligning with the proposed Place Types are large and small apartment buildings, and civic spaces to support the proposed uses.

2. STAFF ANALYSIS / BACKGROUND

Upon analyzing the request for a Neighborhood Plan for large and small apartment uses in P5 and P4 place types, the proposed plan is consistent with the surrounding Place Types of the properties to the north, west, and south of the subject property and consistent with the future land use and growth type from the comprehensive plan.

3. RECOMMENDATION

For the reasons stated in the staff analysis, staff recommends approval of the requested Neighborhood Plan with the following warrants and variances:

- A Warrant is recommended to allow for block lengths to exceed the maximum length for the townhomes, 4-story garden apartment, and 3-story garden apartment blocks

4. TIMELINE

P&Z Commission Public Hearing: August 12, 2025

City Council Public Hearing: August 28, 2025

City Council Action: September 11, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2024-2173 3601 N Main Staff Report
2. PZ-2024-2173 Letter of Intent
3. PZ-2024-2173 Location Map
4. PZ-2024-2173 Current Zoning
5. PZ-2024-2173 Proposed Zoning
6. PZ-2024-2173 Growth Sector
7. PZ-2024-2173 Future Land Use
8. PZ-2024-2173 Notification Map
9. PZ-2024-2173 Draft Ordinance 2025-XX
10. PZ-2024-2173 Legal Description
11. PZ-2024-2173 Taylor Apartments Neighborhood Plan

City of Taylor
PZ-2024-2173
Neighborhood Plan
Staff Report

Item Details

Subject Property:	Generally located at 3601 N Main Street
Total Acreage:	Approximately 21.43 acres
Legal Description:	Approximately 21.43 acres of land situated in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcels R019549 and R020046, Taylor, Williamson County, Texas.
Applicant:	Mario Trevino, Pillar Income Asset Management
Property Owner(s):	Neil Crouch, LD Taylor TX LLC
Request:	A request for an Neighborhood Plan
Case History:	This is the first hearing of this request.

Overview of Applicant’s Request & Background

The applicant is requesting a Neighborhood Plan proposing P1: Nature, P3: Neighborhood, P4: Mix, P5: Urban Center, and CS: Civic Space Place Types. Specific uses proposed and aligning with the proposed Place Types are large and small apartment buildings, and civic spaces to support the proposed uses.

The applicant chose to design the neighborhood plan and Michael Watkins Architect, to review and provide critique.

Location:

The subject property is located along the eastside of Main Street, approximately 400 feet south of the intersection of Carols g Parker Boluvar and Main Street.

Physical and Natural Features:

The subject property is majority vacant open space. The property has relatively flat topography with little vegetation, except for along the western property line.

Growth Sector Designations:

The subject property is located within the Intended Growth Sector (G-3) and Infill Growth Sector (G-5).

The Intended Growth Sector (G-3) consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

The Infill Growth Sector (G-5) is made up of areas that are already developed and served by infrastructure. They are also intended for higher intensity uses than are currently in place.

Future Land Use and Zoning Designations:

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

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places. Neighborhood, Community, and Regional Market Centers differ by the scale of the development but not in the types of uses or the walkable nature (Envision Taylor Comprehensive Plan page 72).

The subject property is currently zoned P5: Urban Center, The P5 Urban Center Place Type regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P5: Urban Center	Intended Growth Sector (G-3)	Market: Regional & Open Space	Self Storage
South	P5: Urban Center	Intended Growth Sector (G-3)	Market: Regional, Market: Community, & Employment: Neighborhood	Drive-Thru & Retail
East	ETJ	Future Growth Sector (G-1)	Area of Minimal Change	Vacant Agricultural Land
West	P5: Urban Center & CS: Civic Space	Infill Growth Sector (G-5)	Market: Regional	Retail

Transportation

The subject property gains access from Main street on the west side of the property. Various public rights-of-way are proposed within the neighborhood planr Plan to further connect to adjacent properties.

Utilities

The subject property is located within the City of Taylor water CCN. The property has an 12-inch waterline along Main Street to the west of the property. The property is located in the City of Taylor wastewater CCN. There is a 8-inch wastewater main along the western property boundary.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Fourteen (14) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 27, 2025

Staff Analysis

Upon analyzing the request for an Neighborhood Plan for large and small apartment uses in P5 and P4 place types, the proposed plan is consistent with the surrounding Place Types of the properties to the north, west, and south of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
 - The addition of apartments support the existing retail and commercial.
- LU4 - New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods
 - The development is not located withing any flood plain
- LU9 - Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas
 - The development is adjacent and connecting to existing developments.
- LU11 - Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre
 - The development promotes a higher density with multifamily.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Neighborhood Plan with the following warrants and variances:

- A Warrant is recommended to allow for block lengths to exceed the maximum length for the townhomes, 4-story garden apartment, and 3-story garden apartment blocks

Planning and Zoning Commission Recommendation

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

Is the Neighborhood Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with a large and small apartments that complement the nearby retail.

Is the plan compatible with the surrounding area?

- The neighborhood plan is compatible with the existing place types and the future land use of properties adjacent to the site.

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

- Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and the general welfare. In addition, the planning principles and policy guide in the comprehensive plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- The property has an 12-inch waterline along Main Street to the west of the property. Public utilities present in the immediate area that the property will need to extend throughout the site.

Do current conditions indicate that an Neighborhood Plan is necessary?

The Neighborhood Plan is a required step in the development process for properties over 2.5 acres on previously undeveloped land. The plan allows the subject property to consist of large and small apartments with connections to the surrounding existing retail and future development.

Attachments:

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

Mario Trevino
Pillar Income Asset Management
1603 LBJ Frwy, Suite 800
Dallas, TX 75234
mario.trevino@pillarincome.com
(469)522-4338
05/31/2024

City of Taylor
Development Services
400 Porter St
Taylor, TX 76574

To whom this may concern,

I am writing to express our formal intent to develop the 21.43-acre tract located at 3601 N Main St Taylor, TX 76574 into a multi-phase, multi-family residential and commercial project. This letter outlines our development proposal, which we believe will greatly enhance the area and meet the growing demand for housing and commercial space.

Our development plan comprises two phases of multi-family residential units and a commercial component as follows:

Phase 1 and Phase 2: Multi-Family Residential Development

- **Total Units:** 418 units (209 units in each phase)
- **Parking:** 479 parking spaces for the residential units, providing a parking ratio of approximately 2.29 spaces per unit
- **Amenities:** Each residential phase will include modern amenities to cater to the needs of our residents, such as a fitness center, resort style pool, community room, outdoor recreational areas, and more

Commercial Development

- **Total Area:** 10,194 square feet of commercial space
- **Parking:** 94 parking spaces dedicated to the commercial area

Key Benefits of the Development

1. **Housing Supply:** This development will significantly increase the supply of high-quality housing in the area, accommodating 418 families or individuals.
2. **Economic Growth:** The commercial space will attract businesses that will provide services to the community, create jobs, and stimulate local economic activity.
3. **Community Enhancement:** The project will contribute to the aesthetic and functional improvement of the neighborhood, offering new and attractive living and commercial environments.

We are committed to adhering to all local zoning regulations and requirements throughout the development process. Additionally, we will work closely with community leaders and stakeholders to ensure that our project aligns with the broader goals and needs of the community.

We believe this development represents a significant positive investment in the future of Taylor, and we are excited to move forward with this project. We look forward to the opportunity to discuss our proposal in greater detail and to address any questions or concerns you may have.

Thank you for considering our letter of intent. We anticipate working collaboratively with your team to bring this vision to fruition.

Please let me know if you need any additional information or if there are any specific requirements that need to be addressed in our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mario Trevino', with a stylized, flowing script.

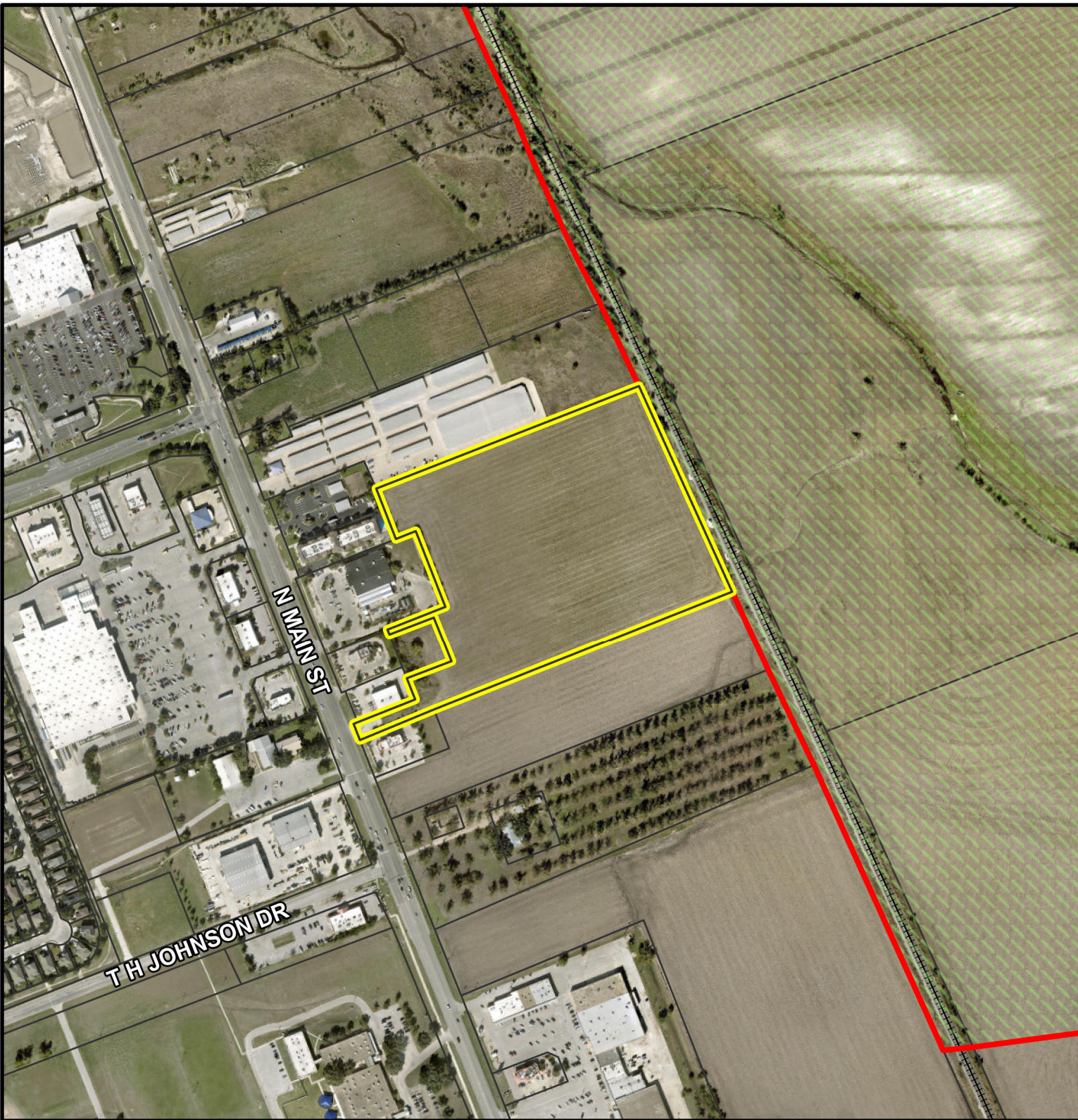
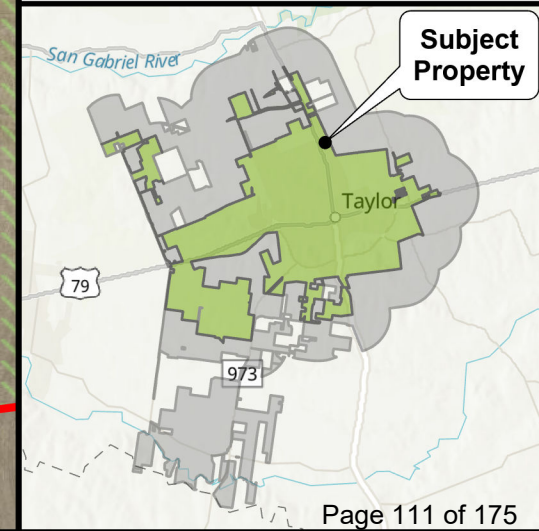
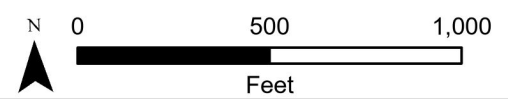
Mario Trevino
Pillar Income Asset Management



PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Location Map
Approximately 21 acres**

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

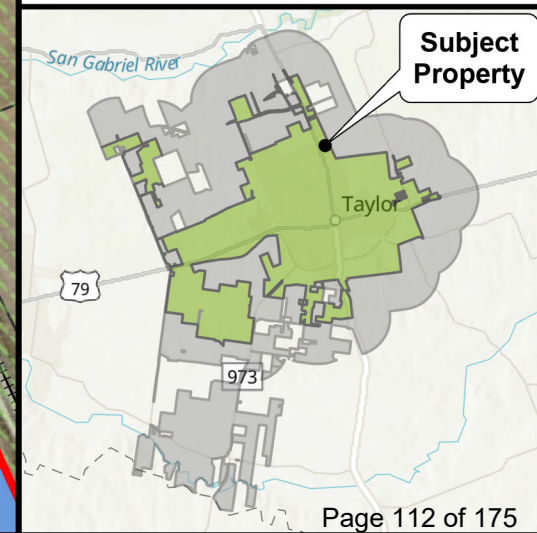




PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Current Zoning Map
Approximately 21 acres**

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- Overlay Zoning**
 - P1: Nature
- Place Type Zoning**
 - P4: Mix
 - P5: Urban Center
 - CS: Civic Space

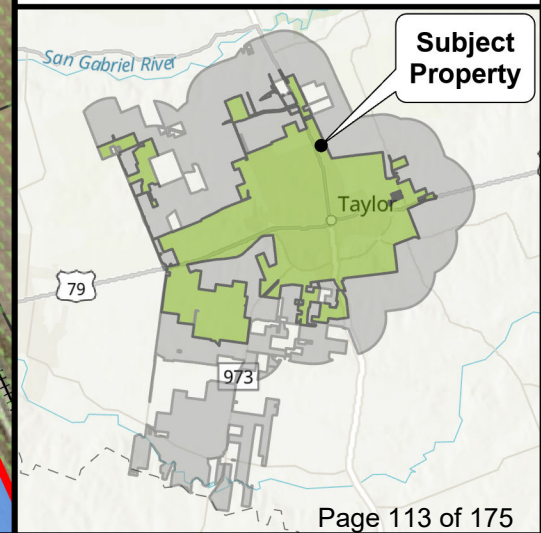




PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Proposed Zoning Map
Approximately 21 acres**

- | | |
|---------------------------|--------------------------|
| City Limits | Place Type Zoning |
| ETJ Boundary | P4: Mix |
| Subject Property | P5: Urban Center |
| Parcels | CS: Civic Space |
| Overlay Zoning | |
| P1: Nature | |
| Neighborhood Plan Overlay | |





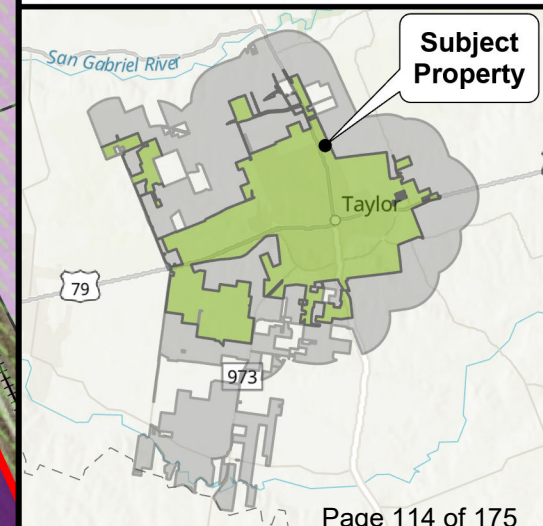
PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Growth Sector Map
Approximately 21 acres**

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Intended Growth Sector (G-3)
- Infill Growth Sector (G-5)





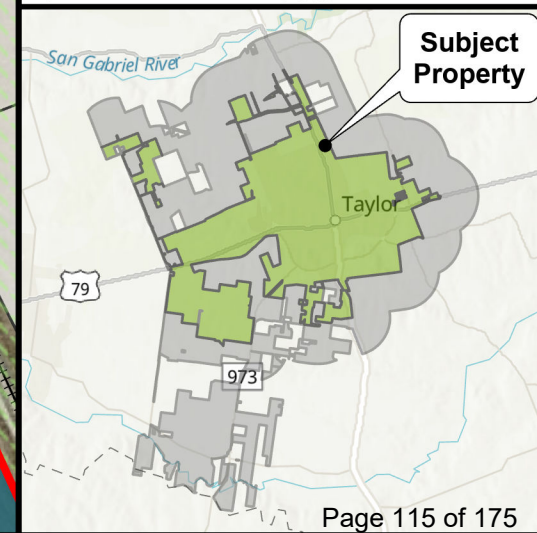
PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Future Land Use Map
Approximately 21 acres**

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Area of Minimal Change
- Employment: Neighborhood
- Market: Community
- Market: Regional
- Open Space

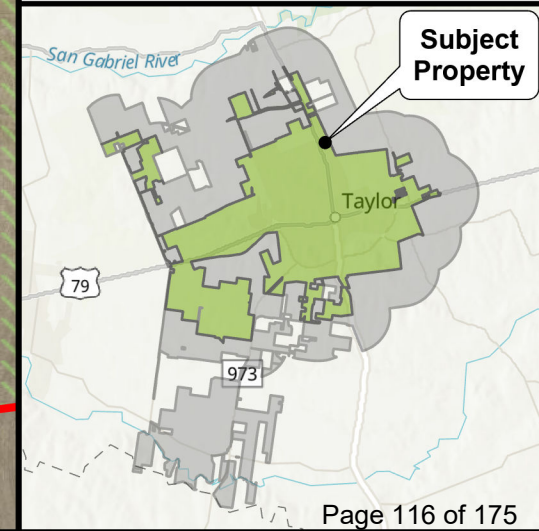
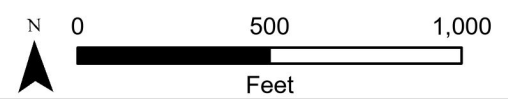




PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Notification Map
Approximately 21 acres**

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



ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY OF TAYLOR APPROVING A NEIGHBORHOOD PLAN FOR PROPERTY GENERALLY LOCATED AT 3601 N. MAIN STREET, CONSISTING OF APPROXIMATELY 21.43 ACRES OF LAND SITUATED IN THE J. PHARRASS SURVEY, ABSTRACT NO. 495, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019549 AND R020046, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on August 28, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve a Neighborhood Plan referred to as Taylor Apartments; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 12, 2025, to consider the place type zoning change request, and recommended approval of the place type zoning change to the City Council; and

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

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

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

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

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

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

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-XX was introduced before the Taylor City Council on the 28th day of August 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-XX passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

EXHIBIT A
(Metes & Bounds Survey)

EXHIBIT B
(Neighborhood Plan)

Exhibit A
Page 1 **of** 3

21.430 ACRES

These notes describe that certain tract of land located in the **J. PHARRASS SURVEY, ABSTRACT NO. 495**, located in the City of Taylor, situated in Williamson County, Texas; being a portion of a called "23.00 Acres" conveyed in a Deed from Maude Eleanor and Ross M. Lynch to Harry Zeplin dated 5-20-1946 and recorded in Volume 338, Page 187 of the Deed Records of Williamson County (DRWC) and also a portion of a called "16.9 Acres" conveyed in a Deed from Kurt Wilde, et ux to Harry Zeplin dated 1-5-1948 and recorded in Volume 346, Page 268 (DRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on July 10, 2018, and being more fully described as follows:

BEGINNING at a 1/2" Iron rod found in the West line of the Union Pacific Railroad, being the Southeast corner of Lot 1 of the AAA storage subdivision, as recorded in cabinet FF, Slide 258 of the Plat records of Williamson County (PRWC), being the Northeast corner of said "16.9 Acres" and also being the Northeast corner of herein described tract, from which a 1/2" Iron rod found (did not honor) bears North 26° 09' 58" West a distance of 9.83 feet, and a 1/2" Iron pipe found at the Northeast corner of said "Lot 1 of the AAA storage subdivision" bears North 24° 38' 02" West a distance of 326.31 feet;

THENCE South 24° 37' 15" East with the West line of said Union Pacific Railroad and the East line of said "16.9 Acres", passing the common line of said "16.9 Acres" and said "23.00 Acres" at approximately 509.4 feet and continuing for a total distance of **834.23 feet** to a 1/2" Iron rod found (capped 4249) being the Northeast corner of a called "9.9795 Acres" conveyed in a Warranty deed with Vendor's lien from Ronald R. McBroom and George Williams to Shannon B. McMakin and J. Patrick Quinn dated 12-18-2003 and recorded in Document No. 2003121597 of the Official Public Records of Williamson County (OPRWC), also being the Southeast corner of herein described tract;

THENCE South 68° 08' 33" West with the North line of said "9.9795 Acres", over and across said "23.00 Acres" a distance of **1186.70 feet** to a 1/2" Iron rod found (capped 4249) being the Northeast corner of Lot 1, Block 1 of the M&W Development Subdivision as recorded in Cabinet "CC", Slide 374 (PRWC), being an exterior corner of said "9.9795 Acres" and also being an angle corner of herein described tract;

THENCE South 67° 19' 41" West with the North line of said "Lot, Block 1 M&W Development Subdivision" over and across said "23.00 Acres" a distance of **296.01**

Exhibit A
Page 2 **of** 3

feet to a 1/2" Iron rod found (capped 4249) being in the East right-of-Way line of State Highway No. 95, also known as North Main Street, being the Northwest corner of said "Lot, Block 1 M&W Development Subdivision" and also being the Southwest corner of herein described tract;

THENCE North 21° 31' 10" West with said "East right-of-Way line of State Highway No. 95, also known as North Main Street", a distance of **64.34 feet** to a 1/2" Iron rod found (capped), being the Southwest corner of Lot 1, Block 1 of the Advance Auto Parts Subdivision as recorded in Document No. 2015017419 (OPRWC), also being an exterior corner of herein described tract;

THENCE North 68° 10' 20" East with North line of said "Lot 1, Block 1 of the Advance Auto Parts Subdivision" a distance of **245.01 feet** to a 1/2" Iron rod found, being the Southeast of said "Lot 1, Block 1 of the Advance Auto Parts Subdivision" and also being an interior corner of herein described tract;

THENCE North 21° 46' 41" West with East line of said "Lot 1, Block 1 of the Advance Auto Parts Subdivision" a distance of **129.57 feet** to a Iron rod found with aluminum disc stamped "Woodley" at the Northeast corner of said "Lot 1, Block 1 of the Advance Auto Parts Subdivision", being the Southeast corner of Lot 1, Block 1 of the Whataburger Subdivision, as recorded in Cabinet "DD", Slides 258 - 259 of the Plat Records of Williamson County (PRWC), also being an angle corner of herein described tract;

THENCE North 21° 36' 06" West with East line of said "Lot 1, Block 1 of the Whataburger Subdivision" a distance of **150.31 feet** to a 1/2" Iron rod found (capped 4249), being the Northeast corner of "Lot 1, Block 1 of the Whataburger Subdivision" also being in the South line of Lot 1, Block 1 of the T. S. Taylor Subdivision, as recorded in Cabinet "Z", Slide 367 (PRWC), being an exterior corner of herein described tract;

THENCE North 68° 17' 21" East with the South line of said "Lot 1, Block 1 of the T. S. Taylor Subdivision" a distance of **230.09 feet** to a 1/2" Iron rod found (capped Vara Survey) being the Southeast corner of said "Lot 1, Block 1 of the T. S. Taylor Subdivision", also being an interior corner of herein described tract;

THENCE North 21° 36' 59" West with the East line of said "Lot 1, Block 1 of the T. S. Taylor Subdivision" a distance of **300.37 feet** to a 1/2" Iron rod found (capped Vara Survey) being the Northeast corner of said "Lot 1, Block 1 of the T. S. Taylor Subdivision", also being an interior corner of herein described tract;

THENCE South 68° 13' 07" West with the North line of said "Lot 1, Block 1 of the T. S. Taylor Subdivision" a distance of **79.02 feet** to a 1/2" Iron rod found, being the

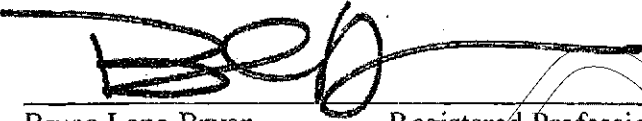
Exhibit A
Page 3 **of** 3

Southeast corner of Lot 1, of the Main Street Commons Subdivision, as recorded in Document No. 2012031807 (OPRWC), being an exterior corner of herein described tract;

THENCE North 21° 33' 36" West with the East line of said "Lot 1, of the Main Street Commons Subdivision" a distance of **199.73 feet** to a PK Nail set, being the in the East line of said "Lot 1, of the Main Street Commons Subdivision" being an interior corner of said "Lot 1 of the AAA storage subdivision", and also being the Northwest corner of herein described tract, from which a 5/8" Iron rod found at the Northeast corner of "Lot 1, of the Main Street Commons Subdivision" bears North 21 ° 40' 16" West a distance of 109.88 feet;

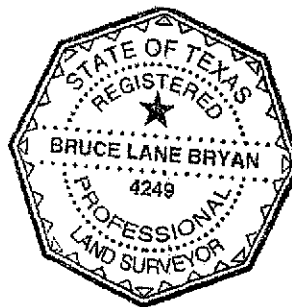
THENCE North 68° 29' 07" East with the South line of said "Lot 1 of the AAA storage subdivision" a distance of **1042.87 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **21.430 Acres**.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment.


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.
911 North Main, Taylor, Texas 76574
Firm No. 10128500
www.bryantechnicalservices.com



Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

SITE 19.95 ACRES
 UNITS 422 (384 MF + 38 TH)
 DENSITY 21.15

COMMERCIAL 1.48 ACRES

TOTAL ACREAGE: 21.43

UNIT TABULATION - MF

	UNITS	RATIO
A UNITS	224	58.0%
B UNITS	160	42.0%
TOTAL M.F.	384	100%

TH UNITS 38
 TOTAL (MF + TH) 422

BLOCK 1 - PARKING TABULATION

TOTAL UNITS	108
'A' - BUILDING FOOTPRINT AREA	38,978 SF
'B' - ALLOWABLE PARKING AREA (A X 1.5 = B)	58,467 SF
'C' - PROVIDED PARKING AREA	41,401 SF

PARKING PROVIDED 171
 PARKING-TO-UNIT RATIO 1.58

BLOCK 2 - PARKING TABULATION

TOTAL UNITS	96
'A' - BUILDING FOOTPRINT AREA	34,340 SF
'B' - ALLOWABLE PARKING AREA (A X 1.5 = B)	51,510 SF
'C' - PROVIDED PARKING AREA	50,842 SF

PARKING PROVIDED 187
 PARKING-TO-UNIT RATIO 1.94

BLOCK 3 - PARKING TABULATION

TOTAL UNITS	96
'A' - BUILDING FOOTPRINT AREA	34,340 SF
'B' - ALLOWABLE PARKING AREA (A X 1.5 = B)	51,510 SF
'C' - PROVIDED PARKING AREA	50,434 SF

PARKING PROVIDED 186
 PARKING-TO-UNIT RATIO 1.93

BLOCK 4 - PARKING TABULATION

TOTAL UNITS	104
'A' - BUILDING FOOTPRINT AREA	34,756 SF
'B' - ALLOWABLE PARKING AREA (A X 1.5 = B)	52,134 SF
'C' - PROVIDED PARKING AREA	38,132 SF

PARKING PROVIDED 172
 PARKING-TO-UNIT RATIO 1.65

BLOCK 5 - PARKING TABULATION

'A' - BUILDING FOOTPRINT AREA	11,400 SF
'B' - ALLOWABLE PARKING AREA (A X 1.5 = B)	17,100 SF
'C' - PROVIDED PARKING AREA	17,028 SF

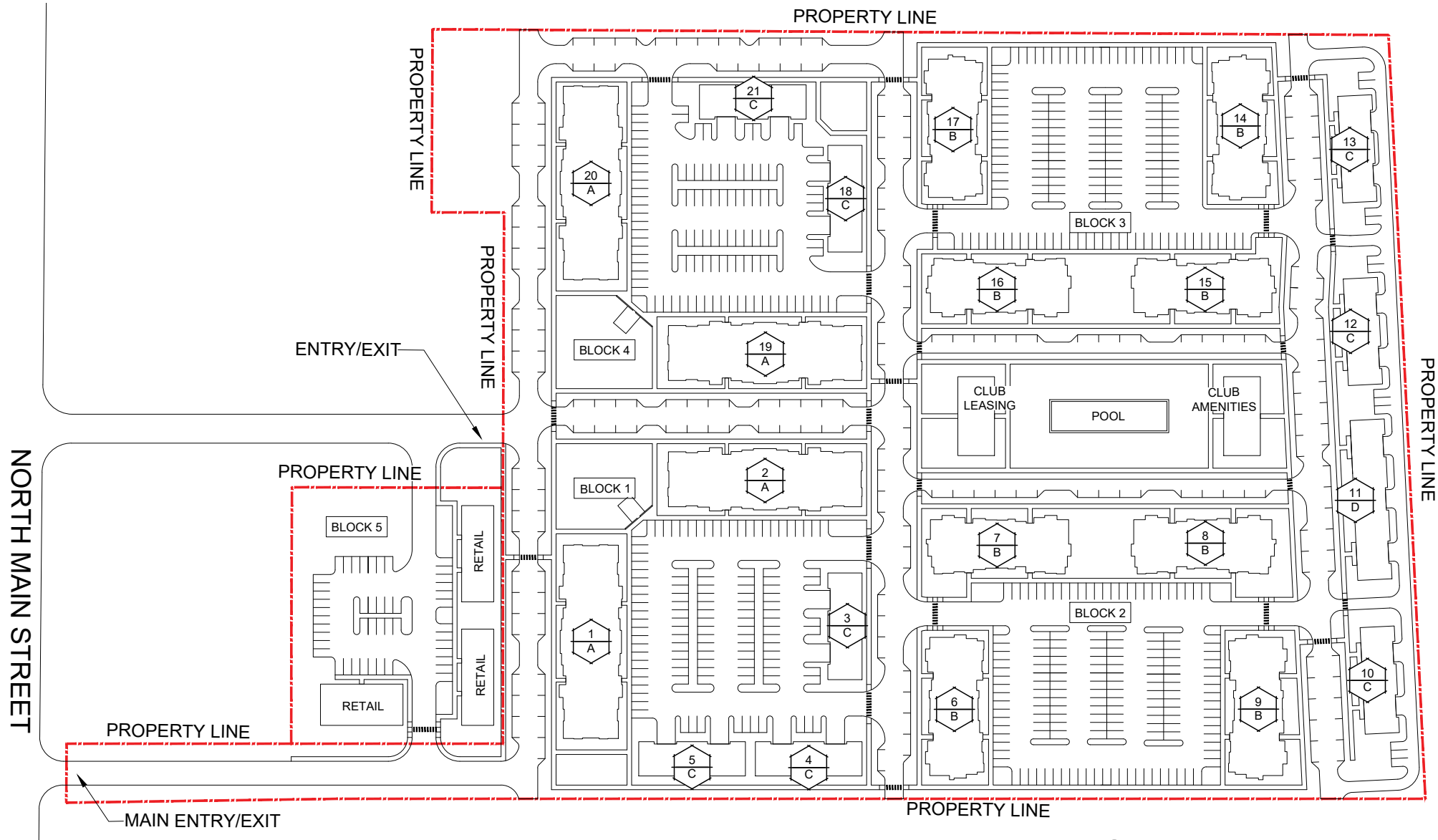
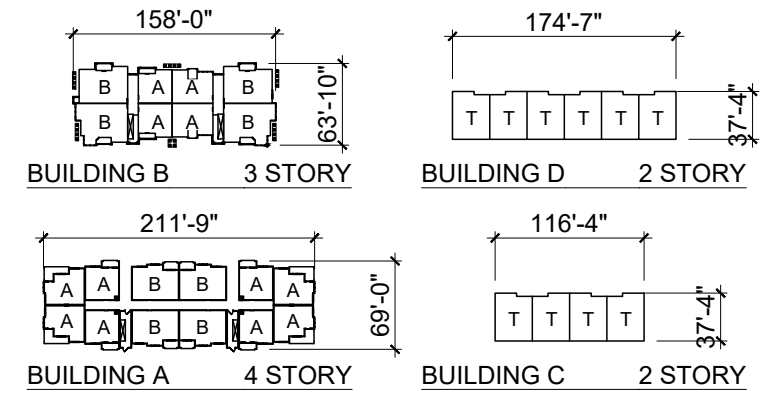
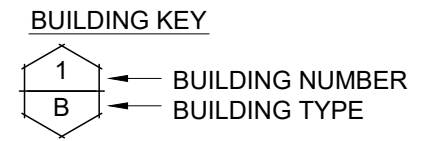
PARKING PROVIDED 47

ADDRESS:
 • 3601 S HWY 95, TAYLOR, TX 76574
 • PARCEL ID: R019549

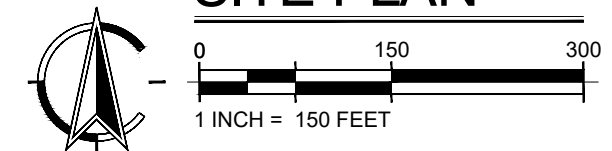
LOT PLACE TYPE:
 • P3 - NEIGHBORHOOD
 • P4 - MIX
 • P5 - URBAN CENTER

LOT DEVELOPMENT PATTERN:
 • TRADITIONAL NEIGHBORHOOD DEVELOPMENT.
 (HISTORIC-PATTERNED DEVELOPMENT WITH SMALL, WALKABLE BLOCKS ON A STREET GRID WITH WELL-DEFINED PUBLIC SPACES.)

RIGHT OF WAY TYPES:
 • NEIGHBORHOOD AVENUE
 (26FT PAVING WIDTH, 60FT DEDICATED RIGHT-OF-WAY)
 • STREET
 (26FT PAVING WIDTH, 50FT DEDICATED RIGHT-OF-WAY)
 • PATH
 (5FT PAVING WIDTH, RIGHT-OF-WAY VARIES)



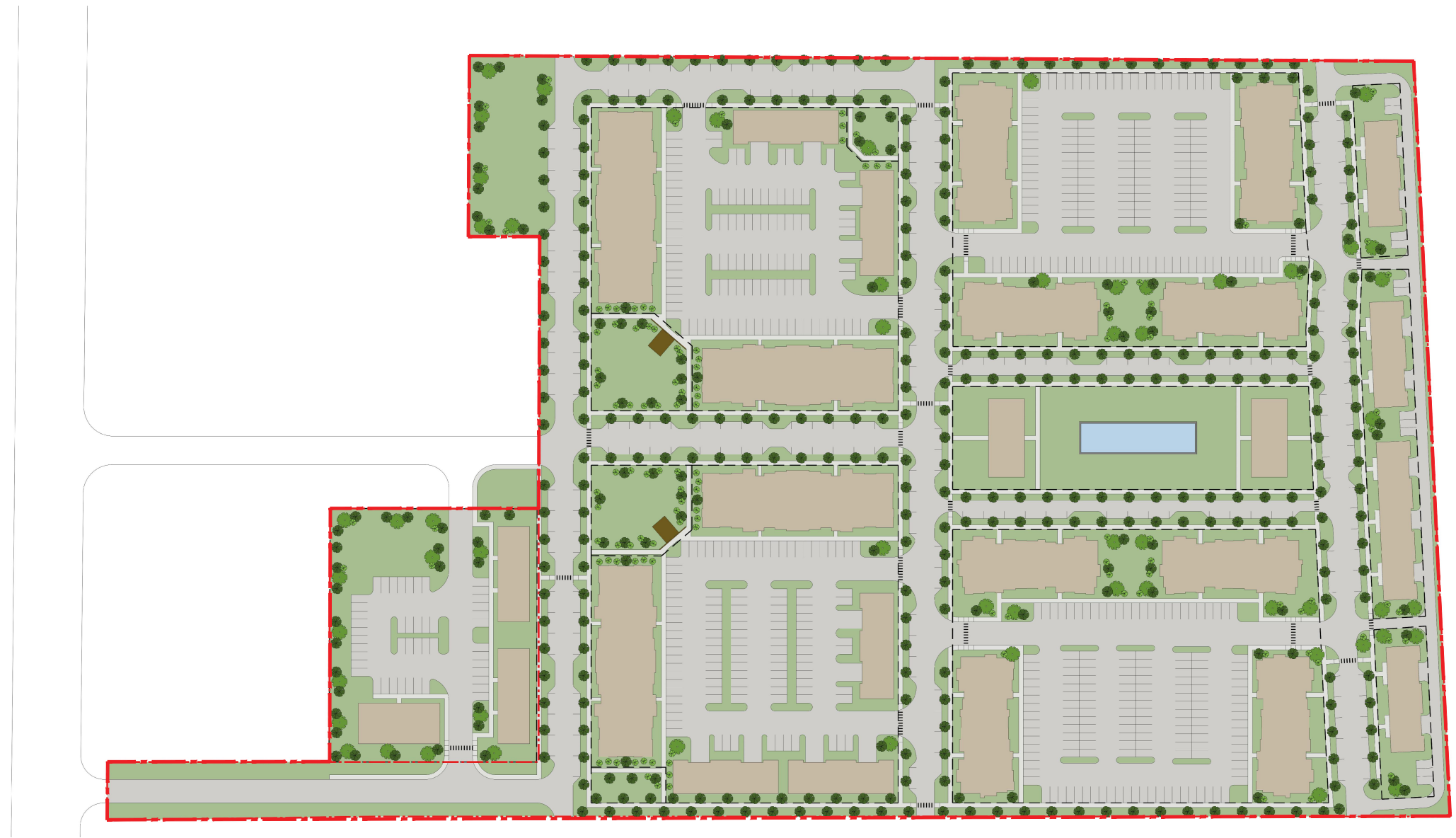
SITE PLAN



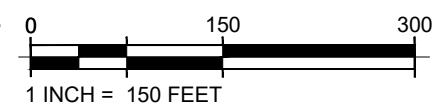
3601 S HWY 95,
TAYLOR, TEXAS 76574

DATE: 07/14/25

A1.1
COLOR
RENDERED
SITE PLAN
Copyright © 2025






COLOR RENDERED SITE PLAN

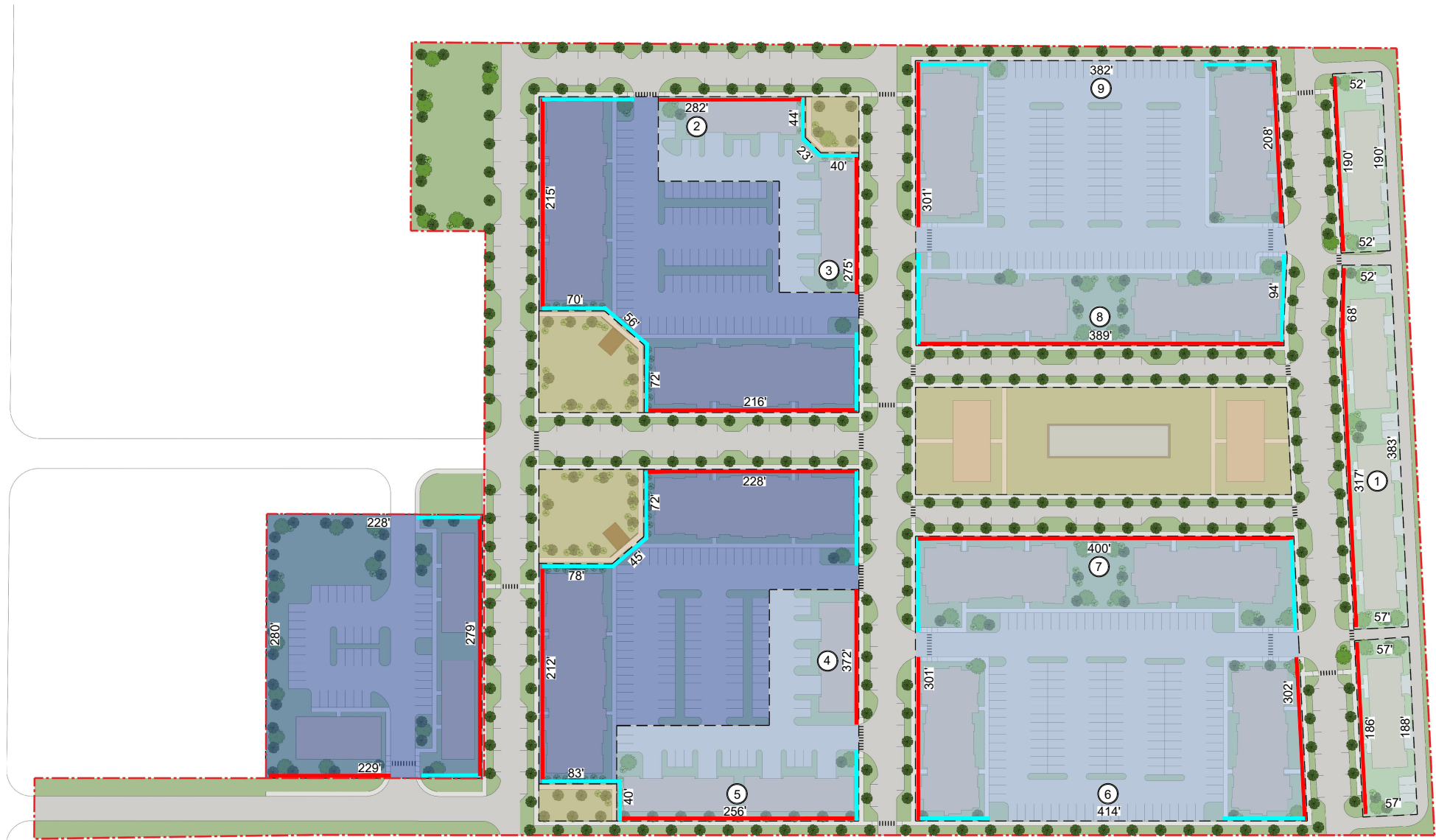


1 INCH = 150 FEET

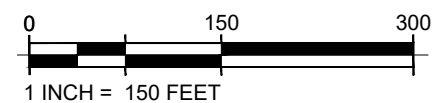
A WARRANT IS RECOMMENDED TO ALLOW FOR A HIGHER BLOCK LENGTH AT THE FOLLOWING LOCATIONS:

- ① TOWNHOUSE BLOCK.
THIS BLOCK CAN NOT BE REDUCED WITH A PATH OR OTHER THOROUGHFARE DUE TO A NEARBY TRAIN TRACK THAT WOULD PREVENT CONNECTIVITY TO ADJACENT SITE.
- ② 4-STORY GARDEN APARTMENT/ TOWNHOUSE BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ③ 4-STORY GARDEN APARTMENT/ TOWNHOUSE BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ④ 4-STORY GARDEN APARTMENT/ TOWNHOUSE BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ⑤ 4-STORY GARDEN APARTMENT/ TOWNHOUSE BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ⑥ 3-STORY GARDEN APARTMENT BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ⑦ 3-STORY GARDEN APARTMENT BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ⑧ 3-STORY GARDEN APARTMENT BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ⑨ 3-STORY GARDEN APARTMENT BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.


KEY	
	PRIMARY FRONTAGE
	SECONDARY FRONTAGE
	BLOCK OUTLINE




BLOCK/FRONTAGE DIAGRAM



KEY

 SUBJECT PROPERTY

 PEDESTRIAN SHED*

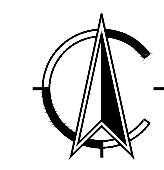
*PEDESTRIAN SHED CONSTITUTES APPROXIMATELY 80 ACRES.
 *AREA OUTSIDE SUBJECT PROPERTY BUT WITHIN PEDESTRIAN SHED, NOT YET SUBDIVIDED; TO HAVE STANDARD MIX OF PLACE TYPE ALLOCATIONS PER LDC

1. THE PERCENTAGES LISTED ARE CALCULATED WITH RESPECT TO THE AREA OF THE PEDESTRIAN SHED AS SHOWN. THE PEDESTRIAN SHED (AS DESCRIBED IN LDC 3.6.1.7) DELINEATES THE AREA OF THE SUBJECT PROPERTY AND ADJACENT PROPERTIES INTENDED TO CONSTITUTE A COMPLETE TND (AS DESCRIBED IN LDC 3.6.1.4). AREAS AND PERCENTAGES LISTED ARE APPROXIMATE.
2. THE AREAS AND PERCENTAGES LISTED ARE CALCULATED EXCLUDING THE FOLLOWING: FRONT TYPE THOROUGHFARES, LAND WITH THE ETJ OR OTHER LAND OUTSIDE THE TAYLOR CITY LIMITS AND TxDOT ROW.
3. A WARRANT IS RECOMMENDED TO ALLOW FOR A LOWER RATIO OF P1 THAN IS PERMITTED FOR A TND, GIVEN THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY. IT IS PROJECTED THAT AREA WITHIN THE PEDESTRIAN SHED BUT, OUTSIDE SUBJECT PROPERTY TO CONTAIN RECOMMENDED P1 PERCENTAGES FOR TND.

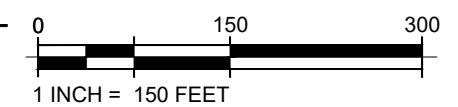
PLACE TYPE	PERMITTED FOR A TND	WITHIN PEDESTRIAN SHED			TARGET FOR SUBJECT PROPERTY
		TOTAL	OUTSIDE SUBJECT PROPERTY	INSIDE SUBJECT PROPERTY	
P1	5% MIN.	4.0 ACRE (5%)	4.0 ACRE	0.0 ACRE	0.77 ACRE
P3	10-30%	15.8 ACRE (20%)	14.8 ACRE	1.0 ACRE	1.5-4.7 ACRE
P4	40-60%	35.5 ACRE (45%)	28.5 ACRE	7.0 ACRE	6.2-9.3 ACRE
P5	10-30%	15.8 ACRE (20%)	11.2 ACRE	4.6 ACRE	1.5-4.7 ACRE
CS	10% MIN.	7.9 ACRE (10%)	6.2 ACRE	1.7 ACRE	1.5 ACRE MIN.
TOTAL	100%	79.0 ACRE (100%)	-	14.3 ACRE	-










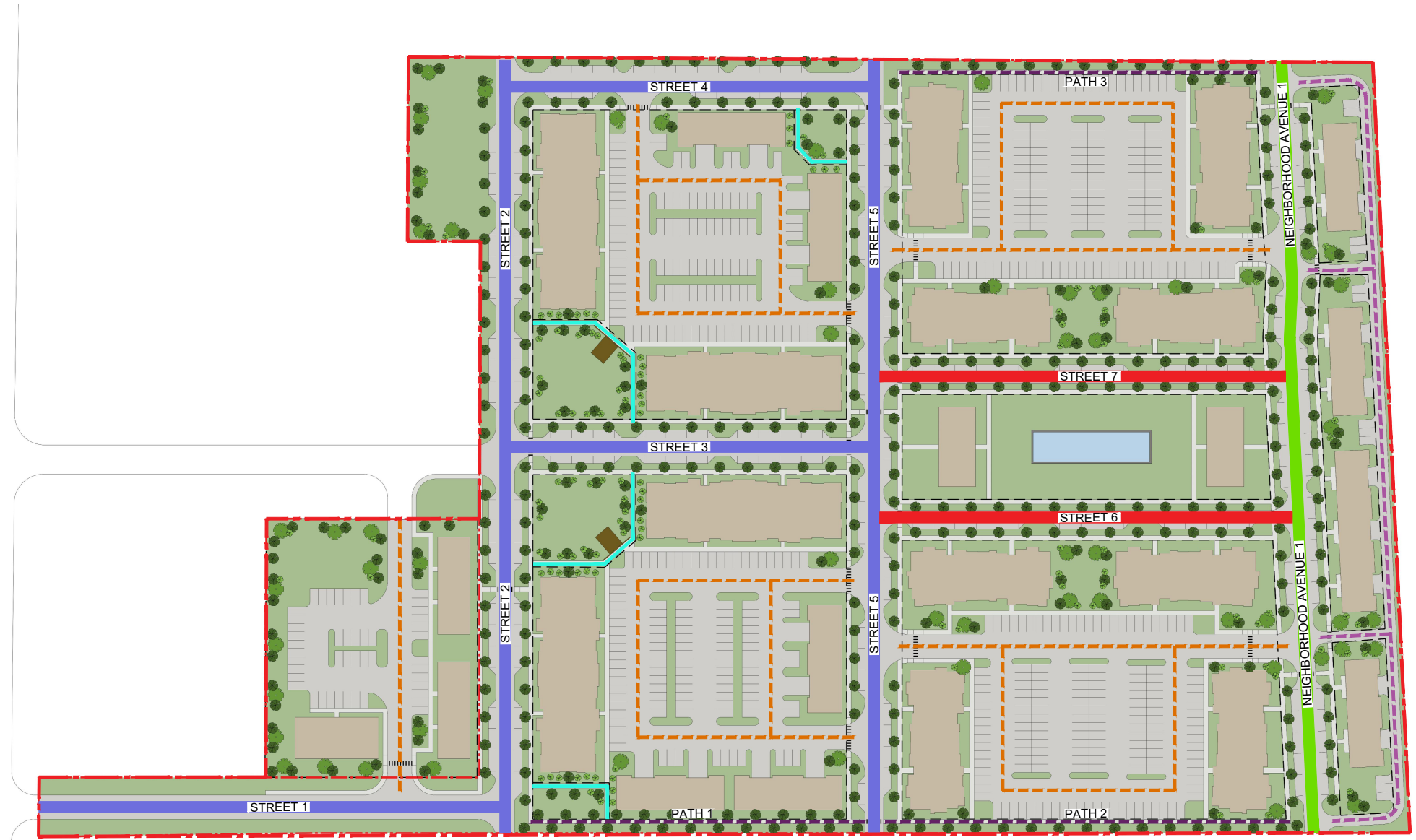
VICINITY MAP



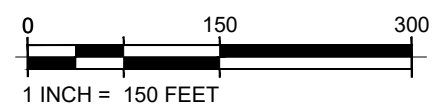
PLACE TYPE DIAGRAM



KEY			
NAME	ROW	PAVEMENT	
NEIGHBORHOOD AVENUE	62	36	
STREET	62	36	
STREET	46	20	
FIRE ALLEY	V	26	
REAR ALLEY	16	12	
PATH	V	5	
SIDEWALK IN CIVIC SPACE			



THOROUGHFARE TYPE DIAGRAM



**3601 S HWY 95,
TAYLOR, TEXAS 76574**

DATE: 07/14/25

A1.4
THOROUGHFARE
TYPE
DIAGRAM
Copyright © 2025

KEY

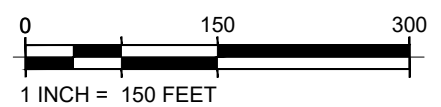
--- PROPERTY LINE

■ SQUARE ■ POCKET PARK

TOTAL AREA OF CIVIC SPACE
IN SUBJECT PROPERTY: 1.7 ACRES.

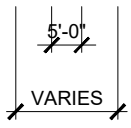
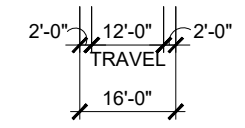
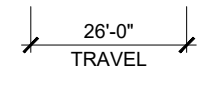
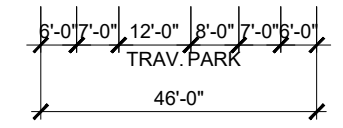
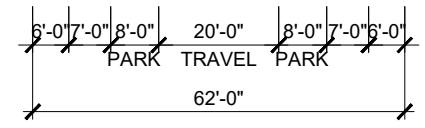
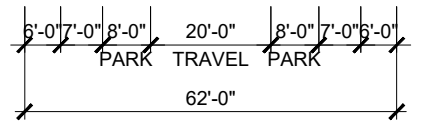
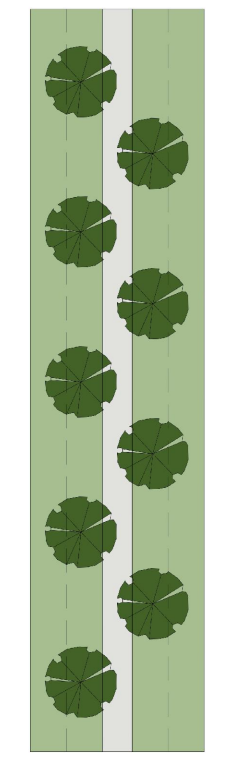
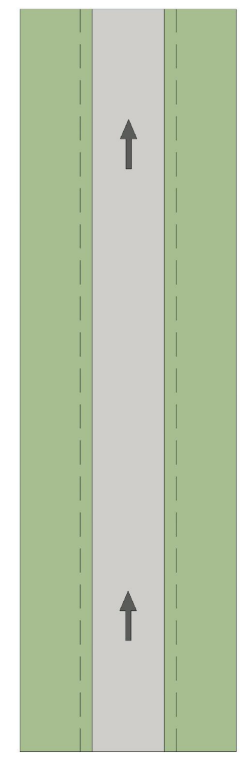
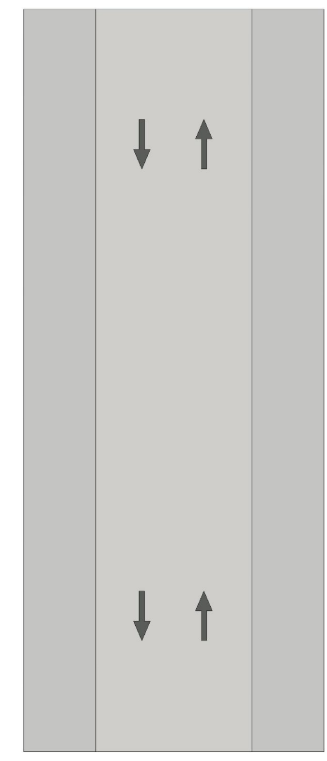
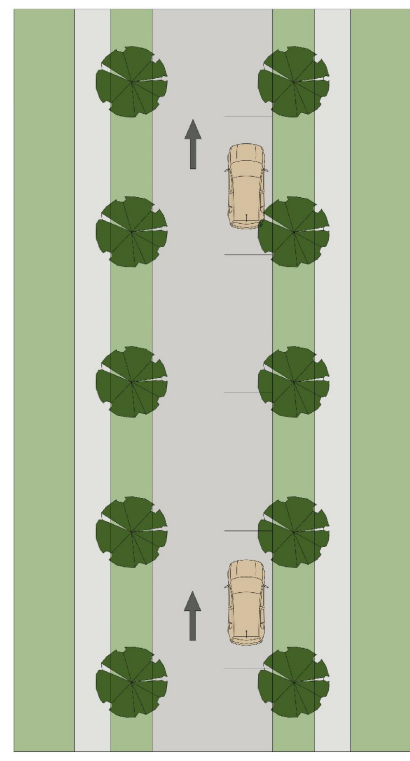
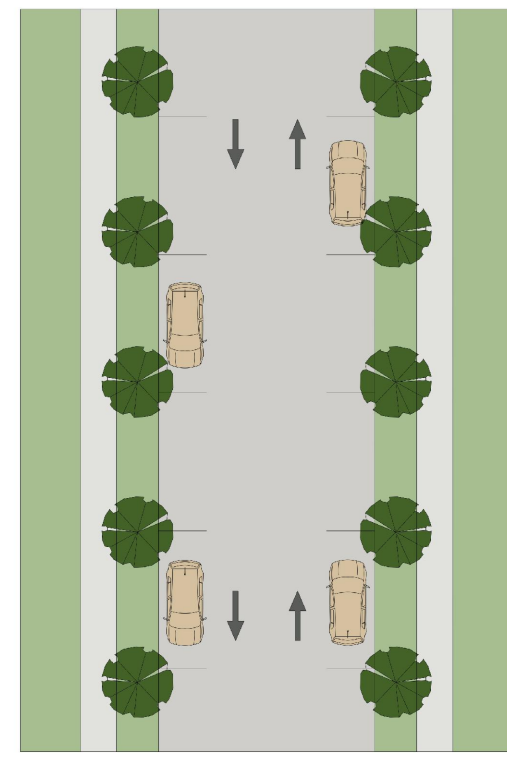
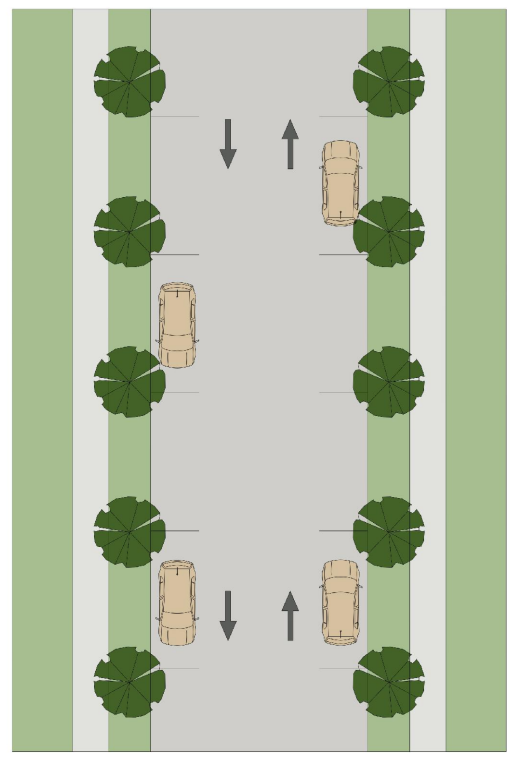
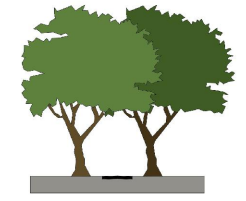
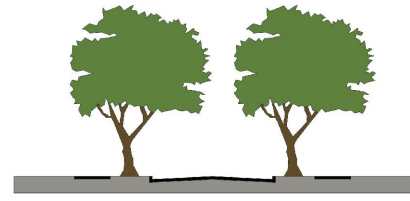
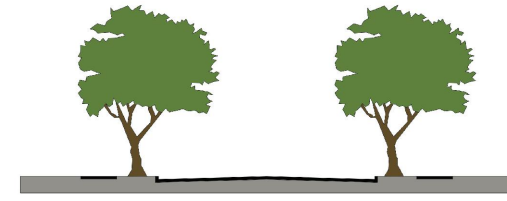
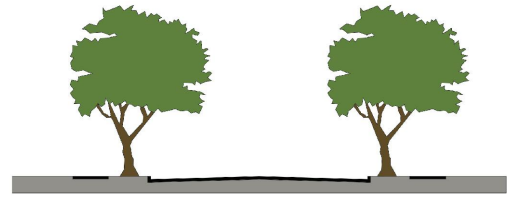


CIVIC SPACE PLAN



1 INCH = 150 FEET

THOROUGHFARE TYPE
RIGHT-OF-WAY WIDTH
PAVEMENT WIDTH
XX-##-##
THOROUGHFARE TYPE
RIGHT-OF-WAY OR EASEMENT WIDTH
PAVEMENT WIDTH
MOVEMENT
TRAFFIC LANES
PARKING LANES
PAVEMENT/CURB
CURB TYPE
PLANTER TYPE (INCLUDES CURB IF ANY)
LANDSCAPE TYPE
WALKWAY TYPE



AV-62-36
NEIGHBORHOOD AVENUE
60 FT. ROW
36 FT. PAVEMENT
SLOW MOVEMENT
TWO-WAY TRAFFIC
PARKING BOTH SIDES
12 FT. CURB RADIUS
HEADER CURBS
7 FT. TREE LAWN
ALEE. 35-30 FT. O.C.
6 FT. SIDEWALK

ST-62-36
STREET
60 FT. ROW
36 FT. PAVEMENT
SLOW MOVEMENT
TWO-WAY TRAFFIC
PARKING BOTH SIDES
12 FT. CURB RADIUS
HEADER CURBS
7 FT. TREE LAWN
ALEE. 35-30 FT. O.C.
6 FT. SIDEWALK

ST-46-20
STREET
39 FT. ROW
20 FT. PAVEMENT
SLOW MOVEMENT
ONE-WAY TRAFFIC
PARKING ONE SIDE
12 FT. CURB RADIUS
HEADER CURBS
7 FT. TREE LAWN
ALEE. 35-30 FT. O.C.
6 FT. SIDEWALK

FA-N/A-26
FIRE ALLEY
N/A
26 FT. PAVEMENT
SLOW MOVEMENT
TWO-WAY TRAFFIC
N/A
N/A
N/A
N/A
N/A
NO SIDEWALK

RA-16-12
REAR ALLEY
N/A
26 FT. PAVEMENT
SLOW MOVEMENT
TWO-WAY TRAFFIC
N/A
N/A
N/A
N/A
N/A
NO SIDEWALK

PT-V-5
PATH
ROW WIDTH VARIES
N/A
N/A
N/A
N/A
N/A
PLANTING ZONE VARIES
TREES, GROUND COVER, SHRUBS, LAWN
5 FT. SIDEWALK

3601 S HWY 95,
TAYLOR, TEXAS 76574

DATE: 07/14/25

A1.6
THOROUGHFARE
SECTIONS

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Planning & Zoning Commission Meeting August 12, 2025 Transmittal Letter

Agenda Item Number: 8.

Agenda Title: **PZ-2025-2395 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan, generally located at 701 NW Carlos G Parker Blvd, consisting of approximately 3.2439 acres of land situated in the Fireman’s addition, Part of Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R367817, Taylor, Williamson County, Texas.**

Commission Action to be Taken: Hold a Public Hearing and making a Recommendation

Department Submitted: Development Services Department

Staff Contact: Cole Bakley, Senior Planner

1. PURPOSE / DESCRIPTION

The applicant submitted a request for an Employment Center located at 701 NW Carlos G. Parker. Initially submitted in February, the applicant is seeking to use this site for commercial and warehousing. The subject property is internally focused, as it does not have significant street frontage, and is located behind City of Taylor’s Fire Station 2.

The applicant has worked with the City to meet the requirements for an Employment Center Plan as outlined in the Land Development Code. The plan that is proposed preliminarily consists of two 17,500 square foot office/warehouse buildings that run parallel to each other.

2. STAFF ANALYSIS / BACKGROUND

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the current Place Type for the property. The proposed plan aligns with the Future Land Use Map and growth sector for the area envisioned in the Comprehensive Plan. The building types allowed in the proposed Employment Center allow for minimal impact on the residential and civic spaces nearby. The permitted building types allowed in the Plan are: Small Commercial, Live/Work, Mixed-Use Commercial, Large Commercial, Highway Commercial, Industrial, Carts, Kiosks, Food Trailers, Temporary Commercial, Commercial Accessory and Civic Buildings. The only building type currently proposed in this plan is Small Commercial, a commercial building type that is the most sensitive to a residential neighborhood.

3. RECOMMENDATION

For the reasons stated in the staff analysis, staff recommends approval of the Employment Center Plan. Staff believes the applicant meets the requirements of Land Development Code and the Envision Taylor Comprehensive Plan.

4. TIMELINE

P&Z Commission Public Hearing: August 12, 2025

City Council Public Hearing: August 28, 2025

City Council Action: September 11, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2025-2395 701 Carlos G. Parker ECP Staff Report
2. PZ-2025-2395 Letter of Intent
3. PZ-2025-2395 Location Map
4. PZ-2025-2395 Current Zoning
5. PZ-2025-2395 Growth Sector
6. PZ-2025-2395 Future Land Use
7. PZ-2025-2395 Notification Map
8. PZ-2024-2268_701 Carlos G. Parker ECP Draft Ordinance
9. PZ-2025-2395 Survey Exhibit A
10. PZ-2025-2395- Employment Center Plan Exhibit B

City of Taylor
PZ-2025-2395
Employment Center Plan
Staff Report

Item Details

Subject Property:	Generally located at 701 NW Carlos G Parker Blvd
Total Acreage:	Approximately 3.2439 acres
Legal Description:	Legally described as approximately 3.2439-acre tract of land part of and out of the Fireman's Addition, part of Lot 1, Taylor, Williamson County, Texas.
Applicant:	Jed Laver, Sikes Group
Property Owner(s):	SNJ HOLDINGS LLC, Chul Kon Yang
Request:	A request for an Employment Center Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant submitted a request for an Employment Center located at 701 NW Carlos G. Parker. Initially submitted in February, the applicant is seeking to use this site for commercial and warehousing. The subject property is internally focused, as it does not have significant street frontage, and is located behind City of Taylor's Fire Station 2.

The applicant has worked with the City to meet the requirements for an Employment Center Plan as outlined in the Land Development Code. The plan that is proposed preliminarily consists of two 17,500 square foot office/warehouse buildings that run parallel to each other.

Location:

The subject property is located at 701 NW Carlos G Parker Blvd. The subject property is located along NW Carlos G. Parker. It is situated between First Baptist Church Taylor to its East, Grove at Bull Creek to its North.

Physical and Natural Features:

The site has a flat topography and consists of one existing warehouse/office structure with a parking lot.

Growth Sector Designations:

The subject property is located entirely within the Infill Neighborhood Sector (G-4).

The Infill Neighborhood Sector (G-4) consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Market Center: Community. Market Centers can be developed as new centers or as a redevelopment of an existing suburban big box retail center. At the scale of a community center uses should serve several neighborhoods within the city. Community centers often include discount department stores, home improvement stores, sporting goods, apparel, booksellers, restaurants, and supermarkets.

The subject property is zoned as EC: Employment Center. Employment Centers are areas within the community that are intended to provide locations for major employment and industrial development. As such, these areas may not be able to meet the development standards or character of the other neighborhood development patterns. Employment Centers should still be developed in a manner that is consistent with the City's overall master plans, street network, and adjacent neighborhoods, but may require modifications to block dimensions, civic space locations, building types and sizes, etc. The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P5: Urban Center and P3: Neighborhood	Infill Neighborhood Sector (G-4)	Market: Community and Neighborhood Infill	Agricultural and Residential
South	P5: Urban Center and CS: Civic Space	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Agricultural
East	CS: Civic Space	Infill Neighborhood Sector (G-4)	Market: Community	Place of Worship
West	P5: Urban Center	Infill Growth Sector (G-5)	Market: Community	Agricultural

Transportation

The subject property is located along NW Carlos G. Parker. The applicant is proposing access to the lot from the western end of the property. There are no other thoroughfares that will connect to the lot.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Fifteen (15) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 27, 2025.

Staff Analysis

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the current Place Type for the property. The proposed plan aligns with the Future Land Use Map and growth sector for the area envisioned in the Comprehensive Plan. The building types allowed in the proposed

Employment Center allow for minimal impact on the residential and civic spaces nearby. The permitted building types allowed in the Plan are: Small Commercial, Live/Work, Mixed-Use Commercial, Large Commercial, Highway Commercial, Industrial, Carts, Kiosks, Food Trailers, Temporary Commercial, Commercial Accessory and Civic Buildings. The only building type currently proposed in this plan is Small Commercial, a commercial building type that is the most sensitive to a residential neighborhood.

The plan consists of two parallel buildings that have been identified as one story tall. These buildings, as well as the roadway configuration ensure that commercial buildings will not be directly adjacent to residences. The private streets created for the Employment Center Plan meet safety standards and will come with sidewalks that meet the City's requirements. The road configuration also allows the Church use the access if they desire.

Because of the lot's irregular shape, the development is primarily located in the third layer. Receiving access from NW Carlos G. Parker, the lot is a flag lot, with the first and second layer located towards the street. Phase 3, located in the front of the lot, is likely to remain with current footprint as indicated by owner. However, the Employment Center identifies arcade, gallery, storefront, or stoop as frontage types, ensuring a commercial use that will match the intensity of the neighborhood if Phase 3 were to develop.

The Employment Center allowable building types, uses, and general layout ensures the applicant can maximize utility from a thoroughfare like NW Carlos G. Parker while limiting the negative effects to the Civic and Residential uses nearby.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the Employment Center Plan. Staff believe the applicant meets the requirements of Land Development Code and the Envision Taylor Comprehensive Plan.

Attachments:

- a) Letter of Intent from Applicant
- b) Location Map
- c) Existing Zoning Map
- d) Growth Sectors Map
- e) Future Land Use Map
- f) Notification Map
- g) Draft Ordinance 2025-XX
 1. Survey
 2. Employment Center Plan



RE: 701 NW Carlos Parker Blvd Taylor TX 76574

Employment Center Development Plan Letter

To whom it may concern.

Our office Sikes Group Architects, SGA, has prepared an employment center plan, A1.01. The purpose of this plan is to let the city know of our intended development of the Lot described on the plan sheet, located at 701 NW Carlow Parker blvd. It is the intent of the owner to build two metal buildings of 17,500 SF each to house ware house and offices for rent. After the completion of these buildings the owner intends to further develop the front have, street side of the property into a retail strip center for future businesses. The exact nature of the final phase will be determined by market analytics.



Please let us know if you have any additional question.

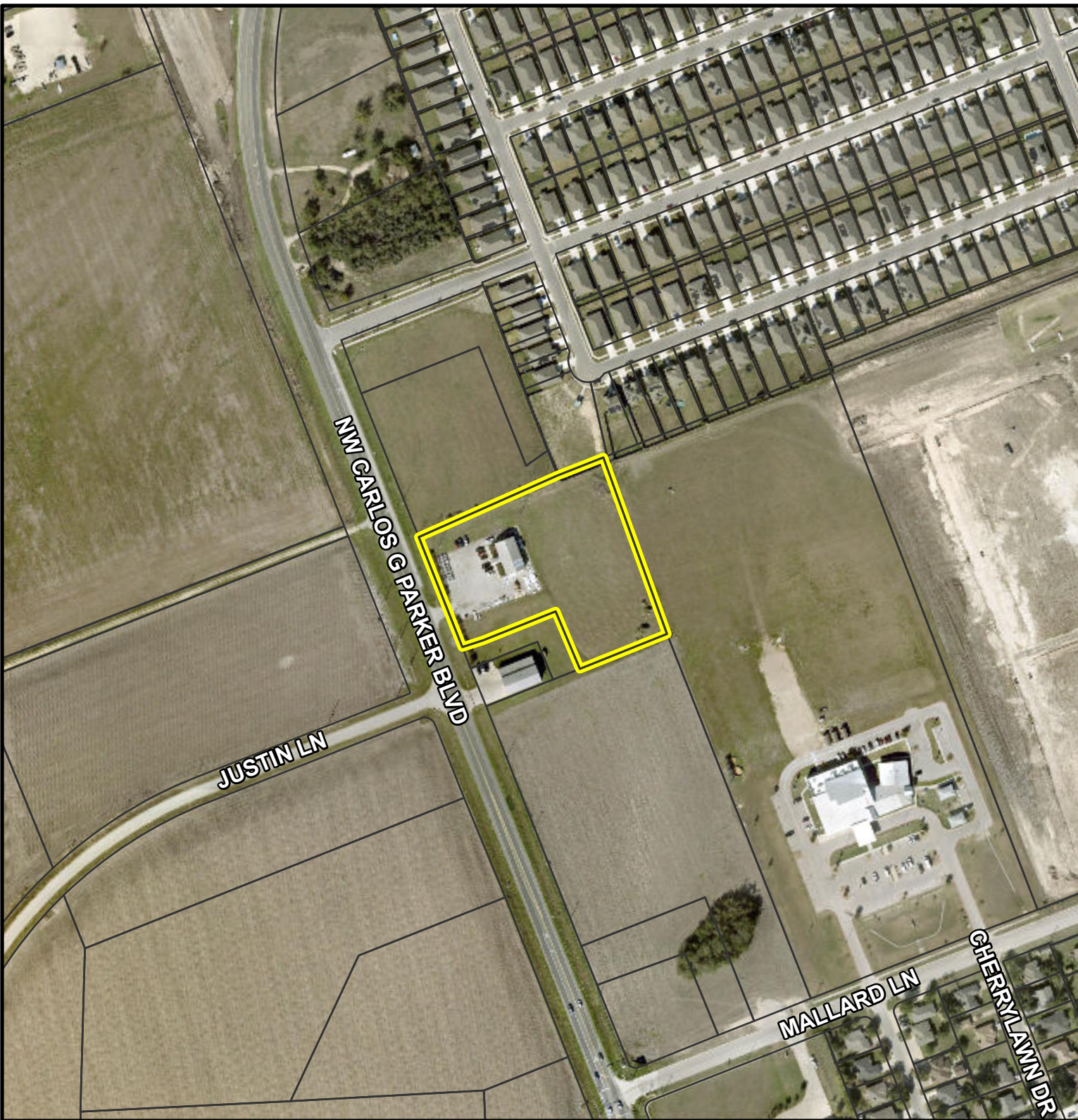
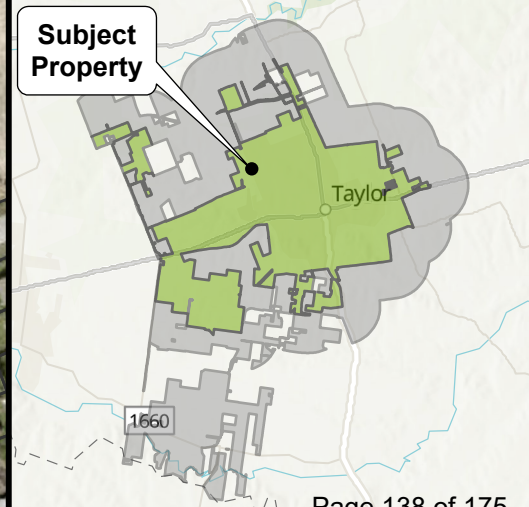
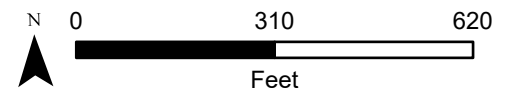
Jed Laver
Project Archtiect



PZ-2025-2395

701 NW Carlos G Parker Blvd.
Employment Center Plan
Location Map
Approximately 3.8 acres

-  Subject Property
-  Parcels

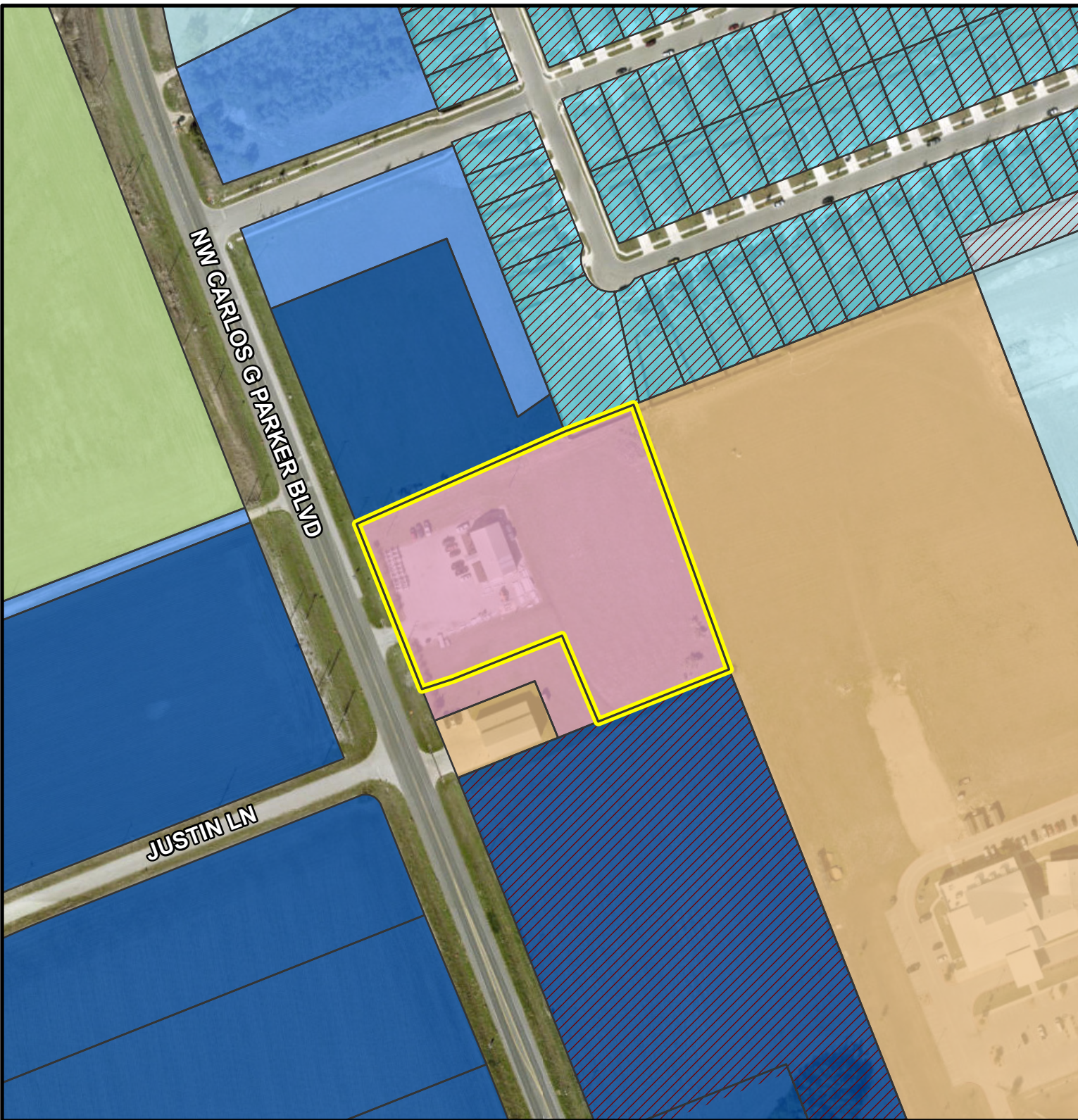
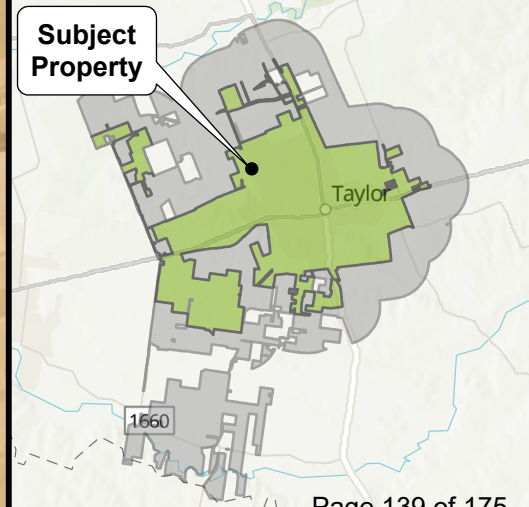




PZ-2025-2395

**701 Carlos G Parker Blvd.
Employment Center Plan
Current Zoning Map
Approximately 39 acres**





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

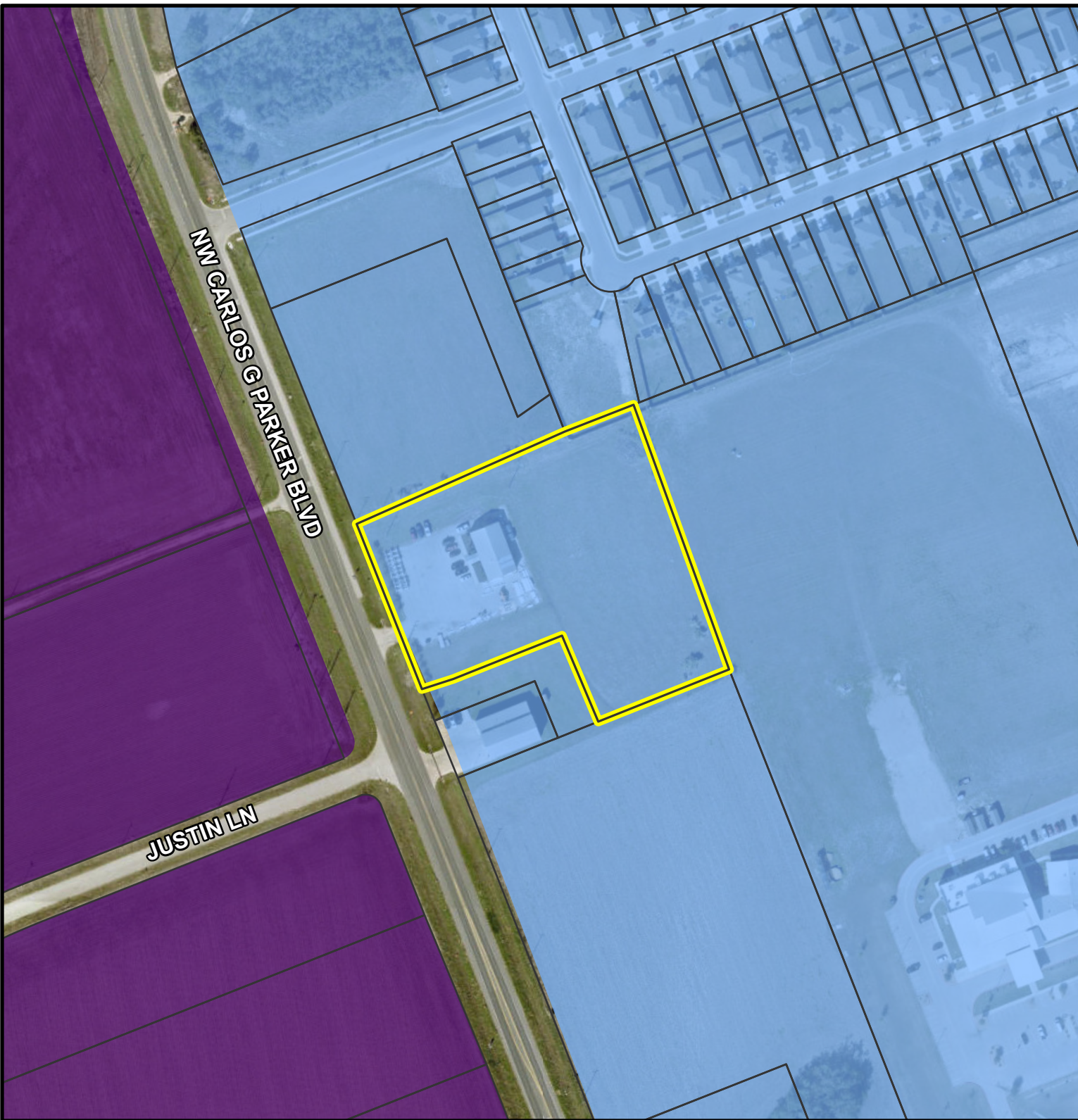
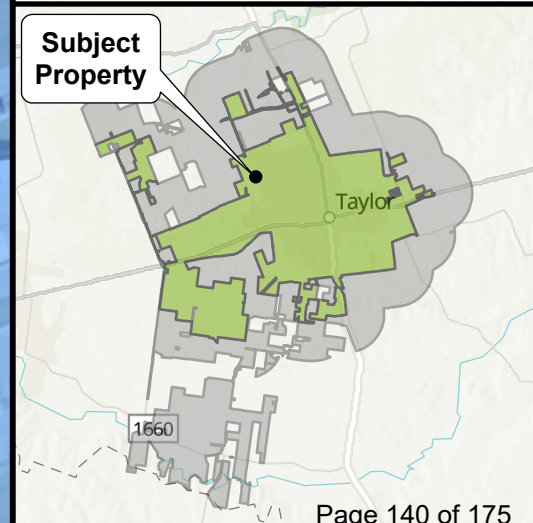




PZ-2025-2395

**701 NW Carlos G Parker Blvd.
Employment Center Plan
Growth Sector Map
Approximately 3.8 acres**

-  Subject Property
-  Parcels
- Growth Sector**
 -  Intended Growth Sector (G-3)
 -  Infill Neighborhood Sector (G-4)



NW CARLOS G PARKER BLVD
JUSTIN LN







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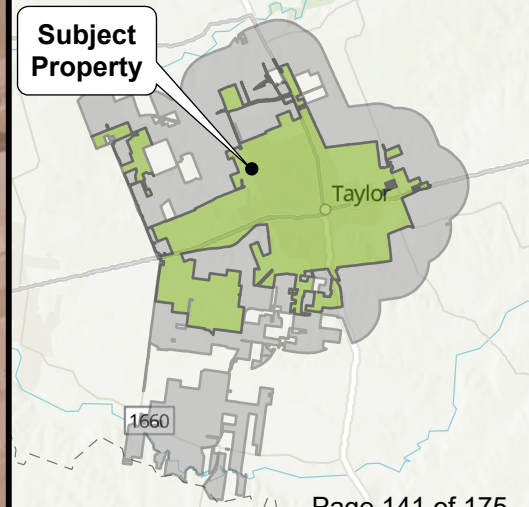
701 NW Carlos G Parker Blvd.
Employment Center Plan
Future Land Use Map
Approximately 3.8 acres

 Subject Property

 Parcels

Future Land Use

-  Area of Minimal Change
-  Neighborhood Greenfield
-  Neighborhood Infill
-  Market: Community

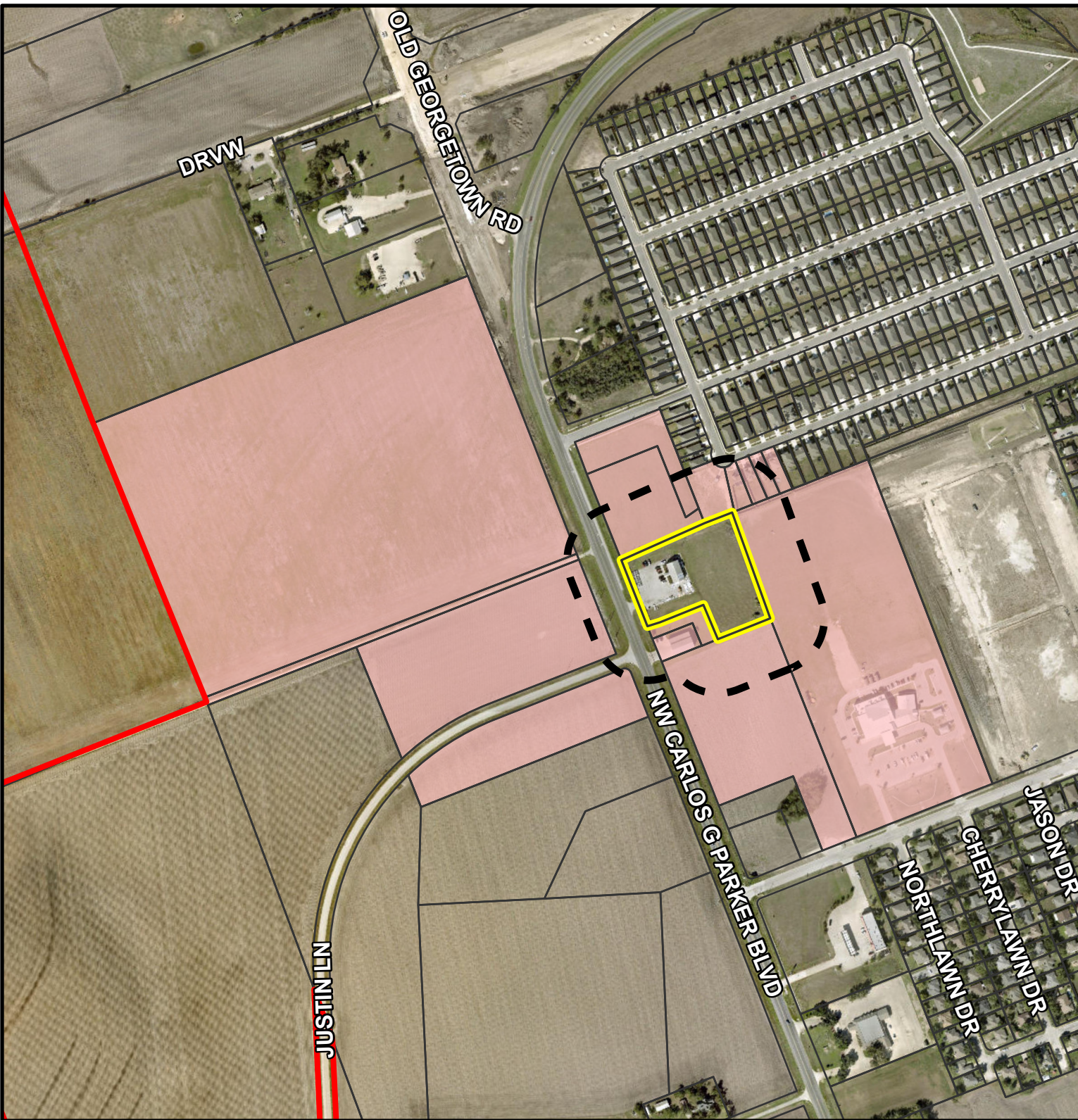
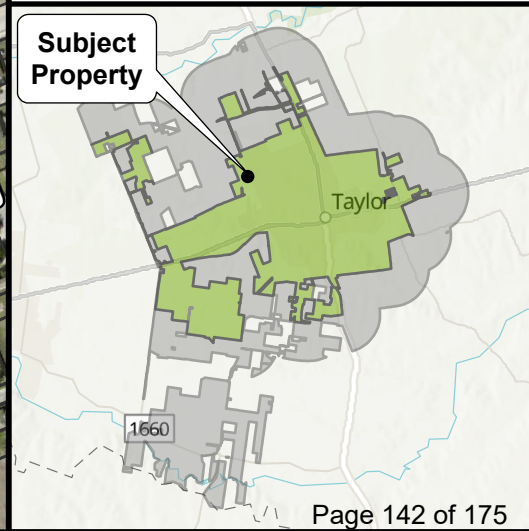
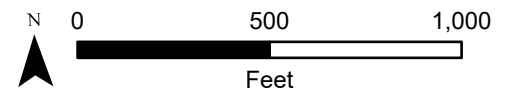




PZ-2025-2395

701 NW Carlos G Parker Blvd.
Employment Center Plan
Notification Map
Approximately 3.8 acres

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



ORDINANCE NO. 2025-XX

AN ORDINANCE APPROVING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT 701 NW CARLOS G. PARKER, CONSISTING OF APPROXIMATELY 3.2439 ACRES OF LAND SITUATED IN THE FIREMAN'S ADDITION, PART OF LOT 1, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R367817, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on August 28, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve an Employment Center referred to as 701 NW Carlos G. Parker; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 12, 2025, to consider the zoning request, and recommended the Employment Center Plan to the City Council; and

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

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

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

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

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

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

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-XX was introduced before the Taylor City Council on the 28th day of August 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

EXHIBIT A
(Metes & Bounds/Legal Description/Survey)

ABBREVIATIONS

DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 WD - WARRANTY DEED
 GWD - GENERAL WARRANTY DEED
 SWD - SPECIAL WARRANTY DEED
 W/VL - DEED WITH VENDOR'S LIEN
 P.O.B. - PLACE OF BEGINNING

"2.940 ACRES"
 (RESIDUE)
 SUBSTITUTE TRUSTEE'S DEED
 WITH AFFIDAVIT
 WEINRITTER REALTY LP
 3-3-2009
 DOC. #2009013704
 OPRWC

LOT 6, BLOCK F
 GROVE AT BULL
 CREEK PHASE 1
 DOC #2020157391
 OPRWC

LEGEND:

- IRON ROD FOUND
- ☆ BUGGY AXLE FOUND
- ☒ AIR CONDITIONER
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ FIRE HYDRANT
- ⊙ GAS METER
- ⊙ UTILITY
- ⊙ CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ GUY ANCHOR
- ⊙ POWER POLE
- OVERHEAD ELECTRIC
- GAS — GAS — GAS — UNDERGROUND ATMOS GAS LINE
- ATT — ATT — ATT — ATT — UNDERGROUND ATT CABLE
- UE — UE — UE — UE — UNDERGROUND ELECTRIC LINE

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
2. THIS SURVEY WAS PREPARED **WITHOUT** THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
3. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0530F, EFFECTIVE DATE **DECEMBER 20, 2019**, LOCATED IN ZONE "X" (UNSHADED).
4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".
6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.

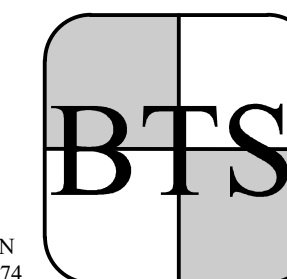
TBM #1 - 1/2" IRON ROD (CAPPED GPS)
 ELEVATION: 623.62'

TBM #2 - COTTON SPINDLE IN POWER POLE
 ELEVATION: 623.94'

SITE PLAN SURVEY

3.649 ACRE TRACT OUT OF
 THE WILLIAM J. BAKER SURVEY
 ABSTRACT NO. 65
 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
 TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AVC CHECKED BY: BLB

SCALE: 1" = 40' APPROVED BY: BLB

PROJECT NO. 23-099 DATE: MARCH 6, 2023

N21°41'47"W
 302.23'
 (C=302.32')

CMP FLOWLINE
 ELEV 622.20'
 (18" DIAMETER)

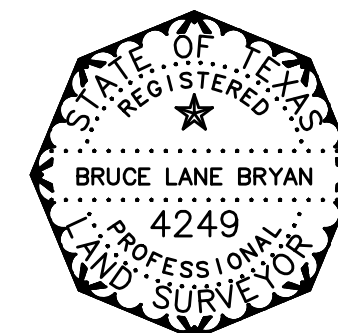
CARLOS PARKER BLVD

3.649 ACRES
(158,929 SQ. FT.)

"3.649 ACRES
 GWD - TAYLOR VOLUNTEER
 FIRE DEPT.
 TO
 SNJ HOLDINGS, LLC
 7-13-2022
 DOC# 2022084838
 OPRWC

LOT, BLOCK A
 FIRST BAPTIST CHURCH TAYLOR
 DOC #2017006232
 OPRWC

WILLIAM J. BAKER SURVEY,
 ABSTRACT NO. 65



TO: **TEI-TECH CONSTRUCTION, INC.**
 ADDRESS: **701 NW CARLOS PARKER BLVD, TAYLOR, TX. 76574**

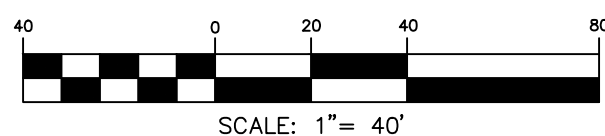
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY **1B**, CONDITION **IV** SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

3-21-23
 DATE

B. L. Bryan
 BRUCE L. BRYAN, R.P.L.S.
 TEXAS REGISTRATION NO. 4249

LOT 1, BLOCK 1
 STELLATA BUSINESS SUBDIVISION
 DOC #2021172673
 OPRWC

"0.34444 ACRES
 WD - TAYLOR VOLUNTEER
 FIRE DEPT.
 TO
 CITY OF TAYLOR, TEXAS
 4-14-1998
 DOC# 1998018754
 ORWC





Planning & Zoning Commission Meeting August 12, 2025 Transmittal Letter

Agenda Item Number: 10.

Agenda Title: PZ-2025-2559 Hold a public hearing and consider making a recommendation regarding a request for an Infill Neighborhood Plan referred to as Trinity Heights, on property generally located at 1101, 1103, 1105, and 1107 Beech Street, and 1104, 1108, 1112 Symes Street, consisting of approximately 2.031 acres of land situated in the Trinity Heights Subdivision, Block A, Lots 1 through 7, more particularly described by Williamson Central Appraisal District Parcel's R580770, R580769, R580768, R580767, R580764, R580765, R580766, Taylor, Williamson County, Texas.

Commission Action to be Taken: Hold a Public Hearing and make a Recommendation

Department Submitted: Development Services Department

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

The applicant is requesting an Infill Plan that is largely consistent with P4 Mix. They would like an increased build to line range and a 10% facade build-out reduction to base P4 Mix Zoning.

- Build to Line (Range) from 5' – 15' to 5' – 20'
- Façade Buildout Minimum from 60% to 50%

The applicant is looking to create larger single-family residential product on the proposed lots. Through conversations with staff the applicant indicated that the larger lots make it difficult to achieve their intended housing and meet current standards. With the proposed slight reduction in standards, they will be able to develop the lots while largely conforming with P4 standards.

2. STAFF ANALYSIS / BACKGROUND

Upon analyzing the request for Infill Plan, the proposed plan is consistent with the surrounding Place Types of the properties to the around the subject property and consistent with the future

land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor

Comprehensive Plan:

- LU8 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped area
 - o These lots are currently under utilized and have some existing infrastructure which is under utilized

The Infill Plan seeks to largely align with the standards P4 Mix Place type with minor modifications to better align with the platted lots. The change to P4 provides flexibility for this area to easily transition between low-intensity commercial and residential building types, allowing for the neighboring P5 Urban Center zoning to expand and contract over time, increasing Taylor’s economic resiliency. While the current intent leans toward residential the proposed zoning does not prevent the use of commercial in the future.

3. RECOMMENDATION

Recommend Approval

4. TIMELINE

P&Z Commission Public Hearing: August 12, 2025

City Council Public Hearing: August 28, 2025

City Council Action: September 11, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2025-2559-Trinity Heights Use Staff Report
2. PZ-2025-2559 Letter of Intent
3. PZ-2025-2559 Red-lined Proposed Modifications
4. PZ 2025-2559 Location Map
5. PZ 2025-2559 Proposed Zoning
6. PZ 2025-2559 Current Zoning
7. PZ 2025-2559 Growth Sector
8. PZ 2025-2559 Future Land Use
9. PZ 2025-2559 Notification Map
10. PZ-2025-2559_Trinity Heights INP Draft Ordinance
11. PZ-2025-2559_Recorded Plat_Exhibit A
12. PZ-2025-2559_Infill Neighborhood Plan_Exhibit B

City of Taylor
PZ-2025-2559
Infill Neighborhood Plan
Staff Report

Item Details

Subject Property: 1101, 1103, 1105, 1107 Beech Street and 1104, 1108, 1112 Symes Street

Total Acreage: Approximately 2.031 acres

Legal Description: Approximately 2.031 acres of land situated in the Trinity Heights Subdivision, Block A, Lots 1 through 7, more particularly described by Williamson Central Appraisal District Parcel’s R580770, R580769, R580768, R580767, R580764, R580765, R580766, Taylor, Williamson County, Texas.

Applicant: Brad Robbins

Property Owner(s): Robert Cavo

Request: A request for an Infill Neighborhood Plan

Case History: This is the first hearing of this request.

Overview of Applicant’s Request & Background

The applicant is requesting an Infill Plan that is largely consistent with P4 Mix. The request covers the majority of a block that is currently underutilized and consist of mainly open space. They would like to modify the following elements:

	P5 – Urban Center	P4 – Mix	Requested
Build-to-Line	0ft to 15ft	5ft to 15ft	5ft to 20ft
Façade Build Out	80%	60%	50%

The applicant is looking to create larger single family residential product on the proposed lots. Through conversations with staff the applicant indicated that the larger lots make it difficult to achieve their intended housing and meet current standards. With the proposed slight reduction in standards, they will be able to develop the lots while largely conforming with P4 standards.

Location:

The subject property is the east of the golf course on a largely empty block. This block is at the corner of Symes and Potomac Street.

Physical and Natural Features:

The subject properties are on an empty infill site. They have a few trees spread across the lot. The site is relatively flat with a fence around all the lots.

Growth Sector Designations:

The subject property is located within the Intended Growth Sector (G-3). The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Market Community

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places. Neighborhood, Community, and Regional Market Centers differ by the scale of the development but not by the types of uses or the walkable nature (Envision Taylor Comprehensive Plan page 72).

The current zoning is P5 – Urban Center Place Type which regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3 – Neighborhood P5 – Urban Center	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Large Lot Residential
South	P2 - Rural	Intended Growth Sector (G-3)	Neighborhood Greenfield	Large Lot Residential & Commercial
East	P5 – Urban Center	Intended Growth Sector (G-3)	Market Community	Vacant & Large Lot Residential
West	P2 - Rural	Intended Growth Sector (G-3)	Neighborhood Infill	Vacant

Transportation

The subject property is bounded by existing streets Beech, Wabash, Symes, and Potomac Street. Potomac Steet is the only street that is not a Neighborhood Street. Potomac is a higher speed road that serves as a frontage road for Highway 79.

Utilities

The subject property is located within the City of Taylor water CCN. There is a 6-inch waterline along the west and south of the block. To the North and east of the block there is an 8-inch line.

The block a 6-inch wastewater line to the north and south. There is also 8-inch wastewater line the east and west of the block.

In summary the block is served by utilities.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Ten (10) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 27, 2025

Staff Analysis

Upon analyzing the request for an Infill Neighborhood Plan, the proposed plan is consistent with the surrounding Place Types of the properties to the around the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU8 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped area
 - These lots are currently under utilized and have some existing infrastructure which is under utilized

The Infill Plan seeks to largely align with the standards of P4: Mix Place Type with minor modifications to better align with the platted lots. The change to P4 provides flexibility for this area to easily transition between low-intensity commercial and residential building types, allowing for the neighboring P5: Urban Center zoning to expand and contract over time, increasing Taylor’s economic resiliency. While the current intent leans toward residential the proposed zoning does not prevent the use of commercial in the future.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Infill Neighborhood Plan with the following warrants and variances:

- A variance is recommended to allow for a smaller minimum façade buildout of 50%. The current lot sizes are larger than the standard infill lot and the proposed variance would better accommodate detached dwellings (4.3.1.7 LDC).
- A warrant is recommended to allow for a larger build to line (range) of 5’ to 20’. Proposed setbacks would better align with the existing single-family residence on the block and create a more consistent neighborhood (4.3.1.7 LDC).

Planning and Zoning Commission Recommendation

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

Is the Infill Neighborhood Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with an increased amount of single-family residential homes.

Is the plan compatible with the surrounding area?

- The Infill Neighborhood plan is compatible with the existing place types to the north, east, and the south. It is also consistent to the future land use of properties to the east, west, and south.

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

- Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and the general welfare. In addition, the planning principles and policy guide in the comprehensive plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- During the re-plat of this property in 2018 additional infrastructure was installed to serve the property.

Do current conditions indicate that an Infill Neighborhood Plan is necessary?

The way that the lots have been platted are not conducive to the intent of the applicants development in 2018. The Infill Plan seeks to largely align with the standards of P4: Mix Place Type with minor modifications to better align with the platted lots.

Attachments:

- a. Letter of Intent from Applicant
- b. Effect of Request as Proposed
- c. Location Map
- d. Proposed Zoning Map
- e. Current Zoning Map
- f. Growth Sectors Map
- g. Future Land Use Map
- h. Notification Map
- i. Draft Ordinance
 - a. Exhibit A – Recorded Plat
 - b. Exhibit B – Infill Neighborhood Plan

Robert Cavo

401 Potomac

Taylor, TX 76574
rwcavo@gmail.com
512-563-2651

07/03/2025

City of Taylor Development Services Department
400 Porter Street
Taylor, TX 76574

Re: Letter of Intent – Trinity Heights Infill Neighborhood Plan

To Whom It May Concern, This letter serves as our formal Letter of Intent to submit an Infill Neighborhood Plan application for the proposed **Trinity Heights** neighborhood located within the City of Taylor, Texas.

The proposed development, Trinity Heights, seeks a rezoning classification from P5 to P4. We believe this subdivision to align with the City's long-term goals for sustainable infill growth and neighborhood revitalization. Our vision for Trinity Heights is to create a vibrant and walkable residential community that reflects the character of the existing neighborhood, while introducing updated design standards, modern infrastructure, and improved land utilization consistent with the **P4 Mixed** zoning transect.

Key highlights of the proposed plan include:

- Transition of zoning from **P5 Urban Center** to **P4 Mix**, better aligning with the surrounding residential context.
- Implementation of tailored design standards including:
 - Build-to lines set back at least **20'** to maintain a consistent frontage with existing homes.
 - Facade build out to be a minimum of 50% of lot width.

We have reviewed and will comply with the application checklist requirements as set forth in the Infill Neighborhood Plan Application Checklist. The proposed re-plat submitted on **September 4, 2018**, and the accompanying **Trinity Heights P4 Standards** document reflect our intent to develop in a manner consistent with Taylor's Infill Development Guidelines and vision.

We respectfully request consideration of this application and look forward to collaborating with City staff and stakeholders throughout the approval process. Our team is committed to delivering a project that enhances the built environment, increases housing opportunities, and reinforces the sense of community in Taylor.

Please do not hesitate to contact us should you need any further information or clarification.

Sincerely,
Robert Cavo

4.3.1.7 P4 - MIX

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	90%
BUILD-TO-LINE (RANGE)	5'-15' 5' - 20'
FACADE BUILDOUT (MINIMUM)	60% 50%
STORIES (MAXIMUM)	3 STORIES

BUILDING TYPES	
DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	●
QUADRAPLEX	●
SMALL APARTMENT	●
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	●

BLOCKS	
BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'
PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	5'-18'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	16' - 40'

PRIVATE FRONTAGE TYPES	
COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION	
EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○



STREET TYPES	
RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	○
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

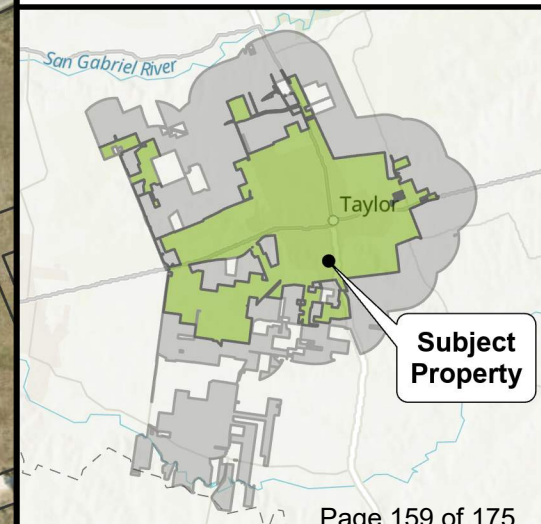
PARKING LOCATION	
FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	●



PZ-2025-2559

Trinity Heights
Infill Neighborhood Plan
Location Map
Approximately 2 acres

-  Subject Property
-  Parcel Boundary

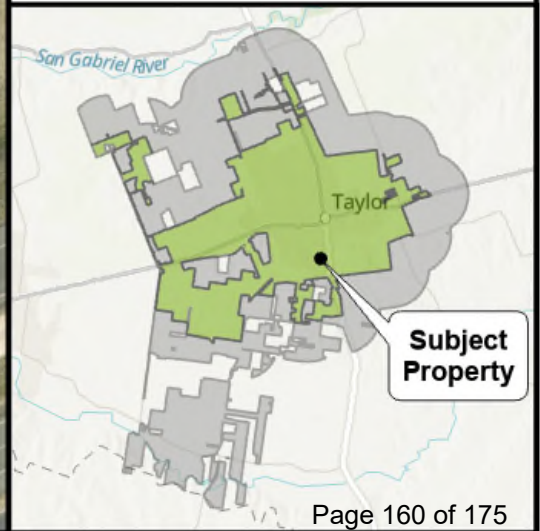
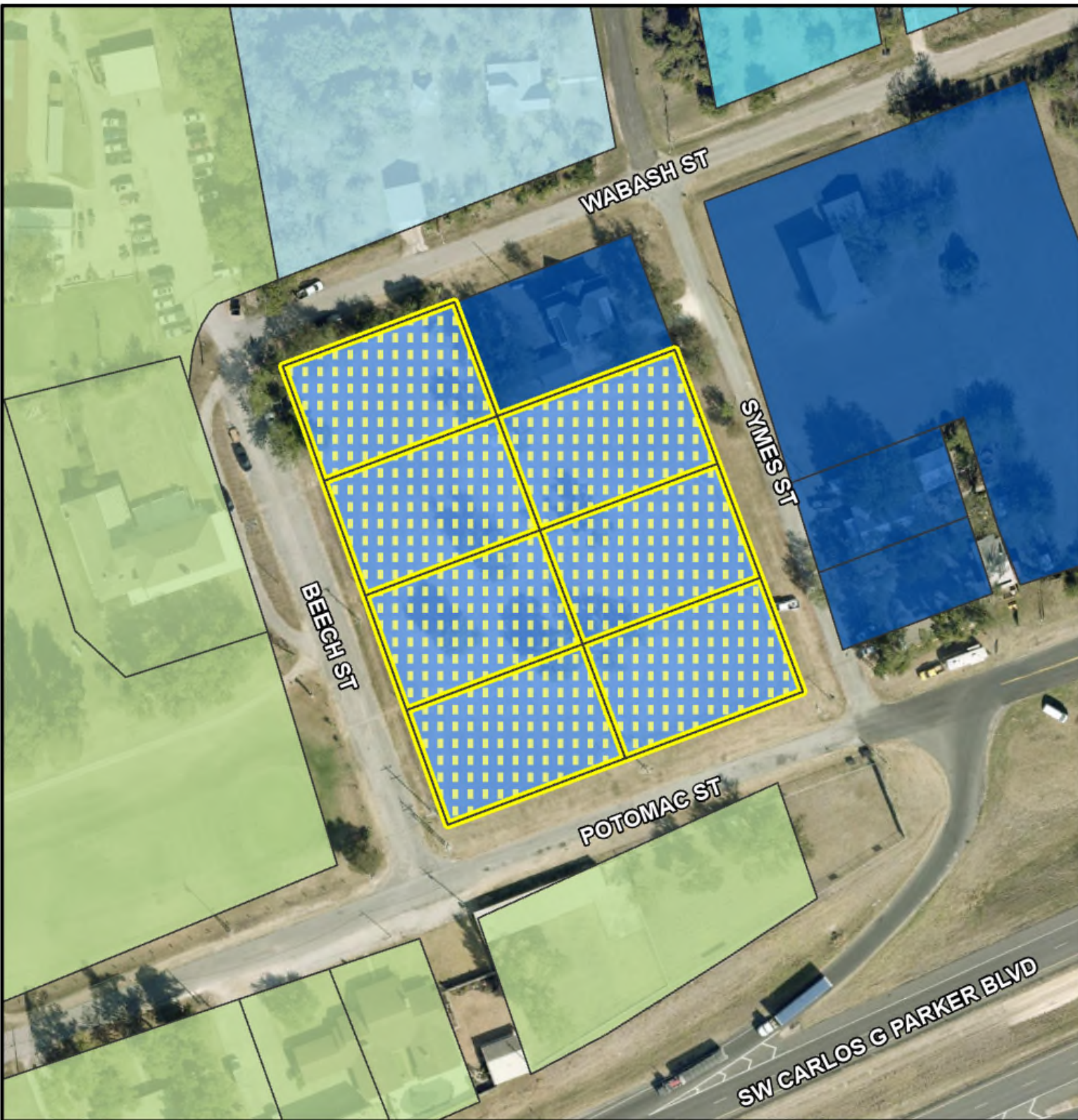
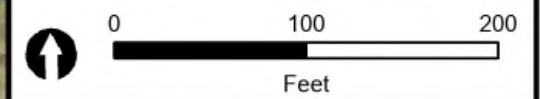




PZ-2025-2559

**Trinity Heights
Infill Neighborhood Plan
Proposed Zoning Map
Approximately 2 acres**

- | | |
|------------------|------------------|
| Subject Property | P2: Rural |
| City Limits | P2.5: Large Lot |
| Parcel Boundary | P3: Neighborhood |
| Overlay Zoning | P4: Mix |
| | P5: Urban Center |

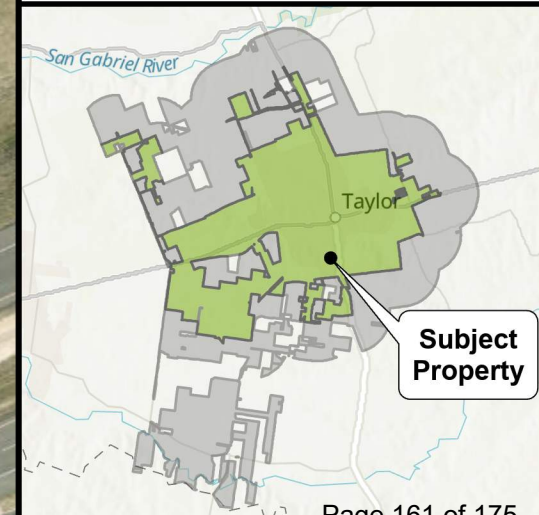




PZ-2025-2559

Trinity Heights
Infill Neighborhood Plan
Current Zoning Map
Approximately 2 acres

- Subject Property
- Parcel Boundary
- Place Type Zoning**
 - P2: Rural
 - P2.5: Large Lot
 - P3: Neighborhood
 - P5: Urban Center

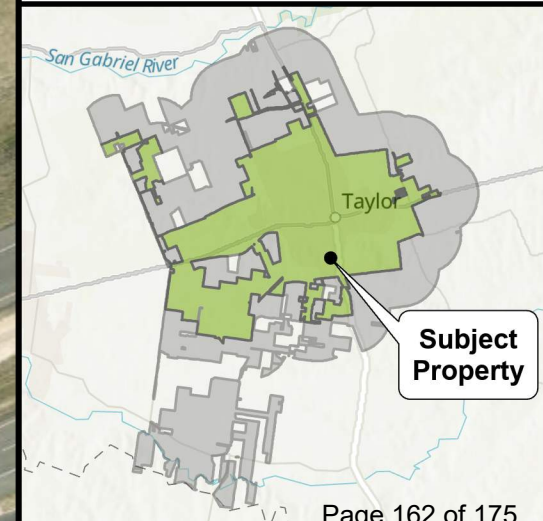




PZ-2025-2559

**Trinity Heights
Infill Neighborhood Plan
Growth Sector Map
Approximately 2 acres**

-  Subject Property
-  Parcel Boundary
- Growth Sector**
 -  Intended Growth Sector (G-3)
 -  Infill Neighborhood Sector (G-4)





PZ-2025-2559

**Trinity Heights
Infill Neighborhood Plan
Future Land Use Map
Approximately 2 acres**

 Subject Property

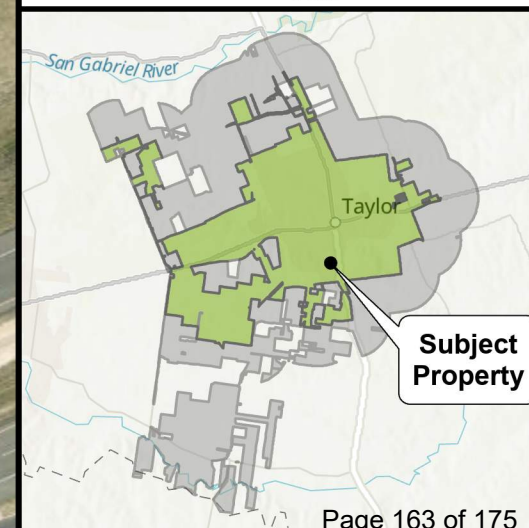
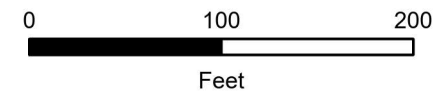
 Parcel Boundary

Future Land Use

 Neighborhood Greenfield

 Neighborhood Infill

 Market: Community

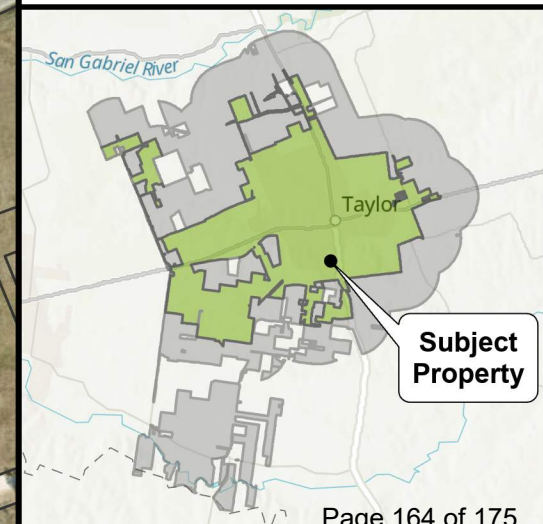




PZ-2025-2559

**Trinity Heights
Infill Neighborhood Plan
Notification Map
Approximately 2 acres**

- Subject Property
- 200-ft. Buffer
- Parcel Boundary
- Notified Properties



ORDINANCE NO. 2025-XX

AN ORDINANCE APPROVING AN INFILL NEIGHBORHOOD FOR PROPERTY GENERALLY LOCATED AT 1101, 1103, 1105, AND 1107 BEECH STREET, AND 1104, 1108, 1112 SYMES STREET, CONSISTING OF APPROXIMATELY 2.031 ACRES OF LAND SITUATED IN THE TRINITY HEIGHTS SUBDIVISION, BLOCK A, LOTS 1 THROUGH 7, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R580770, R580769, R580768, R580767, R580764, R580765, R580766, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on August 28, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve an Infill Neighborhood Plan referred to as Trinity Heights; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 12, 2025, to consider the place type zoning change request, and recommended the Infill Neighborhood Plan to the City Council; and

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

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

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

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

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

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

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-XX was introduced before the Taylor City Council on the 28th day of August 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

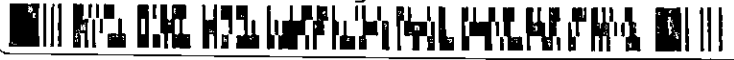
I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-XX passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

EXHIBIT A
(Metes & Bounds/Legal Description/Survey)

EXHIBIT B
(Proposed Infill Neighborhood Plan)



PLAT MAP RECORDING SHEET

DEDICATOR(s):

ROBERT W CAVO
MADELENE CAVO

SUBDIVISION NAME: TRINITY HEIGHTS

PROPERTY IS DESCRIBED AS: 2.031 ACRES PARTHINIA COURSEY SURVEY
ABSTRACT NO 131 LOTS 3-16 BLOCK 35 & 20-FT ALLEY WASHINGTON HEIGHTS

SUBMITTED BY: CITY OF TAYLOR

DIGITALLY RECORDED

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2019007267

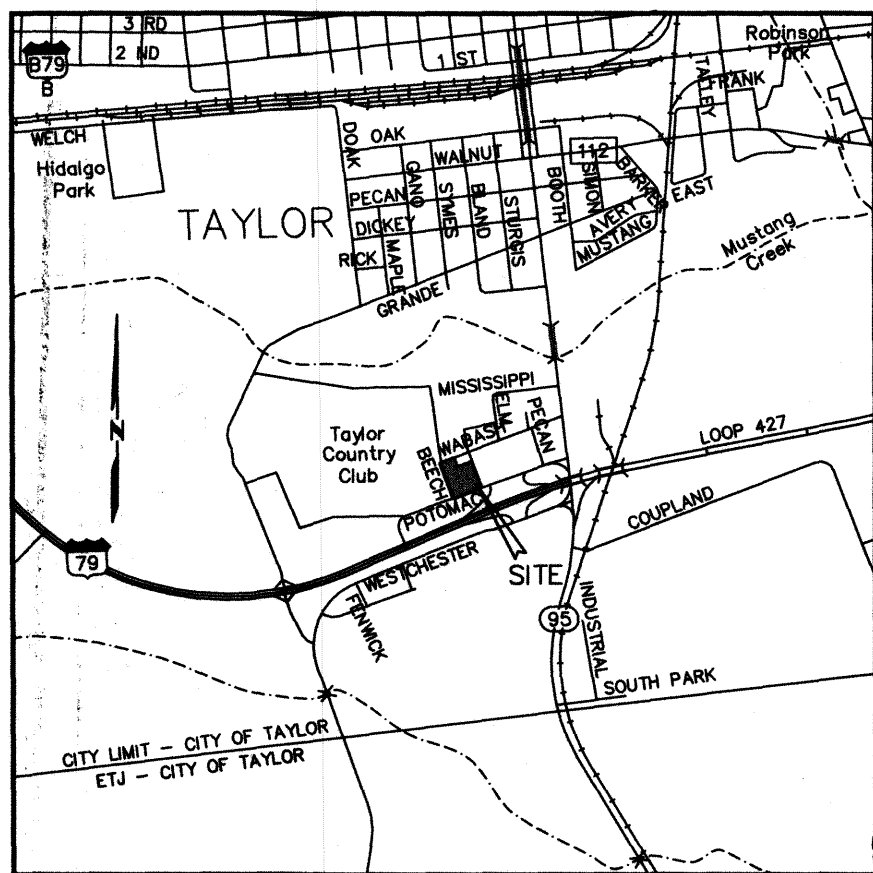
PLAT Fee: \$166.00
01/30/2019 09:37 AM

BMCKENZIE



Nancy E. Rister

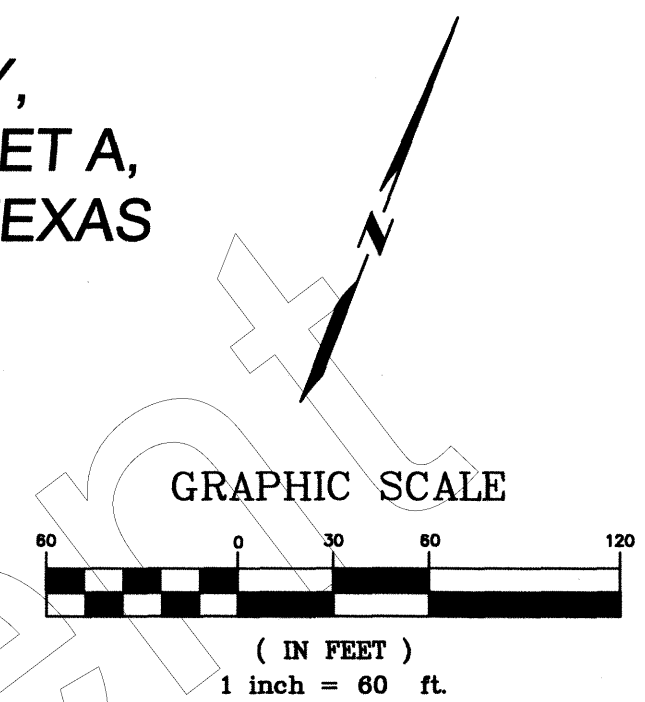
Nancy E. Rister, County Clerk
Williamson County, Texas



VICINITY MAP (NOT TO SCALE)

TRINITY HEIGHTS SUBDIVISION

BEING A REPLAT OF LOTS 3-16, BLOCK 35 AND A PORTION OF THE 20-FOOT ALLEY, WASHINGTON HEIGHTS, AN ADDITION TO THE CITY OF TAYLOR, RECORDED IN CABINET A, SLIDE 193 IS DOCUMENT NO. 1951000193, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS



OWNERS: ROBERT W. CAVO AND MADELENE CAVO
401 POTOMAC STREET
TAYLOR, TEXAS 76754

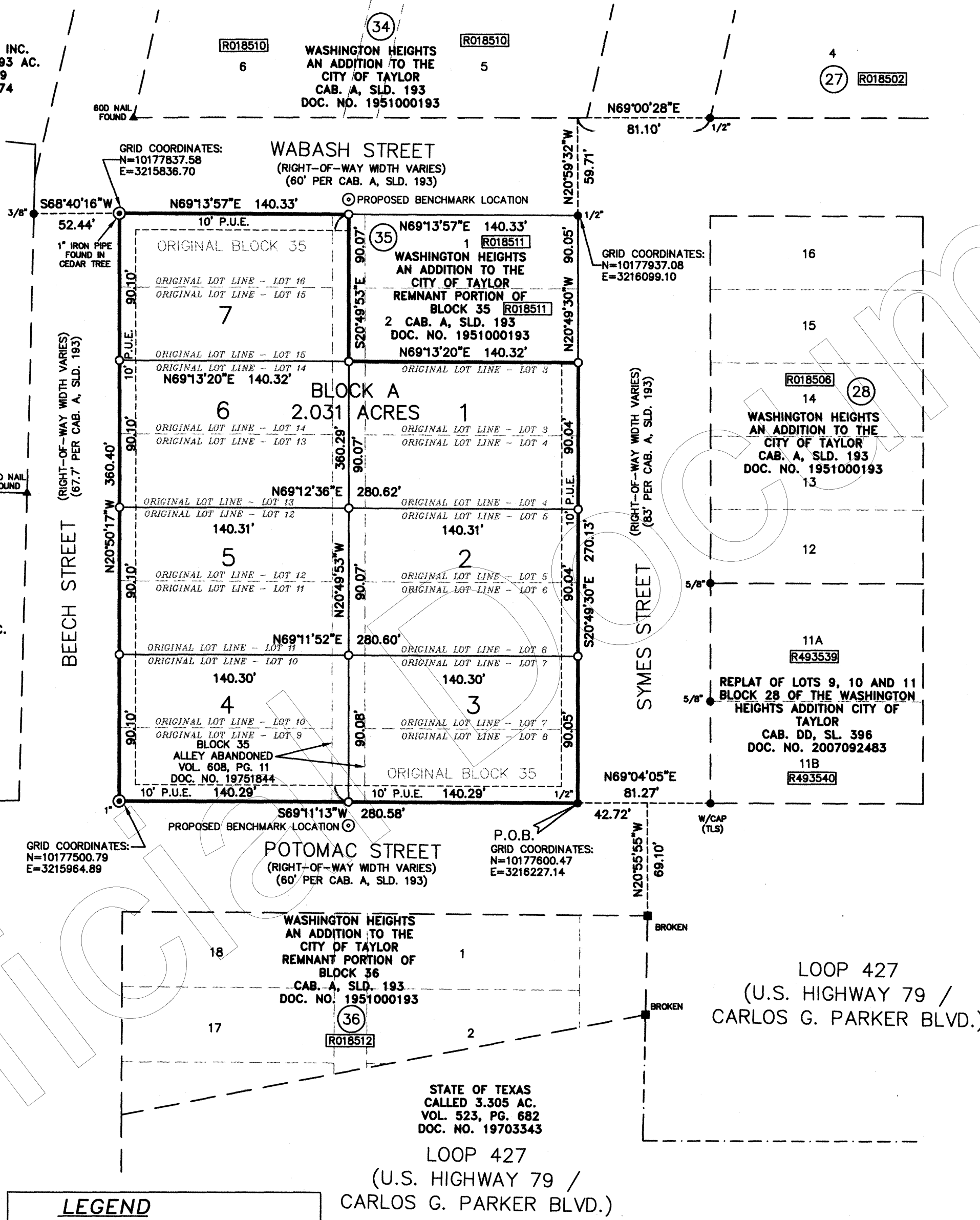
SURVEYOR: SHANE SHAFER R.P.L.S.
DIAMOND SURVEYING, INC.
TX BOARD OF PROFESSIONAL LAND SURVEYING
FIRM #10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100
shane@diamondsurveying.com

ENGINEER: JENNIFER L. HENDERSON, P.E.
M&S ENGINEERING
TEXAS PROFESSIONAL ENGINEERING FIRM F-1394
102 W. MORROW STREET, STE. 101
GEORGETOWN, TX 78626
(512) 942-5310
jhenderson@msengr.com

NUMBER OF LOTS: 7
NUMBER OF BLOCKS: 1
TOTAL LINEAR FEET OF NEW STREETS: NONE
TOTAL STREET R.O.W. AREA TO BE DEDICATED: NONE
TOTAL ACREAGE: 2.031 ACRES
DATE SUBMITTED: JULY 30, 2018

LOT	AREA SQ. FT.	USE
1	12,636	RESIDENTIAL
2	12,635	RESIDENTIAL
3	12,636	RESIDENTIAL
4	12,639	RESIDENTIAL
5	12,639	RESIDENTIAL
6	12,640	RESIDENTIAL
7	12,641	RESIDENTIAL

WCAD PROPERTY ID	DEED INFORMATION
R018510	ALFREDO Z. DELGADO AND WIFE, MARIA ROSA A. DELGADO VOL. 608, PG. 138 DOC. NO. 19751912
R018512	ROBERT WAYNE CAVO AND WIFE, MADELENE CARROLL CAVO REMNANT PORTION OF CALLED 0.695 AC. VOL. 810, PG. 329 DOC. NO. 1980010034
R493540	JUAN A. RAMIREZ AND ESTELLA RIVERA, AND VIDAL A. PALMA DOC. NO. 2017090436
R493539	BETH E. ST. CLAIR DOC. NO. 2018013448
R018503	MOST REVEREND GREGORY M. AYMOND DIOCESE OF AUSTIN DOC. NO. 2001002389
R018502	JACQUELINE A. MALLOY, TRUSTEE OF THE JACQUELINE A. MALLOY LIVING TRUST DATED DECEMBER 16, 2016, EXECUTED BY JACQUELINE A. MALLOY AS SETTLOR AND TRUSTEE DOC. NO. 2016119914
R018511	ROBERT W. CAVO AND WIFE, MOPSIE CAVO DOC. NO. 2010051023



METES AND BOUNDS DESCRIPTION

FOR A 2.031 ACRE TRACT OF LAND SITUATED IN THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3 THROUGH 16, BLOCK 35 AND A PORTION OF THE 20-FOOT ALLEY, WASHINGTON HEIGHTS, AN ADDITION TO THE CITY OF TAYLOR, RECORDED IN CABINET A, SLIDE 193 IS DOCUMENT NO. 1951000193, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 2.031 ACRE TRACT OF LAND SURVEYED ON THE GROUND DURING THE MONTH OF JULY, 2018 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10177600.47, E=3216227.14) monumenting the southeast corner of said Block 35, same being on the intersection of the north right-of-way line of Potomac Street (right-of-way width varies) and the west right-of-way line of Symes Street (right-of-way width varies), for the southeast corner and POINT OF BEGINNING hereof, from which an iron rod found with cap marked "TL5" monumenting the southwest corner of Lot 11B, Block 28, Replat of Lots 9, 10, and 11, Block 28 of the Washington Heights Addition City of Taylor, recorded in Cabinet DD, Slide 396 is Document No. 2007092483 of the Plat Records of Williamson County, Texas, same being on said north right-of-way line of Potomac Street and the east right-of-way line of said Symes Street, bears N 69°04'05"E for a distance of 81.27 feet;

THENCE, S 69°11'13"W with the south boundary line of said Block 35 and said north right-of-way line of Potomac Street for a distance of 280.58 feet to a 1" iron pipe found (Grid Coordinates: N=10177500.79, E=3215964.89) monumenting the southwest corner of said Block 35, same being on the east right-of-way line of Beech Street (right-of-way width varies), for the southeast corner hereof;

THENCE, N 20°50'17"W with the west boundary line of said Block 35 and said east right-of-way line of Beech Street for a distance of 360.40 feet to a 1" iron pipe found (Grid Coordinates: N=10177837.58, E=3215836.70) in a cedar tree monumenting the northwest corner of said Block 35, same being on the south right-of-way line of Wabash Street (right-of-way width varies), for the northwest corner hereof, from which a 3/8" iron rod found monumenting an angle point in the west right-of-way line of said Beech Street, same being the east boundary line of the called 0.663 acre tract of land conveyed to Holding Company Mustang Creek LLC, recorded in Document No. 2016100138 of the Official Public Records of Williamson County, Texas, bears S 68°40'16"W for a distance of 52.44 feet;

THENCE, N 69°13'57"E with the north boundary line of said Block 35 and said north right-of-way line of Wabash Street for a distance of 140.33 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the centerline of said 20-foot wide alley for an angle point hereof, from which a 1/2" iron rod found (Grid Coordinates: N=10177937.08, E=3216099.10) monumenting the northeast corner of Lot 1, of said Block 35, bears N 69°13'57"E for a distance of 140.33 feet;

THENCE, through the interior of said Block 35, S 20°49'53"E with the centerline of said 20-foot wide alley for a distance of 90.07 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE, continuing through the interior of said Block 35, N 69°13'20"E in part through the interior of said 20-foot wide alley and in part with the south boundary line of said Lot 2, Block 35 for a distance of 140.32 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southeast corner of said Lot 2, Block 35, same being on the east boundary line of said Block 35 and said west right-of-way line of Symes Street, for an angle point hereof;

THENCE, S 20°49'30"E with said east boundary line of Block 35 and said west right-of-way line of Symes Street for a distance of 270.13 feet to the POINT OF BEGINNING hereof, and containing 2.031 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLAIN SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

LEGEND

- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- TXDOT CONCRETE MONUMENT FOUND
- ▲ 60D NAIL FOUND
- 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- R018511 WCAD PROPERTY ID
- (28) BLOCK NUMBER

No.	DATE	REVISION DESCRIPTION
2	9/04/2018	ADDRESS CITY OF TAYLOR COMMENTS
1	8/22/2018	ADDRESS CITY OF TAYLOR COMMENTS

M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP | SURVEYING
TEXAS REGISTERED ENGINEERING FIRM # 10044200

CONTACT
WWW.MSENGR.COM
PHONE: (830) 228-5446
FAX: (830) 285-2170

MAIN OFFICE
P.O. BOX 970
6477 FM 311
SPRING BRANCH, TX 78070

BRANCH OFFICE
102 W. MORROW ST., STE 101
GEORGETOWN, TX 78626
PHONE: (830) 228-5446

City of Taylor PZ-2018-1096 SHEET 1 OF 2

DIAMOND SURVEYING, INC.
T.B.P.L.S. FIRM NO. 10006900
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

TRINITY HEIGHTS SUBDIVISION
BEING A REPLAT OF LOTS 3-16, BLOCK 35 AND A PORTION OF THE 20-FOOT ALLEY,
WASHINGTON HEIGHTS, AN ADDITION TO THE CITY OF TAYLOR, RECORDED IN CABINET A,
SLIDE 193 IS DOCUMENT NO. 1951000193, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER SIGNATURE BLOCK

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

WE, ROBERT W. CAVO AND MADELENE CAVO, CO-OWNER'S OF THE CERTAIN 2.031 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A CASH WARRANTY DEED RECORDED IN DOCUMENT NO. 199961715 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY AMEND 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 "TRINITY HEIGHTS SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 22 DAY OF January 2019

Signature of Robert W. Cavo

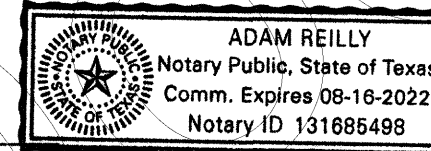
ROBERT W. CAVO
401 POTOMAC STREET
TAYLOR, TX 76574

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 22 DAY OF January 2019

Signature of Adam Reilly
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES ON: 8/16/22

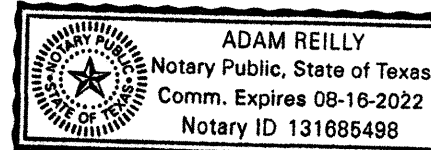
Signature of Madelene Cavo
MADELENE CAVO
401 POTOMAC STREET
TAYLOR, TX 76574

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 22 DAY OF January 2019

Signature of Adam Reilly
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES ON: 8/16/22

SURVEYOR CERTIFICATION

I, SHANE SHAFER, 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, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 15 DAY OF January 2019.

Signature of Shane Shafer
SHANE SHAFER
REGISTERED PROFESSIONAL LICENSED SURVEYOR, NO. 5281
STATE OF TEXAS

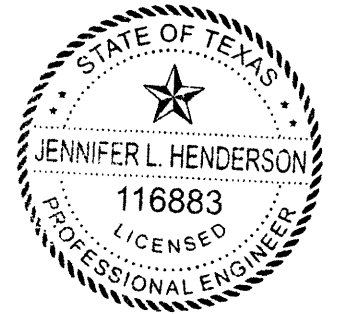


ENGINEER CERTIFICATION

I, JENNIFER L. HENDERSON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCRONCHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0545E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 15th DAY OF January 2019.

Signature of Jennifer L. Henderson
JENNIFER L. HENDERSON
REGISTERED PROFESSIONAL ENGINEER NO. 116883
STATE OF TEXAS



PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS TRINITY HEIGHTS HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE 18th DAY OF SEPTEMBER 2018, A.D.

Signature of Don McAlister
DON MCALISTER, CHAIRMAN
Signature of Donna Frazier
DONNA FRAZIER, SECRETARY
1-22-19
1-22-19
DATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30th DAY OF January 2019 A.D., AT 9:18 O'CLOCK, A.M., AND DULY RECORDED THIS THE DAY OF January 30 2019 A.D., AT 9:37 O'CLOCK, A.M., IN THE PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2019007267

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 AND WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

Signature of Brenda McKenzie
Brenda McKenzie, DEPUTY



City of Taylor PZ-2018-1096 SHEET 2 OF 2



M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP | SURVEYING
CONTACT: WWW.MSENGR.COM, (830) 228-5446
MAIN OFFICE: P.O. BOX 970, GEORGETOWN, TX 78626, (830) 885-2170
BRANCH OFFICE: 102 W. MORROW ST., STE 101, GEORGETOWN, TX 78626, (830) 228-5446

4.3.1.7 P4 - MIX

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	90%
BUILD-TO-LINE (RANGE)	5' - 15' 5' - 20'
FACADE BUILDOUT (MINIMUM)	60% 50%
STORIES (MAXIMUM)	3 STORIES

BUILDING TYPES	
DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	●
QUADRAPLEX	●
SMALL APARTMENT	●
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	●

BLOCKS	
BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'
PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	5'-18'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	16' - 40'

PRIVATE FRONTAGE TYPES	
COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION	
EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

STREET TYPES	
RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	○
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION	
FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	●



Planning & Zoning Commission Meeting August 12, 2025 Transmittal Letter

Agenda Item Number: 12.
Agenda Title: **Discuss Public Hearing Notices**
Commission Action to be Taken: None.
Department Submitted: Development Services Department
Staff Contact: Shai Roos, Interim Director

1. PURPOSE / DESCRIPTION

Staff produced a Notification Letter that legally complies with state law. This template will be used for all cases that require a public hearing.

Local Government Code excerpt:

Section 211.007 Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail. If the property within 200 feet of the property on which the change is proposed is located in territory annexed to the municipality and is not included on the most recently approved municipal tax roll, the notice shall be given in the manner provided by Section 211.006 (Procedures Governing Adoption of Zoning Regulations and District Boundaries)(a).

2. STAFF ANALYSIS / BACKGROUND

N/A

3. RECOMMENDATION

N/A

4. TIMELINE

N/A

5. OTHER OPTIONS

6. ATTACHMENTS

1. Notice of Public Hearings



Notice of Public Hearings
[Insert Case Type]
[PZ-2025-xxxx]

Date Mailed: Monday, August 4, 2025

Dear Property Owner:

You are receiving this notice because you own property within 200 feet of land that is being considered for rezoning. The Planning & Zoning Commission and the City Council of Taylor will be reviewing a request to change the zoning of a property near you.

REQUEST SUMMARY

Table with 2 columns and 5 rows: Applicant, Property Address/Location, Current Zoning, Proposed Zoning, Purpose of Request.

You are invited to attend and speak during the following meetings.
PUBLIC HEARINGS WILL BE HELD BY:

Planning & Zoning Commission Public Hearing

Date:
Time: 6 P.M.

Location: City Hall Council Chambers, 400 Porter Street, Taylor, TX 76574

City Council Public Hearing

Date:
Time: 5 P.M.

Location: City Hall Council Chambers, 400 Porter Street, Taylor, TX 76574

You may speak for or against the request at either public hearing. If you cannot attend but would like your comments to be heard, please send written comments to the Planning Department before the meeting:

Email: planning@taylortx.gov

Mail: Planning Department, 400 Porter Street, Taylor, TX 76574

Questions? Call us at (512) 352-3675

Why You're Receiving This Notice:

State law requires the City to notify all property owners within 200 feet of the proposed zoning change. Your input helps us plan for Taylor's growth in a way that reflects our community's values.