

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TEXAS 76574
NOVEMBER 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 Wednesday, November 12, 2025.

The agenda packet is on the [City of Taylor's website](https://www.cityoftaylor.com).

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

(The Commission welcomes public comment on items not listed on the agenda. However, the Commission cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)

III. CONSENT AGENDA

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

1. Review and Approve minutes from the Planning and Zoning Commission meeting held on September 9, 2025.

IV. REGULAR AGENDA

2. **PZ-2025-2605** Consider disapproval of the Main Commercial Addition Minor Plat generally located at 2101 N Main St, legally described as approximately 0.5717 acres of land situated in the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas. *Courtney Peres*
3. **PZ-2025-2470** Consider approval of the City View Plaza Preliminary Plat generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas. *Courtney Peres*
4. **PZ-2024-2088** Consider disapproval of the Citadel Square Subdivision Phase 1 Preliminary Plat, generally located north of Elm Branch Trail, legally described as approximately 126.617 acres of land part of the James C. Eaves Survey, Abstract No. 214, and part of the G.M. Reece Survey, Abstract 533, more particularly described by the Williamson Central Appraisal District Parcels R019181, R019951, R019651, R656448, R019659, Taylor, Williamson County, Texas. *Courtney Peres*

5. **PZ-2025-2592** Consider disapproval of the Minnow Springs Subdivision Minor Plat, generally located at 811 Hwy 95 South, legally described as approximately 1.28 acres of land situated in the Absalom Jett Survey, Abstract No. 343, more particularly described by the Williamson Central Appraisal District Parcels R019322 and R019321, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. *Courtney Peres*
6. **PZ-2025-2466** Consider disapproval of the Taylor 100 Preliminary Plat, generally located at 13101 Highway 79 West, legally described as approximately 51.182 acres of land in the James C. Eaves Survey, Abstract No 213, more particularly described by Williamson Central Appraisal District Parcel R019149, Taylor, Williamson County, Texas. *Courtney Peres*

V. PUBLIC HEARINGS

7. **PZ-2025-2584** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit for the operation of a Home Based business for a pediatric therapy practice (Land Development Code Section 5.9.3.7 (6)) on property generally located at 2105 Davis Street, legally described as Bel-Air Addition, Block 8, Lot 3, Lot 2 Northern Part and Southern parts of Lots 4 and 5, 0.35 acres of land, more particularly described by Williamson Central Appraisal District Parcel R014369, Taylor, Williamson County, Texas. *Preston Gunn*
8. **PZ-2025-2591** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator at property generally located at 3004 Don Hill Lane, legally described Rob Roy Estates, Block C, Lot 94, 0.027 acres of land, more particularly described by Williamson Central Appraisal District Parcel R427227, Taylor, Williamson County, Texas. *Preston Gunn*
9. **PZ-2024-2289** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Project Comal, generally located at 1051 County Road 401, legally described as approximately 220 acres of land situated in the G.M. Reese Survey, Abstract No. 533, H.T. & B.R.R. Co. Survey, Abstract No. 315, James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcels R620763, R655885, R620762, R381849, R019655, R019236, R019231 R019180, and R019969, Taylor and Taylor Extraterritorial Jurisdiction, Williamson County, Texas. *Courtney Peres*

VI. DISCUSSION ITEMS

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

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 three business days before the date of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by: Beverley Ashton, Planning Technician Date: 11/05/2025

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

September 09, 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
Nora Roy		Cole Bakley, Senior Planner
Donna Frazier		Shai Roos, Interim Director
Jim Newman		Courtney Peres, Interim Asst. Director
Joseph Gonzales		
Barbara Aviles-Toresberg		
Jim Buzan		
Annette Maruska		

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-309-6701 prior to 5:30 P.M. on Tuesday, September 09, 2025.

The agenda packet is on the website at:

I. CALL TO ORDER AND DECLARE A QUORUM

- *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 July 08, 2025.
 - *Joseph Gonzales made a motion to Approve the minutes as presented. Donna Frazier seconded the motion. Motion passed (8-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

2. **PZ-2025-2532** Consider Conditional approval 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
 - *Interim Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Replat and provided staff's recommendation*
 - *Jim Newman motioned to conditionally approve the Replat as presented. Jim Buzan seconded the motion. Motion passed (8-0).*
3. **PZ-2025-2470** Consider Disapproval of the City View Plaza Preliminary Plat generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas.
 - *Interim Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Preliminary Plat and provided staff's recommendation*
 - *Nora Roy motioned to Disapprove the Preliminary Plat as presented. Joseph Gonzales seconded the motion. Motion passed (8-0).*
4. **PZ-2024-2088** Consider Disapproval of the Citadel Square Subdivision Phase 1 Preliminary Plat, generally located north of Elm Branch Trail, legally described as approximately 126.617 acres of land part of the James C. Eaves Survey, Abstract No. 214, and part of the G.M. Reece Survey, Abstract 533, more particularly described by the Williamson Central Appraisal District Parcels R019181, R019951, R019651, R656448, R019659, Taylor, Williamson County, Texas.
 - *Interim Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Preliminary Plat and provided staff's recommendation*
 - *Nora Roy motioned to Disapprove the Preliminary Plat as presented. Jim Newman seconded the motion. Motion passed (8-0).*
5. **PZ-2022-1604** Consider Approving Samsung Taylor Final Plat of approximately 1,216.33 acres being part of the Benjamin J. Tyler Survey, Abstract No. 631, the Thomas B. Lee Survey, Abstract No. 800, the Lucius A. Tyler Survey, Abstract No. 632, the H.T. & B.R.R. CO. Survey, Abstract No. 315, the H.T. & B.R.R. CO. Survey, Abstract No. 318, the G.W. Tyler Survey, Abstract No. 634, and the Jacob Ebberly Survey, Abstract No. 923, Taylor, Williamson County, Texas.

- *Mark Evans, HDR, presented a brief presentation introducing the Final Plat and provided staff's recommendation*
- *Donna Frazier motioned to Approve the Final Plat as presented. Barbara Aviles-Toresberg seconded the motion. Motion passed (8-0).*

V. PUBLIC HEARINGS

6. **PZ-2025-2435 WITHDRAWN** 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.
 - *Agenda Item V6 was Withdrawn by the Applicant. A public hearing was not held, and a recommendation was not made.*

VI. DISCUSSION ITEMS

1. 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 6:35pm

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



City Council Meeting November 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: **PZ-2025-2605 Consider disapproval of the Main Commercial Addition Minor Plat generally located at 2101 N Main St, legally described as approximately 0.5717 acres of land situated in the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas.**

Council Action to be Taken:

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

Applicant: David Norris, Foresite Group, LLC
Address/Location: 2101 N Main Street
Legal Description: Legally described as approximately 0.5717 acres of land situated in the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas.
Current Zoning: P5: Urban Center
Current Use: Car Wash
Case History: This is the first submission of the proposed Minor Plat.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Applicant has not met the minimum standards of the LDC and Engineering Manual, including but not limited to:

1. Sheet correction to project number and title
2. Correction to the adjacent property owner and legal information.
3. Corrections to signature block format
4. TxDOT has not required additional ROW for future thoroughfare improvements of SH 95
5. Provide a 10-ft PUE along front lot line

6. Provide a Legend along with Abbreviations shown on the plat.
7. Provide information on plat for purpose of water easement noted (e.g. meter vault)

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

4. RECOMMENDATION

Consider Disapproval of the Main Commercial Minor Plat

5. FUNDING SOURCE

6. TIMELINE

N/A

7. OTHER OPTIONS

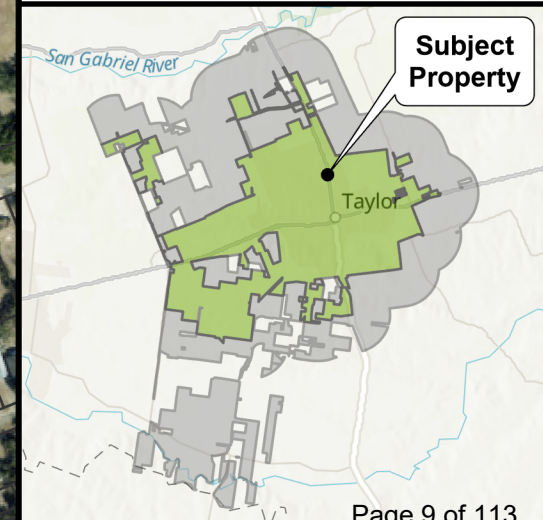
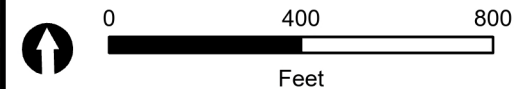
- 8. ATTACHMENTS**
1. _01a_PZ 2025-2605 Location Map
 2. _01b_PZ-2025-2605_Main Commercial Addition Minor Plat
 3. _01c_PZ-2025-2605_Main Commercial Addition Minor Plat Staff Comment



PZ-2025-2605

**2101 N Main Street
Minor Plat
Location Map
Approximately 0.6 acres**

-  Subject Property
-  Parcel Boundary

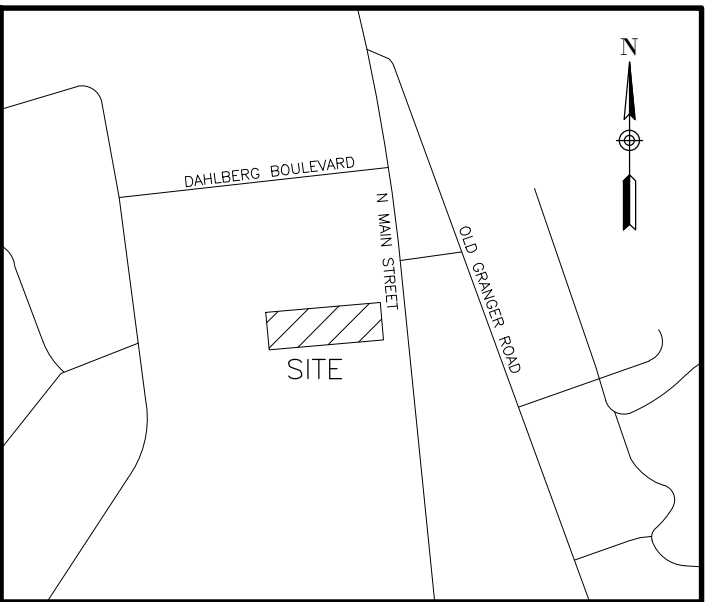


LOT TABLE

TOTAL LOTS: 1
LOT 1, BLOCK A
ACREAGE: 0.574
SQ.FT.: 25,011
PLACE TYPE: COMMERCIAL USE

FINAL PLAT
MAIN COMMERCIAL ADDITION

BEING A FINAL PLAT CONSISTING OF 0.574 ACRES TO CREATE
1 LOT, PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY,
ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR PROJECT NO. _____



VICINITY MAP

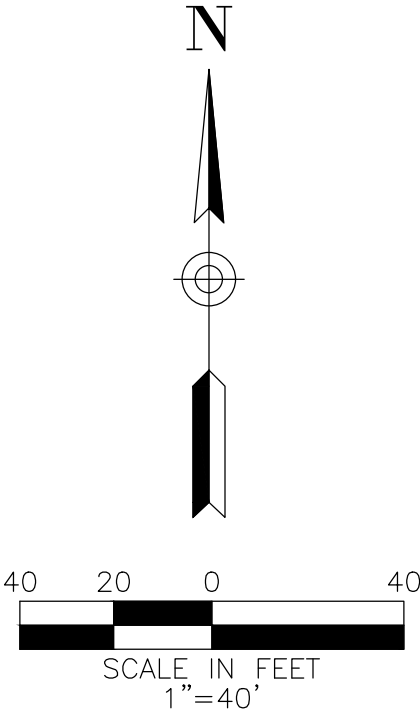
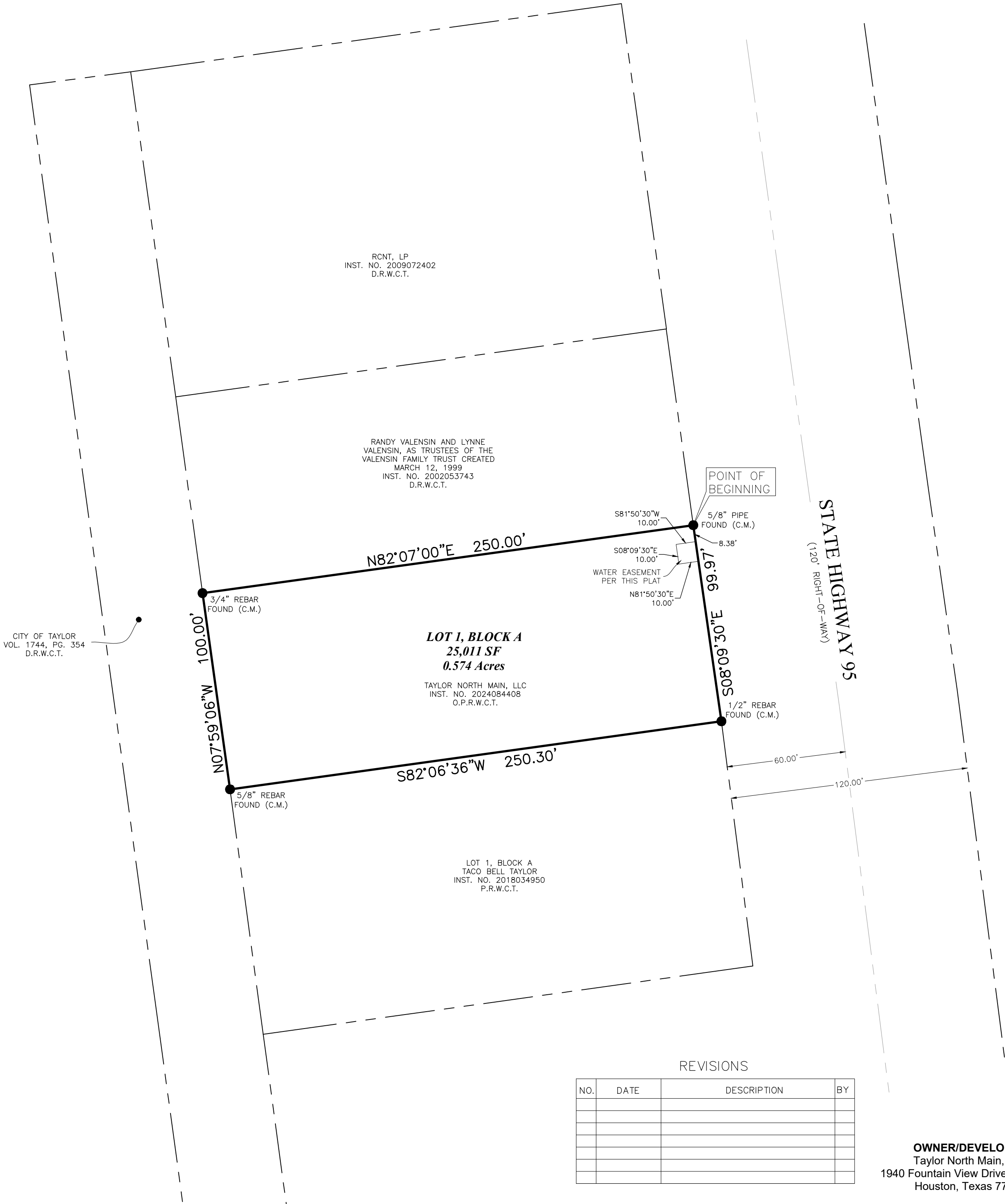
SCALE: NTS

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 48491C0533F, 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).
- 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.
- There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C0533F, effective date of December 20, 2019.
- All sedimentation, filtration, detention, and/or retention basins and related appurtenances shown shall be situated within a drainage easement or drainage lot. The owners, HOA, or assignees of the tracts upon which are located such easements, appurtenances, and detention facilities shall maintain same and be responsible for their maintenance, routine inspection and upkeep.



REVISIONS

NO.	DATE	DESCRIPTION	BY

OWNER/DEVELOPER
Taylor North Main, LLC
1940 Fountain View Drive, Suite 220
Houston, Texas 77057

MAIN COMMERCIAL
ADDITION

CITY OF TAYLOR
PROJECT NUMBER PZ-3035-2532
ADDRESS: 2101 N. MAIN STREET,
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: 2025.10.03 Scale: 1"=40' Project No.: TR-561-25

FINAL PLAT
MAIN COMMERCIAL ADDITION
BEING A FINAL PLAT CONSISTING OF 0.574 ACRES TO CREATE
1 LOT, PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY,
ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR PROJECT NO. _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

WHEREAS Taylor North Main, LLC are the owners of a 0.574 acre tract of land within the William J. Baker Survey, Abstract Number 65, Williamson County, Texas, being all of a tract of land described to Taylor North Main, LLC by deed recorded in Instrument Number 2024084408, Official Public Records, Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch pipe found for the northeast corner of said Taylor North tract, same being the southeast corner of a tract of land described to Randy Valensin and Lynne Valensin, as trustees of the Valensin Family Trust Created March 12, 1999 by deed recorded in Instrument Number 2002053743, Deed Records, Williamson County, Texas and lying on the west right-of-way line of State Highway 95 (120 foot right-of-way);

THENCE South 08 degrees 09 minutes 30 seconds East, with the west right-of-way line of said State Highway 95, a distance of 99.97 feet to a 1/2 inch rebar found for the northeast corner of Lot 1, Block A of Taco Bell Taylor, an addition to the City of Taylor, as recorded in Instrument Number 2018034950, Plat Records, Williamson County, Texas;

THENCE South 82 degrees 06 minutes 36 minutes West, departing the west right-of-way line of said State Highway 95, with the north line of said Lot 1, a distance of 250.30 feet to a 5/8 inch rebar found for the northwest corner of said Lot 1, same being a point on the east line of a tract of land described to the City of Taylor by deed recorded in Volume 1744, Page 354, Deed Records, Williamson County, Texas;

THENCE North 07 degrees 59 minutes 06 seconds West, with the east line of said City of Taylor tract, a distance of 100.00 feet to a 3/4 inch rebar found for the southwest corner of said Valensin tract;

THENCE North 82 degrees 07 minutes 00 seconds East, departing the east line of said City of Taylor tract, with the south line of said Valensin tract, a distance of 250.00 feet to THE POINT OF BEGINNING and containing 25,011 square feet or 0.574 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Taylor North Main, LLC, sole owner of the certain 0.574 acre tract of land shown hereon and described in a deed recorded in document 2024084408 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, an ddo 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: **MAIN COMMERCIAL ADDITION.**

To Certify which, witness by my hand this day of _____, 20____.

Signature – Taylor North Main, LLC Representative

Printed Name
Taylor North Main, LLC
1940 Fountain View Drive, Suite 220
Houston, Texas 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

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 Altimera 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).
- A fire flow that shall be provided that meetes the fire flow requirement per the current adopted International Fire Code for at least 2 hours and not less that 1700 gallon per minute.
- There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C0533F, effective date of December 20, 2019.
- All sedimentation, filtration, detention, and/or retention basins and related appurtenances shown shall be situated within a drainage easement or drainage lot. The owners, HOA, or assignees of the tracts upon which are located such easements, appurtenances, and detention facilities shall maintain same and be responsible for their maintenance, routine inspection and upkeep.

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.

SURVEYOR’S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

I, David McCullah, 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____

David McCullah,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

ENGINEER’S CERTIFICATION

I, David Norris, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0533F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public right-of-way dedicated by this plat.

To certify which, witness my hand and seal at _____,
_____ County, Texas, this _____ day of _____, 20____

David Norris
Registered Professional Engineer
No. _____ State of Texas

MAIN COMMERCIAL
ADDITION

CITY OF TAYLOR
PROJECT NUMBER PZ-3035-2532
ADDRESS: 2101 N. MAIN STREET,
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: 2025.10.03

Project No.: TR-561-25

REVISIONS

NO.	DATE	DESCRIPTION	BY

OWNER/DEVELOPER
Taylor North Main, LLC
1940 Fountain View Drive, Suite 220
Houston, Texas 77057



City of Taylor

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

David Norris
Foresite Group, LLC
4925 Greenville Ave Suite 480
Dallas TX 75206
tkhan@fg-inc.net

Date: Tuesday, November 4, 2025

Address: 2101 N Main Street, Taylor 76574

Permit Number PZ-2025-2605

Dear David Norris,

Staff has completed its review of plans for the 2101 N Main Street - minor plat that is to be located at 2101 N Main Street, Taylor 76574. There are some corrections that need to be made resubmittal of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Parker McDowell. Should you have any questions or require additional information regarding any of these comments, please contact Parker McDowell at (512) 309-6797 or by email at parker.mcdowell@hdrinc.com.

*See attached PDF for planning review

- Update project numbers to PZ-2025-2605
- Revise title to Minor Plat
- Update zoning to P5: commercial
- Provide the lots and blocks and if unplatted include the survey portion from the legal description adjacent properties
- Verify plat note 3, is it one lot or two?
- Remove boxes around signatures

Engineering Department Review

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

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

Minor Plat - Engineering Review 01

Sheet 1 of 2

1. Complete permit number information in heading.
2. Update permit number information in left corner (incorrect permit number year)
3. Please verify that TxDOT has not required additional ROW for future thoroughfare improvements of SH 95.
4. Provide information on plat for purpose of water easement noted (e.g. meter vault).
5. Will there be any required easements along the rear lot line?
6. Provide recording information for SH 95.
7. Provide recorded acreage for adjacent lots shown.
8. Provide a corner tie to the original abstract survey (William J. Baker).
9. Provide a 10-ft PUE along front lot line.
10. Show complete information for lots abutting the east ROW line of SH 95.
11. Provide a Legend along with Abbreviations shown on the plat.

Sheet 2 of 2

1. Owner Certificate: Utilize language provided below. Remove parenthesis from this statement if no lien holders. Parenthesis is intended to show this requirement if no lien holders or otherwise would be removed if there were lien holders.
2. County Clerk's Certification: Utilize example language provided on PDF
3. Engineer's Certification: Revise to "Licensed"
4. Surveyor's Certification: Revise to heading with text provided.

Fire Department Comments (PZ)

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

Reviewed with no comments pertaining to the minor plat.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6797, or by e-mail at parker.mcdowell@hdrinc.com.

Thank you,



Parker McDowell

Attachment



Planning & Zoning Commission Meeting November 12, 2025 Transmittal Letter

Agenda Item Number: 3.

Agenda Title: **PZ-2025-2470 Consider approval of the City View Plaza Preliminary Plat generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas.**

Commission Action to be Taken: Consider and take action on PZ-2025-2470

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

Applicant: Oscar Herrera, Herrera Engineering.

Address/Location: Generally located along Carlos G. Parker Boulevard SW, west of the intersection at Carey Avenue.

Legal Description: Approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas

Current Zoning: P5 – Urban Center, and CS – Civic Space

Current Use: Vacant Acreage

Case History: This is the third submission of the Preliminary Plat.

2. STAFF ANALYSIS / BACKGROUND

3. RECOMMENDATION

The submitted Preliminary Plat meets the minimum requirements of the Land Development Code, Neighborhood Plan and Engineering Manual. Therefore, staff recommends Approval of the proposed Preliminary Plat referred to as City View Plaza Preliminary Plat.

4. TIMELINE

N/A

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2025-2470_COTComments_110525
2. PZ-2025-2470_City View Plaza Preliminary Plat Location Map
3. PZ-2025-2470_City View Plaza Preliminary Plat U3



City of Taylor

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

Oscar Herrera
Herrera Civil Engineering PLLC
3300 Roundabout Ln
Round Rock TX 78664
oh@herreracivileng.com

Date: Wednesday, November 5,
2025

Address: 427 Loop, Taylor 76574

Permit Number PZ-2025-2470

Dear Oscar Herrera,

Staff has completed its review of City View Plaza Preliminary Plat - 427 LOOP (property ID R019198). Comments from this review follow.

Planning Department Comments

The following comments have been provided by Parker McDowell. Should you have any questions or require additional information regarding any of these comments, please contact Parker McDowell at (512) 309-6797 or by email at parker.mcdowell@hdrinc.com.

1. all planning comments addressed.

Engineering Department Review

The following comments have been provided by Javier Vasquez.

Preliminary Plat - Engineering Review 04

2. Plat uploaded on 10/24/25 has been reviewed and approved with no additional comments. The applicant shall be made aware of requirements that are to be presented with the final plat and/or subdivision improvement plans pending further determination from studies/design.

Fire Department Comments (PZ)

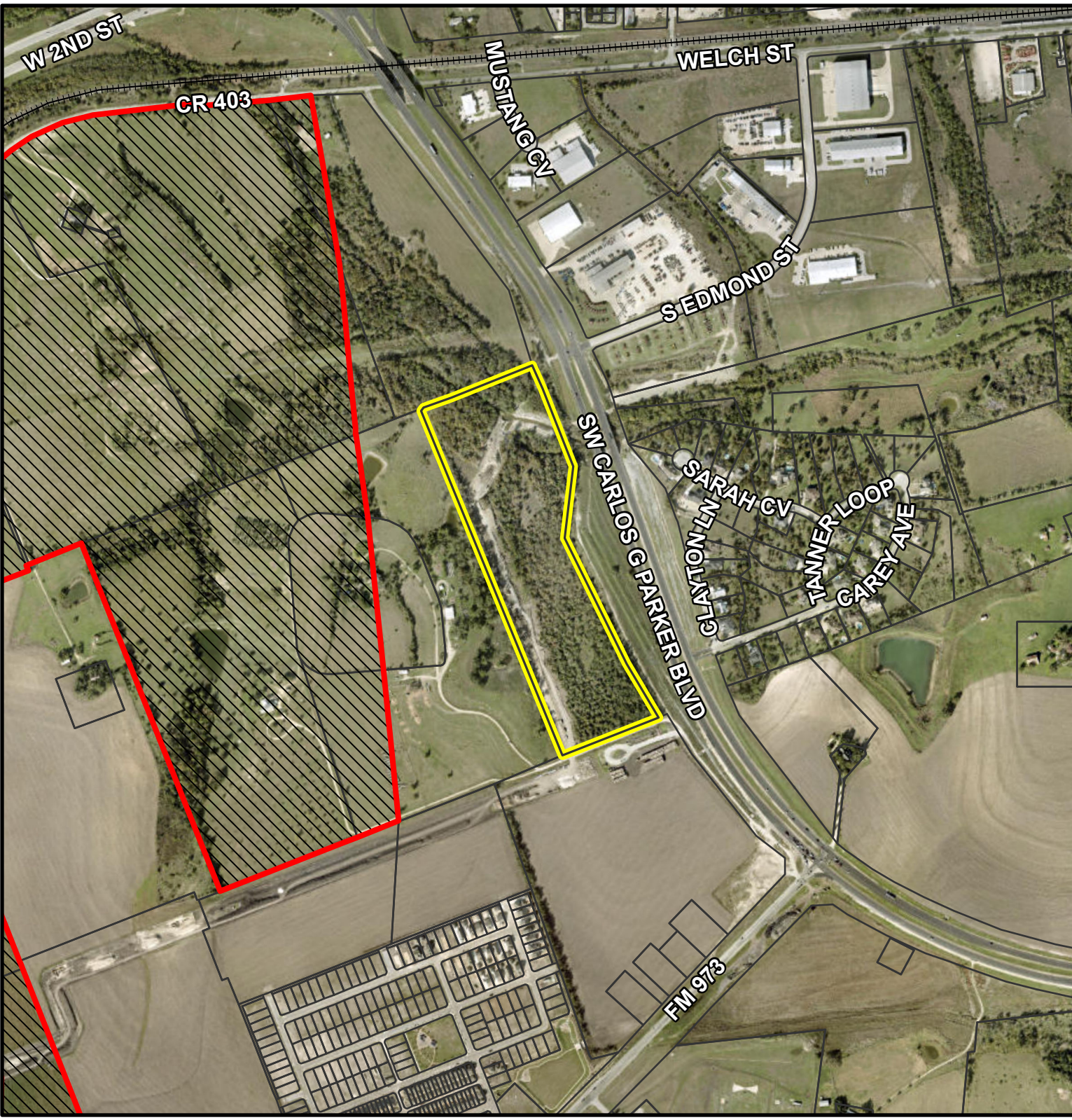
The following comments have been provided by Bobby Copeland.

3. Reviewed the resubmitted plat and the previous fire department comment has been addressed. I spoke with Oscar Herrera on Oct. 14, 2025 who cold called my office to discuss the fire department's comment. During this discussion I instructed Oscar that the second means of access shall be constructed and connected to any existing access point to the south at the point the in the project where required by code or earlier.

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 at courtney.peres@taylortx.gov.

Thank you,

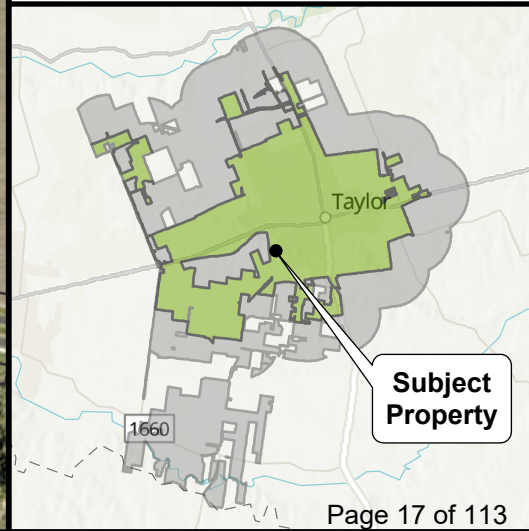
Courtney Peres, CNU-A
Assistant Director
Development Services
City of Taylor



PZ-2025-2470

**427 Loop
Preliminary Plat
Location Map
Approximately 29 acres**

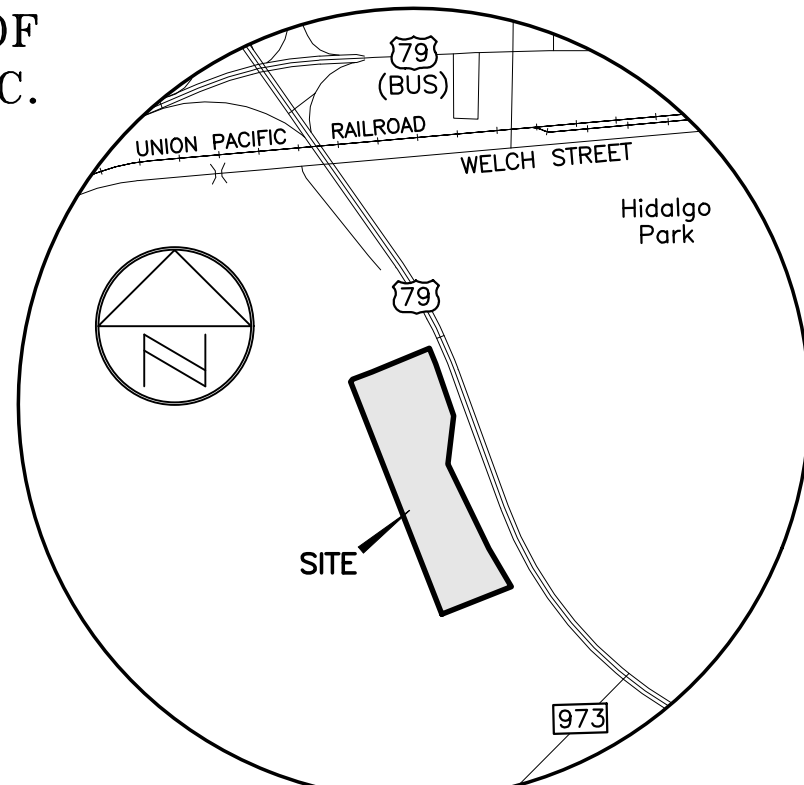
-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels



CITY VIEW PLAZA SUBDIVISION PRELIMINARY PLAT

CITY OF TAYLOR PROJECT NUMBER PZ-2025-2470

BEING A PRELIMINARY PLAT CONSISTING OF 28.609 ACRES, INCLUDING 3.842 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 24 LOTS, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 214, TAYLOR, WILLIAMSON COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'
GRAPHIC SCALE

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - CONCRETE HIGHWAY MONUMENT FOUND
 - CALCULATED POINT
 - CONTROL POINT/BENCHMARK LOCATION
 - H.E. HIGHWAY EASEMENT
 - E.E. ELECTRIC EASEMENT
 - D.E. DRAINAGE EASEMENT
 - A.E. ACCESS EASEMENT
 - P.A.E. PUBLIC ACCESS EASEMENT
 - P.O.B. POINT OF BEGINNING
 - () RECORD INFORMATION
 - [] RECORD INFORMATION PER TxDOT PROJECT NO. 3170 - LOOP 427
 - APPROX. LIMITS OF FEMA 100-YR FLOODPLAIN
 - FEMA 100-YR FLOODPLAIN

THIS IS A GRID DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE REAL-TIME KINETIC (RTK) VIRTUAL REFERENCE STATION (VRS) FOR CHAPARRAL CONTROL POINT "101".

MAG NAIL WITH "CHAPARRAL" WASHER SET
TEXAS STATE PLANE COORDINATES:
N 10178112.00
E 3210659.83

BENCHMARK INFORMATION:

BM #1: SQUARE CUT AT NORTHEAST CORNER OF CONCRETE BRIDGE ON THE EAST SIDE OF US HWY 79 APPROXIMATELY 380 FEET SOUTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT.

ELEVATION = 541.17'
VERTICAL DATUM: NAVD 88 (GEOID 18)

BM #2: COTTON SPINDLE SET IN ASPHALT ON THE EAST SIDE OF US HWY 79 APPROXIMATELY 239 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT.

ELEVATION = 584.32'
VERTICAL DATUM: NAVD 88 (GEOID 18)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°43'08"E	138.92'
	(S19°28'30"E)	(139.17')
L2	N38°12'00"E	26.18'
	(N40°25'30"E)	(26.10')
L3	N69°29'26"E	172.80'
	(N72°14'30"E)	(172.55')
L4	S28°10'50"E	37.15'
L5	S30°42'43"E	214.23'
L6	S33°04'57"E	16.74'
L7	N68°34'20"E	149.00'
L8	S68°34'20"W	149.00'
L9	N61°38'57"E	33.03'
L10	S25°49'19"E	82.59'
L11	N68°34'20"E	149.00'
L12	S68°34'20"W	149.00'
L13	N10°10'40"W	14.82'
L14	N79°49'20"E	148.97'
L15	S79°49'20"W	144.30'
L16	N21°47'07"W	14.23'
L17	N21°47'07"W	14.41'
L18	N68°23'15"E	116.64'
L19	S15°32'37"E	123.19'
L20	N21°25'40"W	100.00'
L21	S68°34'20"W	34.00'
L22	N12°29'30"E	47.90'
L23	N12°29'30"E	47.90'
L24	N12°29'30"E	47.90'
L25	N25°47'47"E	36.87'
L26	N15°30'05"W	121.43'
L27	S06°40'47"W	55.37'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C1	220.00'	87°08'02"	334.57'	N64°59'41"W
C2	160.00'	86°03'28"	240.32'	N64°27'24"W
C4	38.00'	32°30'07"	21.56'	S09°34'16"E
C5	160.00'	23°52'41"	66.68'	S84°27'13"W
C6	160.00'	12°11'54"	34.06'	N77°30'30"W
C7	160.00'	17°05'22"	47.72'	N62°51'52"W
C8	160.00'	32°53'31"	91.85'	N37°52'25"W
C11	160.00'	6°17'02"	17.55'	N18°38'36"W
C12	100.00'	6°17'02"	10.97'	N18°38'36"W

SURVEYOR:

PAUL J. FLUGEL, RPLS NO. 5096
CHAPARRAL LAND SURVEYING
5725 W HWY 290 SUITE 103
AUSTIN, TX 78735
(512) 443-1724
paul@chapsurvey.com

ENGINEER:

OSCAR HERRERA, PE NO. 140029
HERRERA CIVIL ENGINEERING, PLLS
3300 ROUNDAUT LANE
ROUND ROCK, TX 78664
(956) 756-4419
oh@herrercivileng.com

OWNER/SUBDIVIDER:

HARIHARAN KUPPURAJ
13907 KLAUS LANE
ELGIN, TX 78621
(860) 682-0175
hari@trivikbuilders.com

PLAT SUMMARY:

TOTAL ACREAGE: 28.609
OF BLOCKS: 6
OF LOTS: 24

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
2183-001

DRAWING NO.:
2183-001-PL1

PLOT DATE:
10/23/25

DRAWN BY:
MB

SHEET
01 OF 02

PZ-2025-2470

CITY VIEW PLAZA SUBDIVISION PRELIMINARY PLAT
CITY OF TAYLOR PROJECT NUMBER PZ-2025-2470
BEING A PRELIMINARY PLAT CONSISTING OF 28.609 ACRES, INCLUDING 3.842 ACRES OF
RIGHT-OF-WAY DEDICATION, TO CREATE 24 LOTS, PART OF AND OUT OF THE JAMES C.
EAVES SURVEY, ABSTRACT NO. 214, TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER CERTIFICATION

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

I, HARIHARAN KUPPURAJ, SOLE OWNER OF THE CERTAIN 28.609 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021176855 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS CITY VIEW PLAZA.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____DAY OF _____, 2025 A.D.

HARIHARAN KUPPURAJ
13907 KLAUS LANE
ELGIN, TX 78621
860-682-0175
hori@trivikbuilders.com

STATE OF TEXAS
COUNTY OF _____

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

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

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

SURVEYOR CERTIFICATION

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, PAUL J. FLUGEL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERTY 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 _____, _____ COUNTY,

TEXAS, THIS THE ____ DAY OF _____, 2025 A.D.

PAUL J. FLUGEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096
CHAPARRAL LAND SURVEYING
TBPELS FIRM NO. 10124500
5725 W HWY 290, SUITE 103
AUSTIN, TX 78735
(512) 443-1724

ENGINEER CERTIFICATION

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, OSCAR HERRERA, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS ENCROACHED BY ZONE AE, AND ZONE AE REGULATORY FLOODWAY FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY THE CITY OF TAYLOR ATLAS-14 MAPPING, AND FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP. COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT. THIS ENGINEER FURTHER CERTIFIES THAT STANDARDS PER SECTIONS 7-84(3) AND 7-53 ARE SATISFIED.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____ COUNTY,

TEXAS, THIS THE ____ DAY OF _____, 2025 A.D.

OSCAR HERRERA
LICENSED PROFESSIONAL ENGINEER NO. 140029
HERRERA CIVIL ENGINEERING, PLLC
TBPELS FIRM NO. 27134
3300 ROUNDABOUT LANE
ROUND ROCK, TX 78664
(956) 756-4419
oh@herrercivileng.com

_____, DIRECTOR

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 28.609 ACRES IN THE JAMES C. EAVES SURVEY, ABS. NO. 214, WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT CALLED 28.594 ACRES IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021176855, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 28.609 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" rebar found in the west right-of-way line of US Highway 79, the southeast corner of a called 29.300 acre tract conveyed to Gayle Haller and Estate of William Haller (no recording information available), and the northeast corner of said called 28.594 acre tract and the herein described tract;

THENCE with the common line of US Highway 79 and said called 28.594 acre tract the following five (5) courses and distances:

- South 21°43'08" East, a distance of 138.92 feet to a concrete highway monument found for an angle point;
- South 19°12'50" East, a distance of 454.84 feet to a 1/2" rebar with "Chaparral" cap set for an angle point;
- South 06°40'47" West, a distance of 402.04 feet to a concrete highway monument found for an angle point;
- South 25°49'19" East, a distance of 774.17 feet to a concrete highway monument found for an angle point;
- South 30°16'03" East, a distance of 365.54 feet to a 1/2" rebar found being an easterly corner of a called 85.047 acre tract conveyed to Hagler Family LP in Document No. 2024028073, Official Public Records of Bastrop County, Texas, and the southeast corner of said called 28.594 acre tract and the herein described tract;

THENCE with the common line of said called 28.594 acre tract and said called 85.047 acre tract the following three (3) courses and distances:

- South 68°23'15" West, a distance of 616.50 feet to a 1/2" rebar found being an interior ell corner of said called 85.047 acre tract and the southwest corner of said called 28.594 acre tract and the herein described tract;
- North 21°25'40" West, a distance of 2063.68 feet to a 1/2" rebar found being and angle point in the east line of said called 85.047 acre tract and the most westerly corner of said called 28.594 acre tract and the herein described tract;
- North 38°12'00" East, along a jog in the east line of said called 85.047 acre tract a distance of 26.18 feet to a 1/2" rebar found at the southerly end of a jog in the south line of said called 29.300 acre tract being a northwesterly corner of said called 28.594 acre tract and the herein described tract;

THENCE with the common line of said called 28.594 acre tract and said called 29.300 acre tract the following two (2) courses and distances:

- North 69°29'26" East, a distance of 172.80 feet to a 3/8" rebar found for an angle point;
- North 67°34'04" East, a distance of 512.00 feet to the POINT OF BEGINNING and containing 28.609 acres of land, more or less.

STANDARD PLAT NOTES

- UTILITY PROVIDERS:
 - WATER — CITY OF TAYLOR
 - WASTEWATER — CITY OF TAYLOR
 - ELECTRICITY — ONCOR
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE CITY OF TAYLOR ATLAS-14 MAPPING, FEMA FIRM MAP NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019.
- STRUCTURES WITHIN AND ADJACENT TO THE FLOODPLAIN MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 2 FEET ABOVE THE FLOODPLAIN ELEVATION (SEC 7-84).
 - LOT 1, BLOCK A MFFE:
 - LOT 2, BLOCK A MFFE:
 - LOT 3, BLOCK A MFFE:
 - LOT 4, BLOCK A MFFE:
 - LOT 13, BLOCK C MFFE:
- THE FIRE FLOW SHALL BE IN ACCORDING TO THE MINIMUM FIRE FLOW REQUIREMENTS PER THE ADOPTED 2018 INTERNATIONAL FIRE CODE.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE 2025-03, WHICH CONTAINS THE DEVELOPMENT STANDARDS:
 - CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TAYLOR PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
 - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF TAYLOR CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, AND 100-YR STORM EVENTS.
 - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF TAYLOR. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TAYLOR PRIOR TO ANY CONSTRUCTION.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF TAYLOR.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- LOT 1 AND LOT 7, BLOCK C, ARE SUBJECT TO A BLANKET PUBLIC ACCESS EASEMENT HEREBY DEDICATED.
- THE SOUTH ACCESS ROAD WILL BE CONNECTED TO THE EXISTING GRAVEL ACCESS DRIVE OR ANY FUTURE PERMANENT FUTURE ROADWAY FOR SECONDARY FIRE ACCESS.

CITY OF TAYLOR PLANNING AND ZONING COMMISSION:

A PRELIMINARY PLAT FOR SUBDIVISION TO BE KNOWN AS CITY VIEW PLAZA HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON

THE ____ DAY OF _____, 2025 A.D.

_____, CHAIRMAN
_____, SECRETARY

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR:

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

_____, CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR

DEVELOPMENT SERVICES DIRECTOR

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

_____, DIRECTOR

COUNTY CLERKS CERTIFICATION

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2025 A.D., AT ____O'CLOCK ____M., AND DULY RECORDED THIS THE DAY OF _____, 2025, A.D., AT ____O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

_____, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

LOT SUMMARY TABLE				
BLOCK	LOT #	SQ. FT.	ACRES	USE
A	1	2,271	0.052	COMMERCIAL/RETAIL
	2	1,649	0.038	COMMERCIAL/RETAIL
	3	1,831	0.042	COMMERCIAL/RETAIL
	4	72,450	1.663	COMMERCIAL/RETAIL
B	1	58,105	1.334	COMMERCIAL/RETAIL
	1	3,400	0.078	CIVIC SPACE/P.A.E.
C	2	102,451	2.352	COMMERCIAL/RETAIL
	3	1,540	0.035	COMMERCIAL/RETAIL
	4	1,190	0.027	COMMERCIAL/RETAIL
	5	1,190	0.027	COMMERCIAL/RETAIL
	6	1,540	0.035	COMMERCIAL/RETAIL
	7	12,792	0.294	CIVIC SPACE/P.A.E.
	8	1,540	0.035	COMMERCIAL/RETAIL
	9	1,190	0.027	COMMERCIAL/RETAIL
	10	1,190	0.027	COMMERCIAL/RETAIL
	11	1,540	0.035	COMMERCIAL/RETAIL
	12	16,823	0.386	COMMERCIAL/RETAIL
	13	87,824	2.016	COMMERCIAL/RETAIL
	14	391,416	8.986	CIVIC SPACE
	1	53,792	1.235	COMMERCIAL/RETAIL
D	2	100,730	2.312	COMMERCIAL/RETAIL
	3	78,863	1.810	COMMERCIAL/RETAIL
	1	61,105	1.403	COMMERCIAL/RETAIL
F	1	22,425	0.515	COMMERCIAL/RETAIL
	R.O.W.	167,365	3.842	PUBLIC R.O.W.
TOTAL		1,246,212	28.609	

STREET TABLE		
NAME	TYPE	R.O.W. WIDTH
FEATHER STREET	PUBLIC — NEIGHBORHOOD STREET	60'
HERON STREET	PUBLIC — NEIGHBORHOOD STREET	60'
SKYVIEW BOULEVARD	PUBLIC — COMMUNITY BOULEVARD	80'
WILLOW STREET	PUBLIC — NEIGHBORHOOD STREET	60'

OWNER/SUBDIVIDER:

HARIHARAN KUPPURAJ
13907 KLAUS LANE
ELGIN, TX 78621
(860) 682-0175
hori@trivikbuilders.com

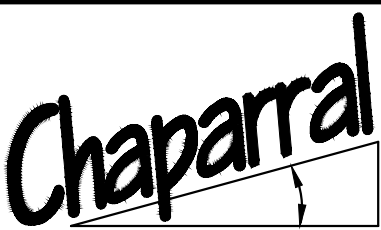
SURVEYOR:

PAUL J. FLUGEL, RPLS NO. 5096
CHAPARRAL LAND SURVEYING
5725 W HWY 290, SUITE 103
AUSTIN, TX 78735
(512) 443-1724
paulf@chapsurvey.com

ENGINEER:

OSCAR HERRERA, PE NO. 140029
HERRERA CIVIL ENGINEERING, PLLS
3300 ROUNDABOUT LANE
ROUND ROCK, TX 78664
(956) 756-4419
oh@herrercivileng.com

PZ-2025-2470



Professional Land Surveying, Inc.
Surveying and Mapping
5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
2183-001
DRAWING NO.:
2183-001-PL1
PLOT DATE:
10/23/25
DRAWN BY:
MB

SHEET
02 OF 02



City Council Meeting November 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 4.

Agenda Title: PZ-2024-2088 Consider disapproval of the Citadel Square Subdivision Phase 1 Preliminary Plat, generally located north of Elm Branch Trail, legally described as approximately 126.617 acres of land part of the James C. Eaves Survey, Abstract No. 214, and part of the G.M. Reece Survey, Abstract 533, more particularly described by the Williamson Central Appraisal District Parcels R019181, R019951, R019651, R656448, R019659, Taylor, Williamson County, Texas.

Council Action to be Taken:

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

Applicant:	Jason Chu, Quiddity Engineering
Address/Location:	FM 973 & W. Wesley Miller Lane
Legal Description:	Legally described as approximately 126.617 acres of land part of the James C. Eaves Survey, Abstract No. 214, and part of the G.M. Reece Survey, Abstract 533, more particularly described by the Williamson Central Appraisal District Parcels R019181, R019951, R019651, R656448, R019659, Taylor, Williamson County, Texas
Current Zoning:	P3: Neighborhood with a Planned Development P4: Mix P5: Urban Center
Current Use:	Vacant
Case History:	This is the fifth submission of the proposed Preliminary Plat

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Applicant has not met the minimum stands of the LDC and Engineering Manual, including

but not limited to:

1. Amendment Sheets need to be updated for PZ-2022-1594 & PZ-2024-2102. Sheets are needed to complete review of the plat.
2. Cover sheet correction to the lot and block table
3. Lots missing from the plat that are indicated in the table
4. Lift Station and force main development and utility agreement are needed.

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

4. RECOMMENDATION

Consider Disapproval of the Citadel Square Preliminary Plat

5. FUNDING SOURCE

6. TIMELINE

N/A

7. OTHER OPTIONS

8. ATTACHMENTS

1. _03a_PZ 2024-2088 Location Map
2. _03b_PZ-2025-2088_Citadel Square Proposed Preliminary Plat
3. _03c_PZ-2025-2088_Citadel Square Preliminary Plat Staff Comment Letter



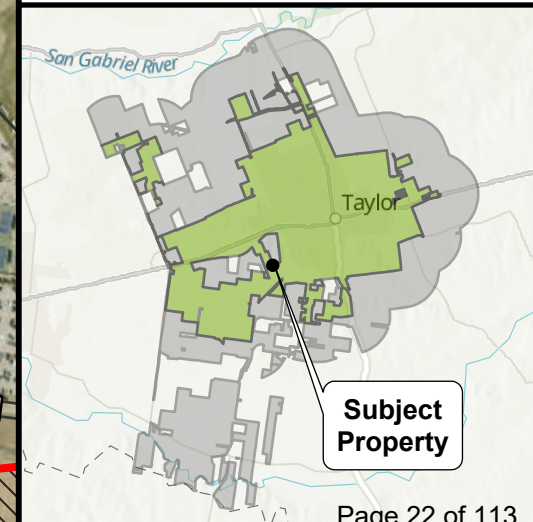
PZ-2024-2088

**FM 973 & US 79
Citadel Square Subdivision
Preliminary Plat
Location Map
Approximately 125.5 acres**

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



0 600 1,200
Feet



DATE OF SUBMITTAL: AUGUST 15, 2025

OWNER/DEVELOPER:
TAYLOR 973 LLC
3040 POST OAK BLVD STE 1212
HOUSTON, TX 77056
ATTN: STEVEN TINNI

ENGINEER:
QUIDDITY ENGINEERING
101 EAST OLD SETTLERS BOULEVARD STE 280
ROUND ROCK, TEXAS 78664
512-685-5138
ATTN: ERIC C VANN

SURVEYOR:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HWY, SUITE 300,
AUSTIN, TEXAS 78746
512-441-9493
ATTN: REX L HACKETT RPLS

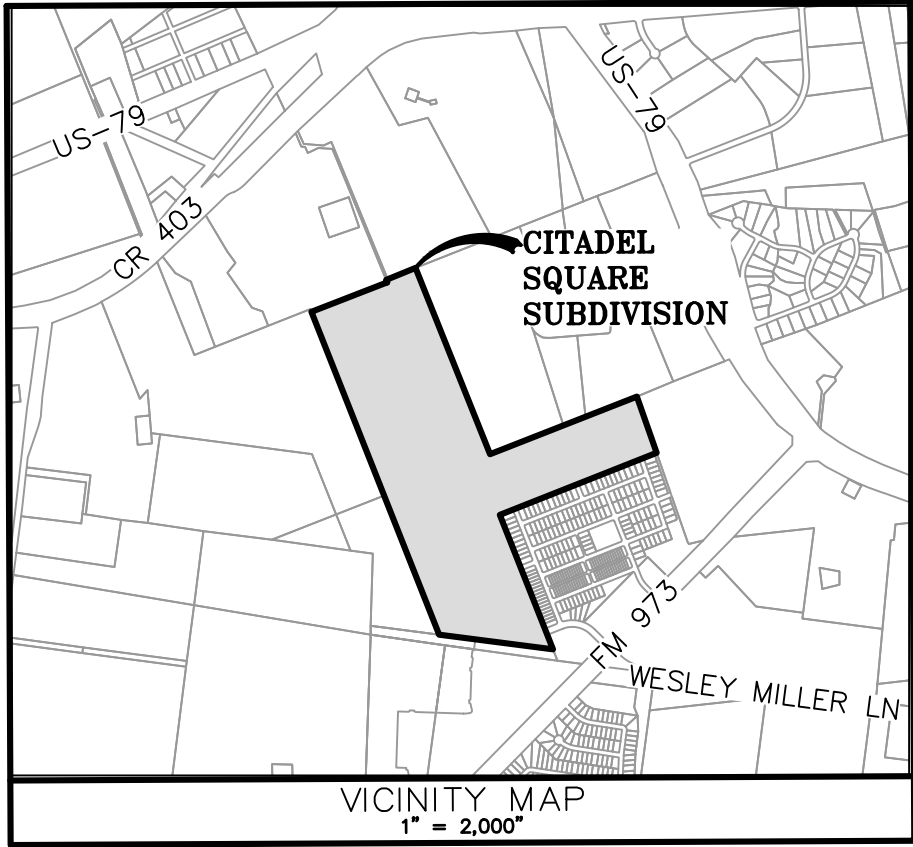
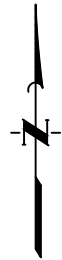
LEGAL DESCRIPTION:
126.617 ACRES OUT OF THE GEORGE M. REESE
SURVEY, A-533 THE JAMES C. EAVES SURVEY,
A-214 & THE H.G. JOHNSON SURVEY SEC NO. 6,
A-348

SUBURBAN WATERSHED:
TURKEY CREEK-BRUSHY CREEK

ACREAGE: 126.617 ACRES

CITADEL SQUARE SUBDIVISION

A PRELIMINARY PLAT OF 126.617 ACRES OUT OF
THE GEORGE M. REESE SURVEY, A-533 THE
JAMES C. EAVES SURVEY, A-214 & THE H.G.
JOHNSON SURVEY SEC NO. 6, A-348
WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR
AUGUST 2025



Sheet Index

Sheet Number	Sheet Title
1	COVER SHEET
2	LEGAL DESCRIPTION
3	PLAT NOTES
4	OVERALL PLAT
5	PLAT SHEET 1 OF 5
6	PLAT SHEET 2 OF 5
7	PLAT SHEET 3 OF 5
8	PLAT SHEET 4 OF 5
9	PLAT SHEET 5 OF 5
10	PHASING PLAN
11	LINE AND CURVE DATA
12	ADJACENT PROPERTY INFORMATION
13	SIGNATURE SHEET

BLOCK A			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5520.00	0.13
2	Single-Family	4600.00	0.11
3	Single-Family	4600.00	0.11
4	Single-Family	4600.00	0.11
5	Single-Family	4600.00	0.11
6	Single-Family	4600.00	0.11
7	Single-Family	4600.00	0.11
8	Landscape / Civic Space	2299.91	0.05
9	Single-Family	4600.00	0.11
10	Single-Family	4600.00	0.11
11	Single-Family	4600.00	0.11
12	Single-Family	4600.00	0.11
13	Single-Family	4600.00	0.11
14	Single-Family	4600.00	0.11
15	Single-Family	4600.00	0.11
16	Single-Family	5175.00	0.12
17	Landscape / Civic Space	6982.99	0.16

BLOCK B			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5175.00	0.12
2	Single-Family	4600.00	0.11
3	Single-Family	4600.00	0.11
4	Single-Family	4600.00	0.11
5	Single-Family	4600.00	0.11
6	Single-Family	4600.00	0.11
7	Single-Family	4600.00	0.11
8	Single-Family	4600.00	0.11
9	Landscape / Civic Space	2043.51	0.05
10	Single-Family	4600.00	0.11
11	Single-Family	4600.00	0.11
12	Single-Family	4600.00	0.11
13	Single-Family	4600.00	0.11
14	Single-Family	4600.00	0.11
15	Single-Family	4600.00	0.11
16	Single-Family	4600.00	0.11
17	Single-Family	5465.42	0.13
18	Landscape / Civic Space	7329.99	0.17

BLOCK C			
Lot No.	Use	Area (SF)	Area (ac)
1	Detention / Civic Space	67665.95	1.55

BLOCK D			
Lot No.	Use	Area (SF)	Area (ac)
1	Landscape / Civic Space	14086.65	0.32

BLOCK E			
Lot No.	Use	Area (SF)	Area (ac)
1	Landscape / Civic Space	61810	1.42

BLOCK F			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5615.87	0.13
2	Single-Family	4600.00	0.11
3	Single-Family	4600.00	0.11
4	Single-Family	4600.00	0.11
5	Single-Family	4600.00	0.11
6	Single-Family	4600.00	0.11
7	Single-Family	4600.00	0.11
8	Single-Family	4600.00	0.11
9	Landscape / Civic Space	2781.95	0.06
10	Single-Family	4600.00	0.11
11	Single-Family	4600.00	0.11
12	Single-Family	4600.00	0.11
13	Single-Family	4600.00	0.11
14	Single-Family	4600.00	0.11
15	Single-Family	4600.00	0.11
16	Single-Family	4600.00	0.11
17	Single-Family	5175.00	0.12
18	Single-Family	5175.00	0.12
19	Single-Family	4600.00	0.11
20	Single-Family	4600.00	0.11
21	Single-Family	4600.00	0.11
22	Single-Family	4600.00	0.11
23	Single-Family	4600.00	0.11
24	Single-Family	4600.00	0.11
25	Single-Family	4600.00	0.11
26	Landscape / Civic Space	2781.95	0.06
27	Single-Family	4600.00	0.11
28	Single-Family	4600.00	0.11
29	Single-Family	4600.00	0.11
30	Single-Family	4600.00	0.11
31	Single-Family	4600.00	0.11
32	Single-Family	4600.00	0.11
33	Single-Family	4600.00	0.11
34	Single-Family	5175.00	0.12

BLOCK G			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5520.00	0.13
2	Single-Family	4600.00	0.11
3	Single-Family	4600.00	0.11
4	Single-Family	4600.00	0.11
5	Single-Family	4600.00	0.11
6	Single-Family	4600.00	0.11
7	Single-Family	4600.00	0.11
8	Landscape / Civic Space	2299.91	0.05
9	Single-Family	4600.00	0.11
10	Single-Family	4600.00	0.11
11	Single-Family	4600.00	0.11
12	Single-Family	4600.00	0.11
13	Single-Family	4600.00	0.11
14	Single-Family	4600.00	0.11
15	Single-Family	4600.00	0.11
16	Single-Family	5175.00	0.12
17	Single-Family	5175.00	0.12
18	Single-Family	4600.00	0.11
19	Single-Family	4600.00	0.11
20	Single-Family	4600.00	0.11
21	Single-Family	4600.00	0.11
22	Single-Family	4600.00	0.11
23	Single-Family	4600.00	0.11
24	Single-Family	4600.00	0.11
25	Landscape / Civic Space	2299.91	0.05
26	Single-Family	4600.00	0.11
27	Single-Family	4600.00	0.11
28	Single-Family	4600.00	0.11
29	Single-Family	4600.00	0.11
30	Single-Family	4600.00	0.11
31	Single-Family	4600.00	0.11
32	Single-Family	5520.00	0.13

BLOCK H			
Lot No.	Use	Area (SF)	Area (ac)
1	Landscape / Civic Space	59529	1.37

BLOCK I			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	9858.74	0.23
2	Single-Family	5328.54	0.12
3	Single-Family	5330.06	0.12
4	Single-Family	5331.58	0.12
5	Single-Family	5333.10	0.12
6	Single-Family	5334.43	0.12
7	Single-Family	5332.85	0.12
8	Single-Family	5329.05	0.12
9	Single-Family	5096.20	0.12
10	Single-Family	4873.17	0.11
11	Single-Family	5572.84	0.13
12	Single-Family	5520.00	0.13
13	Single-Family	4600.33	0.11
14	Single-Family	4674.26	0.11
15	Single-Family	4823.82	0.11
16	Single-Family	4973.45	0.11
17	Single-Family	5049.21	0.12
18	Single-Family	5051.10	0.12
19	Single-Family	5052.63	0.12
20	Single-Family	5054.15	0.12
21	Single-Family	8119.25	0.19
22	Single-Family	7288.38	0.17
23	Single-Family	5190.31	0.12
24	Single-Family	5190.31	0.12
25	Single-Family	5068.80	0.12
26	Single-Family	4800.00	0.11
27	Single-Family	6730.95	0.15

BLOCK J			
Lot No.	Use	Area (SF)	Area (ac)
1	Civic Space	104400.44	2.40
2	Landscape / Civic Space	65947.29	1.51
3	Single-Family	5520.00	0.13
4	Single-Family	5520.00	0.13
5	Single-Family	5520.00	0.13
6	Single-Family	5520.00	0.13
7	Single-Family	5520.00	0.13
8	Single-Family	5520.00	0.13
9	Single-Family	5520.00	0.13
10	Single-Family	5520.00	0.13
11	Single-Family	5520.00	0.13
12	Single-Family	5520.00	0.13
13	Single-Family	5520.00	0.13
14	Single-Family	6210.00	0.14

BLOCK K			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	6650.00	0.15
2	Single-Family	5320.00	0.12
3	Single-Family	5320.00	0.12
4	Single-Family	5320.00	0.12
5	Single-Family	5320.00	0.12
6	Single-Family	5320.00	0.12
7	Single-Family	6650.00	0.15
8	Single-Family	6650.00	0.15
9	Single-Family	5320.00	0.12
10	Single-Family	5320.00	0.12
11	Single-Family	5320.00	0.12
12	Single-Family	5320.00	0.12
13	Single-Family	5320.00	0.12
14	Single-Family	5320.00	0.12
15	Single-Family	6384.00	0.15
16	Single-Family	5985.00	0.14
17	Landscape / Civic Space	22855.77	0.52
18	Single-Family	5175.00	0.12
19	Single-Family	4600.00	0.11
20	Single-Family	4600.00	0.11
21	Single-Family	4600.00	0.11
22	Single-Family	4600.00	0.11
23	Single-Family	4600.00	0.11
24	Single-Family	4600.00	0.11
25	Landscape / Civic Space	2299.91	0.05
26	Single-Family	4600.00	0.11
27	Single-Family	4600.00	0.11
28	Single-Family	4600.00	0.11
29	Single-Family	4600.00	0.11
30	Single-Family	4600.00	0.11
31	Single-Family	4600.00	0.11
32	Single-Family	5520.00	0.13

BLOCK L			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	6650.00	0.15
2	Single-Family	5320.00	0.12
3	Single-Family	5320.00	0.12
4	Single-Family	5320.00	0.12
5	Single-Family	5320.00	0.12
6	Single-Family	5320.00	0.12
7	Single-Family	6650.00	0.15
8	Single-Family	6650.00	0.15
9	Single-Family	5320.00	0.12
10	Single-Family	5320.00	0.12
11	Single-Family	5320.00	0.12
12	Single-Family	5320.00	0.12
13	Single-Family	5320.00	0.12
14	Single-Family	5320.00	0.12
15	Single-Family	6384.00	0.15
16	Single-Family	6240.00	0.14
17	Single-Family	5200.00	0.12
18	Single-Family	5200.00	0.12
19	Single-Family	5200.00	0.12
20	Single-Family	5200.00	0.12
21	Single-Family	5200.00	0.12
22	Single-Family	5200.00	0.12
23	Single-Family	5460.00	0.13
24	Landscape / Civic Space	6240.00	0.14
25	Single-Family	5200.00	0.12
26	Single-Family	5200.00	0.12
27	Single-Family	5200.00	0.12
28	Single-Family	5200.00	0.12
29	Single-Family	5200.00	0.12
30	Single-Family	5200.00	0.12
31	Single-Family	6500.00	0.15

BLOCK M			
Lot No.	Use	Area (SF)	Area (ac)
1	Landscape / Civic Space	48755.38	1.12
2	Single-Family	5200.00	0.12
3	Single-Family	5200.00	0.12
4	Single-Family	5200.00	0.12
5	Single-Family	6500.00	0.15
6	Single-Family	6500.00	0.15
7	Single-Family	5200.00	0.12
8	Single-Family	5200.00	0.12
9	Single-Family	5200.00	0.12
10	Single-Family	5200.00	0.12
11	Single-Family	5200.00	0.12
12	Single-Family	5200.00	0.12
13	Single-Family	5200.00	0.12
14	Landscape / Civic Space	4736.03	0.11
15	Single-Family	5200.00	0.12
16	Single-Family	5200.00	0.12
17	Single-Family	5200.00	0.12
18	Single-Family	5200.00	0.12
19	Single-Family	5200.00	0.12
20	Single-Family	5200.00	0.12
21	Single-Family	5200.00	0.12
22	Single-Family	6240.00	0.14
23	Single-Family	6500.00	0.15
24	Single-Family	5200.00	0.12
25	Single-Family	5200.00	0.12
26	Single-Family	5200.00	0.12
27	Single-Family	5200.00	0.12
28	Single-Family	5200.00	0.12
29	Single-Family	5200.00	0.12
30	Single-Family	5200.00	0.12
31	Single-Family	5200.00	0.12
32	Landscape / Civic Space	3925.44	0.09
33	Lift Station	13185.20	0.30
34	Detention / Civic Space	263193.49	6.04

BLOCK N			
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CITADEL SQUARE SUBDIVISION
A PRELIMINARY PLAT OF 126.617 ACRES OUT OF
THE GEORGE M. REESE SURVEY, A—533 THE
JAMES C. EAVES SURVEY, A—214 & THE H.G.
JOHNSON SURVEY SEC NO. 6, A—348
WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR
AUGUST 2025

LEGAL DESCRIPTION

BEING A 125.518-ACRE TRACT OF LAND SITUATED IN THE JAMES C. EAVES SURVEY NO. 205 ABSTRACT NO. 214 AND GEORGE M. REESE SURVEY, ABSTRACT NO. 533 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF CALLED TRACT 1 CONTAINING 54.911 ACRES, AND ALL OF THAT CERTAIN TRACT OF LAND CALLED TRACT 2 CONTAINING 70.644 ACRES AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO TAYLOR 973, LLC IN DOCUMENT NO. 2021188725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 125.518 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE:

BEGINNING: AT A 1/2-INCH IRON PIPE FOUND FOR A CORNER OF SAID TRACT 1 – 54.911-ACRES, THE SOUTHWESTERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 44-ACRES IN A PARTITION DEED TO FAHNER BOHLS IN VOLUME 287, PAGE 478 OF THE DEED RECORDS OUT OF A CALLED 142.37-ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 123, PAGE 191 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (WILLIAMSON COUNTY TAX PARCEL ID NO. R019331), FOR THE SOUTHEASTERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TRACT 3 PARTS ONE AND THREE CALLED TO CONTAIN 0.873-ACRES OF LAND IN SAID DOCUMENT NO. 2021188725, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 68°44'30" EAST A DISTANCE OF 298.60 FEET ALONG THE SOUTHEASTERN LINE OF THE SAID 44-ACRE TRACT, THE SOUTHEASTERN LINE OF THE SAID 142.37-ACRE TRACT, THE NORTHWESTERN LINE OF SAID TRACT 1 – 54.911-ACRES TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEASTERN CORNER OF SAID TRACT 1 – 54.911-ACRES, THE NORTHWESTERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 45.83-ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO J. PATRICK & BEVERLY K. QUINN IN DOCUMENT NO. 1996052460 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 21°32'56" EAST A DISTANCE OF 2086.65 FEET ALONG THE NORTHEASTERN LINE OF SAID TRACT 1 – 54.911-ACRES, THE SOUTHWESTERN LINE OF THE SAID 45.83-ACRE TRACT TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEASTERN SAID TRACT 1 ON THE NORTHWESTERN LINE OF SAID TRACT 2 – 70.644-ACRES, FOR THE SOUTHWESTERN CORNER OF THE SAID 45.83-ACRE TRACT, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 68°35'39" EAST ALONG OR NEAR THE NORTHWESTERN LINE OF THE SAID GEORGE M. REESE SURVEY, THE SOUTHEASTERN LINE OF THE SAID JAMES C EAVES SURVEY, A NORTHWESTERN LINE OF SAID TRACT 2 – 70.644-ACRES, THE SOUTHEASTERN LINE OF THE SAID 45.83-ACRE TRACT, AT 825.16 FEET PASS A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEASTERN CORNER OF THE SAID 45.83-ACRE TRACT, THE SOUTHWESTERN CORNER OF THE REMAINDER OF A CALLED 85.047-ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED (CONTRIBUTION DEED) TO HAGLER FAMILY, LP IN DOCUMENT NO. 2024026073 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE IN ALL OF 1647.46 FEET TO A 1/2-INCH ROD FOUND FOR THE NORTHEASTERN CORNER OF SAID TRACT 2 – 70.644-ACRES, A CORNER OF THE SAID 85.047-ACRE TRACT, FOR THE EASTERNMOST NORTHEASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 22°15'31" EAST A DISTANCE OF 39.91 FEET ALONG A NORTHEASTERN LINE OF SAID TRACT 2 - 70.644-ACRES, A LINE OF THE SAID 85.047-ACRE TRACT TO A 1/2-INCH IRON ROD FOUND FOR A SOUTHERN CORNER OF THE SAID 85.047-ACRE TRACT, A CORNER OF SAID TRACT 2 – 70.644-ACRES, FOR THE NORTHWESTERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 38.979-ACRES AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO FASH TAYLOR, LTD IN DOCUMENT NO. 2023055749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 19°09'34" EAST A DISTANCE OF 580.46 FEET ALONG A NORTHEASTERN LINE OF SAID TRACT 2 – 70.644-ACRES, THE SOUTHWESTERN LINE OF THE SAID 38.979-ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "HAYNIE" FOUND FOR THE EASTERNMOST SOUTHEASTERN CORNER OF SAID TRACT 2 – 70.644-ACRES, THE NORTHEASTERN CORNER OF THE CASTLEWOOD SUBDIVISION PHASE 1 FINAL PLAT AS SHOWN IN DOCUMENT NO. 2021152781 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE EASTERNMOST SOUTHEASTERN CORNER OF THIS HEREIN TRACT;

THENCE: SOUTH 68°24'16" WEST A DISTANCE OF 1756.54 FEET ALONG A SOUTHEASTERN LINE OF SAID TRACT 2 – 70.644-ACRES,THE NORTHWESTERN LINE OF SAID CASTLEWOOD SUBDIVISION PHASE 1, THE NORTHWESTERN LINE OF CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT SHOWN IN DOCUMENT NO. 2022074792 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID CASTLEWOOD PHASES 2 & 3, A CORNER OF SAID TRACT 2 – 70.644-ACRES, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 21°36'37" EAST A DISTANCE OF 514.87 FEET ALONG A SOUTHWESTERN LINE OF SAID CASTLEWOOD SUBDIVISION PHASES 2 & 3, A NORTHEASTERN LINE OF SAID TRACT 2 – 70.644-ACRES TO A 1/2-INCH IRON PIPE FOUND FOR A CORNER OF SAID TRACT 2, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 21°35'00" EAST A DISTANCE OF 992.02 FEET CONTINUING ALONG A SOUTHWESTERN LINE OF SAID CASTLEWOOD SUBDIVISION PHASE 2 & 3, A NORTHEASTERN LINE OF SAID TRACT 2 – 70.644-ACRES TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CHAPARRAL" FOUND FOR THE SOUTHEASTERN CORNER OF SAID TRACT 2 – 70.644-ACRES, THE NORTHEASTERN CORNER OF CASTLEWOOD SOUTH PHASE 1 FINAL PLAT AS SHOWN IN DOCUMENT NO. 2024015056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHERNMOST SOUTHEASTERN CORNER OF THIS HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON FOUND FOR THE SOUTHWESTERN CORNER OF CASTLEWOOD SUBDIVISION PHASE 3 AS SHOWN IN SAID DOCUMENT NO. 2022074792 BEARS SOUTH 21°31'22" EAST A DISTANCE OF 127.69 FEET;

THENCE: NORTH 82°37'34" WEST A DISTANCE OF 1196.86 FEET ALONG THE SOUTHERN LINE OF SAID TRACT 2 – 70.644-ACRES, THE NORTHERN LINE OF SAID CASTLEWOOD SOUTH PHASE 1, THE NORTHERN LINE OF CASTLEWOOD SOUTH PHASE 2 FINAL PLAT AS SHOWN IN DOCUMENT NO. 2025001274 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DATAPOINT" FOUND FOR THE SOUTHWESTERN CORNER OF SAID TRACT 2 – 70.644-ACRES, FOR THE SOUTHEASTERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 90.65-ACRES AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO TW FORD, LP IN DOCUMENT NO. 2017050597 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 21°34'32" WEST A DISTANCE OF 3610.84 ALONG THE SOUTHWESTERN LINE OF SAID TRACT 2 – 70.644-ACRES, THE SOUTHWESTERN LINE OF SAID TRACT 1 – 54.911-ACRES, THE NORTHEASTERN LINE OF THE SAID 90.65-ACRE TRACT TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID TRACT 1 – 54.911-ACRES, A SOUTHERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 52.501 ACRES AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO TAYLOR 53 BUSINESS, LLC IN DOCUMENT NO. 2021166275 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 68°47'01" EAST ALONG THE NORTHWESTERN LINE OF SAID TRACT 1 – 54.911-ACRES, THE SOUTHEASTERN LINE OF THE SAID 52.501-ACRE TRACT, AT 852.28 FEET PASS A 1 1/2-INCH IRON PIPE FOUND, A DISTANCE IN ALL OF 864.72 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CHAPARRAL" FOUND FOR A CORNER OF SAID TRAC 1 – 54.911-ACRES, THE SOUTHEASTERN CORNER OF THE SAID 52.501-ACRE TRACT, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 22°26'48" WEST A DISTANCE OF 35.97 FEET ALONG A LINE OF THE SAID 52.501-ACRE TRACT, A LINE OF SAID TRACT 1 – 54.911-ACRES TO A 1/2-INCH IRON ROD WITH RED CAP FOUND FOR A CORNER OF SAID TRACT 1 – 54.911-ACRES, THE SOUTHWESTERN CORNER OF SAID TRACT 3 – 0.873-ACRES FOR A CORNER OF SAID TRACT 1 – 54.911-ACRES, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 68°58'24" EAST A DISTANCE OF 18.16 FEET ALONG A NORTHERN LINE OF SAID TRACT 1 – 54.911-ACRES, THE SOUTHERN LINE OF SAID TRACT 3 – 0.873-ACRES TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 125.518-ACRESOF LAND.

BEARING BASIS:
ALL BEARINGS SHOWN ARE BASED ON TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES SHOWN ARE GRID; UNITS: U.S. SURVEY FEET.

OWNER/ DEVELOPER:
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HOUSTON, TX 77056
713–598–3821

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PLAT NOTES:

1. Utility providers for this development are Water: CITY OF TAYLOR, Wastewater*: CITY OF TAYLOR, and Electric: ONCOR.
2. All structures/ obstructions are prohibited in drainage easements.
3. There are no areas within the boundaries of this subdivision in the 100-year floodplain as defined by Flood Insurance Rate Map (FIRM) Map Number 48491C0540F & 48491C0541F effective date of 12/20/2019.
4. Minimum Fire Flow of 2000 gallons per minutes for not less than two (2) hours shall be provided.
5. A 10-foot Public Utility Easement is dedicated along all street frontages within this plat.
6. The monuments of this plat have been rotated to the 1983_StatePlan_Texas_Central_FIPS_4203_Feet
7. There are no areas within the boundaries of this subdivision in the City of Taylor floodplain as defined by City of Taylor GIS effective date of February 1, 2024.
8. Any Protected Tree as noted on this plat is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the City of Taylor as amended. Approved removal does not require modification of the plat.
9. All sedimentation, filtration, detention, and/or retention basins and related appurtenances shown shall be situated within a drainage easement or drainage lot. The owners, HOA, or assignees of the tracts upon which are located such easements, appurtenances, and detention facilities shall maintain same and be responsible for their maintenance, routine inspection, and upkeep
10. All Civic Space, Park Land, and related appurtenances shown shall be situated within a public access easement. The owners, HOA, or assignees of the tracts upon which are located such easements, appurtenances, and facilities shall maintain same and be responsible for their maintenance, routine inspection, and upkeep
11. This subdivision is subject to Ordinance 2024-02 & 2023-47. Unless otherwise required, amendment, revision, or repeal of that Ordinance shall not require modification of this plat. If the Ordinance is repealed the platted lots with default to their place type zoning as amended.
12. All easements dedicated to the City of Taylor by this plat additionally include the following rights: (1) the right of the City to change the size of any facilities installed, maintained, or operated within the easement area; (2) the right of the City to relocate any facilities within the easement area; and (3) the right of the City to remove from the easement area all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of any facilities within the easement area
13. Unless otherwise noted herein, all easements dedicated to the City of Taylor by this plat shall be EXCLUSIVE to the City of Taylor, and Grantor covenants that Grantor and Grantor's heirs, successors, and assigns shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant.
14. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road (as applicable)
15. The landowner assumes all risks associated with improvements located in the rights-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the City of Taylor, Williamson County, their officers, agents and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and/or County and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements (as applicable)
16. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City of Taylor and/or Williamson County, Texas. Neither the City of Taylor nor Williamson County assumes any obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the City of Taylor nor Williamson County assumes any responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets in their respective jurisdictions (as applicable)
17. Neither the City of Taylor nor Williamson County assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the City and/or County (as applicable)

ADDITIONAL NOTES FOR NOISE AND AVIGATION EASEMENTS:

1. There is hereby granted for the use and benefit of the public a continuing avigation easement for the free and unobstructed flight of aircraft (which term shall include any contrivance now or hereafter used for flight through the air) and the right of flight for the passage of aircraft in the air space above the surface of the Property, together with such noise and other effects as may be inherent in the operation of aircraft landing at, taking off from, or engaged in other flight activities at the Taylor Municipal Airport.
2. Grantors do hereby grant and convey an easement for the Approach Zone, as that term is defined in Section 4 Appendix A in the City of Taylor Code of Ordinances and as shown on this plat, being further described as (describe Zone as it relates to the Property)
3. Grantors do hereby grant and convey an easement for the Transition Zone, as that term is defined in Section 4 Appendix A in the City of Taylor Code of Ordinances and as shown on this plat, being further described as (describe Zone as it relates to the Property)
4. Grantors do hereby grant and convey an easement for the Horizontal Zone, as that term is defined in Section 4 Appendix A in the City of Taylor Code of Ordinances and as shown on this plat, being further described as (describe Zone as it relates to the Property)

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JAMES C. EAVES SURVEY, A—214 & THE H.G.
JOHNSON SURVEY SEC NO. 6, A—348
WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR
AUGUST 2025

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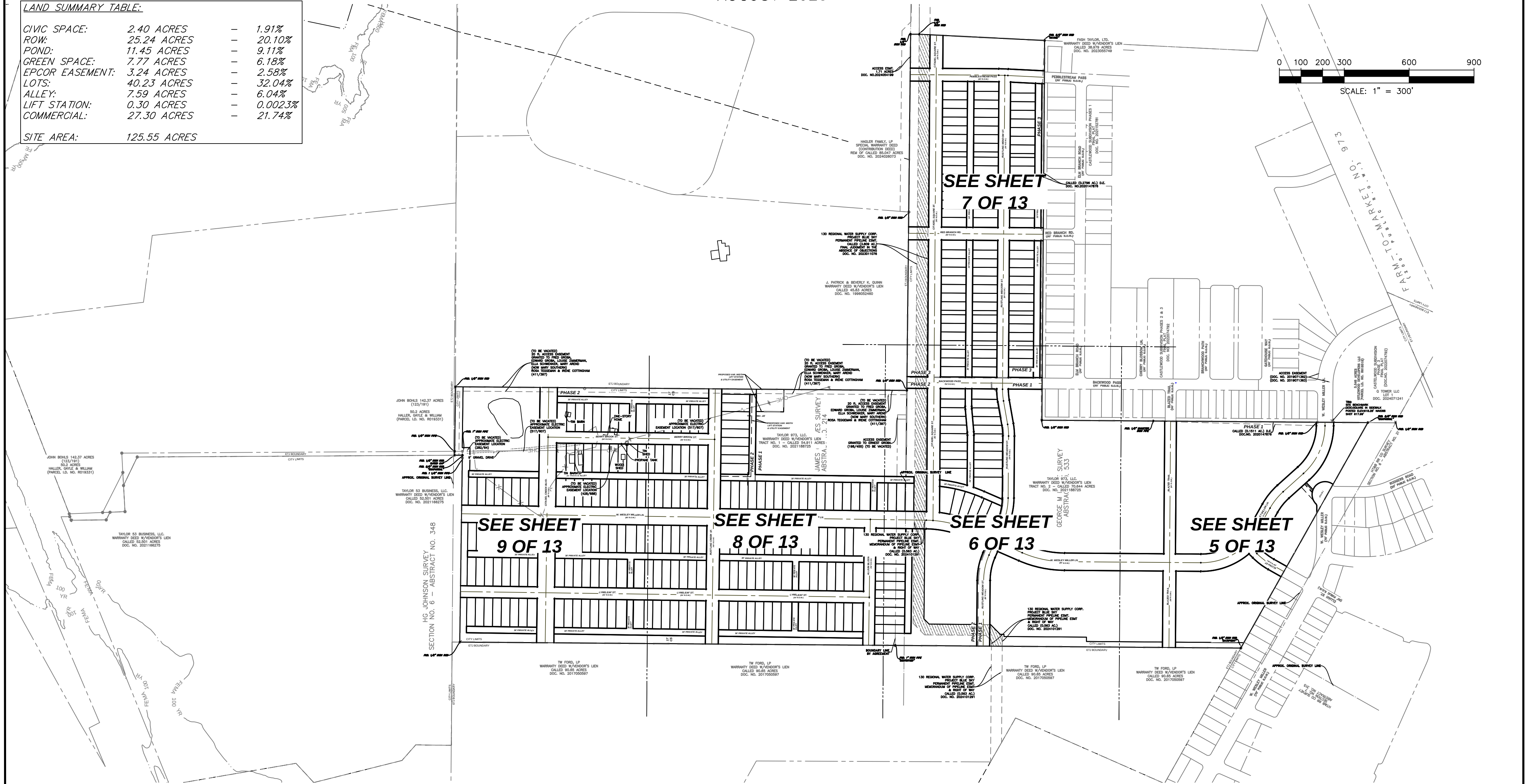
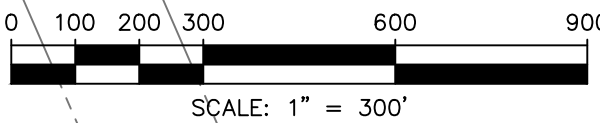
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LAND SUMMARY TABLE:

CIVIC SPACE:	2.40 ACRES	-	1.91%
ROW:	25.24 ACRES	-	20.10%
POND:	11.45 ACRES	-	9.11%
GREEN SPACE:	7.77 ACRES	-	6.18%
EPCOR EASEMENT:	3.24 ACRES	-	2.58%
LOTS:	40.23 ACRES	-	32.04%
ALLEY:	7.59 ACRES	-	6.04%
LIFT STATION:	0.30 ACRES	-	0.0023%
COMMERCIAL:	27.30 ACRES	-	21.74%
SITE AREA:	125.55 ACRES		



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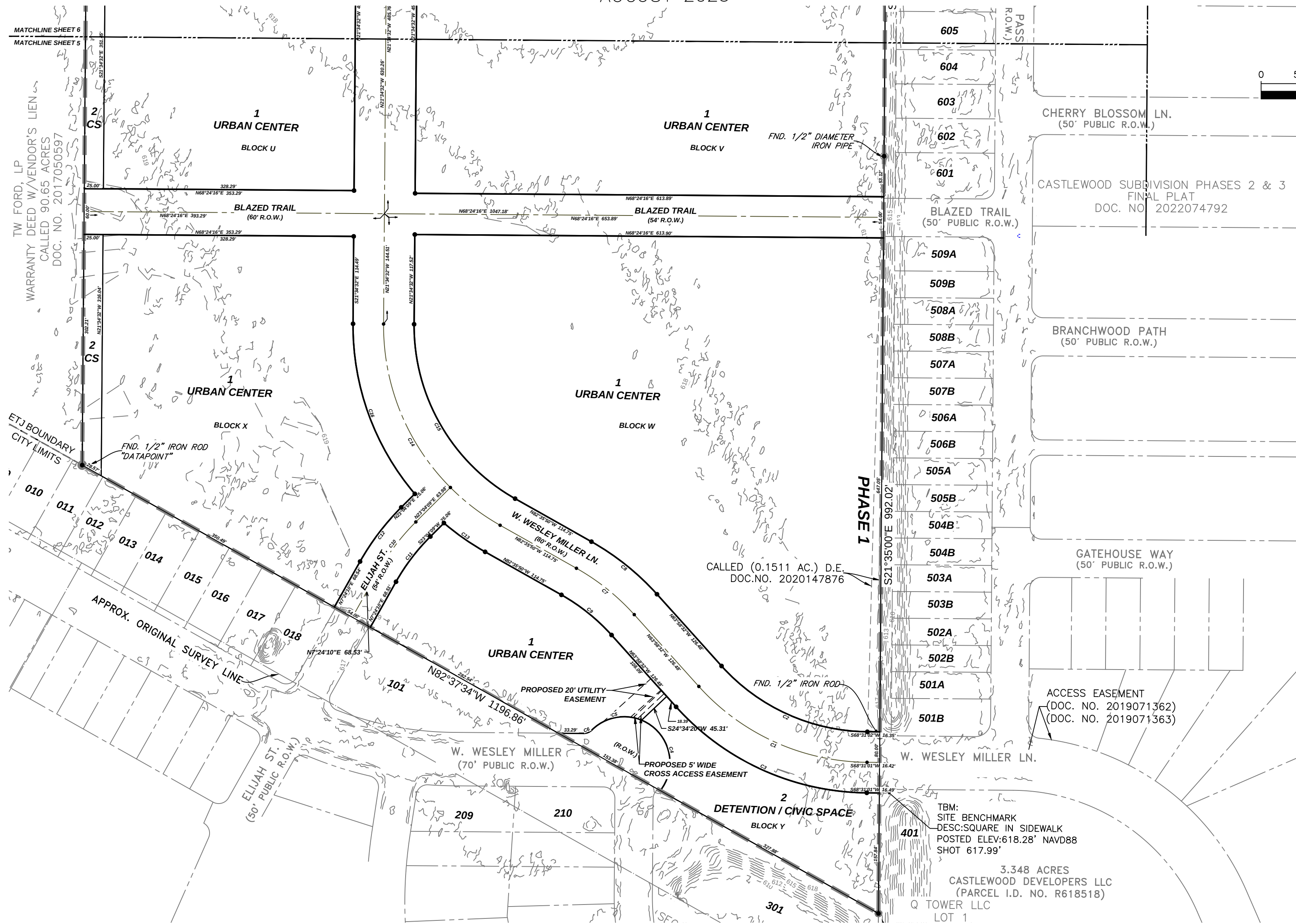
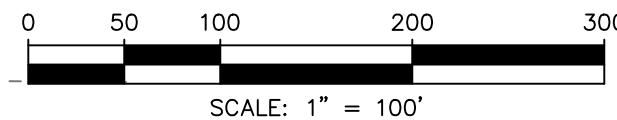
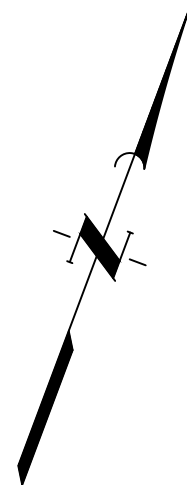
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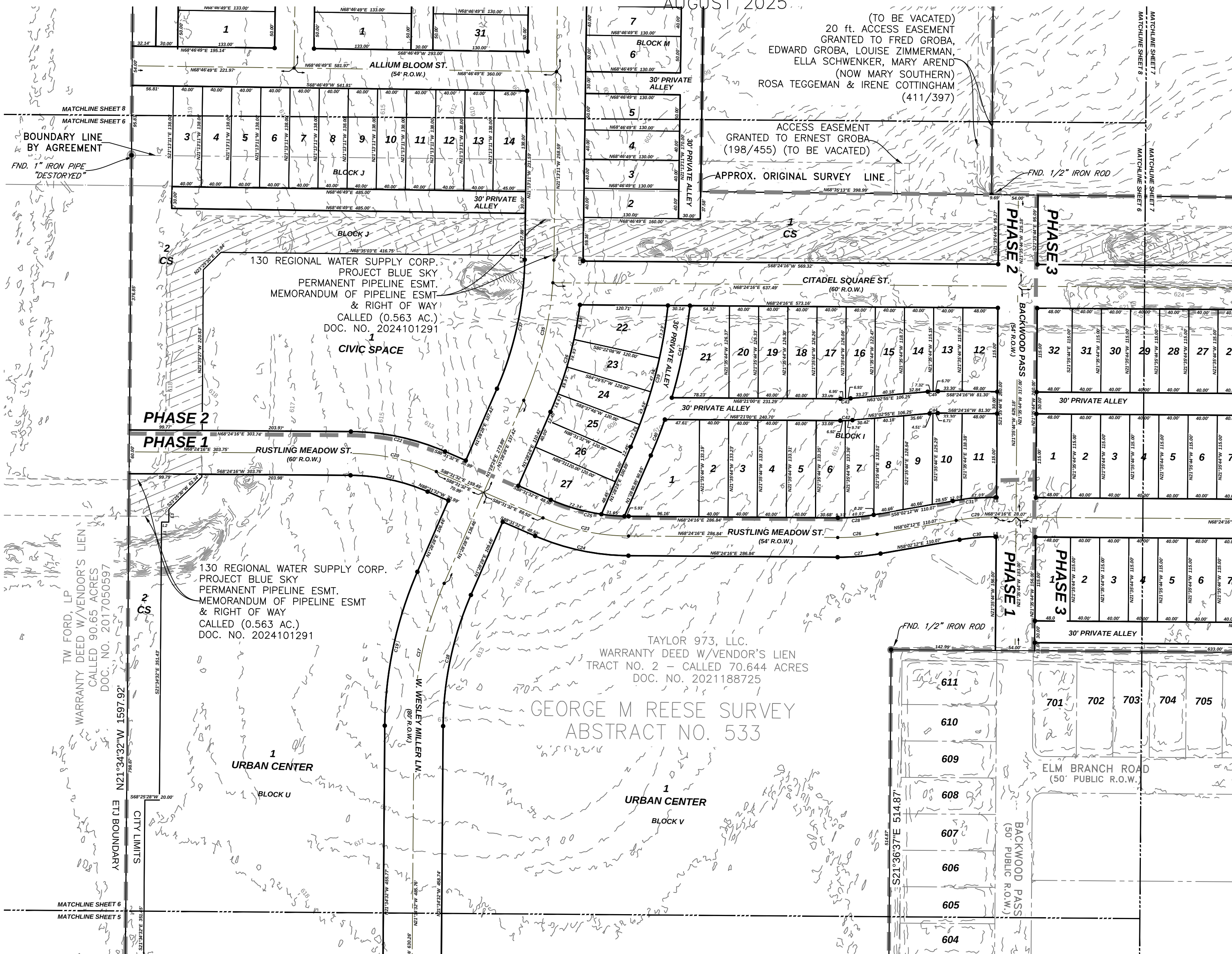
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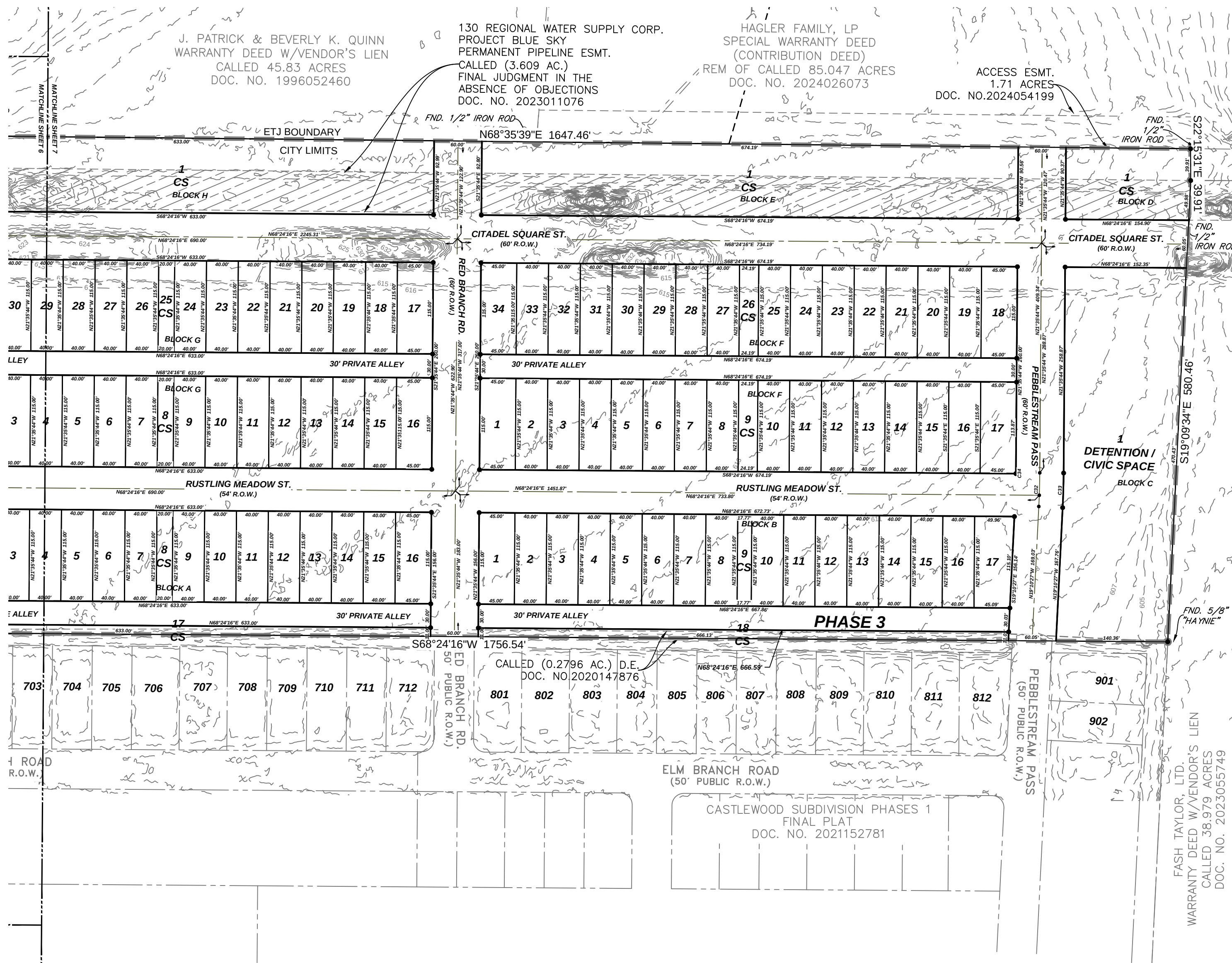
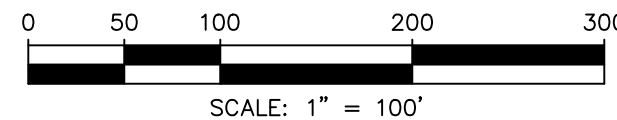
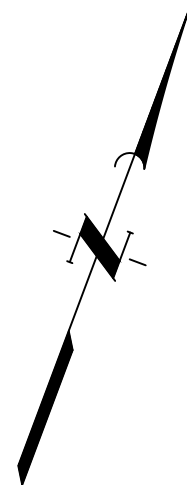
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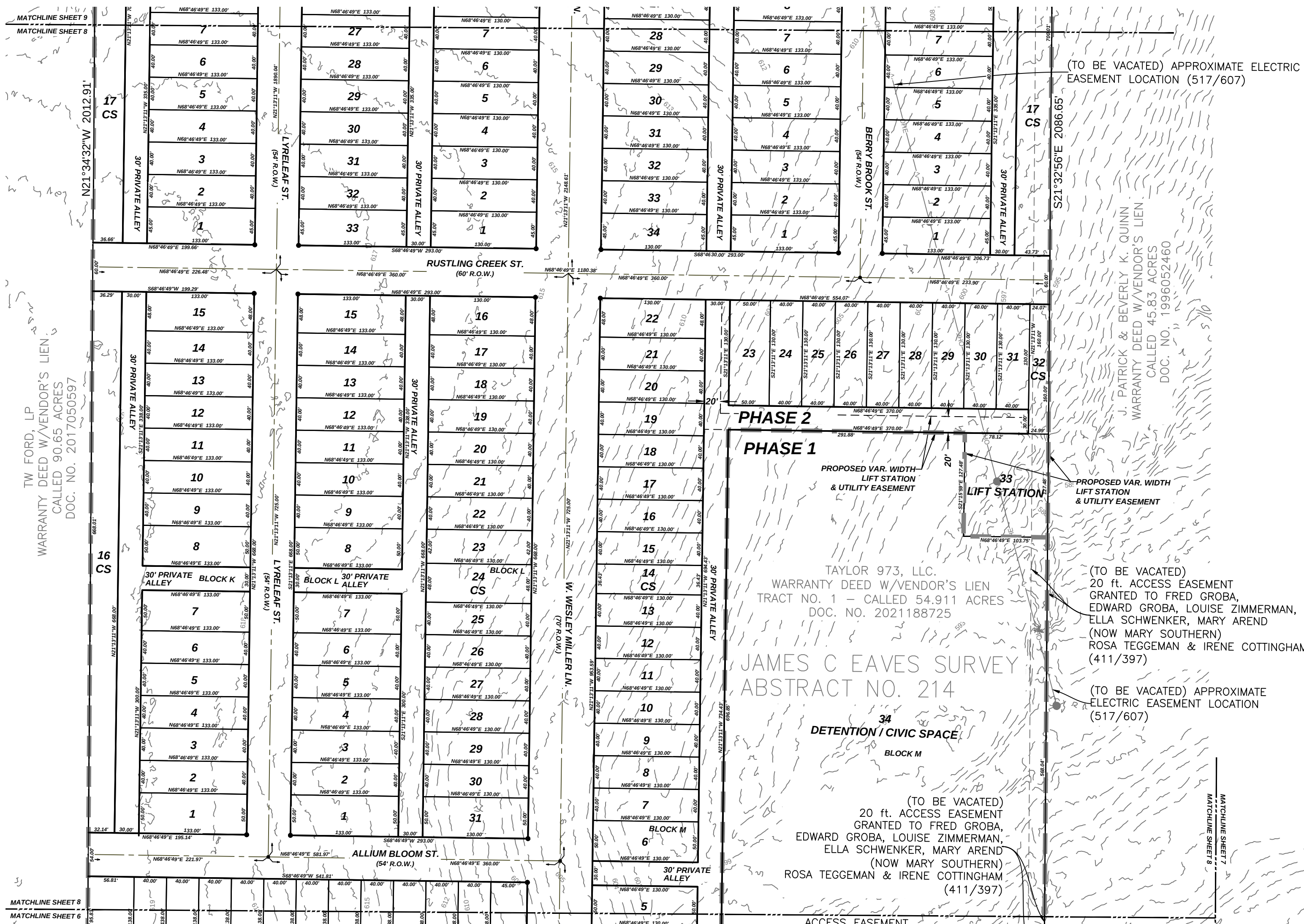
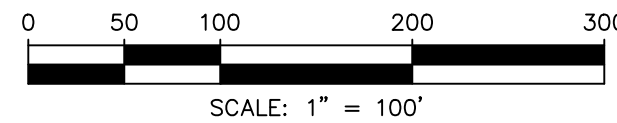
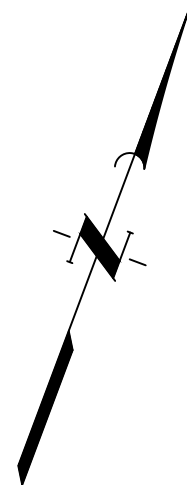
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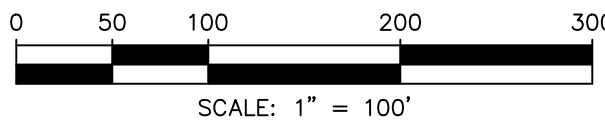
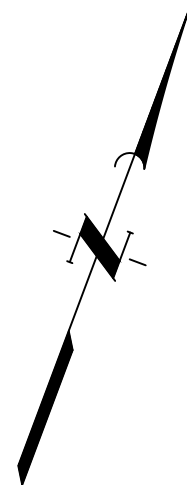
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- There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C0540F & 48491C0541F, effective date of 12/20/2019.
- A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages
- Minimum Fire Flow of 2,000 gallons per minutes for not less than two (2) hours shall be provided.
- Blue Sky Pipeline Easement (DOC. NO. 2023011076) will remain in place, all current restrictions continue to apply.
- Lots 8A, 9B, 9F, 26F, 8G, 25G, 24L, 14M, 9O, 26O, 9P to have dedicated cross access easement for entirety of lot boundary.

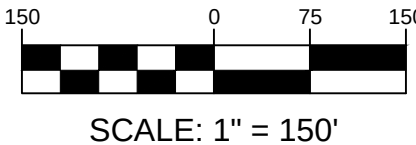
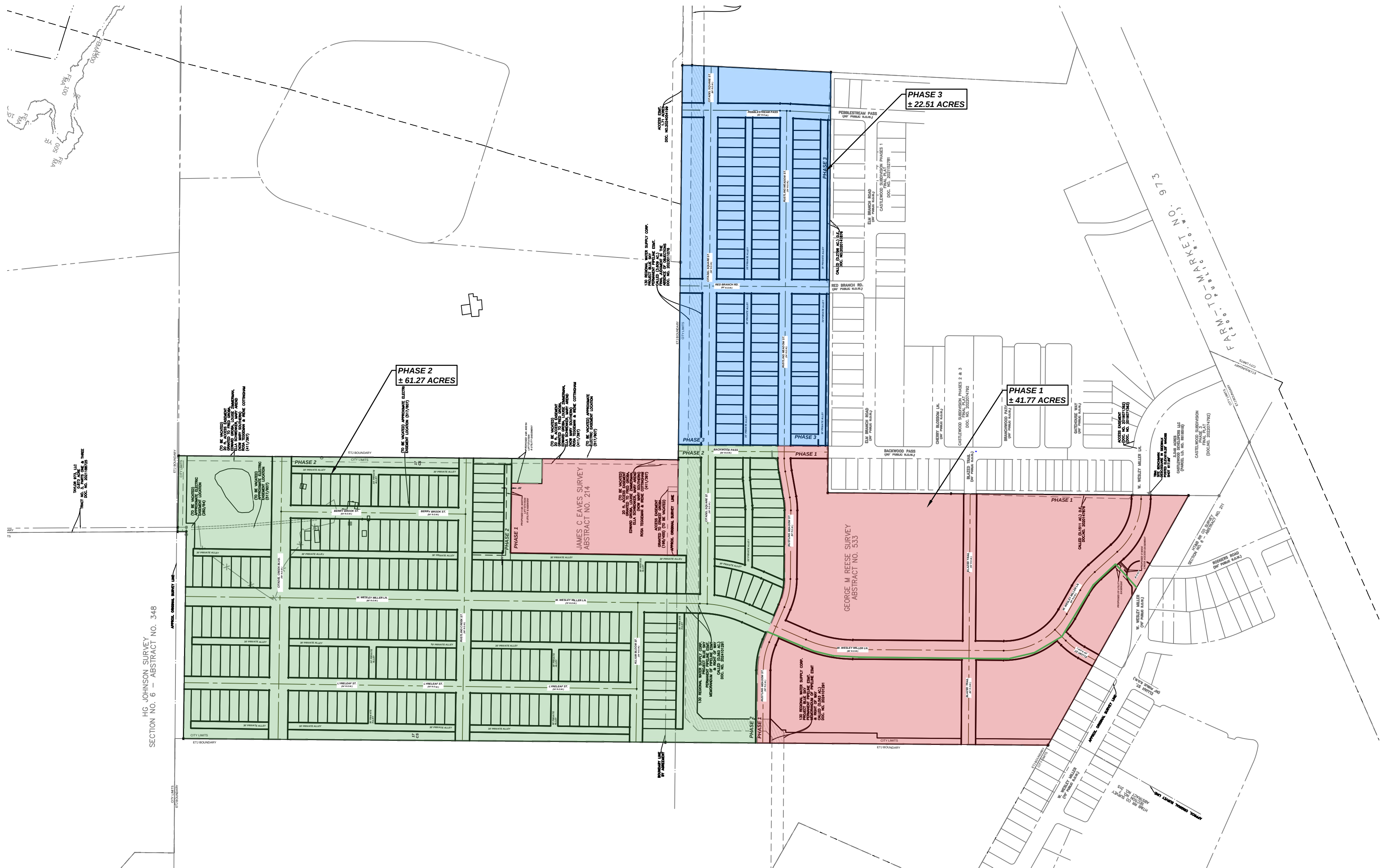
OWNER/ DEVELOPER:
TAYLOR 973 LLC
3040 POST OAK BLVD STE 1212
HOUSTON, TX 77056
713-598-3821

SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493

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CITADEL SQUARE SUBDIVISION

A PRELIMINARY PLAT OF 126.617 ACRES OUT OF
THE GEORGE M. REESE SURVEY, A-533 THE
JAMES C. EAVES SURVEY, A-214 & THE H.G.
JOHNSON SURVEY SEC NO. 6, A-348
WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR
AUGUST 2025



PHASING LEGEND	
	PHASE 1
	PHASE 2
	PHASE 3

Legend of Graphics and Abbreviations	
AC	"Acre"
DOC	"Document"
D.R.W.C.T.	"Deed Records of Williamson County, Texas"
CS	"Civic Space"
No.	"Number"
O.P.R.W.C.T.	"Official Public Records of Williamson County, Texas"
POB	"Point of Beginning"
ROW	"Right-of-Way"
Vol. Pg.	"Volume _____, Page _____"
D.E.	"Drainage Easement"

- Notes:
- Utility Providers -Water: City of Taylor, Wastewater: City of Taylor, Electricity: Oncor Electric.
 - 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 48491C0540F & 48491C0541F, effective date of 12/20/2019.
 - A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages
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Line Table		
Line #	Length	Direction
L1	30.000	S21° 34' 32.18"E
L2	10.000	S68° 24' 15.86"W
L3	17.601	S21° 34' 32.18"E
L4	3.632	S21° 35' 26.88"E
L5	1.071	S68° 24' 15.86"W
L6	1.071	S68° 24' 15.86"W
L7	4.995	N21° 13' 10.98"W
L8	35.974	N22° 26' 48.00"W
L9	18.160	N68° 58' 23.69"E

Curve Table							
Curve #	Arc Length	Radius	Delta	Chord Length	Chord Bearing	Tangent	
C1	248.75	300.00	47°30'27"	241.68'	N87°43'45.40"W	132.03'	
C2	215.58	260.00	47°30'27"	209.46'	N87°43'45.40"W	114.42'	
C3	281.91	340.00	47°30'27"	273.91'	N87°43'45.40"W	149.63'	
C4	110.40	60.00	105°25'27"	95.47'	N36°52'38.98"W	78.80'	
C5	70.42	60.00	67°14'36"	66.44'	S56°47'19.66"W	39.90'	
C6	11.85	15.00	45°14'56"	11.54'	S45°47'29.67"W	6.25'	
C7	97.50	300.00	18°37'18"	97.07'	N73°17'11.20"W	49.19'	
C8	110.50	340.00	18°37'18"	110.02'	N73°17'11.20"W	55.74'	
C9	84.50	260.00	18°37'18"	84.13'	N73°17'11.20"W	42.63'	
C10	82.03	300.00	15°40'00"	81.77'	N15°14'09.47"E	41.27'	
C11	74.65	273.00	15°40'00"	74.42'	N15°14'09.47"E	37.56'	
C12	89.41	327.00	15°40'00"	89.13'	S15°14'09.47"W	44.99'	
C13	65.94	340.00	11°06'43"	65.84'	N77°02'29.09"W	33.07'	
C14	319.51	300.00	61°01'18"	304.62'	N52°05'11.29"W	176.79'	
C15	276.91	260.00	61°01'18"	264.00'	N52°05'11.29"W	153.22'	
C16	242.11	340.00	40°48'01"	237.03'	N41°58'32.85"W	126.45'	
C17	201.15	500.00	23°03'00"	199.80'	N10°03'01.93"W	101.95'	
C18	185.06	460.00	23°03'00"	183.81'	S10°03'01.93"E	93.80'	
C19	217.24	540.00	23°03'00"	215.78'	S10°03'01.93"E	110.11'	
C20	120.79	300.00	23°04'12"	119.98'	N79°56'22.09"E	61.23'	
C21	108.72	270.00	23°04'12"	107.98'	N79°56'22.09"E	55.10'	
C22	132.87	330.00	23°04'12"	131.98'	N79°56'22.09"E	67.35'	
C23	120.79	300.00	23°04'12"	119.98'	N79°56'22.09"E	61.23'	
C24	131.67	327.00	23°04'12"	130.78'	N79°56'22.09"E	66.74'	
C25	109.92	273.00	23°04'12"	109.18'	N79°56'22.09"E	55.72'	
C26	54.29	300.00	10°22'04"	54.21'	N63°13'13.88"E	27.22'	
C27	59.17	327.00	10°22'04"	59.09'	S63°13'13.88"W	29.67'	
C28	49.40	273.00	10°22'04"	49.33'	S63°13'13.88"W	24.77'	
C29	54.29	300.00	10°22'04"	54.21'	N63°13'13.88"E	27.22'	
C30	49.40	273.00	10°22'04"	49.33'	S63°13'13.88"W	24.77'	
C31	59.17	327.00	10°22'04"	59.09'	S63°13'13.88"W	29.67'	
C32	42.26	1000.00	2°25'17"	42.26'	N20°23'05.64"W	21.13'	
C33	43.53	1030.00	2°25'17"	43.53'	N20°23'05.64"W	21.77'	
C34	1.13	970.00	0°04'00"	1.13'	S21°33'44.15"E	0.56'	
C35	198.04	500.00	22°41'39"	196.75'	N09°52'21.33"W	100.34'	

Curve Table						
Curve #	Arc Length	Radius	Delta	Chord Length	Chord Bearing	Tangent
C36	152.85	540.00	16°13'04"	152.34'	N06°38'03.64"W	76.94'
C37	182.20	460.00	22°41'39"	181.01'	N09°52'21.33"W	92.31'
C38	0.89	540.00	0°05'38"	0.89'	S21°10'21.82"E	0.44'
C39	201.22	660.00	17°28'05"	200.44'	N07°15'34.22"W	101.40'
C40	52.99	690.00	4°23'59"	52.97'	S00°43'31.36"E	26.51'
C41	128.88	690.00	10°42'05"	128.69'	N10°53'13.57"W	64.63'
C42	16.65	180.00	5°18'05"	16.65'	S65°41'57.33"W	8.33'
C43	13.88	150.00	5°18'05"	13.87'	S65°41'57.33"W	6.94'
C44	11.22	120.00	5°21'21"	11.21'	S65°43'35.38"W	5.61'
C45	14.02	150.00	5°21'21"	14.02'	S65°43'35.38"W	7.02'

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PZ-2024-2088

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WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR
AUGUST 2025

ADJACENT PROPERTY OWNER INFORMATION

NUMBER	OWNER	LOT NUMBER	DOC. NUMBER
009	FR CASTLEWOOD LLC	LOT 9	NA.
010	FR CASTLEWOOD LLC	LOT 10	NA.
011	FR CASTLEWOOD LLC	LOT 11	NA.
012	FR CASTLEWOOD LLC	LOT 12	NA.
013	FR CASTLEWOOD LLC	LOT 13	NA.
014	FR CASTLEWOOD LLC	LOT 14	NA.
015	FR CASTLEWOOD LLC	LOT 15	NA.
016	FR CASTLEWOOD LLC	LOT 16	NA.
017	FR CASTLEWOOD LLC	LOT 17	NA.
018	FR CASTLEWOOD LLC	LOT 18	NA.
101	FR CASTLEWOOD LLC	LOT 1	NA.
209	FR CASTLEWOOD LLC	LOT 9	NA.
210	FR CASTLEWOOD LLC	LOT 10	NA.
301	FR CASTLEWOOD LLC	LOT 1	NA.
401	Q TOWER LLC	LOT 1	2024071241
501A	DFH WILDWOOD LLC	LOT 1A	2024077984
501B	DFH WILDWOOD LLC	LOT 1B	2024077984
502A	DFH WILDWOOD LLC	LOT 2A	2024077984
502B	DFH WILDWOOD LLC	LOT 2B	2024077984
503A	DFH WILDWOOD LLC	LOT 3A	2024077984
503B	DFH WILDWOOD LLC	LOT 3B	2024077984
504B	DFH WILDWOOD LLC	LOT 4A	2024077984
504B	DFH WILDWOOD LLC	LOT 1B	2024077984
505A	DFH WILDWOOD LLC	LOT 1B	2024077984
505B	DFH WILDWOOD LLC	LOT 1B	2024077984
506A	DFH WILDWOOD LLC	LOT 1B	2024077984
506B	DFH WILDWOOD LLC	LOT 1B	2024077984
507A	DFH WILDWOOD LLC	LOT 1B	2024077984
507B	DFH WILDWOOD LLC	LOT 1B	2024077984
508A	DFH WILDWOOD LLC	LOT 1B	2024077984
508B	DFH WILDWOOD LLC	LOT 1B	2024077984
509A	DFH WILDWOOD LLC	LOT 1B	2024077984
509B	DFH WILDWOOD LLC	LOT 1B	2024077984
601	LAND HOLDINGS WACAS LLC	LOT 1	2023025470
602	LAND HOLDINGS WACAS LLC	LOT 2	2023025470
603	LAND HOLDINGS WACAS LLC	LOT 3	2023025470
604	LAND HOLDINGS WACAS LLC	LOT 4	2023025470
605	LAND HOLDINGS WACAS LLC	LOT 5	2023025470
606	LAND HOLDINGS WACAS LLC	LOT 6	2023025470
607	LAND HOLDINGS WACAS LLC	LOT 7	2023025470
608	LAND HOLDINGS WACAS LLC	LOT 8	2023025470
609	LAND HOLDINGS WACAS LLC	LOT 9	2023025470
610	LAND HOLDINGS WACAS LLC	LOT 10	2023025470

ADJACENT PROPERTY OWNER INFORMATION

NUMBER	OWNER	LOT NUMBER	DOC. NUMBER
611	LAND HOLDINGS WACAS LLC	LOT 11	2023025470
701	DFH WILDWOOD LLC	LOT 1	2024053228
702	DFH WILDWOOD LLC	LOT 2	2024053228
703	DFH WILDWOOD LLC	LOT 3	2024046688
704	DFH WILDWOOD LLC	LOT 4	2024046688
705	DFH WILDWOOD LLC	LOT 5	2024046688
706	DFH WILDWOOD LLC	LOT 6	2024046688
707	DFH WILDWOOD LLC	LOT 7	2024046688
708	HARRIS, MITCHELL PAUL	LOT 8	2025049990
709	GORDON, LARRY KEITH JR & GOVANNA KRISTIANNA	LOT 9	2025031108
	ORTON, WILLIAM CHRISTOPHER & STEPHANIE DEANN		2025049604
710	OLGUIN, PATRICK & JUANITA FLORES & SELENA MERCEDES	LOT 10	
711		LOT 11	2024046688
712	DFH WILDWOOD LLC	LOT 12	2024046688
801	RICO, JUAN A MORALES	LOT 1	2024072342
802	ROBERTS, TY ALAN	LOT 2	2025016078
803	ARTHA TX LLC	LOT 3	2024012807
804	BONNEAU, KYLIE BRIELLE	LOT 4	2024011292
805	SIPLE, KAITLYN ELLEN & JOSHUA AARON THURSTON	LOT 5	2024042867
	VALDEZ, LAURA & DANIEL		2024036237
807	HAWKINS U BASSEY & AKON H BASSEY TRS OF THE BASSEY FAMILY LIVING TRUST	LOT 7	
808	ALVAREZ, ANTHONY	LOT 8	2023097643
809	JEON, HYEJEONG	LOT 9	2023077821
810	SASSCER, SCARLETT S	LOT 10	2023081929
811	OREILLY, CINDY	LOT 11	2024007302
812	DUARTE, DAVID	LOT 12	2023081235
901	VON ROSENBERG, CHARLES HOLLAND & KATLYN MARIE	LOT 1	2023071694
902	SANGARD QOZ OPERATIONS LLC	LOT 2	2023076542

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JOHNSON SURVEY SEC NO. 6, A-348
WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR
AUGUST 2025

Owner’s Signature Block

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

I, TAYLOR 973 LLC, Steven Tinnin co-owner of the certain 126.617 ACRES tract of land shown hereon and described in a deed recorded in Document No. 2021188725 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 Williamson County 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 Citadel Square Subdivision.

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

(Owner’s Signature)

TAYLOR 973 LLC
3040 POST OAK BLVD STE 1212
HOUSTON, TX 77056

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

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

GIVEN UNDER MY HAND AND SEAL of office this day of _____, 20____ .

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

Engineer’s Certification

I, Eric Christopher Vann, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0520F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at _____, County, Texas, this _____ day of _____, 20_____.

Registered Professional Engineer
No. 144638 State of Texas

Surveyor’s Certification

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

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

TO CERTIFY WHICH, WITNESS my hand and seal at _____,
County, Texas, this _____ day of _____, 20_____.

Registered Professional Surveyor (sealed)
No. 5573 State of Texas

Lien Holder (Notarized)
STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

Loan Ranger Capital Investments REIT, LLC, at Grantee’s request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note herein described. The Vendor’s Lien and Superior Title to the property are retained for the benefit of Loan Ranger Capital Investments REIT, LLC and are transferred to that party without recourse on Grantor.

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

(Lien Holder’s Signature)
4721 Bosque Blvd
Waco, TX 78710

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

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

GIVEN UNDER MY HAND AND SEAL of office
this day of _____, 20____ .

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

Development Services Director

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

Director Date

County Clerk’s Certification

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

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

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

Clerk County Court
of Williamson County, Texas

By: _____
Deputy

Planning and Zoning Commission – Preliminary Plats

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

Chairman Date

Secretary Date

City of Taylor – Floodplain Administrator

Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with City of Taylor Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. City of Taylor disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

City of Taylor Floodplain Administrator Date

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City of Taylor

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

Jason Chu
Quiddity Engineering

Date: Tuesday, October 7, 2025

TX
jchu@quiddity.com

Address: FM 973 & US 79, Taylor

Permit Number PZ-2024-2088

Dear Jason Chu,

Staff has completed its review of plans for the Citadel Square (formally Davis Tract) Preliminary Plat that is to be located at FM 973 & US 79, Taylor. There are some corrections that need to be made prior to resubmittal of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Parker McDowell. Should you have any questions or require additional information regarding any of these comments, please contact Parker McDowell by email at parker.mcdowell@hdrinc.com.

- As of 10/01 Amendments to PZ-2022-1594 and PZ-2024-2102 are not reflected. Approval will be conditional on those amendments being accepted.
- On the cover sheet in the lot and block table, Lot 17 is not shown on the plat in Block K
- Correct the table error, after Block T Lot 13 it looks like there is a value not showing
- Lot Nos CS Lots 11-13 are not shown on the plat in block T
- On the Key sheet, confirm flag lots section of the preliminary plat is not needed. lots still appear to be listed in the lot table.

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 permit page to download PDF of plans with engineering comments referenced below:](#)

Preliminary Plat - Engineering Review 05

Sheet 1 of 13

1. Note, this street name is subject to planning of adjacent development
2. Revise text to Block Y
3. Revise submittal date

Sheet 3 of 13

1. Why not consolidate with Sheet 2?

Sheet 6 of 13

1. Revise text overlap

Sheet 7 of 13

1. Provide point of beginning on plat drawing.
2. Provide a corner tie to the original abstract survey

Sheet 8 of 13

1. Label this feature on plat (alley?)

Utility Layout Schematic - Engineering Review 05

Overall Schematic

1. In pRogress/Unresolved: Lift station and force main are subject to development and utility agreement. No information was provided in the engineering letter narrative regarding this lift station and force main, update accordingly for review.

Traffic Impact Analysis - Review 02

Please see Associated Documents section for a memo containing a summary of comments and responses from TIA review.

Wesley Miller - Castlewood Connection Review 02

1. No objections taken for proposed layout with the condition that the street and other improvements are reviewed during the subdivision improvements plan submittal.
2. Coordination shall be made with the City for the completion of ROW improvements along unimproved Wesley Miller.

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 parker.mcdowell@hdrinc.com.

Thank you,



Parker McDowell

Attachment



City Council Meeting **November 12, 2025** **Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 5.

Agenda Title: **PZ-2025-2592 Consider disapproval of the Minnow Springs Subdivision Minor Plat, generally located at 811 Hwy 95 South, legally described as approximately 1.28 acres of land situated in the Absolom Jett Survey, Abstract No. 343, more particularly described by the Williamson Central Appraisal District Parcels R019322 and R019321, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.**

Council Action to be Taken:

Department Submitted: Developmnet Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION	
Applicant:	Bruce Bryan, Bryan Technical Services
Address/Location:	Generally located at 811 Hwy 95 South
Legal Description:	Legally described as approximately 1.28 acres of land situated in the Absolom Jett Survey, Abstract No. 343, more particularly described by the Williamson Central Appraisal District Parcels R019322 and R019321, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.
Current Zoning:	None, the property is in the Extra Territorial Jurisdiction
Current Use:	Gas Station
Case History:	This is the first submission of the proposed Minor Plat.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Applicant has not met the minimum stands of the LDC and Engineering Manual, including but not limited to:

1. The information in the signature blocks is incorrect
2. There is incorrect information on City utility connection

3. Dimensions and depictions of easements need revision
4. Plat notes and scrivener errors across the plat need correction
5. The vicinity map need corrected as some properties are called out incorrectly

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Consider Disapproval of Minnow Springs Subdivision Minor Plat

5. FUNDING SOURCE

6. TIMELINE

N/A

7. OTHER OPTIONS

8. ATTACHMENTS

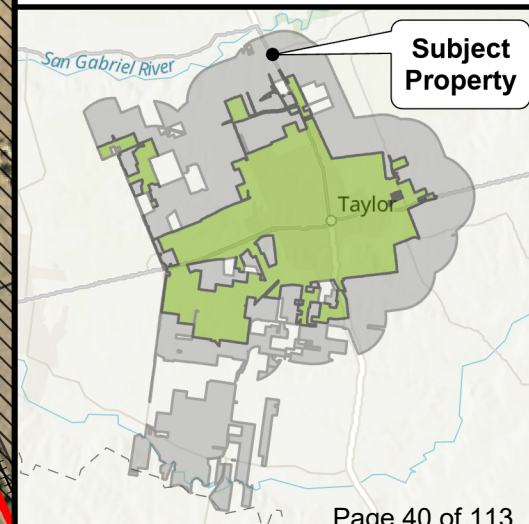
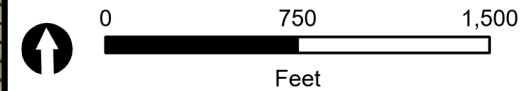
1. _05a_PZ 2025-2592 Location Map
2. _05b_PZ 2025-2592 Proposed Plat
3. _05c_PZ 2025-2592 Comment Letter

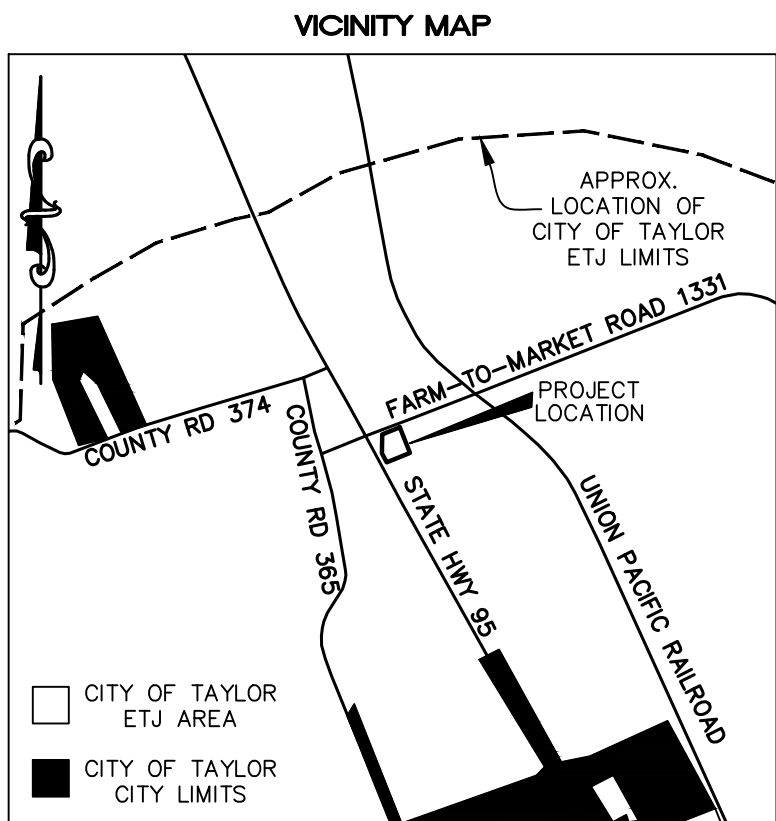


PZ-2025-2592

**811 Highway 95
Minor Plat
Location Map
Approximately 1.6 acres**

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





- PLAT NOTES:
- UTILITY PROVIDERS -WATER: CITY OF TAYLOR; WASTEWATER: JONAH S.U.D.; ELECTRICITY: ONCOR
 - ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
 - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER **48491C0345F**, EFFECTIVE DATE OF **12/20/2019**
 - THE FIRE FLOW SHALL BE THE MINIMUM REQUIRED FLOW AS ADOPTED BY THE 2018 INTERNATIONAL FIRE CODE, FOR NOT LESS THAN 2 HOURS.
 - IT IS RECOMMENDED THAT ACCESS ROADS OR DRIVEWAYS BE CONSTRUCTED WITH SUFFICIENT WIDTH AND ALL WEATHER MATERIAL TO SUPPORT EMERGENCY SERVICE VEHICLES. DRIVEWAYS WILL BE BUILT TO THE CITY OF TAYLOR'S CURRENT STANDARDS.
 - THAT ALL EXISTING EASEMENTS ON OR ADJACENT TO THE PROPOSED SUBDIVISION ARE SHOWN AS NOTED IN THE MOST RECENT TITLE SURVEY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THE PROPERTY

MINOR PLAT
MINNOW SPRINGS SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY TEXAS

BEING A 1.629 ACRE TRACT OF LAND, IN THE ABSOLOM JETT SURVEY ABSTRACT NO. 343, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF BOTH OF A CALLED "0.85 ACRE" DESCRIBED IN A WARRANTY DEED TO MARTHA'S DOG GROOMING, LLC IN DOCUMENT NO. 2012066057 AND A CALLED "TRACT ONE- 0.78 ACRES" DESCRIBED IN A WARRANTY DEED TO MARTHA'S DOG GROOMING, LLC IN DOCUMENT NO. 2012066058 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

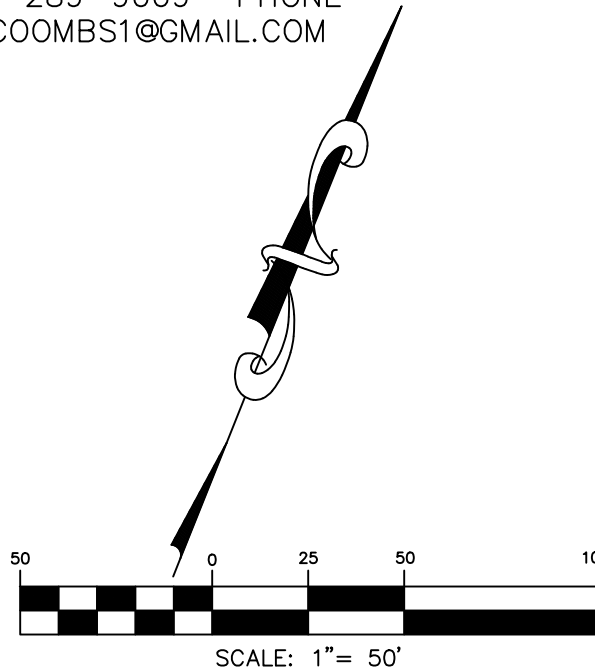
OWNERS:
DAN GRAVES
MARTHA'S DOG GROOMING, LLC
308 W HIGHWAY 79, THRALL, TX 76578

ACREAGE:
1.629 - TOTAL SITE

NO. OF BLOCKS: 1
NO. OF LOTS: 1
NEW STREETS:
SUBMISSION DATE: 9-5-2025
2ND SUBMITTAL: 10-16-2025
3RD SUBMITTAL:
4TH SUBMITTAL:
5TH SUBMITTAL:

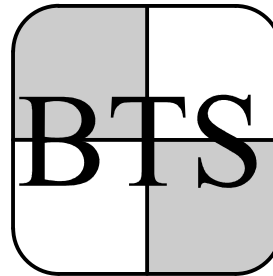
SURVEYOR:
BRUCE BRYAN
BRYAN TECHNICAL SERVICES, INC.
911 N. MAIN
TAYLOR, TX 76574
512-352-9090 - PHONE
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:
DAVID W. COOMBS, P.E.
COOMBS ENVIROMENTAL ENGINEERING, INC.
TBPE FIRM NUMBER F-3742
512-289-9009- PHONE
DWCOOMBS1@GMAIL.COM



MINOR PLAT OF
MINNOW SPRINGS SUBDIVISION
CITY OF TAYLOR
PROJECT NUMBER
PZ-2025-2025-2592

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: NLF	CHECKED BY: BLB
SCALE: 1"= 50'	APPROVED BY: BLB
PROJECT NO. 24-704	DATE: SEPTEMBER 4, 2025

"2.393 ACRES"
WD- CAROLE A. TUCKER
TO
CAROLE A. TUCKER LIVING TRUST
4-29-2005 2005031689 OPRWC

COUNTY ROAD 365

- LEGEND:
- IRON ROD FOUND
 - IRON PIPE FOUND
 - TXDOT CONCRETE MONUMENT FOUND

"10.54 ACRES" SAVE & EXCEPT 8.24 ACRES
WD- REGAL CAR WASH, INC
TO
STAR-TEX PROPANE, INC
11-08-2002 2002088399 OPRWC

"7.765 ACRES"
WD W/VL- THE WILLIAM AND CHARLOTTE ALBERT
FAMILY LIMITED PARTNERSHIP
TO
4J'S AND PERRY, INC
7-7-2014 2014052137 OPRWC

ABBREVIATIONS
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
WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD
P.O.C. - PLACE OF COMMENCING
P.O.B. - PLACE OF BEGINNING

"TRACT 1, CIRCLEVILLE ACRES"
CABINET G, SLIDE 328, PRWC
*OWNED BY JONAH WATER SPECIAL UTILITY DISTRICT,
PER DOC. NO. 2020010320 OPRWC*

FARM-TO-MARKET ROAD 1331
(R.O.W.= 80')
VOLUME 379, PAGE 117 DRWC

"0.85 ACRES"
WD- G&V PROMOTIONALS
TO
MARTHA'S DOG GROOMING, LLC
8-16-2012 2012066057 ORWC

1.629 ACRES
(70,954 SQ. FT.)

"TRACT 1- 0.78 ACRES"
WD- VICKERS & GRAVES, INC.
TO
MARTHA'S DOG GROOMING, LLC
8-16-2012 2012066058 OPRWC

BLOCK "A"

"1.53 ACRES"
WD - DEAN THREADGILL
AND SHARRION THREADGILL
TO
SERIES 1 OF DTST INVESTMENTS, LLC
11-27-2024 2024095164 OPRWC

RELEASED: 9-5-2025 FOR REVIEW
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.

"EXHIBIT A-8, 72.91 ACRES"
SWD- SHARON Y. MORRIS, AS TRUSTEE OF THE
SHARON Y. MORRIS TUST
TO
CLARENDOR CAPITAL, LTD.
12-27-2024 2024102757 OPRWC

TO THE APPROXIMATE
SOUTHEAST CORNER OF THE
ABSOLOM JETT SURVEY

SHEET

1

OF

2

P.O.B.

"EXHIBIT A-8, 72.91 ACRES"
SWD- SHARON Y. MORRIS, AS TRUSTEE OF THE
SHARON Y. MORRIS TUST
TO
CLARENDOR CAPITAL, LTD.
12-27-2024 2024102757 OPRWC

STATE HIGHWAY 95
(R.O.W.= 120')
VOLUME 303, PAGE 224 DRWC

FIELD NOTES:

1.629 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE ABSOLOM JETT SURVEY, ABSTRACT NO. 343 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED "0.85 ACRES" CONVEYED BY WARRANTY DEED FROM G&V PROMOTIONALS TO MARTHA'S DOG GROOMING, LLC, DATED 8-16-2012 RECORDED IN DOCUMENT NO. 20120066057, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), ALSO BEING ALL OF A CALLED "TRACT ONE- 0.78 ACRES" CONVEYED IN WARRANTY DEED FROM VICKERS & GRAVES, INC. TO MARTHA'S DOG GROOMING, LLC, DATED 8-16-2012 AND RECORDED IN DOCUMENT NO. 2012066058 (OPRWC) AND BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF AUGUST, 2024 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD FOUND IN THE EASTERN RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY 95, BEING THE SOUTHWEST CORNER OF SAID "0.78 ACRES" AND ALSO BEING THE NORTHWEST CORNER OF A CALLED "EXHIBIT A-8, 72.91 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM SHARON Y. MORRIS, AS TRUSTEE OF THE SHARON Y. MORRIS TRUST TO CLARENDOR CAPITAL, LTD., DATED 12-27-2024 AND RECORDED IN DOCUMENT NO. 2024102757 (OPRWC);

THENCE NORTH 28° 33' 55" WEST WITH THE COMMON LINE OF SAID "0.78 ACRES" AND TEXAS STATE HIGHWAY 95, A DISTANCE OF 104.68 FEET TO A 1/2" IRON ROD FOUND (CAPPED) IN THE COMMON LINE OF SAID "0.78 ACRES" AND TEXAS STATE HIGHWAY 95, SAME BEING AN EXTERIOR CORNER OF SAID "0.78 ACRES";

THENCE NORTH 00° 52' 05" EAST WITH THE COMMON LINE OF SAID "0.78 ACRES" AND TEXAS STATE HIGHWAY 95, A DISTANCE OF 198.82 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND IN THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF TEXAS HIGHWAY 95 AND THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 1331, BEING THE NORTHWEST CORNER OF SAID "0.78 ACRES";

THENCE NORTH 68° 02' 40" EAST WITH THE COMMON LINE OF SAID "0.78 ACRES" AND FARM-TO-MARKET ROAD 1331, A DISTANCE OF 68.84 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 1331, BEING THE NORTHEAST CORNER OF SAID "0.78 ACRES" AND ALSO BEING THE NORTHWEST CORNER OF SAID "0.85 ACRES";

THENCE NORTH 68° 39' 45" EAST WITH THE COMMON LINE OF SAID "0.85 ACRES" AND FARM-TO-MARKET ROAD 1331, A DISTANCE OF 129.42' TO A 1/2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID "0.85 ACRES", SAME BEING THE NORTHWEST CORNER OF A CALLED "1.53 ACRES" CONVEYED IN A WARRANTY DEED FROM DEAN THREADGILL AND SHARRION THREADGILL TO SERIES 1 OF DTST INVESTMENTS, LLC, DATED 11-27-2024 AND RECORDED IN DOCUMENT NO. 2024095164 (OPRWC);

THENCE SOUTH 21° 27' 43" EAST WITH THE EAST LINE OF SAID "0.85 ACRES" AND THE WEST LINE OF SAID "1.53 ACRES"; A DISTANCE OF 285.78 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID "75.125 ACRES", BEING THE SOUTHEAST CORNER OF SAID "0.85 ACRES"; AND BEING THE SOUTHWEST CORNER OF SAID "1.53 ACRES";

THENCE SOUTH 68° 01' 35" WEST WITH THE SOUTH LINES OF BOTH SAID "0.85 ACRES" AND "0.75 ACRES", ALSO BEING THE NORTH LINE OF SAID "75.125 ACRES", A DISTANCE OF 260.87 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 1.629 ACRES.

SURVEYOR'S NOTE: ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR LOCATION OF IMPROVEMENTS, ADJOINER INFORMATION, VISIBLE UTILITIES AND ROADWAYS. BEARINGS AND COORDINATES SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE 4203) NAD 83 ADJUSTMENT.

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, BRUCE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CITY OF TAYLOR, WILLIAMSON, TEXAS, THIS _____DAY OF _____, 2024.

BRUCE BRYAN
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

I, DAVID W. COOMBS, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCRoACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0345F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT

DAVID W. COOMBS, P.E.
COOMBS ENVIROMENTAL ENGINEERING, INC.
TBPE FIRM NO. F-3745

MINOR PLAT
MINNOW SPRINGS SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY TEXAS

BEING A 1.629 ACRE TRACT OF LAND, IN THE ABSOLOM JETT SURVEY ABSTRACT NO. 343, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF BOTH OF A CALLED "0.85 ACRE" DESCRIBED IN A WARRANTY DEED TO MARTHA'S DOG GROOMING, LLC IN DOCUMENT NO. 2012066057 AND A CALLED "TRACT ONE- 0.78 ACRES" DESCRIBED IN A WARRANTY DEED TO MARTHA'S DOG GROOMING, LLC IN DOCUMENT NO. 2012066058 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, MARTHA'S DOG GROOMING, LLC, SOLE OWNER OF THE CERTAIN 0.85 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2012066057 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO SOLE OWNER OF THE CERTAIN 0.78 ACRE TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2012066058 DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON AND DO HEREBY SUBDIVIDE, SAID TRACT AS SHOWN HEREON; AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON: AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON; AND DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREON, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF TAYLOR AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS _____,

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

MARTHA'S DOG GROOMING, LLC
BY: DAN GRAVES, PRESIDENT
308 W HIGHWAY 79, THRALL, TEXAS 76578

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAN GRAVES, 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: _____

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

_____, DIRECTOR OF DEVELOPMENT SERVICES

DATE

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON §

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

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

Nancy Rister, Clerk
County Court of Williamson County, Texas

By: _____, Deputy

SHEET

2

OF

2

Page 42 of 113



City of Taylor

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

Date: Wednesday, November 5,
2025

Address: 811 State Highway 95, Taylor 76574

Permit Number PZ-2025-2592

Dear Bruce Bryan,

Staff has completed its review of plans for the 811 Hwy 95 - Minnow Springs Subdivision - Minor Plat that is to be located at 811 State Highway 95, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

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

[*See Associated Documents section of the permit page to download a copy of the plat PDF containing the following comments:](#)

Minor Plat – Planning Review 02

1. On the Vicinity Map the Property taking access off of CR 374 is outside of the ETJ and City limits, it is not within City limits. See the portions circled in red for further clarification on the attached PDF. Provide a correction to the Vicinity Map
2. On the Vicinity Map the Properties in between CR 365 and State HWY 95 are outside of the ETJ and City limits. See the portions circled in red for further clarification on the attached PDF. Provide a correction to the Vicinity Map
3. Provide a Plat Note that indicates a 10ft Public utility easement along street frontages and show the dedication on the plat, including call out and recording information. In this case "by plat"
4. The city project number should be listed as "PZ-2025-2592" not "PZ-2025-2025-2592"
5. Show ROW and filing information for County Road 365 roadways
6. Provide the note on existing Right of Way "Existing," It should be clear that the ROW is not being dedicated by the Plat and is currently existing
7. Update Surveyor Signature Block date to 2025
8. Add "and do hereby state that there are no lien holders of the certain tract of land" to owner certification see attached PDF for location in signature block. If there is a Lien holder provide them a signature block
9. In the Owner certification Change dedication of streets, Alleys, ROW From the City of Taylor to Williamson County as the property is in the ETJ
10. Provide a correction of the Plat Note #1 to match the Letter of Intent. From my understanding you are served by the Jonah SUD for Water and are served by Septic for Wastewater
11. If you are proposing combining both tracts of land into 1 lot then indicate it as Block A lot 1 and remove the dashed center line. If each tract is to be platted separately then they shall be labeled as "Lot 1" and "Lot 2"
12. The Point of Beginning appears to be calling out the incorrect document. The POB is located on 2012066058

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

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

Thank you,

Preston Gunn
Planner



City Council Meeting November 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 6.

Agenda Title: PZ-2025-2466 Consider disapproval of the Taylor 100 Preliminary Plat, generally located at 13101 Highway 79 West, legally described as approximately 51.182 acres of land in the James C. Eaves Survey, Abstract No 213, more particularly described by Williamson Central Appraisal District Parcel R019149, Taylor, Williamson County, Texas.

Council Action to be Taken:

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION	
Applicant:	Grant Geissinger, SW Engineers
Address/Location:	Generally located at 13101 Highway 79
Legal Description:	Legally described as approximately 51.182 acres of land in the James C. Eaves Survey, Abstract No 213, more particularly described by Williamson Central Appraisal District Parcel R019149, Taylor, Williamson County, Texas
Current Zoning:	EC: Employment Center
Current Use:	Vacant
Case History:	This is the second submission of the proposed Preliminary Plat.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Applicant has not met the minimum stands of the LDC and Engineering Manual, including but not limited to:

1. Oncor transmission/electrical, Jonah Water, and SWBT/TPL easement need to be

visualized on the preliminary plat. The applicant should verify with lean holders of placement as the documents of easements don't call out location.

2. There is incorrect information on the City utility connection.
3. Missing TIA and Drainage report
4. Missing plat notes
5. Some plat notes and easement corrections that need clarification

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

4. RECOMMENDATION

Consider Disapproval of Taylor 100 Preliminary Plat

5. FUNDING SOURCE

6. TIMELINE

N/A

7. OTHER OPTIONS

8. ATTACHMENTS

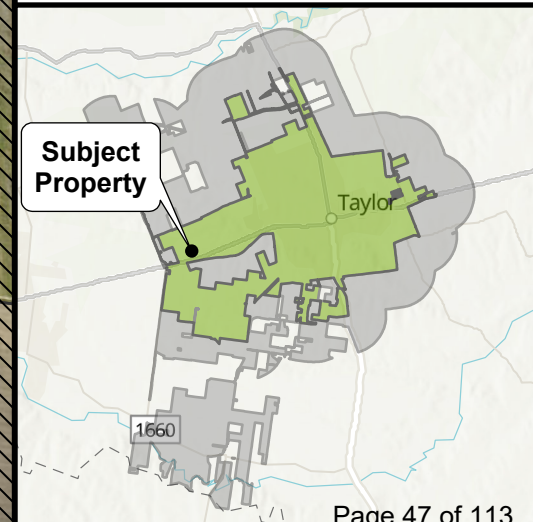
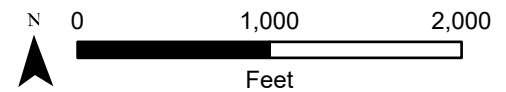
1. _06a PZ-2025-2466 Location Map
2. _06b_PZ-2025-2466_Taylor 100 Proposed preliminary Plat
3. _06c_PZ-2025-2466_Taylor 100 Review Letter

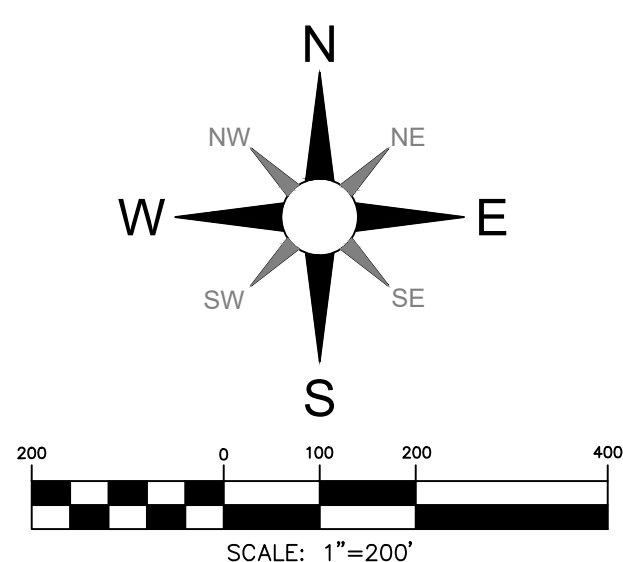


PZ-2025-2466

13101 Highway 79 W
Preliminary Plat
Location Map
Approximately 51 acres

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels





VICINITY MAP
SCALE: 1" = 5000'

CITY OF TAYLOR PROJECT NUMBER (PZ-2025-2466)
BEING A PRELIMINARY PLAT CONSISTING OF 51.182 ACRES, INCLUDING 5.569
ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 7 LOTS, 2 BLOCKS, 0
RESERVES, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT
NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS

"20.968 ACRES"
WD - JOHN WILMER HUGHES AND
HEATHER K. MCKENZIE
TO
LOUIS R. HUGHES AND ANN G. HUGHES
8-1-2019 2019070603 OPRWC

WD W/VL - JOHN WILMER HUGHES
AND HEATHER MCKENZIE
TO
LOUIS R. HUGHES
7-18-2012 2012056341 OPRWC

"71.39 ACRES"
ED - JOHN ARTHUR BIGON, JR. AND
JAMES ALAN BIGON, INDEPENDENT
CO-EXECUTORS OF THE ESTATE OF
MARY S. BIGON, AND INDEPENDENT
CO-EXECUTORS OF THE ESTATE OF
JOHN A. BIGON, SR.
TO
JOHN ARTHUR BIGON, JR. AND
JAMES ALAN BIGON
2-28-2023 2023015036 OPRWC

"52.29 ACRES S/E 3.293 ACRES"
 "3.293 ACRES"
 WD - WILLIAM ALBERT AND CHARLOTTE S. ALBERT
 TO
 WILLIAM AND CHARLOTTE ALBERT FAMILY LIMITED PARTNERSHIP
 4-15-2002 2002028416 OPRWC

"6.96 ACRES"
— GWD — DAVID C. MEISKE
TO
MARK D. GROBA
1-6-1992 2094/104 ORWO

1 1/2" IRON ROD FOUND
1 1/2" IRON ROD FOUND CAPPED "BTS"
AXLE FOUND
2" IRON PIPE FOUND
TYPE II TXDOT BRASS DISK FOUND
1 1/2" IRON ROD SET CAPPED "BTS"
RECORD INFORMATION
DOC. NO. 2022065005, OPRWC
RECORD INFORMATION
DOC. NO. 2022000279, OPRWC
RECORD INFORMATION
DOC. NO. 2018102968, OPRWC
RECORD INFORMATION
DOC. NO. 2019070603, OPRWC
RECORD INFORMATION
DOC. NO. 2012056341, OPRWC
RECORD INFORMATION
DOC. NO. 2002028416, OPRWC
RECORD INFORMATION
VOL. 2094, PG. 104, ORWC
FLOOD ZONE BOUNDARY

"51.19 ACRES"
SWD - CSW TAYLOR 79, LP
TO
ONCOR ELECTRIC DELIVERY COMPANY, LLC
5-26-2022 2022065005 OPRWC

"49.05 ACRES"
SWD - JAG EL RIO, LLC
TO
CSW TAYLOR 79, LP
1-3-2022 2022000279 OPRWC

ONCOR ELECTRIC DELIVERY COMPANY, LLC
5-26-2022 2022065005 OPRWC

PLAT NOTES:

1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR ; WASTEWATER: ON-SITE SEPTIC ; ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0540F AND 48491C0530F, EFFECTIVE DATE OF DECEMBER 20, 2019, LOCATED IN ZONE "A", AND ZONE "X" (UNSHADED).
4. A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ON THE REAR OR FRONTAGE OF EACH LOT, WITH THE REAR OF THE LOT BEING THE PREFERRED LOCATION.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
6. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION.
7. THE FIRE FLOW SHALL BE ACCORDING TO THE MINIMUM FIRE FLOW REQUIREMENTS PER THE ADOPTED 2018 INTERNATIONAL FIRE CODE.
8. DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH ORDINANCE PZ-2023-1885 NEIGHBORHOOD PLAN.
9. SEE SHEET X FOR EASEMENTS WHICH ARE PLANNED TO BE DEDICATED BY SEPERATE DOCUMENTATION IN THE FUTURE.
10. SEE SHEET 2 FOR LOT TABLE.
11. SEE SHEETS 2-3 FOR INSET OF LOTS WITHIN BLOCKS A AND B.
12. BOULEVARD 1 SHALL CONNECT TO THE ADJACENT PROPERTY AS ESTABLISHED IN THE NEIGHBORHOOD AND EMPLOYMENT CENTER PLAN, INCLUDING COORDINATION WITH THE OWNER OF ADJACENT PROPERTY.
13. DETENTION POND PROVIDED IN LOT 3, BLOCK B, THE STORM AND DRAINAGE FACILITIES SHALL BE DESIGNED AND LANDSCAPED TO PROVIDE CIVIC SPACE.

OWNERS:
BETHANY & TODD MCCULLOUGH
TAYLOR INDUSTRIAL LAND PARTNERS LLC
& TAYLOR 100 CAPITAL, LLC
3300 BEE CAVE ROAD
AUSTIN, TEXAS 78746

SURVEYOR:
MICHAEL TURNER, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
TBPELS FIRM NO. 10128500
MTURNER@BRYANTECHNICALSERVICES.COM
PHONE NO. (512) 352-9090

ENGINEER / APPLICANT:
GRANT BEISSINGER, P.E.
SOUTHWEST ENGINEERS, INC.
205 CIMARRON PARK LOOP, SUITE B
BUDA, TEXAS 78610
TBPELS FIRM NO. F-1909
GRANT.GEISSINGER@SWENGINEERS.COM
PHONE NO. (512) 312-4336

PATENT SURVEY:
JAMES C. EAVES SURVEY
ABSTRACT NO. 213

TOTAL NUMBER OF BLOCKS: 2

TOTAL NUMBER OF LOTS: 7

LINEAR FEET OF NEW STREETS: 4,154'

TOTAL ACREAGE: 51.182 ACRES

SUBMITTAL DATE:
APRIL 4, 2025

TEMPORARY BENCHMARK DESCRIPTION:
TBM 1: COTTON SPIKE SET
N = 10177758.22'
E = 3197108.17'
ELEVATION = 625.32'
(NAVD 88, GEOID MODEL 18)

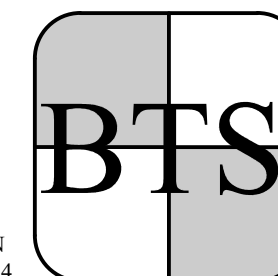
TBM 2: 1/2" IRON ROD SET CAPPED "BTS"
N = 10179289.86'
E = 3195326.35'
ELEVATION = 633.76'
(NAVD 88, GEOID MODEL 18)

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

TAYLOR 100 INDUSTRIAL
PARK PRELIMINARY PLAT
CITY OF TAYLOR
PROJECT NUMBER
PZ-2025-2466

PROJECT ADDRESS: 13101 HIGHWAY 79 W
TAYLOR, TX 76574

BRYAN TECHNICAL SERVICES, INC.



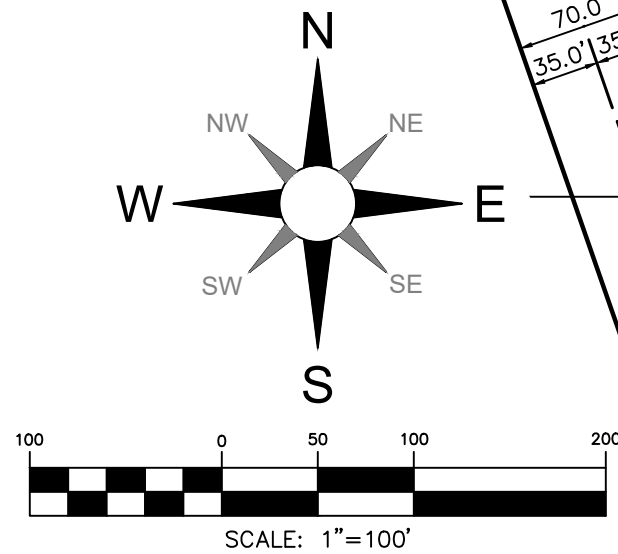
911 NORTH MAIN
TAYLOR, TX 76574

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

FIRM No. 10128500
surveying@austin.rr.com
www.brvantechanicalservices.com

NO.	DATE	REVISIONS	BY
DRAWN BY: MT		CHECKED BY: BLB	
SCALE: 1" = 200'		APPROVED BY: MT	
PROJECT NO. 24-329		DATE: APRIL 11, 2024	

SHEET 1 OF 4



ABBREVIATIONS
R.O.W. - RIGHT-OF-WAY
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

"51.19 ACRES"
SWD - CSW TAYLOR 79, LP
TO
ONCOR ELECTRIC DELIVERY COMPANY, LLC
5-26-2022 2022065005 OPRWC

LEGEND:

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND CAPPED "BTS"
- ⊗ AXLE FOUND
- ⊠ 2" IRON PIPE FOUND
- TYPE II TXDOT BRASS DISK FOUND
- 1/2" IRON ROD SET CAPPED "BTS"
- () RECORD INFORMATION
- [] RECORD INFORMATION
- { } RECORD INFORMATION
- < > RECORD INFORMATION
- ([] RECORD INFORMATION
- {(} RECORD INFORMATION
- (()) RECORD INFORMATION
- FLOOD ZONE BOUNDARY

LOT TABLE				
	BLOCK	LOT	AREA	USE
	A	1	267,448.80 SF	COMMERCIAL
	A	2	334,767.19 SF	INDUSTRIAL
	A	3	340,263.98 SF	INDUSTRIAL
	A	4	279,474.71 SF	INDUSTRIAL
	B	1	302,623.91 SF	INDUSTRIAL
	B	2	304,856.04 SF	INDUSTRIAL
	B	3	168,530.20 SF	DRAINAGE EASEMENT

STREET TABLE				
STREET NAME	ROW WIDTH	LENGTH	DESIGNATION	THOROUGHFARE TYPE
ACCESS ROAD 1	34'-0"	993.9 LF	THOROUGHFARE	NEIGHBORHOOD STREET
STREET 1	50'-0"	1,296.5 LF	THOROUGHFARE	NEIGHBORHOOD STREET
BOULEVARD 1	70'-0"	920.7 LF	THOROUGHFARE	NEIGHBORHOOD STREET
BOULEVARD 2	70'-0"	947.5 LF	THOROUGHFARE	NEIGHBORHOOD STREET

TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT

CITY OF TAYLOR PROJECT NUMBER (PZ-2025-2466)
BEING A PRELIMINARY PLAT CONSISTING OF 51.182 ACRES, INCLUDING 5.569 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 7 LOTS, 2 BLOCKS, 0 RESERVES, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND BEING OUT OF AND PART OF THE **JAMES C. EAVES SURVEY, ABSTRACT NO. 213**, LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED BY WARRANTY DEED FROM REBECCA A. SHIELDS TO REBECCA A. SHIELDS, TRUSTEE OF THE REBECCA A. SHIELDS REVOCABLE TRUST DATED 9-13-2022 RECORDED IN DOCUMENT NO. 2022107039, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF MICHAEL TURNER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6441, DURING THE MONTH OF MARCH 2024 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TYPE II TXDOT BRASS DISK FOUND (N: 10177858.09' E: 3197989.32') IN THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 79 (R.O.W. VARIES) FOR THE NORTHWEST CORNER OF THAT CERTAIN CALLED "0.206 ACRES PARCEL 48" CONVEYED BY NOTICE OF LIS PENDENS CAUSE NO. 08-0697-CC3 FROM MARK D. GROBA TO WILLIAMSON COUNTY, TEXAS DATED 6-12-2008 RECORDED IN DOCUMENT NO. 2008046435 OPRWC, AND BEING THE SOUTHWEST CORNER OF THE REMAINDER OF CALLED "6.96 ACRES" CONVEYED BY GENERAL WARRANTY DEED FROM DAVID C. MEISKE TO MARK D. GROBA DATED 1-6-1992 RECORDED IN VOLUME 2094, PAGE 104, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (ORWC), AND BEING THE NORTHEAST CORNER OF "2.986 ACRES PARCEL 47" CONVEYED BY SPECIAL WARRANTY DEED FROM FREIDA T. ANDERSON, INDIVIDUALLY AND AS TRUSTEE OF THE ERIC V. ANDERSON FAMILY TRUST TO WILLIAMSON COUNTY, TEXAS DATED 4-3-2008 RECORDED IN DOCUMENT NO. 2008025829 OPRWC, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2" IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID "0.206 ACRES PARCEL 48" AND SAID "2.986 ACRES PARCEL 47", SAME BEING THE ORIGINAL SOUTHWEST CORNER OF SAID "6.96 ACRES" BEARS SOUTH 15°37'39" EAST, A DISTANCE OF 32.69';

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 79 SAME BEING THE NORTH LINE OF SAID "2.986 ACRES", AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

- **SOUTH 71°42'14" WEST**, A DISTANCE OF **375.67'** TO A TYPE II TXDOT BRASS DISK FOUND;
- **SOUTH 77°21'43" WEST**, A DISTANCE OF **50.80'** TO A TYPE II TXDOT BRASS DISK FOUND;
- **SOUTH 77°19'09" WEST**, A DISTANCE OF **593.30'** TO A TYPE II TXDOT BRASS DISK FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 79 AND THE NORTH LINE OF SAID "2.986 ACRES", FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED "51.19 ACRES" CONVEYED BY SPECIAL WARRANTY DEED FROM CSW TAYLOR 79, LP TO ONCOR ELECTRIC DELIVERY COMPANY, LLC DATED 5-26-2022 RECORDED IN DOCUMENT NO. 2022065005 OPRWC, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A TYPE II TXDOT BRASS DISK FOUND AT THE SOUTHWEST CORNER OF SAID "51.19 ACRES" BEARS SOUTH 77°19'09" WEST, A DISTANCE OF 968.79';

THENCE NORTH 19°11'27" WEST WITH THE COMMON LINE OF SAID "51.19 ACRES" AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF **2258.01'** TO A 1/2" IRON ROD FOUND CAPPED "BTS" IN THE SOUTH LINE OF THAT CERTAIN CALLED "115.66 ACRES" CONVEYED BY WARRANTY DEED FROM SARAH D. RHEINLAENDER TO M. MOORE FAMILY FARMS, LLC DATED 11-20-2018 RECORDED IN DOCUMENT NO. 2018102968 OPRWC, SAME BEING THE NORTHEAST CORNER OF SAID "51.19 ACRES", AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2" IRON ROD FOUND CAPPED "BTS" AT THE SOUTHWEST CORNER OF SAID "115.66 ACRES", SAME BEING THE NORTHWEST CORNER OF SAID "51.19 ACRES" BEARS SOUTH 70°48'50" WEST, A DISTANCE OF 1065.50';

THENCE NORTH 70°48'50" EAST WITH THE COMMON LINE OF SAID "115.66 ACRES" AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF **916.78'** TO A 1/2" IRON ROD FOUND CAPPED "BTS" IN THE WEST LINE OF SAID "6.96 ACRES", FOR THE SOUTHEAST CORNER OF SAID "115.66 ACRES", AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID "6.96 ACRES", SAME BEING AN EXTERIOR ELL CORNER OF THAT CERTAIN CALLED "52.29 ACRES" CONVEYED BY WARRANTY DEED FROM WILLIAM ALBERT AND CHARLOTTE S. ALBERT TO WILLIAM AND CHARLOTTE ALBERT FAMILY LIMITED PARTNERSHIP DATED 4-15-2002 RECORDED IN DOCUMENT NO. 2002028416 OPRWC, BEARS NORTH 21°26'10" WEST, A DISTANCE OF 36.92', AND FROM SAID 1/2" IRON ROD FOUND CAPPED "BTS" AN AXLE FOUND ON THE BANK OF A CREEK FOR THE NORTHWEST CORNER OF SAID "52.29 ACRES", SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED "20.968 ACRES" CONVEYED BY WARRANTY DEED FROM JOHN WILMER HUGHES AND HEATHER K. MCKENZIE TO LOUIS R. HUGHES AND ANN G. HUGHES DATED 8-1-2019 RECORDED IN DOCUMENT NO. 2019070603 OPRWC, SAME BEING IN THE EAST LINE OF SAID "115.66 ACRES", BEARS NORTH 21°26'10" WEST, A DISTANCE OF 87.84';

THENCE WITH THE COMMON LINE OF SAID "6.96 ACRES" AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

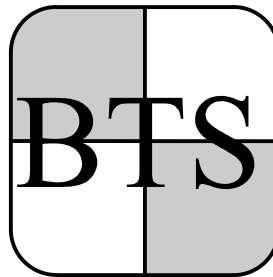
- **SOUTH 21°26'10" EAST**, A DISTANCE OF **39.22'** TO A 2" IRON PIPE FOUND;
- **SOUTH 21°36'52" EAST**, A DISTANCE OF **2299.73'** TO THE **PLACE OF BEGINNING**, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF **51.182 ACRES**.

TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT

CITY OF TAYLOR
PROJECT NUMBER
PZ-2025-2466

PROJECT ADDRESS: 13101 HIGHWAY 79 W
TAYLOR, TX 76574

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

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

FIRM No. 10128500

surveying@austin.rr.com

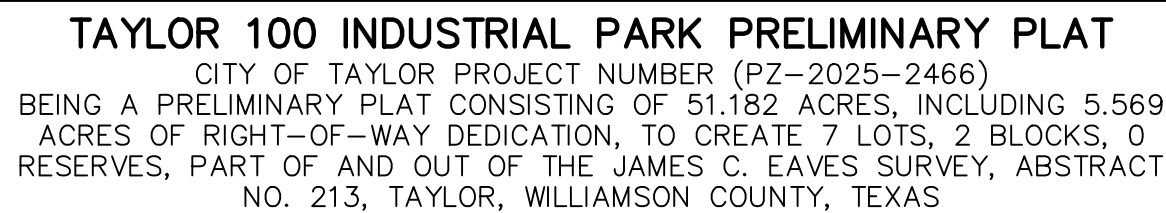
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: MT	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: MT

PROJECT NO. 24-329	DATE: APRIL 11, 2024
--------------------	----------------------

SHEET 2 OF 4



JAMES C. EAVES SURVEY,
ABSTRACT NO. 213

ABBREVIATIONS
R.O.W. - RIGHT-OF-WAY
ORWC - OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
OPRW - 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

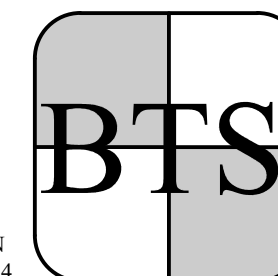
LEGEND:

- 1/2" IRON ROD FOUND
 ◎ 1/2" IRON ROD FOUND CAPPED "BTS"
 ⊗ AXLE FOUND
 ○ 2" IRON PIPE FOUND
 ■ TYPE II TXDOT BRASS DISK FOUND
 ○ 1/2" IRON ROD SET CAPPED "BTS"
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 FLOOD ZONE BOUNDARY

TAYLOR 100 INDUSTRIAL
PARK PRELIMINARY PLAT
CITY OF TAYLOR
PROJECT NUMBER
PZ-2025-2466

PROJECT ADDRESS: 13101 HIGHWAY 79 W
TAYLOR, TX 76574

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 7657

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

FIRM No. 10128500

surveying@austin.rr.com

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NO.	DATE	REVISIONS	BY

DRAWN BY: MT	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: MT

PROJECT NO. 24-329	DATE: APRIL 11, 2024
--------------------	----------------------

SHEET 3 OF 4

OWNER CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT TAYLOR INDUSTRIAL LAND PARTNERS LLC, CO-OWNER OF THAT CERTAIN 51.182 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024038666 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 100 INDUSTRIAL PARK.

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

TAYLOR INDUSTRIAL LAND PARTNERS LLC

3300 BEE CAVES RD.

STE. 650-1233

AUSTIN, TX 78746

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, _____, LIEN HOLDER OF THAT CERTAIN 51.182 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024038666 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 100 INDUSTRIAL PARK.

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

NAME

_____ SIGNATURE

PRINT

TRUSTEE
(ADDRESS)-----

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:

ENGINEER CERTIFICATION

I, GRANT GEISSINGER, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS PARTIALLY ENCRACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491 C0530F AND 48491 C0540F, EFFECTIVE DATE 12-20-2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

LICENSED PROFESSIONAL ENGINEER

NO. 152591 STATE OF TEXAS

TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT

CITY OF TAYLOR PROJECT NUMBER (PZ-2025-2466)

BEING A PRELIMINARY PLAT CONSISTING OF 51.182 ACRES, INCLUDING 5.569 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 7 LOTS, 2 BLOCKS, 0 RESERVES, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT TAYLOR 100 CAPITAL, LLC, CO-OWNER OF THAT CERTAIN 51.182 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024038666 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 100 INDUSTRIAL PARK.

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

TAYLOR 100 CAPITAL, LLC

3300 BEE CAVES RD.

STE. 650-1233

AUSTIN, TX 78746

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, _____, LIEN HOLDER OF THAT CERTAIN 51.182 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024038666 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 100 INDUSTRIAL PARK.

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

NAME

_____ SIGNATURE

PRINT

TRUSTEE
(ADDRESS)-----

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:

WILLIAMSON COUNTY OSSF CERTIFICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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

ADAM D. BOATRIGHT, PE

WILLIAMSON COUNTY ENGINEER

DATE

SURVEYOR CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, MICHAEL TURNER, LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

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

RELEASED: 9/17/2025 FOR REVIEW

"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."

LICENSED PROFESSIONAL SURVEYOR

NO. 6441 STATE OF TEXAS

FLOODPLAIN ADMINISTRATOR

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

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR

DATE

PLANNING AND ZONING COMMISSION (PRELIMINARY PLAT)

A PRELIMINARY PLAT FOR THIS SUBDIVISION TO BE KNOWN AS TAYLOR 100 INDUSTRIAL PARK HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETINGS OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, A.D.

CHAIRMAN

SECRETARY

DEVELOPMENT SERVICES DIRECTOR

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

DATE

_____, DIRECTOR

COUNTY CLERK

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

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

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

NANCY RISTER, CLERK COUNTY COURT

OF WILLIAMSON COUNTY, TEXAS

BY:

DEPUTY

TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT

CITY OF TAYLOR

PROJECT NUMBER

PZ-2025-2466

PROJECT ADDRESS: 13101 HIGHWAY 79 W

TAYLOR, TX 76574

BRYAN TECHNICAL SERVICES, INC.

BTS

911 NORTH MAIN

TAYLOR, TX 76574

PHONE: (512) 352-9090

FAX: (512) 352-9091

FIRM No. 10128500

surveying@austin.rr.com

www.bryantechnicalservices.com

SHEET 4 OF 4



City of Taylor

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

Date: Thursday, October 2, 2025

Address: 13101 Highway 79 West, Taylor 76574

Permit Number PZ-2025-2466

Dear ,

Staff has completed the review of preliminary plat for the 13101 Highway 79 West - Taylor 100 - preliminary plat that is to be located at 13101 Highway 79 West, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

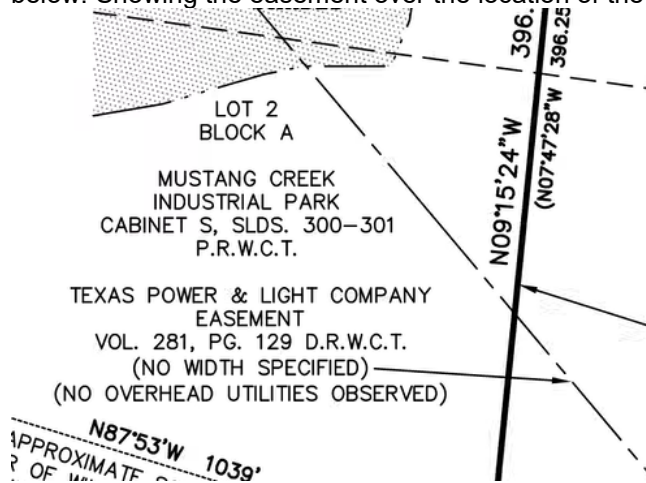
The following comments have been provided by Preston Gunn. Should you have any questions or require additional information regarding any of these comments, please contact Preston Gunn at (512) 309-6799 or by email at preston.gunn@taylor.tx.gov.

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

Preliminary Plat – Planning Review 02

1. Provide both a Civic Space and Drainage easement on Block B Lot 3
2. The ROW of Boulevard 1 shall be 80ft per the approved Employment Center Plan (Ord 2024-24)
3. Provide an update to Plat Note number 1 and LOI as Wastewater extension and connection would be required
4. Provide a correction to Plat Note number 8 "This subdivision is subject to Ordinance 2024-24. Unless otherwise required, amendment, revision, or repeal of that Ordinance shall not require modification of this plat. If the Ordinance is repealed the platted lots with default to their place type zoning as amended"
5. Provide more Information on Plat note number 9, what easements what sheet are the provided on?
6. Provide a Correction the Plat note 13 as follows "All Civic Space and related appurtenances shown shall be situated within a public access easement. The owners, HOA/POA, or assignees of the tracts upon which are located such easements, appurtenances, and facilities shall maintain same and be responsible for their maintenance, routine inspection, and upkeep"
7. Provide a Plat note 14 as follows "All sedimentation, filtration, detention, and/or retention basins and related appurtenances shown shall be situated within a drainage easement or drainage lot. The owners, HOA/POA, or assignees of the tracts upon which are located such easements, appurtenances, and detention facilities shall maintain same and be responsible for their maintenance, routine inspection, and upkeep "
8. Provide the re-submittal date 9/19/2025
9. You shall remove Plat Note number 6 or provide evidence on where the approval of a fee in lieu came from. There is no parkland dedication called out on employment center plan (Ord 2024-24) civic space
10. On the Lot table you shall remove the use section.
11. Provide a correction to Street Table, the street types should follow the approved Employment Center Plan called out in Plat note #8. They should be listed as follows from top to bottom: Access Road Industrial Street Industrial Boulevard Industrial Boulevard
12. Remove OSSF signature block as you will have to connect to city utilities
13. Provide Street names, this should also be reflected on Plat drawings using the naming scheme as follows:
 - o Access Road -> "Name Road"
 - o Street -> "Name Street"
 - o Boulevard 1 -> "Name Boulevard"
 - o Boulevard 2 -> "Name Boulevard"

In regard to Preliminary Plat Engineering Comments #3 and 4 after verification with easement holders if no width of an easement is re-recorded or determined it may be advisable to call easements out similar to the example below. Showing the easement over the location of the utility



Engineering Department Review

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

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

Preliminary Plat - Engineering Review 02

Sheet 1 of 4

1. Unresolved: Update Lot 3 to include Civic Space. (e.g "Civic Space and Drainage Easement")
2. Unresolved: Provide street names on plat.
3. Unresolved: Verify and provide plat notes pertaining to the existing Oncor overhead electric transmission line.
4. Unresolved: Verify and show location of existing easements: Oncor transmission/electrical, Jonah Water, and SWBT/TPL. Has coordination been made with these entities to verify the easements or what will be required on the applicable lots?.
5. Update information in Notes 9 and 12.

Sheet 2 of 4

1. Unresolved: Update street table to show streets associated with this plat.
2. Unresolved: Update lot table Lot 3, blk. B to include Drainage and Civic Space.

Sheet 4 of 4

1. Please note - Owner's Certificate - A representative's name will be required at final plat.
2. Lien Holder - Note: Name and address will be required on final plat.

Traffic Impact Analysis - Review 02

No information resubmitted for TIA Review

Utility Schematic Review 01

Update document to show relative colors provided on the schematic. It is unclear which line is intended to be

public/private or what is proposed/existing.

Drainage Impact Report

Please provide a report and applicable supporting information for review on next resubmission.

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

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

Thank you,

Preston Gunn
Planner



Planning & Zoning Commission Meeting November 12, 2025 Transmittal Letter

Agenda Item Number: 7.

Agenda Title: **PZ-2025-2584 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit for the operation of a Home Based business for a pediatric therapy practice (Land Development Code Section 5.9.3.7 (6)) on property generally located at 2105 Davis Street, legally described as Bel-Air Addition, Block 8, Lot 3, Lot 2 Northern Part and Southern parts of Lots 4 and 5, 0.35 acres of land, more particularly described by Williamson Central Appraisal District Parcel R014369, 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 subject property is a 1,927sqft square foot home (according to Zillow). The applicant is requesting a Special Use Permit to use the home office on the property to provide pediatric speech and occupational therapy services (Home-Occupation) with an additional part time employee.

Appointments will be between 10am and 7pm when adjacent property owners are unlikely to be home. The applicant is seeking to have one to three 30-minute appointments per day for the first 12 to 18 months. The applicant has stated that they can serve up to eight appointments per day, but that amount is not anticipated due to the local demographics. There will be no walk-ups as the business operates by appointment only.

The Place Type zoning for the subject property is P3 Neighborhood which allows Home Occupations (a home business) by right if the Home Occupation is conducted only by the permanent residences of the home (LDC Section 5.9.3.7 (1)). As the applicant will employ a part-time therapist who does not use the home as their primary residence, a SUP would be required to permit the use of the home as a Home Occupation (LDC Section 5.9.3.7 (6)).

2. STAFF ANALYSIS / BACKGROUND

The request for a Special Use Permit aims to allow the owner to use the property as a Home Occupation (home business) that provides pediatric speech and occupational therapy services

with an additional part time employee.

The request meets the intent of the future land use by providing a lower impact service with the neighborhood. The proposed use does request the ability to have an additional part-time employee on site who will provide Therapy. This does conflict with the typical standards of a Home Occupation as it is typically a concern that an applicant would use the home as a leased space.

The Applicant have stated that they manage administrative tasks such as managing appointment times, payments, advertisements, and act as a social worker for the home business. The applicant has indicated that they take an active role in the business and are not simply leasing a portion of the property as office space.

Currently, the applicant has communicated that they intend to provide up to three 30-minute appointments per day for the next 12 to 18 months. There is a maximum possible amount of eight 30-minute appointments per day (4 hours per day) but the applicant states it is unlikely due to the demographics of the City. As currently proposed, their business hours are from 10am to 7pm (9 hours).

The applicant does host group workshops/training but that will be held at a separate rented location if there is more than one person to keep traffic at 2105 Davis Street low. The additional traffic that would accompany the one to three appointments can be accommodated by the existing off-street parking space (driveway) as well as room for multiple on-street parking spaces (against the curb).

3. RECOMMENDATION

For the reasons stated in the staff analysis, **staff recommends Approval** permitting there shall be no more than one employee who does not use the home as a primary residence and the business shall not operate outside the hours of 10am to 7pm Monday through Friday

4. TIMELINE

P&Z Commission Public Hearing: November 12, 2025

City Council Public Hearing: December 11, 2025

City Council Action: January 8, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

1. _06_PZ-2025-2584_2105 Davis St - SUP for Home Occupation
2. _06a_PZ 2025-2584 Letter of Intent
3. _06b_PZ 2025-2584 Location Map
4. _06c_PZ 2025-2584 Current Zoning
5. _06d_PZ 2025-2584 Notification Map
6. _06e_PZ-2025-2584_2105 Davis St - SUP Ord
7. _06e EXHIBIT A_PZ 2025-2584 Metes and Bounds description
8. _06e EXHIBIT B_PZ 2025-2584 Proposed Zoning

City of Taylor
PZ-2025-2584
Special Use Permit
Staff Report

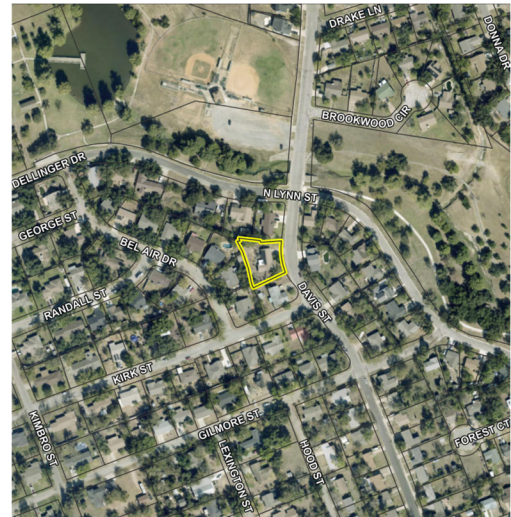
Item Details

Request:	A request to obtain a Special Use Permit for a Home Occupation (Home Business) at 2105 Davis Street.
Legal Description:	Approximately 0.35 acres of land, generally located at 2105 Davis Street, From the Bel-air addition Block 8, Lot 3, North part of Lot 2, and parts of Lots 4 and 5. Survey more particularly described by the Williamson Central Appraisal District Parcel R014369.
Applicant/ Property Owner(s):	Felicia Graves/ Joshua and Felicia Graves
Responsible Staff:	Preston Gunn
Staff Recommendation:	Approval permitting there shall be no more than one employee who does not use the home as a primary residence and there shall be no more than one employee, who does not use the home as a primary residence, and the business shall not operate outside of the hours of 10am to 7pm Monday through Friday

Overview of Applicant's Request & Background

The subject property is a 1,927sqft square foot home (according to Zillow). The applicant is requesting a Special Use Permit to use the home office on the property to provide pediatric speech and occupational therapy services (Home-Occupation) with an additional part time employee.

Appointments will be between 10am and 7pm when adjacent property owners are unlikely to be home. The applicant is seeking to have one to three 30-minute appointments per day for the first 12 to 18 months. The applicant has stated that they can serve up to eight appointments per day, but that amount is not anticipated due to the local demographics. There will be no walk-ups as the business operates by appointment only.



The Place Type zoning for the subject property is P3 Neighborhood which allows Home Occupations (a home business) by right if the Home Occupation is conducted only by the permanent residences of the home (LDC Section 5.9.3.7 (1)). As the applicant will employ a part-time therapist who does not use the home as their primary residence, a SUP would be required to permit the use of the home as a Home Occupation (LDC Section 5.9.3.7 (6)).

Location:

The subject property is located mid-block on the west side of Davis Street and south of the intersection of North Lynn Street and Davis Street. It is surrounded by single family residential on all sides. The property is a short walk south of the Baseball and Softball Fields in Bull Branch Park. It is also a short walk east of the Taylor Opportunity Center.

Physical and Natural Features:

The subject property is a typical suburban lot with some matcher trees and a driveway. The Driveway appears to comfortably fit up to two cars at a time. The Street at the front of the property also has room to allow for street parking without blocking the street.

Land Use and Zoning:

The subject properties are located within the Infill Neighborhood Sector (G-4) which consists of areas within the city that are already developed and served by infrastructure. It encourages new development to match existing development while allowing for incremental increases in density.

The subject property is assigned the Future Land Use designation of Neighborhood Infill which is envisioned for a slight increase in density and smaller neighborhood-oriented retail and services.

The current zoning is P3: Neighborhood which regulates low-density residential areas. P3 generally permits by right Dwellings, Home Occupations, Lodging with a full-time on-site operator (Bed and Breakfast).

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
South	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
East	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
West	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence

Transportation

The subject property gains access off Davis Street. Davis is called out as a Neighborhood Avenue in the City of Taylor Master Transportation Plan. This Street type is intended to be a low-speed (30 to 35mph) and moderate volume street intended to prioritize pedestrians and provide street parking.

Utilities

The subject property is located within the City of Taylor water CCN. There is an 6-inch water line located on Davis Street. subject property is located within the city's CCN for wastewater services and there is an 6-inch wastewater line located at the rear of the property and along its northern boundary. Utilities are not anticipated to being the limiting factor of this request.

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 SUP request. Twenty Three (23) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 28th, 2025.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a Home Occupation (home business) that provides pediatric speech and occupational therapy services with an additional part time employee.

The request meets the intent of the future land use by providing a lower impact service with the neighborhood The proposed use does request the ability to have an additional part-time employee on site who will provide Therapy. This does conflict with the typical standards of a Home Occupation as it is typically a concern that an applicant would use the home as a leased space.

The Applicant have stated that they manage administrative tasks such as managing appointment times, payments, advertisements, and act as a social worker for the home business. The applicant has indicated that they take an active role in the business and are not simply leasing a portion of the property as office space.

Currently, the applicant has communicated that they intend to provide up to three 30-minute appointments per day for the next 12 to 18 months. There is a maximum possible amount of eight 30-minute appointments per day (4 hours per day) but the applicant states it is unlikely due to the demographics of the City. As currently proposed, their business hours are from 10am to 7pm (9 hours).

The applicant does host group workshops/training but that will be held at a separate rented location if there is more than one person to keep traffic at 2105 Davis Street low. The additional traffic that would accompany the one to three appointments can be accommodated by the existing off-street parking space (driveway) as well as room for multiple on-street parking spaces (against the curb).

Staff Recommendations

For the reasons stated in the staff analysis, **staff recommends Approval** permitting there shall be no more than one employee who does not use the home as a primary residence and the business shall not operate outside of the hours of 10am to 7pm Monday through Friday

For Zoning:

Following Section 5.9.3.7 (6) in the LDC, the Planning and Zoning Commission may recommend, and the City Council may impose standards to ensure the home occupation does not adversely affect the integrity of the residential neighborhood in which it is proposed and shall consider the following:

- a. Are the hours of operation of the home occupation compatible with a residential neighborhood.
- b. Is there sufficient off-street parking to accommodate the parking requirements of the home occupation.
- c. Will the property at which the home occupation is conducted retain the characteristics of a residential property; and
- d. Will the home occupation generate any nuisances incompatible with a residential neighborhood.

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Zoning Map
- d. Notification Map
- e. Ordinance 2025-XX
 - a. Meets and Bounds Description – Exhibit A
 - b. Proposed Zoning Map – Exhibit B

Letter of Intent

Re: Home Occupation Request for Little Fireflies Pediatric Therapy

Property Address: 2105 Davis Street, Taylor, TX 76574

To Whom It May Concern,

I am writing to express my intent to operate a home-based pediatric therapy practice, *Little Fireflies Pediatric Therapy*, at my primary residence located at 2105 Davis Street in Taylor, Texas.

This home is my full-time residence, and I am the property owner. The home office will be used to provide pediatric speech and occupational therapy services Monday through Friday by appointment only. The business is owned and operated by me, and services will be provided by a licensed therapist working on a very part-time basis as an independent contractor (1099).

This is a professional and low-impact home occupation. All services will take place inside the home office. There will be no retail activity, and appointment scheduling will be managed to ensure minimal traffic to the property.

Thank you for considering this request to operate a small therapeutic practice from my residence. I am committed to maintaining the quiet and respectful character of our neighborhood while offering an important service to families in our community.

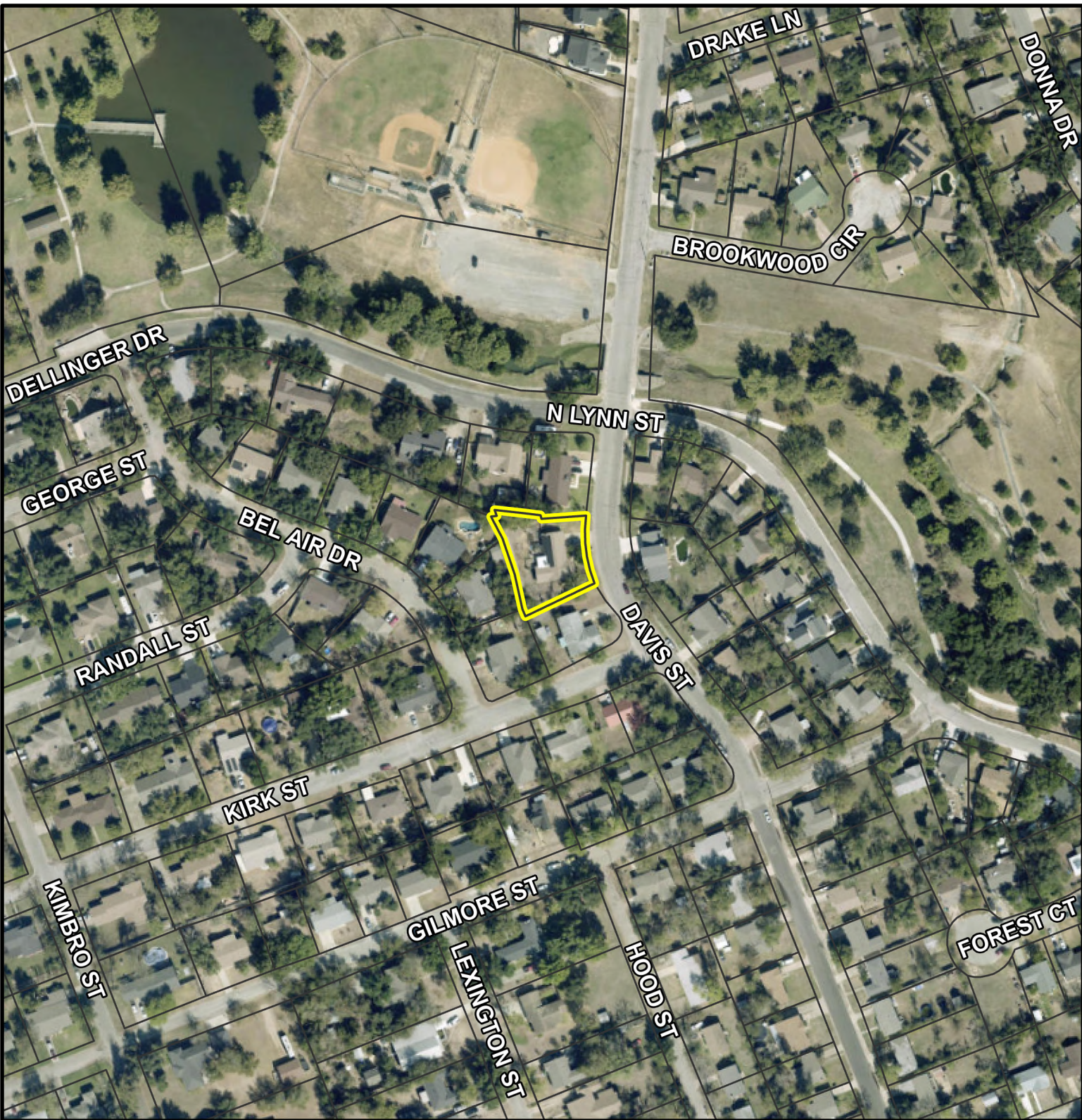
Sincerely,

Felicia Graves

Owner & Director, Little Fireflies Pediatric Therapy

2105 Davis Street

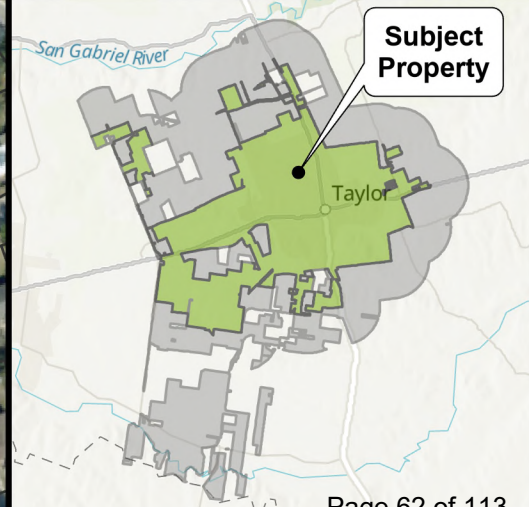
Taylor, TX 76574



PZ-2025-2584

2105 Davis St.
Special Use Permit
Location Map
Approximately 0.3 acres

-  Subject Property
-  Parcel Boundary





PZ-2025-2584

**2105 Davis St.
Special Use Permit
Current Zoning Map
Approximately 0.3 acres**

Subject Property

Parcel Boundary

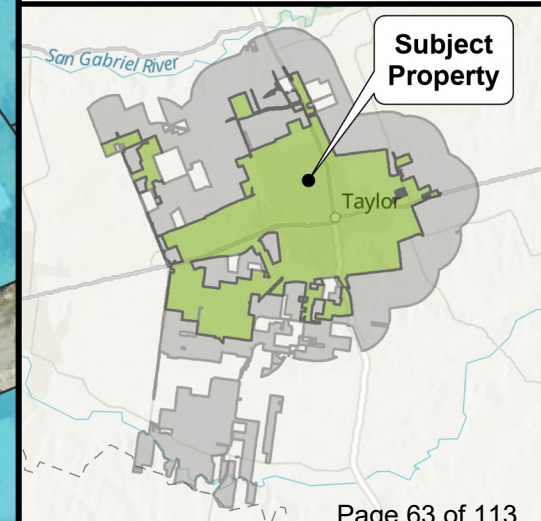
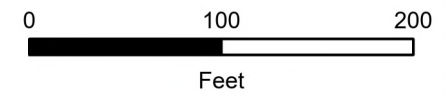
Overlay Zoning

P1: Nature

Place Type Zoning

P3: Neighborhood

CS: Civic Space

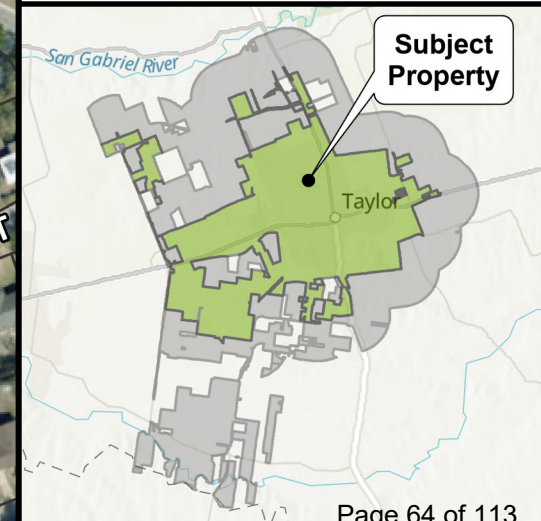
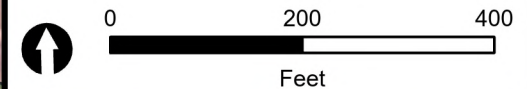




PZ-2025-2584

2105 Davis St.
Special Use Permit
Notification Map
Approximately 0.3 acres

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



ORDINANCE NO. 2025-00

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A HOME OCCUPATION GENERALLY LOCATED AT 2105 DAVIS STREET, CONSISTING OF APPROXIMATELY 0.35 ACERS FROM THE BEL-AIR ADDITION BLOCK 8, LOT 3, NORTH PART OF LOT 2, AND PARTS OF LOTS 4 AND 5. SURVEY MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R014369 TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on November 13, 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 request a Specific Use Permit for a Home Occupation, which is a use required to obtain a Specific Use Permit to grant approval when the proposed use does not meet the standards described in Section 5.9.3.7 (1), 5.9.3.7 (2), 5.9.3.7 (3), 5.9.3.7 (4) in the Land Development Code; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 14th, 2025, to consider the zoning request, and recommended approval of the zoning change; 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 Property is approved for a Specific Use Permit for a Home Occupation as defined in Section 5.9.3.7 in the Land Development Code with condition there shall be no more than one employee, who does not use the home as a primary residence, and the business shall not operate outside of the hours of 10am to 7pm Monday through Friday

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit “B” attached hereto for all purposes.

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 2025-00 was introduced before the Taylor City Council on the 23rd day of October 2025.

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

Dwayne Ariliola, 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. 2025-00, 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
(Legal Description/Survey)

**TEXAS RESIDENTIAL
OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (T-1R)
SCHEDULE A**

Policy Number: CTA2102330-O1
Policy Date: June 4, 2021 at 01:19 PM
Policy Amount: \$340,000.00
Premium: \$2,097.00

GF No.: CTA-04-CTA2102330

1. Name of Insured:

Joshua Graves and Felicia Graves

2. We insure your interest in the land covered by this Policy is:

Fee Simple

3. Legal Description of land:

Being all of Lot 3 and a portion of Lots 2, 4, and 5, Block 8, of Bel-Air Addition, an addition to the City of Taylor, Williamson County, Texas, according to the plat thereof recorded in Cabinet B, Slide 18, Plat Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the common east corner of said Lots 3 and 4, said iron rod being on the west line of Davis Street (called 60 foot right-of-way), and being on a curve to the left having a radius of 240.00 feet;

THENCE along said west line and said curve, passing the common east corner of said Lot 3 and aforesaid Lot 2 at an arc distance of 60.00 feet and continuing a total arc distance of 100.69 feet, a chord bearing and distance of South 05° 20' 15" East - 99.95 feet to a found 1/2-inch iron rod;

THENCE South 72° 10' 05" West, departing said west line, a distance of 110.69 feet to a found 1/2-inch iron rod on the common line of said Lot 2 and Lot 22, aforesaid Block;

THENCE North 17° 34' 00" West along said common line, passing the common corner of said Lots 2 and 22, aforesaid Lot 3, and Lot 21, said Block, at a distance of 46.17 feet and continuing along the common line of said Lots 3 and 21 a total distance of 149.97 feet to a found iron pipe at the common corner of said Lots 3 and 21, aforesaid Lot 5, and Lots 6 and 20, said Block;

THENCE South 86° 07' 53" East, a distance of 9.14 feet along the common line of said Lots 3 and 5 to a found 1/2-inch iron rod;

THENCE North 19° 03' 20" West, departing said common line, a distance of 10.73 feet to a found 1/2-inch iron rod;

THENCE South 81° 24' 33" East, passing a found 1/2-inch iron rod at a distance of 45.32 feet, passing the common line of aforesaid Lots 4 and 5 at a distance of 57.79 feet and continuing a total distance of 68.49 feet to a point from which a fence corner bears South 00° 21' East - 0.5 of one foot;

THENCE South 09° 04' 10" East, a distance of 4.35 feet to a found 1/2-inch iron rod on the common line of aforesaid Lots 3 and 4;

THENCE South 86° 07' 53" East, a distance of 67.47 feet along said common line to the POINT OF BEGINNING and containing 15,401 square feet or 0.35 of one acre of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any

SCHEDULE A

(continued)

statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

END OF SCHEDULE A



PZ-2025-2584

2105 Davis St.
Special Use Permit
Proposed Zoning Map
Approximately 0.3 acres

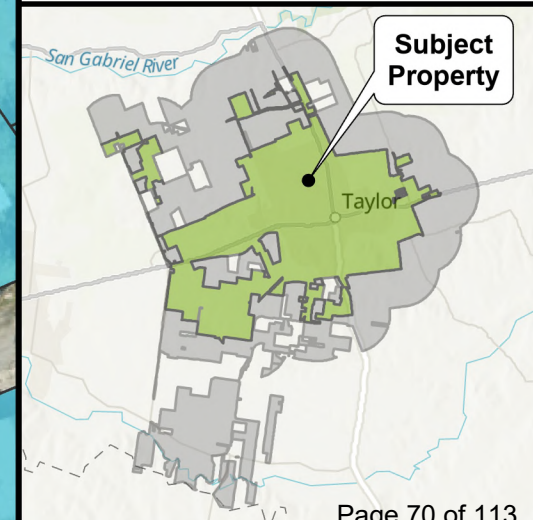
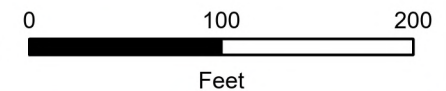
- Subject Property
- Parcel Boundary
- Special Use Permit

Overlay Zoning

- P1: Nature

Place Type Zoning

- P3: Neighborhood
- CS: Civic Space





Planning & Zoning Commission Meeting November 12, 2025 Transmittal Letter

Agenda Item Number: 8.

Agenda Title: **PZ-2025-2591 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator at property generally located at 3004 Don Hill Lane, legally described Rob Roy Estates, Block C, Lot 94, 0.027 acres of land, more particularly described by Williamson Central Appraisal District Parcel R427227, 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 a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. The Place Type zoning for the subject property is P3 Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (LDC Section 5.2.2.1 (1) (c)).

The subject property is a 1,201sqft square foot home (according to Zillow), it is currently being used as a single-family residence. There have been no code violations on the property.

2. STAFF ANALYSIS / BACKGROUND

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator. They intended to have quiet hours after 9pm with a max occupancy of 5 people.

Currently, the proposed short-term rental appears to be in compliance with the performance and compatibility standards of Section 5.9 of the Land Development Code. They can provide ample parking and have proposed typical quiet hours consistent with other approved short term rentals with no onsite operator.

Previous Special Use Permits for short term rentals without a full-time on-site operator in similar locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the

renewal of a Special Use Permit.

There is also a near by Special Use Permit for a short term rental to the south west of the property at 2908 Tyler Ln. 2908 has had zero Code Enforcement Complaints

3. RECOMMENDATION

Approval of the requested Special Use Permit with a 1-year limit

4. TIMELINE

P&Z Commission Public Hearing: November 12, 2025

City Council Public Hearing: December 11, 2025

City Council Action: January 8, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

1. _07_PZ-2025-2591_SUP 304 Don Hill STR
2. _07a_PZ 2025-2591 letter of intent
3. _07b_PZ 2025-2591 Location Map
4. _07c_PZ 2025-2591 Current Zoning
5. _07d_PZ 2025-2591 Notification Map
6. _07e_PZ-2025-2591_SUP 304 Don Hill - SUP Ord
7. _07eEXHIBIT A_PZ-2025-2591-3004 don hill survey
8. _07eEXHIBIT B_PZ 2025-2591 Proposed Zoning

City of Taylor
PZ-2025-2591
Special Use Permit
Staff Report

Item Details

Request:	A request to obtain a Special Use Permit to use the property as lodging (short-term rental) without a full-time, on-site operator.
Legal Description:	A property generally located at 3004 Don Hill Lane, legally described as 0.027 acres of land, situated in Rob Roy Estates, Block C, Lot 94, more particularly described by Williamson Central Appraisal District Parcel R427227, Taylor, Williamson County, Texas
Applicant:	Joan Maxfield
Applicant/ Property Owner(s):	Laura Alcaraz
Responsible Staff:	Preston Gunn
Staff Recommendation:	Approval of the requested Special Use Permit with a 1-year limit

Overview of Applicant's Request & Background

The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. The Place Type zoning for the subject property is P3 Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (LDC Section 5.2.2.1 (1) (c)).

The subject property is a 1,201sqft square foot home (according to Zillow), it is currently being used as a single-family residence. There have been no code violations on the property.

Location:

The subject property is located mid-block at 304 Don Hill Drive. The neighborhood is north of Mallard Lane and west of Naomi Paseman Elemntray school.

Physical and Natural Features:

The subject property consists of 0.027-acre lot in an established neighborhood of similar sized lots. The home consists of three bedrooms and two baths (According to Zillow). The property has a two car garage and a driveway that can accommodate up to four cars. There appears to be no issues with housing up to 5 guests.

Growth Sector Designations:

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 properties are located within the Infill Neighborhood Sector (G-4) which consists of areas within the city that are already developed and served by infrastructure. It encourages new development to match existing development while allowing for incremental increases in density.

The subject property is assigned the Future Land Use designation of Neighborhood Infill which is envisioned for a slight increase in density and smaller neighborhood-oriented retail and services.

The subject property is currently zoned Place Type 3 Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (section 5.2.2.1 (1) (c). This district generally includes low-density residential areas.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
South	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
East	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
West	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence

Transportation

The subject property gains access off Don Hill Drive Serves as a neighborhood street which is a low capacity and low speed (20 to 30mph) street that provides more space for continuously parked vehicles.

Utilities

The subject property is located within the City of Taylor water CCN. There is an 8-inch water line located on Don Hill Drive. The subject property is located within the city's CCN for wastewater services and there is an 8-inch wastewater line located on Don Hill Drive. Utilities are not anticipated to being the limiting factor of this request

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 SUP request. Thirty-Eight (38) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 28th, 2025.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator. They intended to have quiet hours after 9pm with a max occupancy of 5 people.

Currently, the proposed short-term rental appears to be in compliance with the performance and compatibility standards of Section 5.9 of the Land Development Code. They can provide ample parking and have proposed typical quiet hours consistent with other approved short term rentals with no onsite operator.

Previous Special Use Permits for short term rentals without a full-time on-site operator in similar locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

There is also a near by Special Use Permit for a short term rental to the south west of the property at 2908 Tyler Ln. 2908 has had zero Code Enforcement Complaints

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 Special Use Permit consistent with the Comprehensive Plan?

- The Special Use Permit request is consistent with the Comprehensive Plan as it provides an incremental increase in density.

Is the Special Use Permit compatible with the surrounding area?

- The use is compatible with the area. There is another SUP for a short-term rental in the area which has caused no code enforcement cases or any known complaints from the adjacent residences.

Does the Special Use Permit promote the public health, safety, or general welfare?

- Staff analysis determined that the subject property is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims 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?

- Public utilities are available in the area.

Do current conditions indicate that a Special Use Permit is necessary?

- Conditions do indicate that a Special Use Permit is necessary to allow lodging without a full-time, on-site operator.

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Zoning Map
- d. Notification Map
- e. Ordinance 2025-XX
 - a. Survey – Exhibit A
 - b. Proposed Zoning Map – Exhibit B

Laura Alcaraz
3004 Don Hill Ln
Taylor, TX [ZIP Code]
512-913-3182
Laura.alcaraz@live.com

August 28, 2025
City of Taylor
Planning and Development Department
400 Porter Street
Taylor, TX 76574

Short-Term Rental at 3004 Don Hill Ln, Taylor, TX

Dear City of Taylor Planning and Development Department,
I am writing to formally express my intent to operate a short-term rental at my residence located at **3004 Don Hill Ln, Taylor, Texas**, through a platform such as Airbnb.

The proposed short-term rental will meet the following conditions:

- The **entire home** will be made available for rent.
- The **maximum occupancy** will be limited to **5 overnight guests**.
- **Check-in time** will be **3:00 PM**, and **check-out time** will be **10:00 AM**.
- **Pets will not be allowed**, and **no special events or parties** will be permitted on the premises.
- **Quiet hours** will be strictly enforced from **9:00 PM to 8:00 AM** daily.
- The property is equipped with **functioning smoke detectors and carbon monoxide alarms**, in compliance with safety standards.

I intend to maintain the property in a safe, clean, and respectful manner and will ensure that all guests adhere to the rules and expectations listed above.

Please let me know if any additional documentation or inspections are required as part of the approval process. I appreciate your time and consideration in reviewing my application for short-term rental operation.

Sincerely owners,



Laura Alcaraz



JoseM Moreno



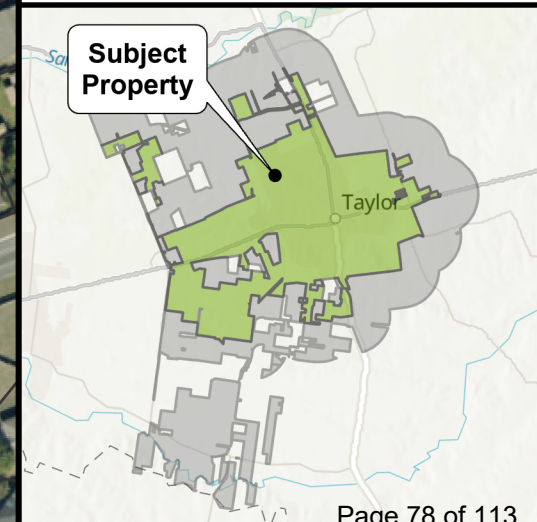
PZ-2025-2591

**3004 Don Hill Lane
Special Use Permit
Location Map
Approximately 0.1 acres**

-  Subject Property
-  Parcel Boundary



0 200 400
Feet





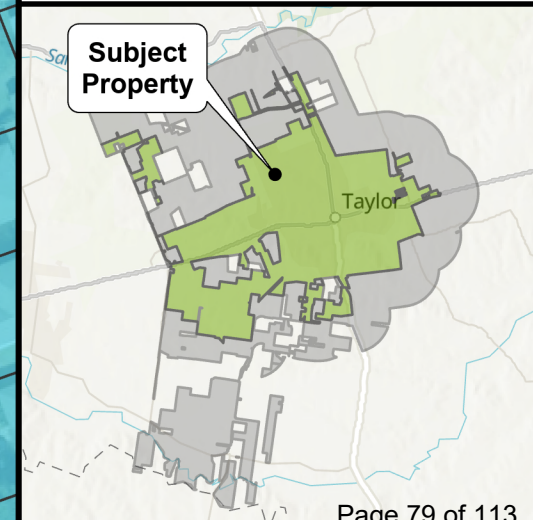
PZ-2025-2591

3004 Don Hill Lane
Special Use Permit
Current Zoning Map
Approximately 0.1 acres

-  Subject Property
-  Parcel Boundary
-  Special Use Permit
- Place Type Zoning**
 -  P2.5: Large Lot
 -  P3: Neighborhood



0 100 200
Feet





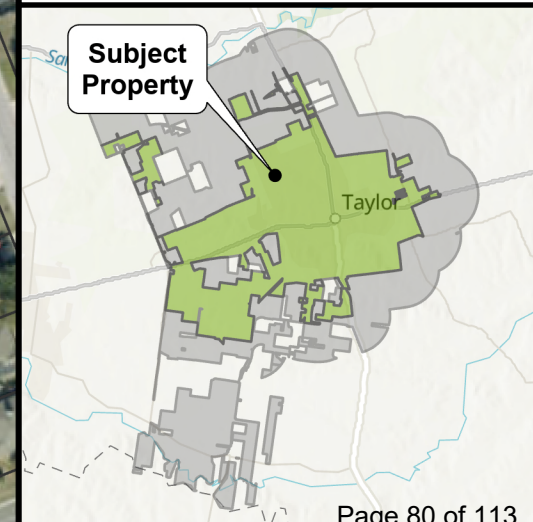
PZ-2025-2591

**3004 Don Hill Lane
Special Use Permit
Notification Map
Approximately 0.1 acres**

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



0 150 300
Feet



ORDINANCE NO. 2025-00

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A SHORT TERM RENTAL GENERALLY LOCATED AT 3004 DON HILL LANE, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R427227, ROB ROY, BLOCK C, LOT , TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on November 13, 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 request a Specific Use Permit for a Short Term Rental, which is a use required to obtain a Specific Use Permit to grant approval within the P3 place type; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 14th, 2025, to consider the zoning request, and recommended approval of the zoning change with a renewal in one (1) year to address any code enforcement issues if any, 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 3004 Don Hill is approved for a Specific Use Permit for a Short-Term Rental use.

Change of Information:

Any change of information provided in a short- term rental application form must be reported to the City within ten (10) days and be continuously updated as changes occur

Transferability:

A short- term rental permit is not transferable and shall not be assigned nor transferred to another person or entity. Any attempt to transfer a permit or attempt to use another person' s permit may be grounds for re -vocation of a permit.

Expiration; Renewals:

- a. A short-term rental permit expires upon the earlier of the following occurrences:
 - 1. One (1) year after the date of issuance; or
 - 2. When the ownership of the short- term rental changes.

- b. An owner shall file an application to renew a short-term rental permit in the form provided by the City at least thirty (30) days prior to the expiration of the current permit.
- c. Every complete application for a short- term rental renewal permit shall include updates, if any, to the information contained in the original permit or any subsequent renewals. The permit holder shall sign a statement affirming that there is either no change to such information, or that any updated information is accurate and complete.
- d. The director may require such certifications deemed necessary and proper to ensure continuing compliance with this article.
- e. If the renewal application satisfies the conditions of this Chapter and all other applicable ordinances, application for renewal of a short- term rental permit shall be approved by the director or designee.
- f. A nonrefundable permit renewal application fee of fifty dollars (\$50. 00) shall accompany any renewal application.

Additional Requirements:

- a. The short-term rental permit including the City' s permit number must be conspicuously displayed inside the entrance to a short- term rental and must be included in all marketing for the rental unit including online advertisements and marketing.
- b. The occupancy limit must be posted at the entrance of the short- term rental.
- c. Each short- term rental owner or operator shall provide in the short- term rental working smoke and carbon monoxide detectors, with alarms, in accordance with adopted codes, and at least one (1) working type A fire extinguisher that has been inspected within the last calendar year. The premises shall otherwise comply with applicable Code of Ordinance requirements, includ[1]ing but not limited to all building and fire codes. Each bedroom must have a working window for exit in the event of a fire.
- d. The owner or operator of the short- term rental must provide the following information to all occupants:
 - i. The contact information for the local contact person, which must also be posted in the short- term rental in a prominent location.
 - ii. City contact information, website, and emergency numbers.
 - iii. A parking plan identifying the location of parking spaces to be used in conjunction with the short- term rental.
 - iv. A floor plan of the short- term rental identifying bedrooms, other living spaces, and emergency evacuation routes.
 - v. Summary of applicable local regulations and restrictions related to parking, noise ordinance, water conservation and emergency management protocol.

Hotel Occupancy Taxes:

It is a condition of the initial and continued validity of a short- term rental permit that the owner or operator has paid ant. remains current on the payment of all hotel occupancy taxes owed to the City under the Texas Tax Code. Failure to timely pay the hotel occupancy taxes is considered a violation of this Chapter and may result in revocation of a short-term rental permit.

Revocation of Permit:

The Director may revoke a permit for any of the following reasons:

1. Failure to comply with any provision of the city ordinances or any state or federal law applicable to the operation of the short-term rental or the property on which it is located.
2. Providing false or misleading information on a short-term rental application form.
3. Failure to notify a change of information.
4. Failure to pay any hotel occupancy tax required
5. Failure to pay a fee required pursuant to this Chapter at the time payment was due.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit “B” attached hereto for all purposes.

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 2024-09 was introduced before the Taylor City Council on the 23rd day of October 2025.

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

Dwayne Ariliola, 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. 2025-00, 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.

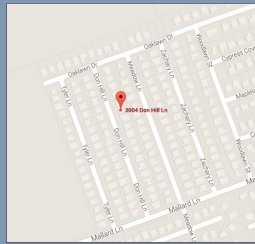
Lucy Aldrich
City Clerk

EXHIBIT A
(Legal Description/Survey)

PREPARED BY:

EXACTA
TEXAS SURVEYORS, INC.

7416 Canal Drive, Lake Worth, FL 33467
LB# 10193731 | exacta365.com | p: 866.735.1916 | f: 866.744.2882



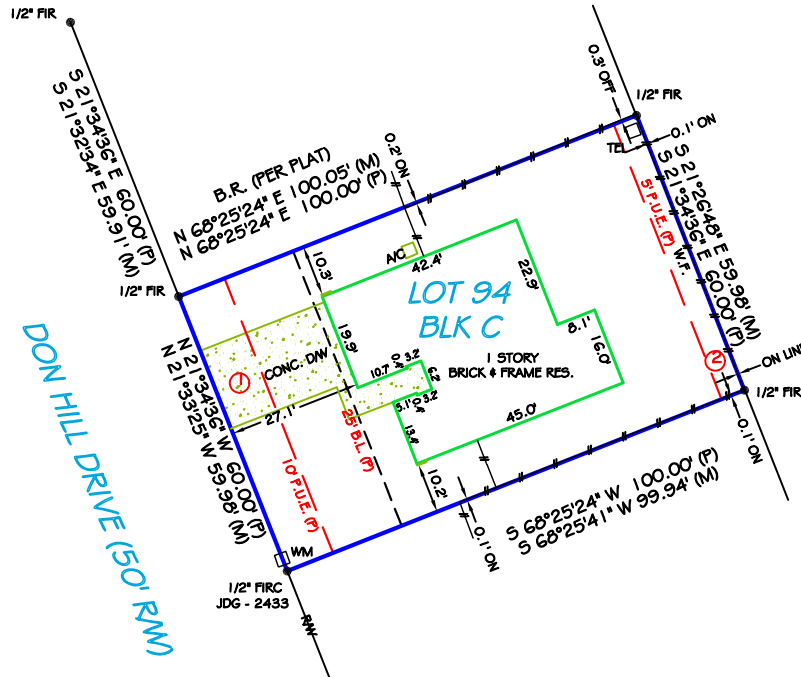
PROPERTY ADDRESS: 3004 DON HILL DRIVE TAYLOR, TEXAS 76574

SURVEY NUMBER: 1606.0597

FIELD WORK DATE: 6/8/2016

REVISION DATE(S): (REV.0 6/10/2016)

1606.0597
BOUNDARY SURVEY
WILLIAMSON COUNTY



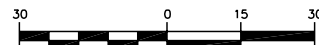
NOTES:
FENCE OWNERSHIP NOT DETERMINED
P.U.E. = PUBLIC UTILITY EASEMENT

I, J. SUBJECT TO APPLICABLE RESTRICTIVE TERMS, CONDITIONS, STIPULATIONS AND COVENANTS RECORDED IN CABINET W, SLIDE 101, PLAT RECORDS; DOCUMENTS NOS. 2002059311 AND 2003051126, OFFICIAL RECORDS; WILLIAMSON COUNTY, TEXAS.



Paul M. Valentine

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 8th DAY OF JUNE, 2016; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. CTA-07-CTA1600868JP, EFFECTIVE MAY 2, 2016, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF TAYLOR, COMMUNITY NUMBER 480670, DATED 09/26/08.

POINTS OF INTEREST

1. CONCRETE DRIVEWAY OVER 10' PUBLIC UTILITY EASEMENT
2. WOOD FENCE OVER 5' PUBLIC UTILITY EASEMENT

POWERED BY:



CLIENT NUMBER: CTA1600868

DATE: 6/10/2016

BUYER: EAGLE BANK

SELLER: VANESSA M. SCHAFER

CERTIFIED TO: EAGLE BANK; CHICAGO TITLE OF TEXAS; CHICAGO TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.

EXACTA
TEXAS SURVEYORS, INC.

LB# 10193731
exacta365.com
p: 866.735.1916
f: 866.744.2882
7416 Canal Drive, Lake Worth, FL 33467

REPORT OF SURVEY

1606.0597

This is page 2 of 2 and is not valid without all pages.

LEGAL DESCRIPTION:

LOT 94, BLOCK C, ROB ROY ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET W, SLIDE 101, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 68 DEGREES 25 MINUTES 24 SECONDS EAST IS BASED ON THE NORTHWESTERLY LINE OF LOT 94, BLOCK C, OF ROB ROY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CABINET W, SLIDE 101, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. Firm Branch #10193731 is physically located at 7416 Canal Drive in Lake Worth, FL 33467.
2. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
5. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter, 18" iron rebar, with "EXACTA" cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above- ground improvements which may be in contact with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND			
LINE TYPES: (UNLESS OTHERWISE NOTED) BOUNDARY LINE STRUCTURE CENTERLINE CHAIN LINK or WIRE FENCE EASEMENT EDGE OF WATER IRON FENCE OVERHEAD LINES SURVEY TIE LINE WALL OR PARTY WALL WOOD FENCE VINYL FENCE SURFACE TYPES: (UNLESS OTHERWISE NOTED) ASPHALT CONCRETE WATER SYMBOLS: (UNLESS OTHERWISE NOTED) BENCHMARK CENTERLINE CENTRAL ANGLE or DELTA COMMON OWNERSHIP CONTROL POINT CATCH BASIN ELEVATION FIRE HYDRANT PND OR SET MONUMENT GUY WIRE OR ANCHOR MANHOLE TREE UTILITY OR LIGHT POLE WELL	AC AIR CONDITIONING B.R. BEARING REFERENCE B.C. BLOCK CORNER B.F.P. BACKFLOW PREVENTOR B.K. BLOCK B.L.D.G. BUILDING B.M. BENCHMARK B.R.L. BUILDING RESTRICTION LINE B.W. BAYON WINDOW C CALCULATED CATV CABLE TV, RISER C.B. CONCRETE BLOCK CHM. CHIMNEY C.L.P. CHAIN LINK FENCE C.O. CLEAN OUT CONC. CONCRETE COR. CORNER C.S.W. CONCRETE SIDEWALK C.V.G. CONCRETE VALLEY GUTTER CL CENTER LINE CP COVERED PORCH CONC. CONCRETE SLAB D DEED D.F. DRAIN FIELD D.W. DRIVEWAY ELEV. ELEVATION ENT. ENTRANCE EM ELECTRIC METER E.O.P. EDGE OF PAVEMENT E.O.W. EDGE OF WATER E.U.B. ELECTRIC UTILITY BOX F FIELD FCM FOUND CONCRETE MONUMENT FMH FOUND DRILL HOLE F.F. FINISHED FLOOR FP FOUND IRON PIPE FR FOUND IRON ROD FRG FOUND IRON ROD & CAP FN FOUND NAIL FMH FOUND NAIL & DISC FRD FOUND FRPN FOUND PARKER-KALON NAIL FRAND FOUND IR. NAIL & DISC FRSPK FOUND RAILROAD SPIKE GAR. GARAGE GM GAS METER	ID. IDENTIFICATION ILL. ILLIGIBLE INT. INSTRUMENT INT. INTERSECTION L LENGTH LM LICENSE # - BUSINESS LSM LICENSE # - SURVEYOR (M) MEASURED M.B. MAP BOOK M.E.S. MITERED END SECTION M.F. METAL FENCE N.R. NON RADIAL N.T.S. NOT TO SCALE O.C.S. ON CONCRETE SLAB O.G. ON GROUND OFF OUTSIDE OF SUBJECT PARCEL OH OVERHANG OH OVERHEAD LINES ON INSIDE OF SUBJECT PARCEL O.R.B. OFFICIAL RECORD BOOK O.R.V. OFFICIAL RECORD VOLUME OIA OVERALL OS OFFSET P PLAT P.B. PLAT BOOK P.C. POINT OF CURVATURE P.C.C. POINT OF COMPOUND CURVATURE P.C.P. PERMANENT CONTROL POINT P/E POOL EQUIPMENT P.G. PAGE P.I. POINT OF INTERSECTION PLS PROFESSIONAL LAND SURVEYOR PLT PLANTER P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT P.P. PINCHED PIPE P.R.C. POINT OF REVERSE CURVATURE P.R.M. PERMANENT REFERENCE MONUMENT PSM PROFESSIONAL SURVEYOR AND MAPPER P.T. POINT OF TANGENCY R RADIAL (R) RECORD RGE. RANGE RES. RESIDENCE RW RIGHT OF WAY S SURVEY S.B.L. SETBACK LINE S.C.L. SURVEY CLOSURE LINE SCR. SCREEN	SEC. SECTION SEP. SEPTIC TANK SEW. SEWER SGD SET GLUE DISC SHRC SET IRON ROD & CAP SHND SET NAIL & DISC SQ.F.T. SQUARE FEET STY. STORY S.T.L. SURVEY TIE LINE SV SEWER VALVE SW SIDEWALK S.W. SEAWALL TM TEMPORARY BENCHMARK TEL TELEPHONE FACILITIES T.O.B. TOP OF BANK TWP. TOWNSHIP TX TRANSFORMER TY. TYPICAL U.R. UTILITY RISER W.C. WITNESS CORNER WP WATER FILTER W.F. WOODEN FENCE WM WATER METER/VALVE BOX WV WATER VALVE V.F. VINYL FENCE A.E. ACCESS EASEMENT AN.E. ANCHOR EASEMENT C.M.E. CANAL MAINTENANCE ESMT. C.U.E. COUNTY UTILITY ESMT. D.E. DRAINAGE EASEMENT D.U.E. DRAINAGE AND UTILITY ESMT. E.SMT. EASEMENT I.E.E. INGRESS/EGRESS ESMT. IR.E. IRRIGATION EASEMENT L.A.E. LIMITED ACCESS ESMT. L.B.E. LANDSCAPE BUFFER ESMT. L.E. LANDSCAPE ESMT. L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT M.E. MAINTENANCE EASEMENT P.U.E. PUBLIC UTILITY EASEMENT R.O.E. ROOF OVERHANG ESMT. S.W.E. SIDEWALK EASEMENT S.W.M.E. STORM WATER MANAGEMENT ESMT. T.E. TECHNOLOGICAL UTILITY ESMT. U.E. UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 2. Select a printer with legal sized paper.
 3. Under "Print Range", click select the "All" toggle.
 4. Under the "Page Handling" section, select the number of copies that you would like to print.
 5. Under the "Page Scaling" selection drop down menu, select "None."
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK+WHITE:**
1. In the main print screen, choose "Properties".
 2. Choose "Quality" from the options.
 3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:
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ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY

*Offer only valid for the buyer listed on the first page of survey & only for updates in relationship to existing improvements. Offer not valid for brand new construction & total discount not to exceed \$500.



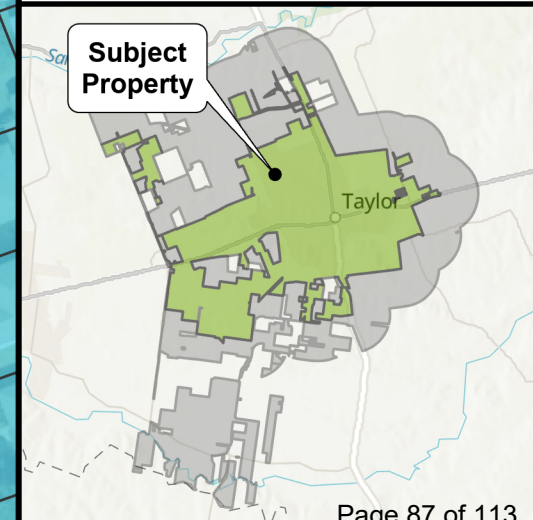
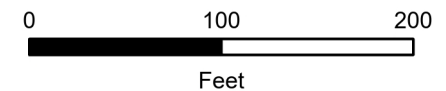
PZ-2025-2591

3004 Don Hill Lane
Special Use Permit
Proposed Zoning Map
Approximately 0.1 acres

-  Subject Property
-  Parcel Boundary
-  Special Use Permit

Place Type Zoning

-  P2.5: Large Lot
-  P3: Neighborhood





Planning & Zoning Commission Meeting November 12, 2025 Transmittal Letter

Agenda Item Number: 9.

Agenda Title: PZ-2024-2289 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Project Comal, generally located at 1051 County Road 401, legally described as approximately 220 acres of land situated in the G.M. Reese Survey, Abstract No. 533, H.T. & B.R.R. Co. Survey, Abstract No. 315, James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcels R620763, R655885, R620762, R381849, R019655, R019236, R019231 R019180, and R019969, Taylor and Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Commission Action to be Taken: Hold a public hearing and make a recommendation

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

The applicant is requesting an employment center plan for industrial and commercial uses on a 210 acre site located at 1051 County Road 401. The applicant is looking to develop this site with a data center as the main use and commercial in a small adjacent lot. The property is largely vacant with an existing large lot residential on County Road 401 and the site is being used for staging and parking for the adjacent industrial developments.

2. STAFF ANALYSIS / BACKGROUND

Upon analyzing the request for an Employment Center 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:

- 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 in an area that contains a floodplain

- LU9 - Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
 - The development is developing around other industrial and commercial developments and expanding off that infrastructure.

The Employment Center Plan seeks to largely align with the surrounding industrial and commercial uses with the P5 allows for a transition into the neighborhood and allow for supporting uses.

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 listed in attachment A. “Code Modifications”

4. TIMELINE

P&Z Commission Public Hearing: November 12, 2025

City Council Public Hearing: December 11, 2025

City Council Action: January 8, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

1. _09_PZ-2024-2289 - Project Comal ECP Staff Report 1
2. _09a_PZ-2024-2289 - Project Comal Employment Center Plan
3. _09a_PZ-2025-2289-code modifications
4. _09b_PZ-2024-2289 Location Map
5. _09c_PZ-2024-2289 Current Zoning
6. _09d_PZ-2024-2289 Notification Map
7. _09e_PZ-2024-2289 Future Land Use
8. _09f_PZ-2024-2289 Growth Sector

City of Taylor
PZ-2024-2289: Employment Center Plan
Staff Report

Item Details

Request:	This is a request for an employment center plan for a data center at 1051 County Road 401
Legal Description:	legally described as approximately 220 acres of land situated in the G.M. Reese Survey, Abstract No. 533, H.T. & B.R.R. Co. Survey, Abstract No. 315, James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcels R620763, R655885, R620762, R381849, R019655, R019236, R019231 R019180, and R019969, Taylor and Taylor Extraterritorial Jurisdiction, Williamson County, Texas
Applicant:	Matt Lissak, Kimley Horn
Responsible Staff:	Parker McDowell

Overview & Background

The applicant is requesting an employment center plan for industrial and commercial uses on a 210 acre site located at 1051 County Road 401. The applicant is looking to develop this site with a data center as the main use and commercial in a small adjacent lot. The property is largely vacant with an existing large lot residential on County Road 401 and the site is being used for staging and parking for the adjacent industrial developments.

Property Details

Location:

The subject property is located between County Road 410 and FM 973. It is located northeast of the Samsung site and west of Castlewood.

Physical and Natural Features:

The property is largely vacant with sparse vegetation as it was agricultural land prior to the development of Samsung. There is a small area of existing trees in the middle of the property and existing small bodies of water towards County Road 401. The relatively flat topography makes the property appropriate for commercial and industrial development.

Land Use & Zoning

The subject properties are located within the **Controlled Growth Sector Tier II (G-2.2)** which 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, and the subject property is assigned the **Future Land Use Employment Special Zone** which is envisioned for 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

The **current zoning is P2 – Rural Place Type** which regulates mainly large, sparsely settled land used for agricultural purposes and food production. A portion of this property is located in the **ETJ** and not zoned.

Transportation

The subject property is bounded by existing streets County Road 401 and FM 973, both existing streets are Community Boulevards. Proposed roads will run along the perimeter of the site as shown on the Employment Center plan, Community Boulevards are proposed from County Road 401 running east and west along that southern property line and changing into a Neighborhood Avenue, along the shared property line with Castlewood, acting as a buffer.

Utilities

The subject property is located within the City of Taylor water CCN and wastewater CCN and the portion of the property in the ETH will be served by the City on annexed. There is a 18 inch water line that runs East to West, starting at FM 973 and terminating at County Road 401. There are currently no wastewater lines on site.

Surrounding Area Characteristics

The area to the south is intended to be industrial and commercial that supports the Samsung. To the east is Castlewood South phase 1, a single family development. To the north is the Forterra commercial development that was recently approved. West on the other side of County Road 401, is vacant agricultural land.

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, October 26th , 2025.

As of the date of writing this report staff has not heard from any resident either “for” or “against” this request.

Staff Analysis

Upon analyzing the request for an Employment Center 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:

- 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 in an area that contains a floodplain
- LU9 - Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
 - The development is developing around other industrial and commercial developments and expanding off that infrastructure.

The Employment Center Plan seeks to largely align with the surrounding industrial and commercial uses with the P5 allows for a transition into the neighborhood and allow for supporting uses.

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 listed in attachment A. “Code Modifications”

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:

1. Is the Employment Center Plan consistent with the Comprehensive Plan?
 - a. The Plan is consistent with the Comprehensive Plan. The proposed plan would increase the amount of commercial and industrial around the Samsung site.
2. Is the plan compatible with the surrounding area?
 - a. The plan is compatible with the surrounding properties to the North, South and West. A sufficient buffer is being provided for the proposed industrial and single family.
3. Does the plan promote public health, safety, or general welfare?
 - a. 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.
4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
 - a. The property will be able to tie into the existing infrastructure to serve this property.
5. Do current conditions indicate that an Employment Center Plan is necessary?
 - a. The property is currently zoned P2: Rural and to be consistent with the future land use, the Employment Center plan is necessary.

Attachments:

- a. Code modifications
- b. Location Map
- c. Notification Map
- d. Future Land Use
- e. Growth Sector Map
- f. Current Zoning Map
- g. Employment Center Plan Exhibit

PROJECT COMAL

Employment Center Plan
Taylor, TX

November 4, 2025



1	Cover
2	TOC
3	Purpose and Intent/ Administration/ Definitions
4	Context
8	Regulating Plan
9	Standards
12	Thoroughfare
14	Code Modifications

Purpose and Intent / Administration / Definitions

Purpose and Intent

The intent of the Employment Center (EC) Plan Standards is to provide a set of governing regulations for the design and construction of a primarily data center development on the subject property. These standards include regulations for subdivision and lot standards, streets and rights-of-way, landscaping and screening, and lighting within the private and public realms.

Justification

Upon voluntary annexation of the remaining site into the full-purpose jurisdiction of Taylor and obtaining Employment Center (EC) zoning, the proposed data center development will meet the intent of the future build-out of the area as “Employment – Special Zone” per the Taylor Future Land Use Plan. The site’s adjacency to the Samsung development will also further strengthen this area of Taylor as an industrial and employment center hub for the region. Modifications to the Taylor Land Development Code (LDC) and associated development criteria, as defined in this Employment Center plan, will enable an industrial complex tailored to the site and accommodating surrounding existing and proposed development including residential, commercial and mixed-use.

Administration

Conformity
All development within the boundary of this Employment Center Plan will follow these Employment Center (EC) Standards, including any approved variances adopted as part of these EC Standards. It is the Purpose and Intent of these EC Standards to which improvements shall conform.

Warrants and Variances
There are two types of deviations from these EC Standards: Warrants and Variances. Where no standard is included in these EC Standards, standards shall be determined by Warrant. The correction of scrivener’s errors within this document shall be handled by Warrant (see Definitions: Variance and Warrant).

Vesting Rights
Any Standard not addressed in this EC Plan will follow the Standards and regulations of the Taylor Land Development Code (LDC) and associated criteria manuals in effect as of the date of approval of this EC Plan.

Typical and Actual Conditions
These EC Standards represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. All components of Thoroughfares and Building Sites are expected to be refined as appropriate for specific locations in a reasonable manner that achieves the intent of these EC Standards.

Definitions

The following definitions are specific to this Employment Center (EC) Plan. Any terms not included in this list will be defined by Chapter 7 of the Taylor Land Development Code (LDC).

Block
An aggregate land area circumscribed by streets, thoroughfares, alleys, and/or property lines.

Inside Turning Radius
The inside curved edge of a road measured at the face of curb.

Setback
The area of a lot measured from the lot line to a building façade or elevation that is maintained clear of permanent structures, with the exception of encroachments listed in the LDC.

Variance
A deviation from a specific provision of the Employment Center Plan which meets the intent of that plan. Variances are granted by the Zoning Board of Adjustments in a public hearing.

Warrant
A deviation within the Employment Center Plan that is not tied to a specific provision, but meets the intent of that plan. Warrants are granted administratively by the Development Review Committee (DRC).

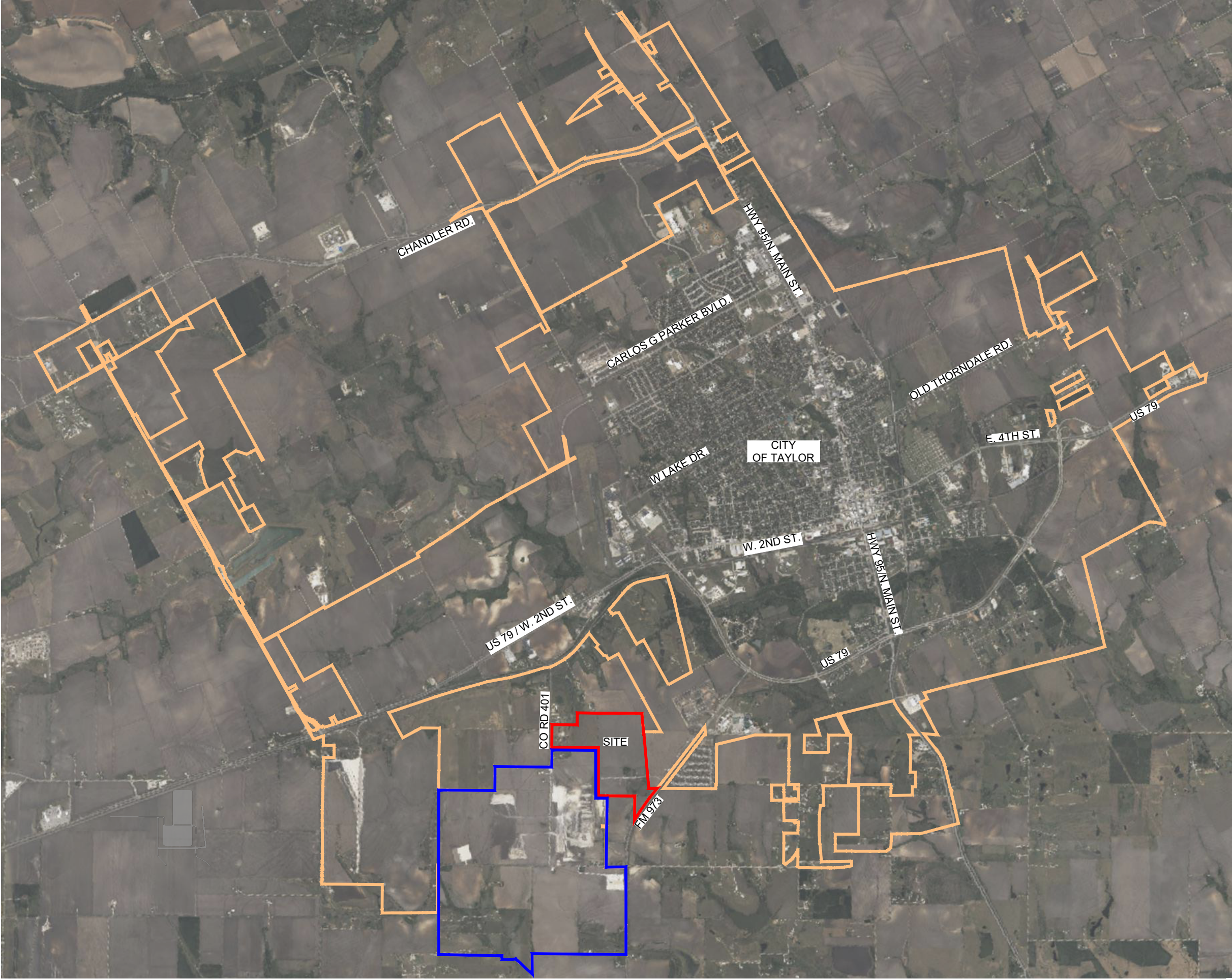
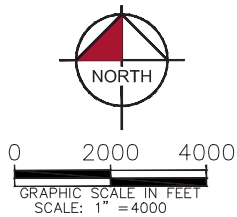
- Any change that does not alter the purpose of the original approval.
- Adjustments in alley, local or collector street alignments or widths that do not adversely affect another proposed phase of the subject property or adjacent property.
- Applicant reserves the right to adjust lot lines, lot sizes, and/or lot configuration for the overall development.

Context /
Regional Map

CITY BOUNDARY

SUBJECT PROPERTY

SAMSUNG CAMPUS

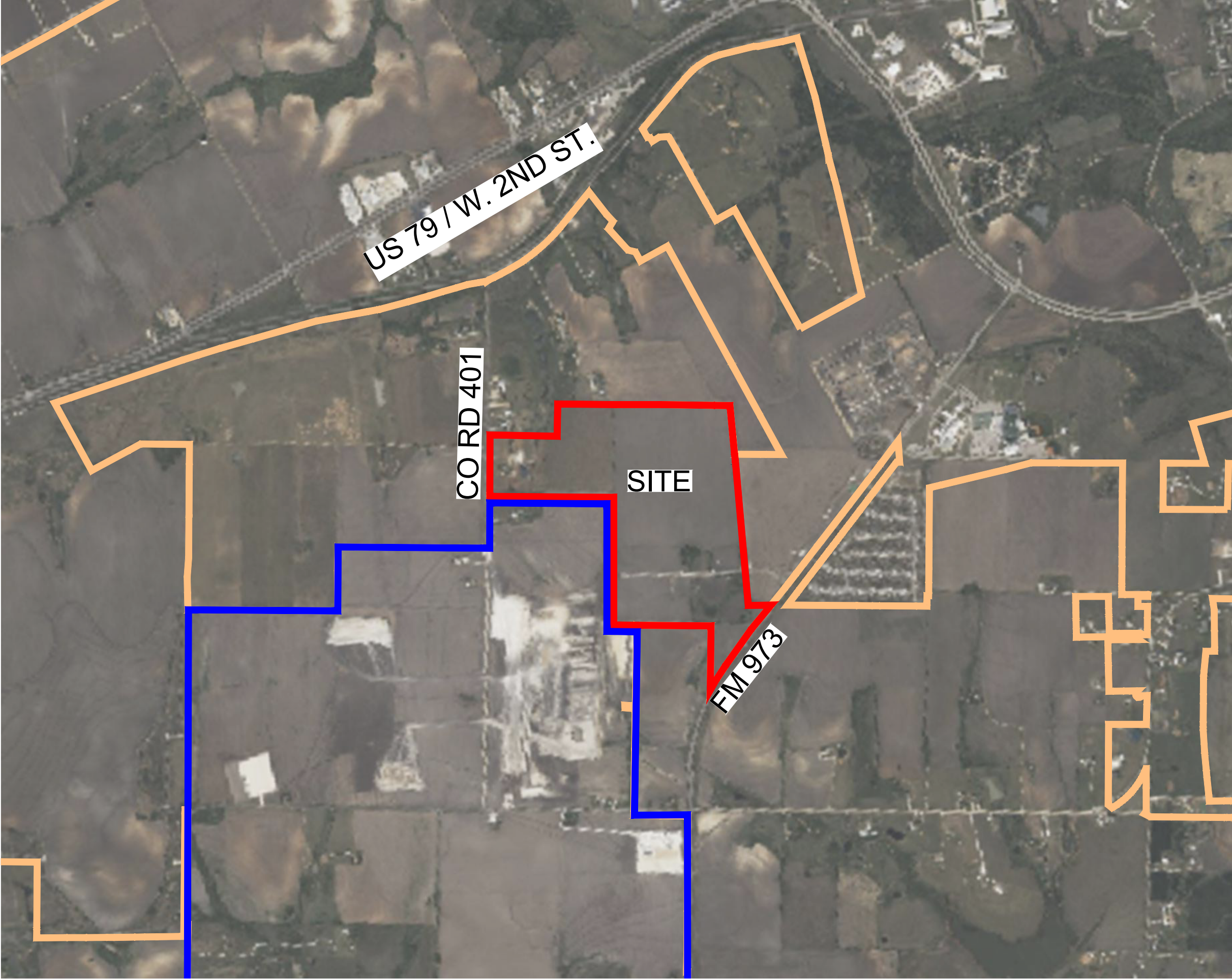
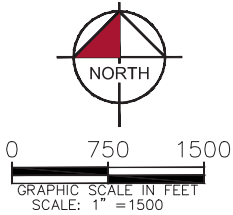


Context /
Site Map

CITY BOUNDARY

SUBJECT PROPERTY

SAMSUNG CAMPUS



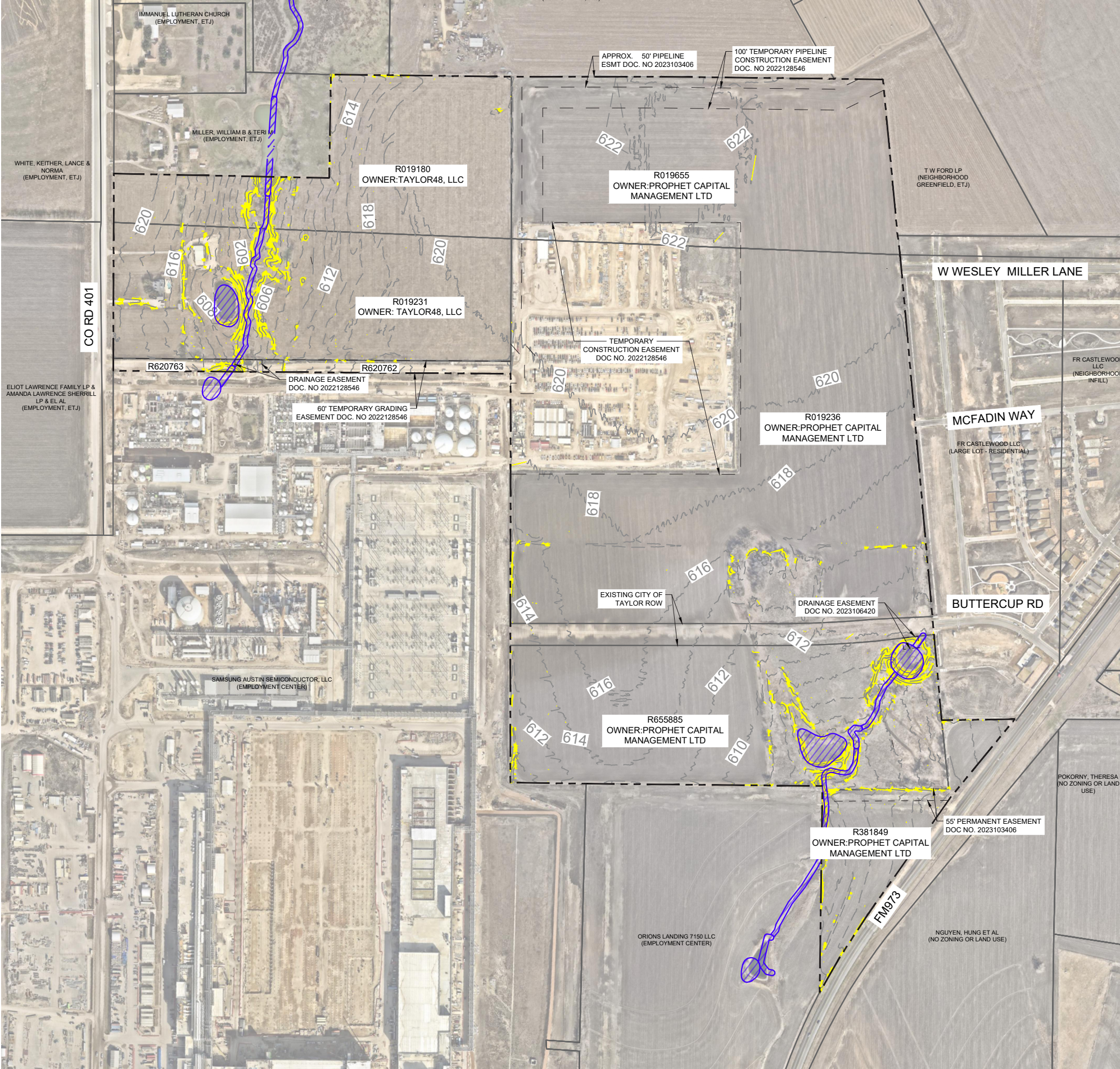
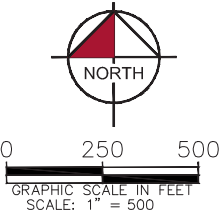
Context /
Existing Conditions

ASSUMED EXISTING WETLANDS

PROPERTY LINE

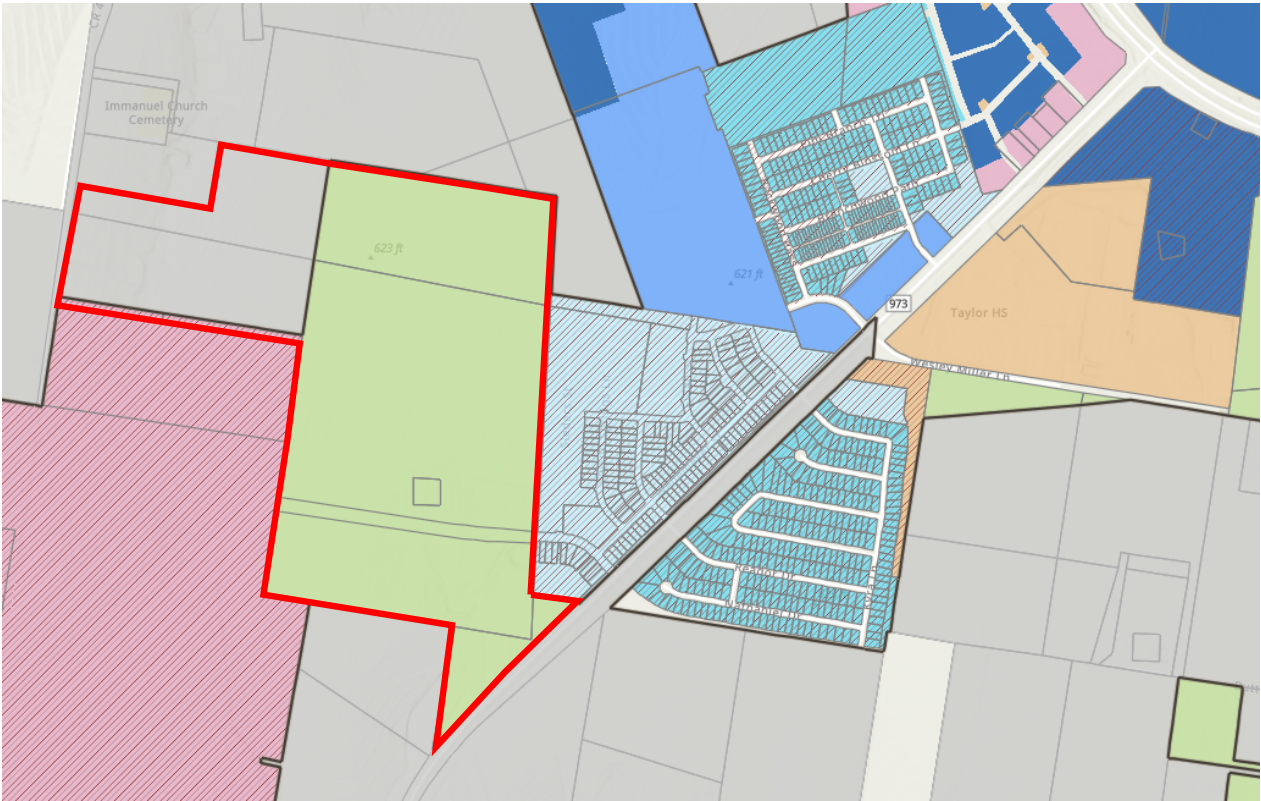
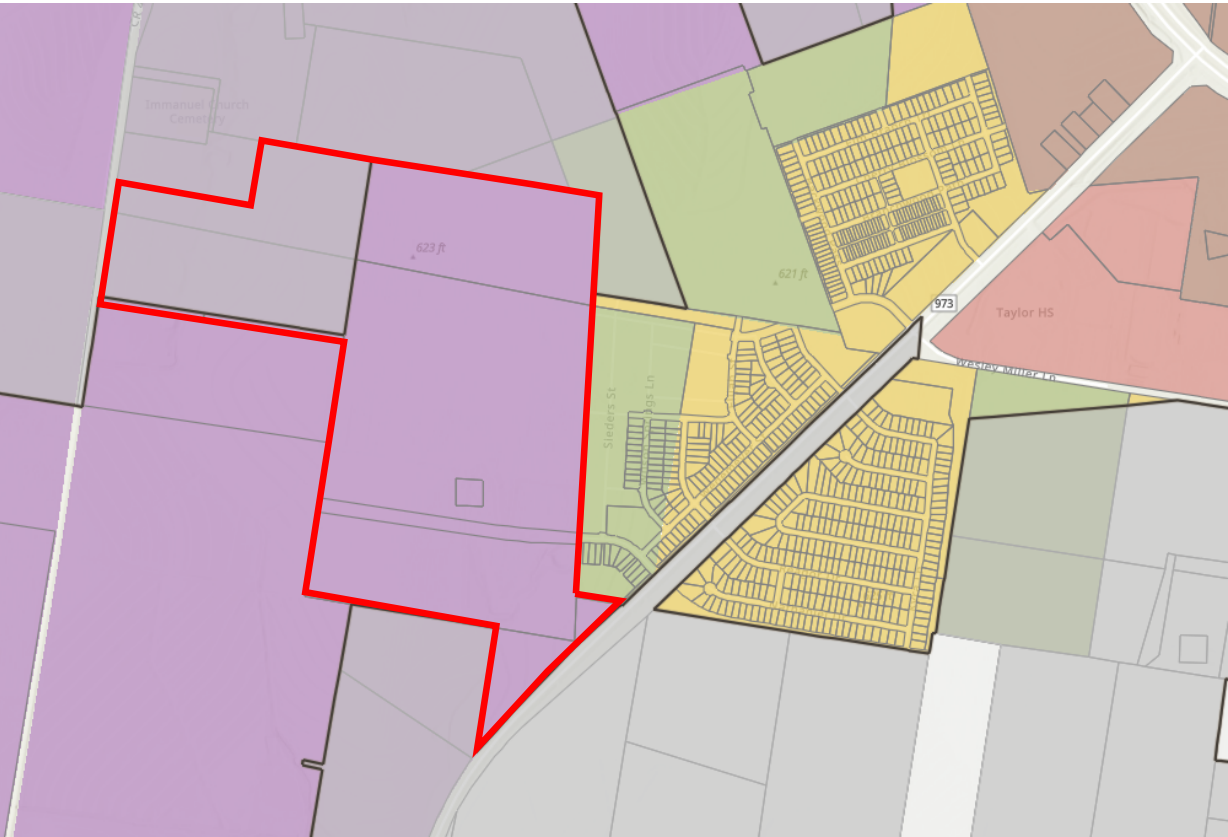
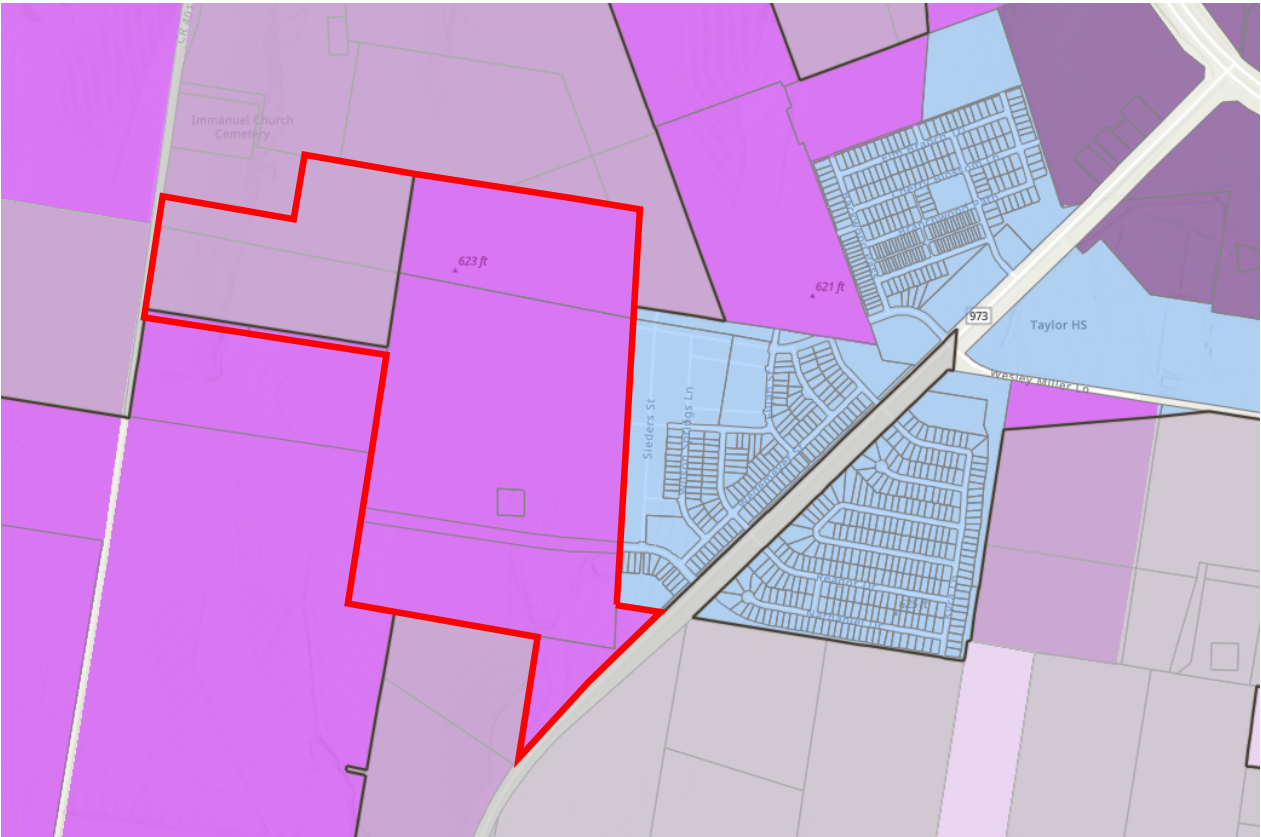
2FT-CONTOUR

10%+ STEEP SLOPES

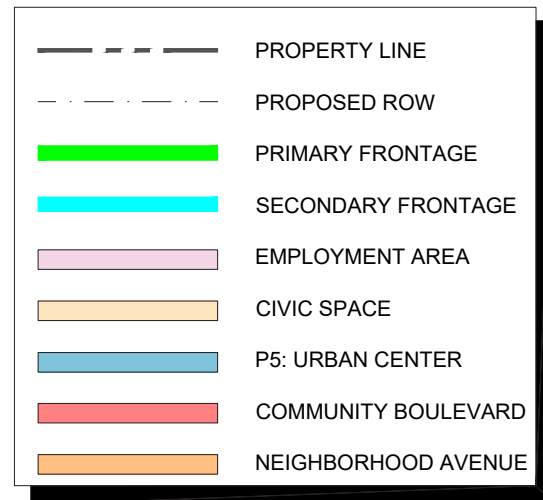


NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

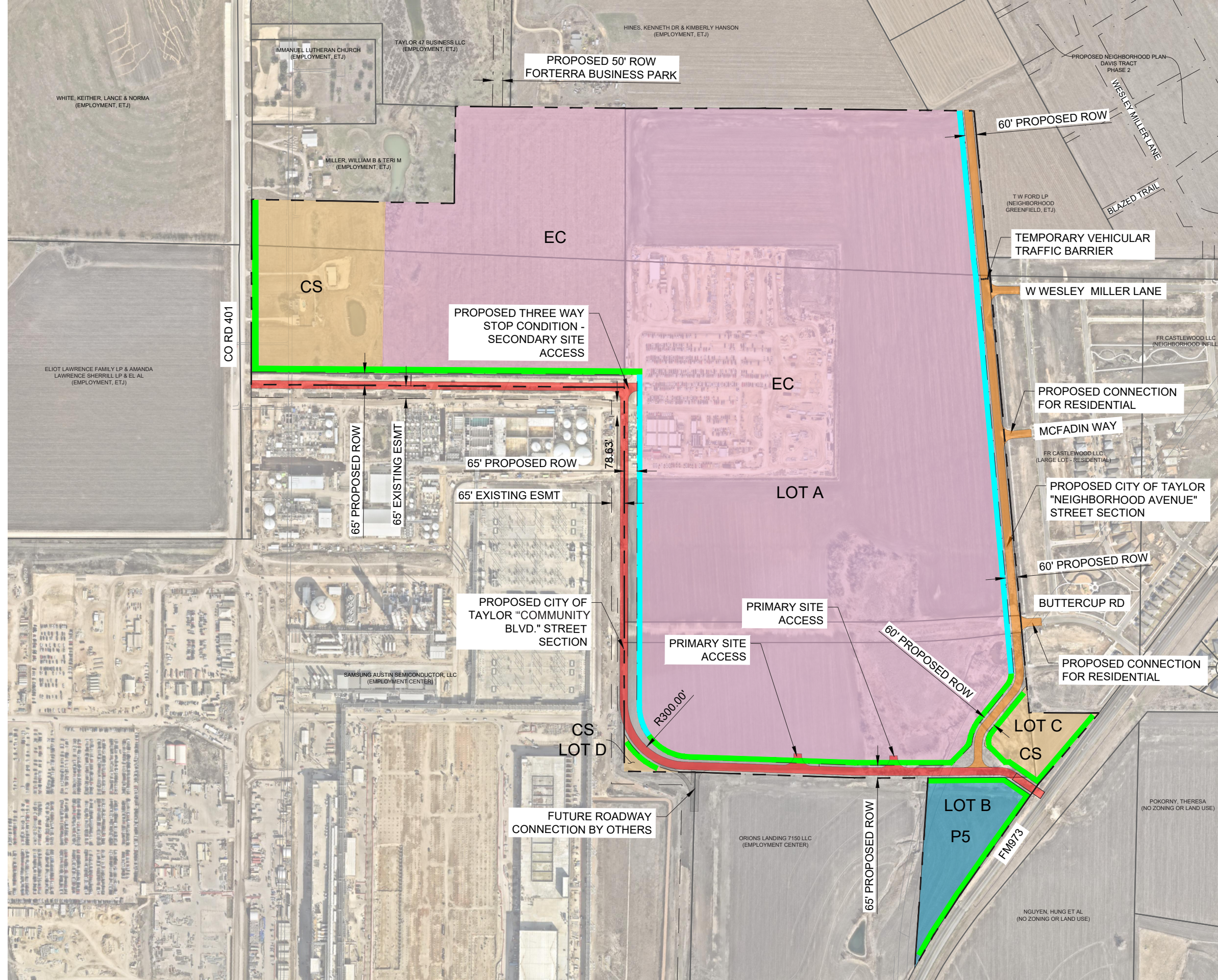
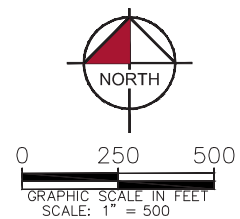
Context / Plan Maps



Regulating Plan



TOTAL SITE AREA	210 ACRES
EMPLOYMENT AREA	179 ACRES / 85%
CIVIC SPACE AREA	11 ACRES / 5%
P5: URBAN CENTER	6 ACRES / 3%
ROW DEDICATION	14 ACRES / 7%



Employment Center Standards / Subdivision, Lot, Parking

Subdivision/Lot Standards		
Block Length (Max)		3,500 l.f.
Min. Block breaks distance		N/A
Block Perimeter (Max)		15,000 l.f.
Lot Width (Min)		N/A
Area Width (Min)		N/A
Lot Coverage (Max) - Imp. Cover		85%
Setbacks		
Build-to-Line (Range) - Front	15'-500'	
Side Yard	25'-500'	
Interior Side	25'-500'	
Rear	25'-500'	
Façade Buildout (Min)	N/A	
Principal Building Height (Max)	3 stories or 85'	
Neighborhood Compatibility		
Setbacks		
Build-to-Line (Range) - Front	15'-500'	
Side Yard	25'-500'	
Rear	25'-500'	
WARRANT REQUEST - PROVIDE FLEXIBILITY FOR OUR PRODUCT		
Permitted Uses		
Industrial, including Data Center		
Industrial Accessory, including Substation		
Manufacturing, Life Sciences		
Small Commercial		
Office		
Retail, including Drive-Through Services		
Vehicle Services and Outdoor Activities		
Outdoor Storage		
Live/Work		
Mixed-Use Commercial		
Large Commercial		
Highway Commercial		
Cart, Kiosks, Food Trailers		
Temporary Commercial		
Commercial Accessory		

Building Placement Standards	
	P / NP
Edgeyard	P
Sideyard	P
Courtyard	P
Rearyard	P
Parking Placement Standards	
	P / NP
First Layer	P
Second Layer	P
Third Layer	P
On-Street	P

Parking Notes

*There shall be no minimum or maximum parking requirements.

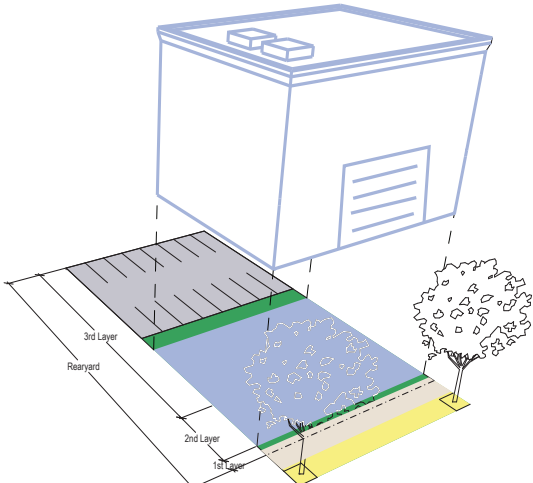
*Visibility of parking lots from frontages shall be minimized using buildings, walls, and/or landscaping. Parking lots not facing frontages need not provide screening from adjacent building sites.

*Parking lots on adjacent private lots shall connect to one another

*Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, all of which shall be graded and drained to dispose of surface water into appropriate structures.

Key

- = Deviation from LDC
- P = Permitted
- NP = Not Permitted



INDUSTRIAL

An individual building on its own lot within an industrial park or employment center. The building may be occupied by one or more businesses. The building is typically disposed on the lot with edge yards and often includes large, paved areas around the building used for parking, loading/unloading, truck bays, and outdoor storage or display.

Employment Center Standards / Landscaping and Screening

Landscaping Standards

Planting Ratio	Requirement
A minimum 5% landscape area buffer along the easternmost property line. The buffer will consist of trees spaced 20 to 30 feet apart.	5% of constructed impervious cover
Minimum Landscape Percentage Provided between property line and neighborhood to the east.	N/A
Plantings in Medians (Size)	
<6'	Hardscape Only
6'-10'	Ornamental trees, shrubs, turf grass, groundcover, hardscape components, native grasses/wildflowers (Max. 18" height)
>10'	Trees, shrubs, turf grass, groundcover, native grasses/wildflowers (Max. 24" height)
Parking Lot and Residential Buffer Landscaping	
Min. Landscaped Area	5% of total paved area
Max. Distance of Parking Space to Landscaping	70'
Total Impervious Coverage (IC):	5,178,301 SF (Includes developed areas, substations, roads, and 75% of Lot B)
5% Landscape Requirement:	258,915 SF
Tree Calculation:	Area per tree: 4,000 SF Total trees required: 129 Total shrubs required: 258
Length of Residential Buffer:	2,872 linear feet

*Above parking lot elements not required for industrial parking areas for trucks having a rated capacity of min. 26,000 pounds gross vehicle weight.

Warrant Request - Landscaping within a closed campus

Tree Protection Standards

Tree Type	Mitigation
Protected (6" - 23.99")	1:1 (3" min)
Heritage (24" +)	1:1 (3" min)

*No tree protection will be required if mitigation is provided per LDC requirements.

Screening Standards

Screening	Requirement
Off-street loading, Outside storage, Antennas, Mechanical equipment (on-ground)	Minimum 6' height or sufficient to obscure area. Plants, solid screen fence/wall, combo <u>Large trees:</u> Min. 2" caliper; Min. 100 s.f. permeable surface area (reduced to 50 s.f. with irrigation). <u>Small trees:</u> Min. 6' height, min. 25 s.f. permeable surface area. <u>Large shrubs:</u> Min. 2' height, min. 9 s.f. surface area, can be within tree areas. <u>All plantings:</u> Min. 36" away from paved surface/COT ROW.
Roof-mounted mechanical equipment	Shielded, concealed, and effectively hidden from view by a person standing at ground level at the closest public right-of-way, screened by an appropriate screening feature.
Fencing Layer	Max. Height
1st	4'
2nd	6'
3rd	8'
Additional Screening Adjacent to Residential Place Types	<u>Large trees:</u> Min. 2" caliper; Min. 150 s.f. permeable surface area (reduced to 75 s.f. with irrigation). <u>Small trees:</u> Min. 6' height, min. 40 s.f. permeable surface area. <u>Large shrubs:</u> Min. 2' height, min. 15 s.f. surface area, can be within tree areas. <u>All plantings:</u> Min. 36" away from paved surface/COT ROW.
Key	
	= Deviation from LDC
P	= Permitted
NP	= Not Permitted

Warrant Request - Majority of landscape to be placed along Residential

Employment Center Standards / Lighting and Signage

Lighting Standards - Public Lighting Types

Public Lighting Types	P / NP
Cobra Head	P
Pipe	P
Post	P
Column	P
Double Column	P

Warrant Request - Flexibility

TABLE 5.10.6.2 (A): DISTANCE FROM CURB/PAVEMENT

Signage Types

Signage - Attached/Building	P / NP	Attached/Building Sign Criteria
Address	P	* Size. Max of all building signs combined may not exceed 15% of façade area o the tallest floor of the building to which signs are attached.
Nameplate	P	
Outdoor Display Case	P	* Number. Multiple signs allowed if 15% of the facade area of tallest floor is not exceeded.
Awning	P	
Window	P	* Height. No sign may extend above parapet wall or roof line of the building.
Band	P	
Blade/Hanging	P	* Illumination. External only. Illumination during business hours. Lighting directed down to sign and shielded for no glare to public ROW. Meet Outdoor Lighting Section of Eng Man
Marquee	P	
Signage - Freestanding		Freestanding Sign Criteria
Sidewalk	P	* Size. 1 s.f. for each 2 linear feet of frontage, max. 50 s.f
Yard	P	
Monument	P	* Number. 1 sign on single frontage lot. 2 for corner lots. Max. 50 s.f
Pole	P	
Roof	NP	* Illumination. External only. Directed down to sign and shielded to not glare in public ROW. Neon and faux neon ok (internal).
Banners	P	
		* Distance from curb and height. See chart below.

Key

- = Deviation from LDC
- P = Permitted
- NP = Not Permitted

HEIGHT OF SIGN (FEET)	DISTANCE FROM CURB/PAVEMENT (FEET)
4.5	10-15
8.0	15-20
11.0	20-25
14.0	25-30
16.0	30-35
19.0	35-40
21.0	40-45
23.0	45-50
26.0	50-55
29.0	55+

Thoroughfare / Plan

Key Map

- 1. Proposed utility pathway to on-site switching station
- 2. Area allocated for new substation(s) & switching substation
- 3. Civic Space
- 4. Secured campus entry
- 5. Secondary secured campus access point
- 6. Substation entrance
- 7. P5 Urban Center
- 8. Employment Center

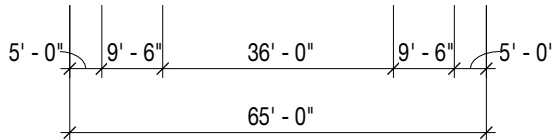
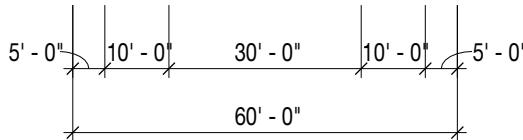
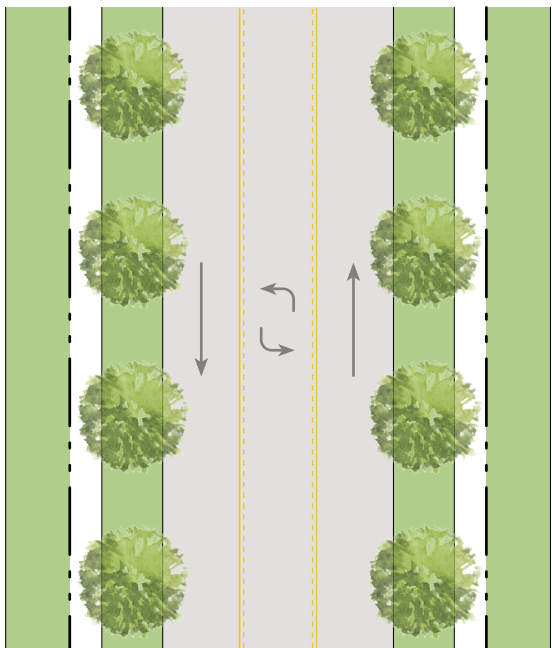
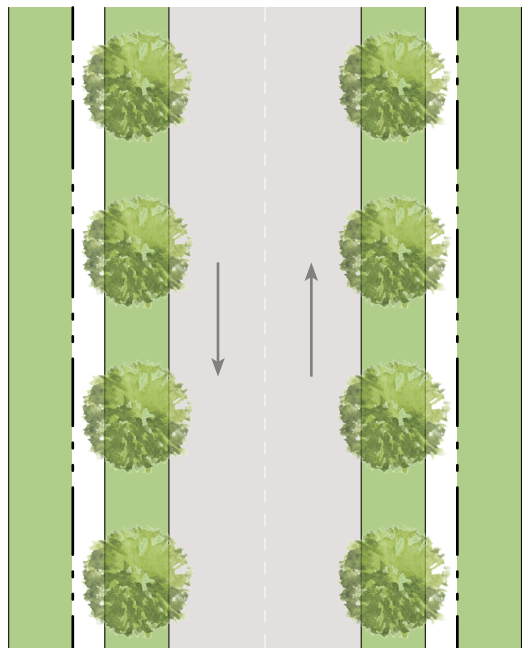
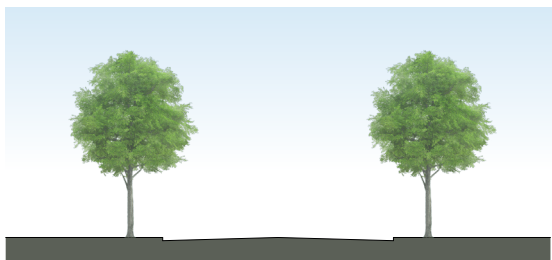
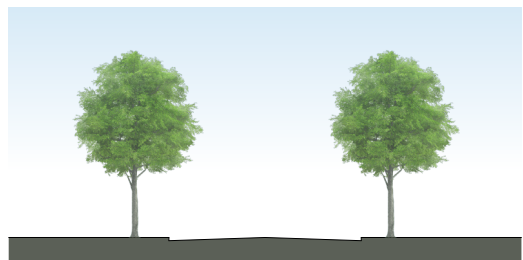


Key Map

- Site Boundary
- Community Boulevard (Proposed 65' ROW)
- Neighborhood Avenue (Proposed 60' ROW)



Employment Center Thoroughfare / Types



Thoroughfare Type

- Right of Way Width (ft)
- Pavement Width (ft)
- Number of Travel Lanes
- Daily Traffic Volume (trips/day)
- Posted Speed (mph)
- Clear Zone (ft)
- Min. Horizontal Inside Radius (ft)
- Max. Grade (%)
- Min. Grade (%)
- Design Vehicle
- Area Free From Storm Water (100 yr)

Neighborhood Avenue

- 60
- 30
- 2
- 3,000 - 10,000
- 30 - 35
- 4
- 455
- 7
- 0.5
- Fire Truck
- 12'

Community Boulevard

- 65
- 36
- 3
- 3,000 - 18,000
- 35 - 45
- 4
- 300
- 6
- 0.5
- WB - 40
- 24'

Warrant Request - No parking provided

Warrant Request - Modified Community Boulevard

- No parking provided
- Reduced horizontal curve geometry

Street Standards		
	Neighborhood Avenue	Community Boulevard
Driveways	P / NP	P / NP
Driveway Cuts	P	P
Driveway Throat Width (ft)	50	50
Public Frontage Requirements		
Sidewalk Zone Width	5'	5'
Landscape Zone	P	P
Intersections		
Intersection Angle	80° - 100°	80° - 100°
Acute Angle Intersection	25' radius at acute corners	25' radius at acute corners
Pedestrian Elements	Sidewalks	Sidewalks
ROW Width (ft)	Typical Sections	Typical Sections
Surface Width (ft)	5'	5'
Design Speed	N/A	N/A
Cross Slope (%)	0.5% Usual / 2% Max	0.5% Usual / 2% Max
Horizontal Clearance (ft)	N/A	N/A
Vertical Clearance (ft)	8	8

Notes

¹ Deviation from approved ROWs in EC Plans cannot be approved solely by the applicant Deviations due to constraints may be considered by staff during subsequent phases of the development.

Key

- = Deviation from LDC
- P = Permitted
- NP = Not Permitted

Code Modifications / Table

EMPLOYMENT CENTER LOT AND BLOCK STANDARDS		
Code Citation	Code Standard Description	Proposed Modification
LDC 4.3 (Place Type Zoning District Development Standards)	Maximum Block Length = 720'	Maximum Block Length = 3,500 l.f.
	Maximum Block Perimeter = 2,880'	Maximum Block Perimeter = 10,000 l.f.
	Maximum Block Breaks Distance = 330'	Maximum Block Breaks Distance = N/A
	Maximum Lot Coverage (TBD)	Maximum Lot Coverage = 85%
	Setbacks	
	Build-to-Line - Front (TBD)	Build-to-Line - Front = 15' - 350'
	Side Yard (TBD)	Side Yard = 25'
	Interior Side (TBD)	Interior Side = 25'
	Rear (TBD)	Rear = 25'
	Setbacks - Neighborhood Compatibility	Setbacks - Neighborhood Compatibility
	Build-to-Line - Front = N/A	Build-to-Line - Front = 15'
	Side Yard = N/A	Side Yard = 45'
	Rear = N/A	Rear = 25'
	Minimum Facade Buildout (TBD)	Minimum Façade Buildout = N/A
	Minimum Principal Building Height (TBD)	Maximum Principal Building Height = 85' / 3 stories

EMPLOYMENT CENTER LANDSCAPING AND SCREENING STANDARDS		
Code Citation	Code Standard Description	Proposed Modification
Code of Ordinances Sec. 28-29(b)(1)	Minimum percentage of required landscaped area and required plantings shall be installed between the front property lines and the building being constructed = 50%	Landscaping provided along office-designated land use areas. Industrial land use areas that include equipment yards and are not adjacent to residential zones shall be exempt from this requirement.
N/A	Roof-mounted mechanical equipment screening (no requirement)	Roof-mounted mechanical equipment to be shielded, concealed and effectively hidden from view by a person standing at ground level at the closest public ROW screened by an appropriate screening feature

Warrant Request - Landscaping within a closed campus

EMPLOYMENT CENTER LIGHTING STANDARDS		
Code Citation	Code Standard Description	Proposed Modification
LDC Table 5.7.13(A) Public Lighting Types	(Type) Pipe = Not permitted in EC	(Type) Pipe = Permitted in EC
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DEFINITIONS

Refer to the Definitions section of the Employment Center Plan document for modifications to typical definitions in the Taylor LDC.

EMPLOYMENT CENTER STREET STANDARDS		
Code Citation	Code Standard Description	Proposed Modification
	Neighborhood Avenue Standards	Neighborhood Avenue Standards
Engineering Manual Table 2-3 (General Thoroughfare Design Criteria)	Typical ROW Width (ft) = 60-80	Typical ROW Width (ft) = 60
	Min. Paving curb-to-curb (ft) = N/A	Min. Paving curb-to-curb (ft) = 30
	Min. Horizontal Inside Radius (ft) = 510	Min. Horizontal Inside Radius (ft) = 455
	Sidewalk Width (ft) = 5' Min. / 6' adjacent to curb	Sidewalk Width (ft) = 5'
Engineering Manual Table 2-4 (Driveway Spacing Requirements)	Driveway Throat Width (ft) = 20	Driveway Throat Width (ft) = 50
LDC 5.4.6	Driveways not encouraged	Driveways permitted
	Community Boulevard Standards	Community Boulevard Standards
Engineering Manual Table 2-3 (General Thoroughfare Design Criteria)	Typical ROW Width (ft) = 80-100	Typical ROW Width (ft) - 65
	Min. Paving curb-to-curb (ft) = N/A	Min. Paving curb-to-curb (ft) = 36
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P5 URBAN CENTER STANDARDS		
Code Citation	Code Standard Description	Proposed Modification
Table 3.8.2(J) Block Length and Perimeter	Block Length Maximum = 350'	Block Length Maximum = 1,000'
TABLE 3.8.2(J) Block Length and Perimeter	Block perimeter maximum = 1,320'	Block perimeter maximum = 2,000'
4.3.1.8 P5 Urban Center	Building types allows residential	Building types restricts residential
5.4.1 Intent(2)	In P4 and P5 the parking area can not be larger than one and a half times the size of the building footprint.	P5 Parking count to be use-driven parking count
Driveway 5.4.6.4	In P4 and P5, driveways accessing up to eighty (80) feet wide of street right-of-way must be spaced 200 feet apart centerline to centerline.	In P4 and P5, driveways accessing up to eighty (80) feet wide of street right-of-way must be spaced 150 feet apart centerline to centerline.

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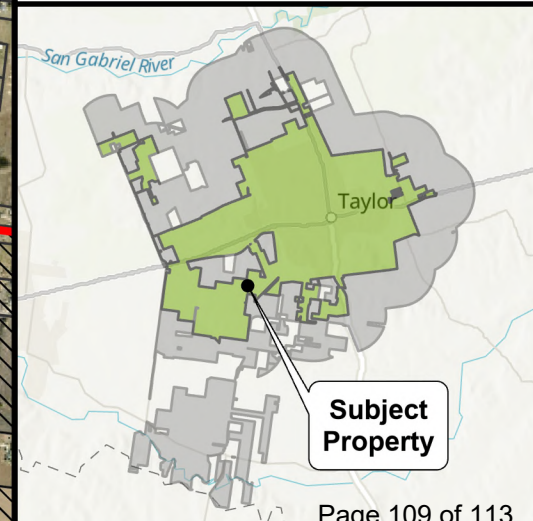
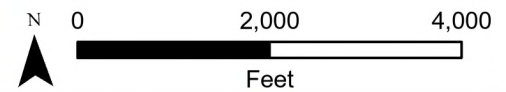
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PZ-2024-2289

**1051 CR 401
Employment Center Plan
Location Map
Approximately 210 acres**

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

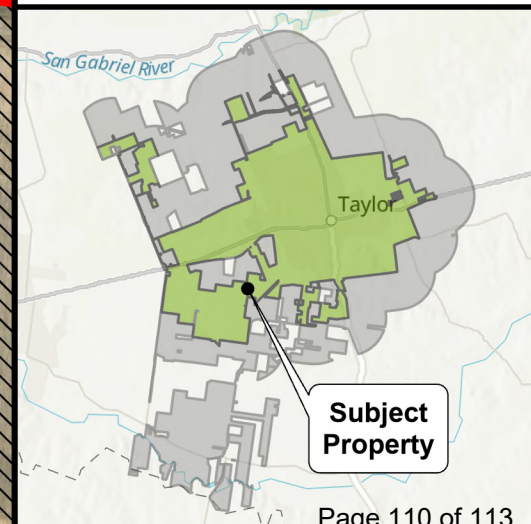
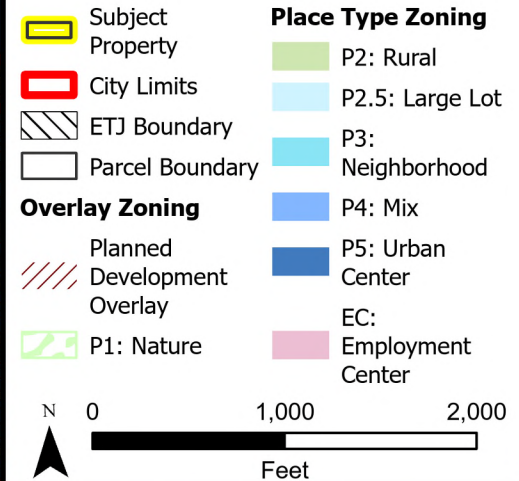


**Subject
Property**



PZ-2024-2289

1051 CR 401
Employment Center Plan
Current Zoning Map
Approximately 210 acres

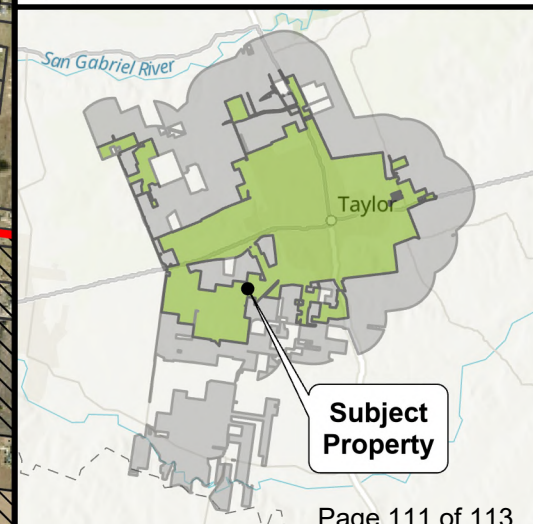
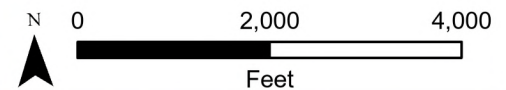




PZ-2024-2289

**1051 CR 401
Employment Center Plan
Notification Map
Approximately 210 acres**

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



**Subject
Property**



PZ-2024-2289

**1051 CR 401
Employment Center Plan
Future Land Use Map
Approximately 210 acres**

Subject Property

City Limits

ETJ Boundary

Parcel Boundary

Future Land Use

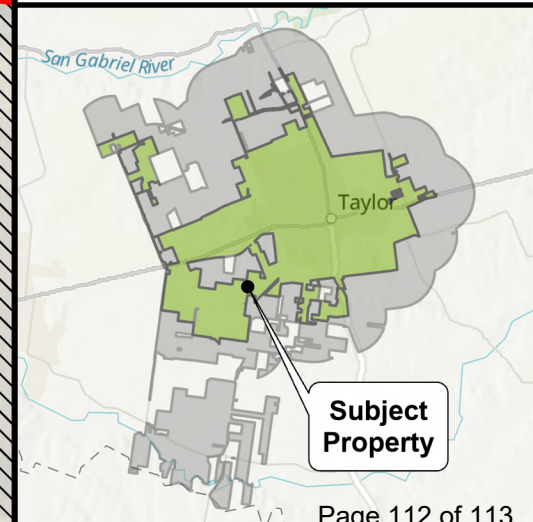
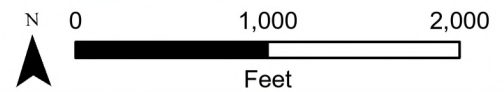
Area of Minimal Change

Neighborhood Greenfield

Neighborhood Infill

Employment: Special Zone

Open Space



**Subject
Property**



PZ-2024-2289

**1051 CR 401
Employment Center Plan
Growth Sector Map
Approximately 210 acres**

Subject Property

City Limits

ETJ Boundary

Parcel Boundary

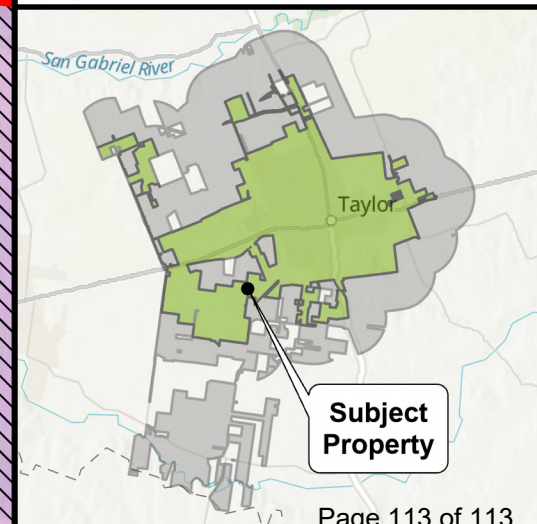
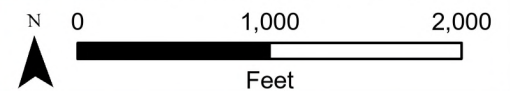
Growth Sector

Reserved Open Sector (O-2)

Future Growth Sector (G-1)

Controlled Growth Sector Tier II (G-2.2)

Infill Neighborhood Sector (G-4)



**Subject
Property**