

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX
DECEMBER 9, 2025, 6:00 PM

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, December 9, 2025.

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

(The Main Street Advisory Board welcomes public comment on items not listed on the agenda. However, the Board 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 or Board may act on with a single vote. The Chairman or a Board member may pull any item from the Consent Agenda to discuss and act upon it Individually as part of the Regular Agenda.)

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

IV. REGULAR AGENDA

2. **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*
3. **PZ-2025-2618** – Consider Disapproval of the Replat of Lot 2, Block A, Aaron Barta Subdivision, generally located at 1307 Old Thorndale Road, legally described as 0.507 acres of land in the Aaron Barta Subdivision, Block A, Lot 2, more particularly described by Williamson Central Appraisal District Parcel R655967 and 0.229 acres of land in the Bradley F Survey, Abstract No. 074, more particularly described by Williamson Central Appraisal District Parcel R671434, Taylor, Williamson County, Texas. *Courtney Peres*
4. **PZ-2025-2622** – Consider Disapproval of the Castlewood Phases 2&3 Subdivision Replat Block 9, Lots 1R, 2, 3, and 5, generally located at FM 973 and W. Wesley Miller Lane and Streamwood Trail, consisting of approximately 4.51 acres of land in the Castlewood Subdivision Phase 2 & 3, Block 9, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R630334, Taylor, Williamson County, Texas. *Courtney Peres*

5. **PZ-2025-2624** – Consider Disapproval of the Replat of Lot 2, Block 1, Dickson’s Addition, generally located at 303 and 305 Old Thorndale Road, legally described as Dickson’s Second Addition, Block 2, Lot 14, Eastern part 0.12 acres and Western part 0.128 acres, more particularly described by Williamson Central Appraisal District Parcels R016177 and R016178, Taylor, Williamson County, Texas. *Courtney Peres*

V. PUBLIC HEARINGS

6. **PZ-2025-2617** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2: Rural to P2C: Rural Commercial for property generally located at 804 Rices Crossing Road, legally described as Sorenson Dairy Subdivision, Block 1, Lots 1 through 11, consisting of approximately 1.71 acres of land, more particularly described by Williamson Central Appraisal District Parcel R103017, Taylor, Williamson County, Texas. *Courtney Peres*
7. **PZ-2025-2465** Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Sonora Bank, generally located at 602 SW Carlos G. Parker Boulevard, legally described as approximately 9.730 acres of land in the G.M. Reese Survey, Abstract No. 533, more particularly described by the Williamson Central Appraisal District Parcels R019660 and R311755, Taylor, Williamson County, Texas. *Courtney Peres*
8. **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. *Courtney Peres*

VI. DISCUSSION ITEMS

9. Review and consider adopting Application Submission Calendars for 2026. *Courtney Peres*
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: 12/3/25

MINUTES

CITY OF TAYLOR PLANNING AND ZONING COMMISSION MEETING

November 12, 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	Donna Frazier	Courtney Peres, Asst. Director
Nora Roy	Jim Newman	Preston Gunn, Planner
Barbara Aviles-Toresberg	Joseph Gonzales	Carly Pearson, Asst. City Manager
Jim Buzan		
Annette Maruska		

I. CALL TO ORDER AND DECLARE A QUORUM

- *Chair, Amy Everhart, called the meeting to order and declared a quorum at 6:05 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 November 12, 2025.
 - *Annette Maruska made a motion to Approve the minutes as presented. Nora Roy seconded the motion. Motion passed (5-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

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.
 - *Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Minor Plat and provided staff's recommendation.*

- *Nora Roy motioned to disapprove the Minor as presented. Annette Maruska seconded the motion. Motion passed (5-0).*
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.
 - *Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Preliminary Plat and provided staff's recommendation.*
 - *Annette Maruska motioned to Approve the Preliminary Plat as presented. Jim Buzan seconded the motion. Motion passed (5-0).*
 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.
 - *Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Preliminary Plat and provided staff's recommendation.*
 - *Annette Maruska motioned to Disapprove the Preliminary Plat as presented. Barbara Aviles-Toresberg seconded the motion. Motion passed (5-0).*
 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 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.
 - *Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Minor Plat and provided staff's recommendation.*
 - *Barbara Aviles-Toresberg motioned to disapprove the Minor Plat as presented. Nora Roy seconded the motion. Motion passed (5-0).*
 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.
 - *Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Preliminary Plat and provided staff's recommendation.*

- *Annette Maruska motioned to Approve the Preliminary Plat as presented. Barbara Aviles-Toresberg seconded the motion. Motion passed (5-0).*

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.
 - *Assistant Director, Courtney Peres introduced the case and provided staff's recommendation.*
 - *Commissioner Roy stated that she would need to recuse herself for a conflict of interest. Commissioner Roy stepped down from the dias.*
 - *Due to a lack of a quorum to consider the agenda item further the Commission opted to Postpone the case until the December P&Z meeting.*
 - *A motion to Postpone until the December 9, 2025, P&Z Meeting was made by Chair Everhart, seconded by Annette Maruska. Motion to Postpone passed (5-0).*
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.
 - *Assistant Director, Courtney Peres introduced the case and provided staff's recommendation.*
 - *David Castanon – 3006 Don Hill Lane – Spoke in opposition to the request for a short-term rental. Mr. Castanon stated his concerns with previous tenants that were loud, used drugs, and made he and his family feel like a stranger in their own neighborhood.*
 - *Annette Maruska motioned to recommend Disapproving the request for an SUP to host a short-term rental. Barbara Aviles-Toresberg seconded the motion. The motion passed to recommend Disapproval (4-1) with Amy Everhart opposing the motion.*
9. **PZ-2024-2289** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan 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.

- *Assistant Director, Courtney Peres introduced the case and provided staff's recommendation.*
- *Carrie D'Anna spoke to address concern with how Data Centers are zoned.*
- *Pamela Griffin – 111 1st Avenue – Lives near the Blueprint Data Center and spoke in opposition of the request.*
- *Justin Irving – spoke to address concerns with demand and use of water for the development, strengthening permitting and site review process, and the desire to have the City consider long term solutions to data center development.*
- *Kenneth Hines – 120 CR 403 – Stated that he did not have enough information to go off of to be for or against the proposal.*
- *Steve Sherrill – Adjacent property owner concerned with adjacency of his home and the proposed development*
- *David Fisk (KDC, Applicant) – Mr. Fisk stated that KDC is the developer for Project Comal and at this time they do not have an end-user and are unaware of how the data center will operate in terms of water usage. Mr. Fisk stated that the project will be an approximately 360-megawatt development and they are still studying ONCOR on deliverability as it is considered a large load request.*
- *Annette Maruska motioned to recommend Disapproving the request for Employment Center Plan. Barbara Aviles-Toresberg seconded the motion. The motion to recommend Disapproval failed (2-3) [Nora, Jim, and Amy in favor of Approving].*

VI. DISCUSSION ITEMS

1. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
 - *Staff did not have an update to the Commission based on past cases that P&Z forwarded on to City Council.*

VII. ADJOURN – Meeting was adjourned at 7:26 P.M.

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



Planning & Zoning Commission Meeting December 9, 2025 Transmittal Letter

Agenda Item Number: 2.

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.**

Commission Action to be Taken: Consider Disapproval of the Citadel Square Subdivision Phase 1 Preliminary Plat

Department Submitted: Development Services

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 sixth submission of the proposed Preliminary Plat

2. STAFF ANALYSIS / BACKGROUND

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. Further amendments to the TIA for FM 973 at Wesley Miller Lane, FM 973 and CR 404, and FM 973 and Samsung Highway
3. Lift Station and force main development and utility agreement are needed.

3. RECOMMENDATION

Consider Disapproval of the Citadel Square Subdivision Phase 1 Preliminary Plat

4. TIMELINE

N/A

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2025-2088_Citadel Square Preliminary Plat Staff Comments
2. PZ-2025-2088_Citadel Square Preliminary Plat
3. PZ 2024-2088 Location Map



City of Taylor

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

Jason Chu
Quiddity Engineering

Date: Monday, December 1, 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 at (512) 309-6797 or by email at parker.mcdowell@hdrinc.com.

- Amendments to PZ-2022-1594 and PZ-2024-2102 need to be accepted for approval.

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 memo containing the following comments. Note, there are additional response to comments provided in the memo that note comments that have been addressed).

Traffic Impact Analysis - Review 03 (Submittal 06R)

5.b.FM 973 at Wesley Miller Lane

1. **New Comment (HDR 11.26.2025):** Please update the pro-rata and high-level cost estimate for addition of westbound approach widening and provide length of turn lane. While there are no site volumes on this approach, the widening of this leg is necessary to achieve acceptable levels of service in addition to creating alignment with the west leg of the intersection. The overall site traffic percentage at this intersection would be appropriate as a pro-rata share for this improvement.
2. **New Comment (HDR 11.26.2025):** Additional improvements are necessary at the Wesley Miller intersection to allow for acceptable level of service and queueing for the eastbound movement exiting the site. There is a significant delay of 200 seconds and over 600 feet of queue in both the AM and PM peak periods that will spillback and block the entrance to the Castlewood development.
 - i. Widen the eastbound approach leg to account for dual EBL (Creating EBL, EBTL and EBR) to enter FM 973. This can be accomplished by providing a separate right-turn lane and by restriping the current pavement. The length of the right-turn lane should be at least 400 feet, which is the queue length for the EBL movement. In addition, the existing pavement along FM 973 allows for restriping between Wesley Miller and Steamwood Trail to provide the second receiving lane on FM 973. Striping should taper the two NB through lanes back to one lane just south of Steamwood Trail. **Provide a high level cost estimate for this improvement and calculate pro-rata for this improvement.**

5.d. FM 973 and CR 404

- ii. **New Comment(HDR 11.26.2025)** Update pro-rata percentage to be 100%.

5.e. FM 973 and Samsung Highway

ii. **New Comment(HDR 11.26.2025):**

Amend the improvement from "Southbound Right-Turn Lane Restriping" to "Channelized Right-Turn restriping." An additional SBR is not necessary at this intersection, however creating a free right achieves the same improvement in LOS as adding an additional right-turn lane. This amendment in language should not affect cost in the pro-rata tables as restriping is still necessary at this intersection.

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

DATE OF SUBMITTAL: OCTOBER 17, 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

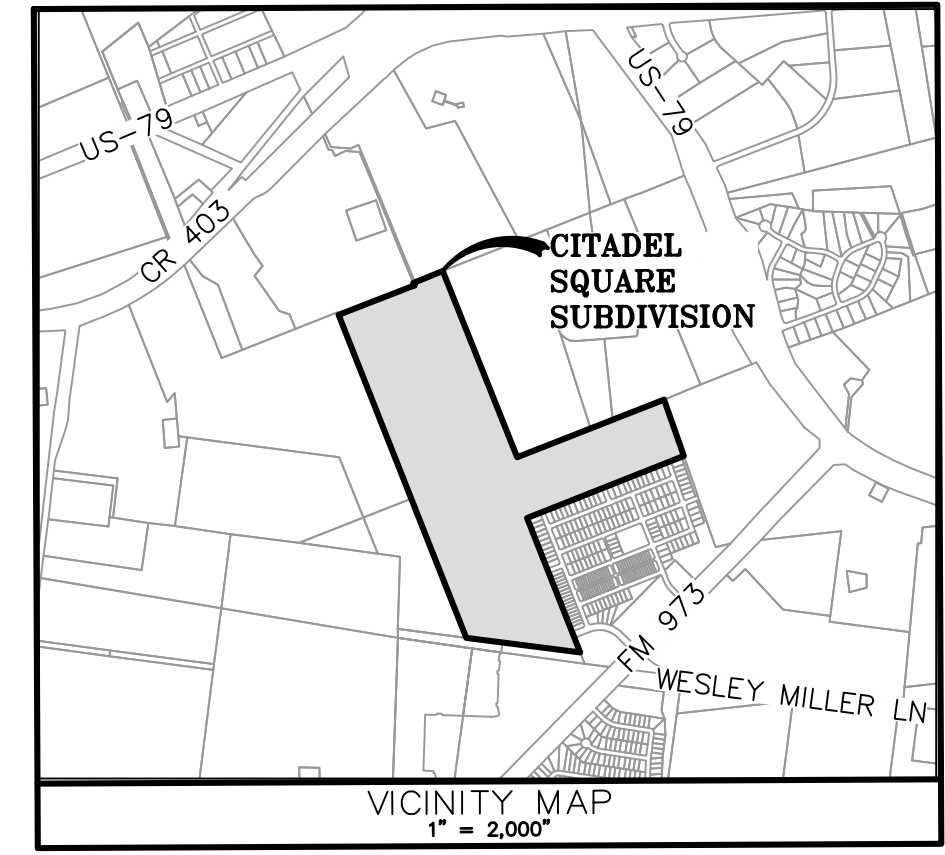
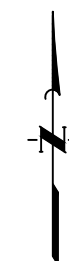
LEGAL DESCRIPTION:
125.518 ACRES OUT OF THE GEORGE M. REESE
SURVEY A-533 & THE JAMES C. EAVES SURVEY,
A-214

SUBURBAN WATERSHED:
TURKEY CREEK-BRUSHY CREEK

ACREAGE: 125.518 ACRES

CITADEL SQUARE SUBDIVISION

A PRELIMINARY PLAT OF 125.518 ACRES OUT OF
THE GEORGE M. REESE SURVEY A-533 & THE
JAMES C. EAVES SURVEY, A-214
WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR
OCTOBER 2025



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	6962.99	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	5229.05	0.12
9	Single-Family	5086.20	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	6783.00	0.16
16	Landscape / Civic Space	22958.41	0.53

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	6783.00	0.16
16	Single-Family	6630.00	0.15
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	6630.00	0.15
23	Single-Family	6650.00	0.15
24	Single-Family	5320.00	0.12
25	Single-Family	5320.00	0.12
26	Single-Family	5320.00	0.12
27	Single-Family	5320.00	0.12
28	Single-Family	5320.00	0.12
29	Single-Family	5320.00	0.12
30	Single-Family	5320.00	0.12
31	Single-Family	5320.00	0.12
32	Landscape / Civic Space	3999.04	0.09
33	Lift Station	13185.20	0.30
34	Detention / Civic Space	263193.49	6.04

BLOCK N			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	6383.99	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	5320.00	0.12
8	Single-Family	6650.00	0.15
9	Single-Family	6650.00	0.15
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	5320.00	0.12
16	Single-Family	5985.00	0.14
17	Landscape / Civic Space	29328.36	0.67

CITADEL SQUARE SUBDIVISION
A PRELIMINARY PLAT OF 125.518 ACRES OUT OF
THE GEORGE M. REESE SURVEY A-533 & THE
JAMES C. EAVES SURVEY, A-214
WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR
OCTOBER 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 1/2-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-ACRES OF 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.

PLAT NOTES:


- Utility providers for this development are Water: CITY OF TAYLOR, Wastewater*: CITY OF TAYLOR, and Electric: ONCOR.
- All structures/ obstructions are prohibited in drainage easements.
- 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.
- Minimum Fire Flow of 2000 gallons per minutes for not less than two (2) hours shall be provided.
- A 10-foot Public Utility Easement is dedicated along all street frontages within this plat.
- The monuments of this plat have been rotated to the 1983_StatePlan_Texas_Central_FIPS_4203_Feet
- 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.
- 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.
- 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
- 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
- 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.
- 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
- 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.
- 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)
- 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)
- 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)
- 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:

- 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.
- 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)
- 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)
- 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)

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 No. F-23290 & 10046100
912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493

ENGINEER:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493

LAND SUMMARY TABLE:

CIVIC SPACE:	2.40 ACRES	-	1.91%
ROW:	25.07 ACRES	-	19.97%
POND:	11.48 ACRES	-	9.14%
GREEN SPACE:	11.02 ACRES	-	8.78%
LOTS:	40.36 ACRES	-	32.16%
ALLEY:	7.60 ACRES	-	6.06%
LIFT STATION:	0.30 ACRES	-	0.24%
COMMERCIAL:	27.29 ACRES	-	21.74%

SITE AREA: 125.518 ACRES

Legend of Graphics and Abbreviations

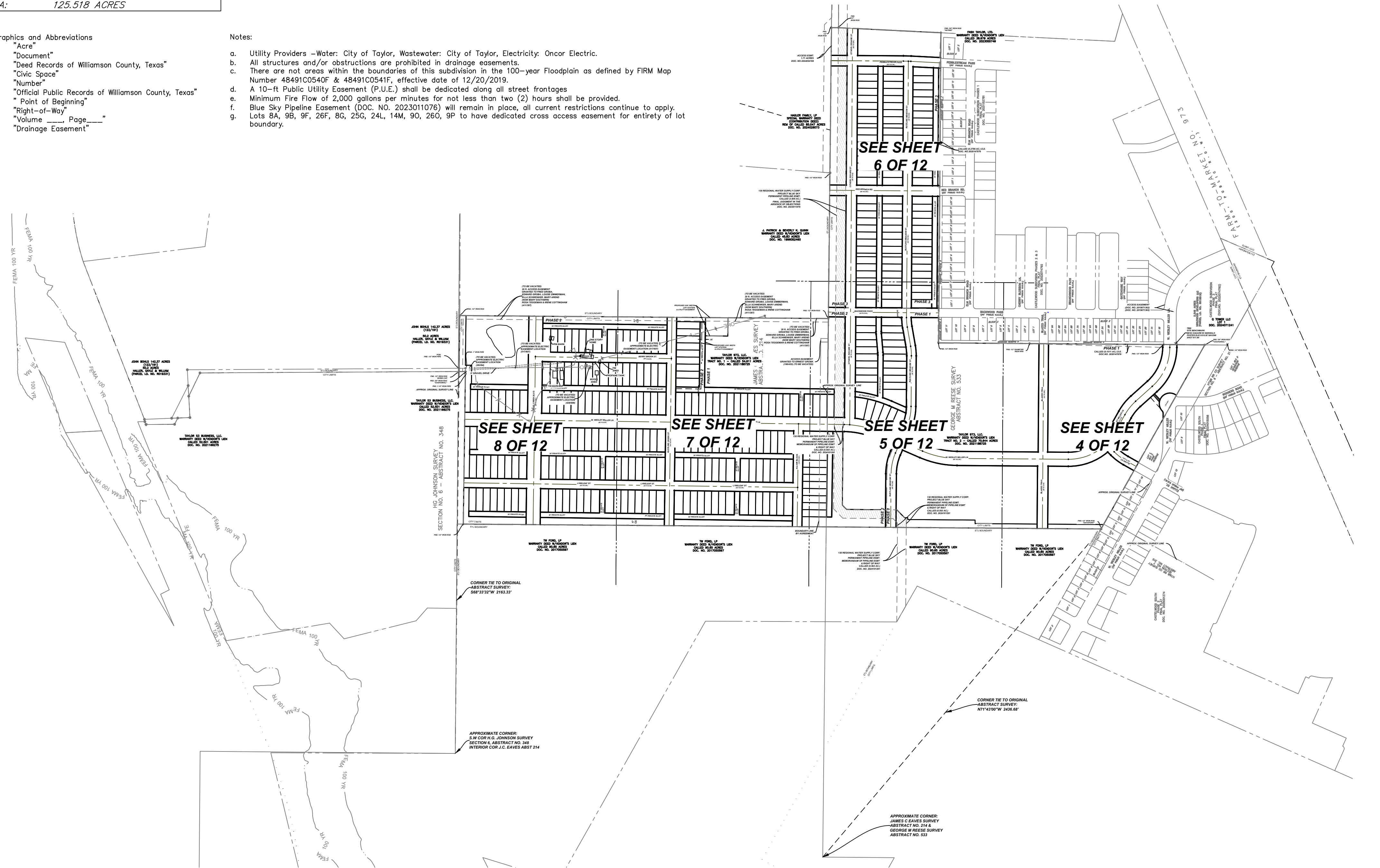
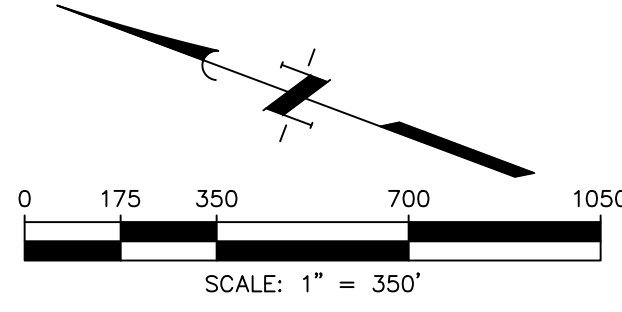
AC	"Acre"
DOC	"Document"
D.R.W.C.T.	"Deed Records of Williamson County, Texas"
CS	"Civic Space"
No.	"Number"
O.P.R.W.C.T.	"Official Public Records of Williamson County, Texas"
POB	"Point of Beginning"
ROW	"Right-of-Way"
Vol. Pg.	"Volume _____, Page _____"
D.E.	"Drainage Easement"

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.
- 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.


CITADEL SQUARE SUBDIVISION

A PRELIMINARY PLAT OF 125.518 ACRES OUT OF THE GEORGE M. REESE SURVEY A-533 & THE JAMES C. EAVES SURVEY, A-214
 WILLIAMSON COUNTY, TEXAS
 CITY OF TAYLOR
 OCTOBER 2025



PZ-2024-2088

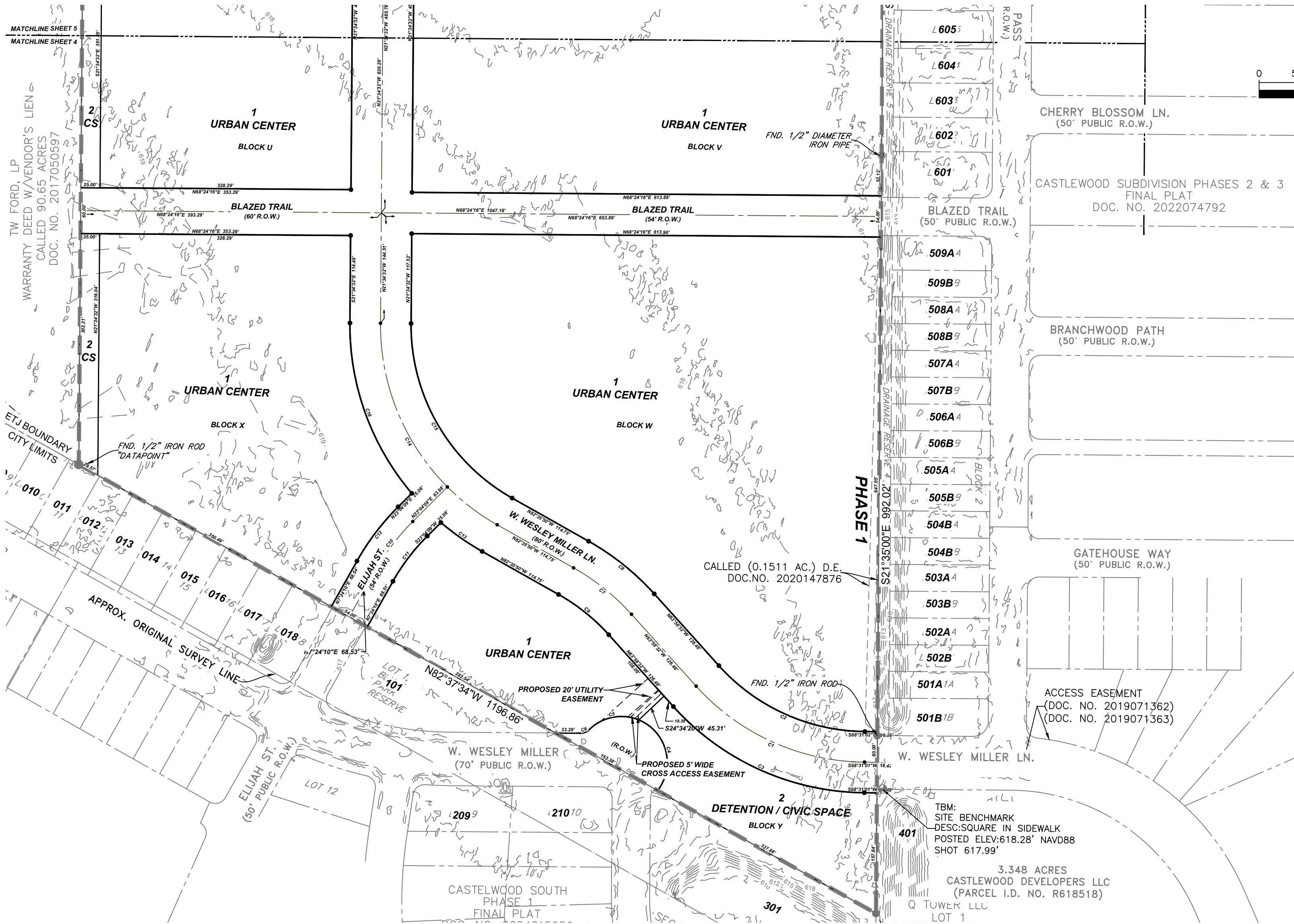
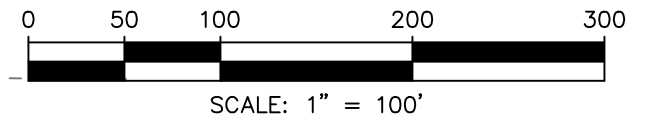
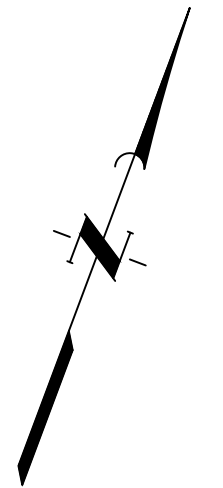
OWNER / DEVELOPER:
 TAYLOR 973 LLC
 3040 POST OAK BLVD STE 1212
 HOUSTON, TX 77056
 713-598-3821

SURVEYOR:
 **QUIDDITY**
 Quiddity Engineering, LLC
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 912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493

ENGINEER:
 **QUIDDITY**
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 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

CITADEL SQUARE SUBDIVISION

A PRELIMINARY PLAT OF 125.518 ACRES OUT OF
THE GEORGE M. REESE SURVEY A-533 & THE
JAMES C. EAVES SURVEY, A-214
WILLIAMSON COUNTY, TEXAS
CITY OF TAYLOR
OCTOBER 2025



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.
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- 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, 90, 260, 9P to have dedicated cross access easement for entirety of lot boundary.

TBM:
SITE BENCHMARK
DESC: SQUARE IN SIDEWALK
POSTED ELEV: 618.28' NAVD88
SHOT 617.99'

3.348 ACRES
CASTLEWOOD DEVELOPERS LLC
(PARCEL I.D. NO. R618518)

Q TOWER LLC
LOT 1

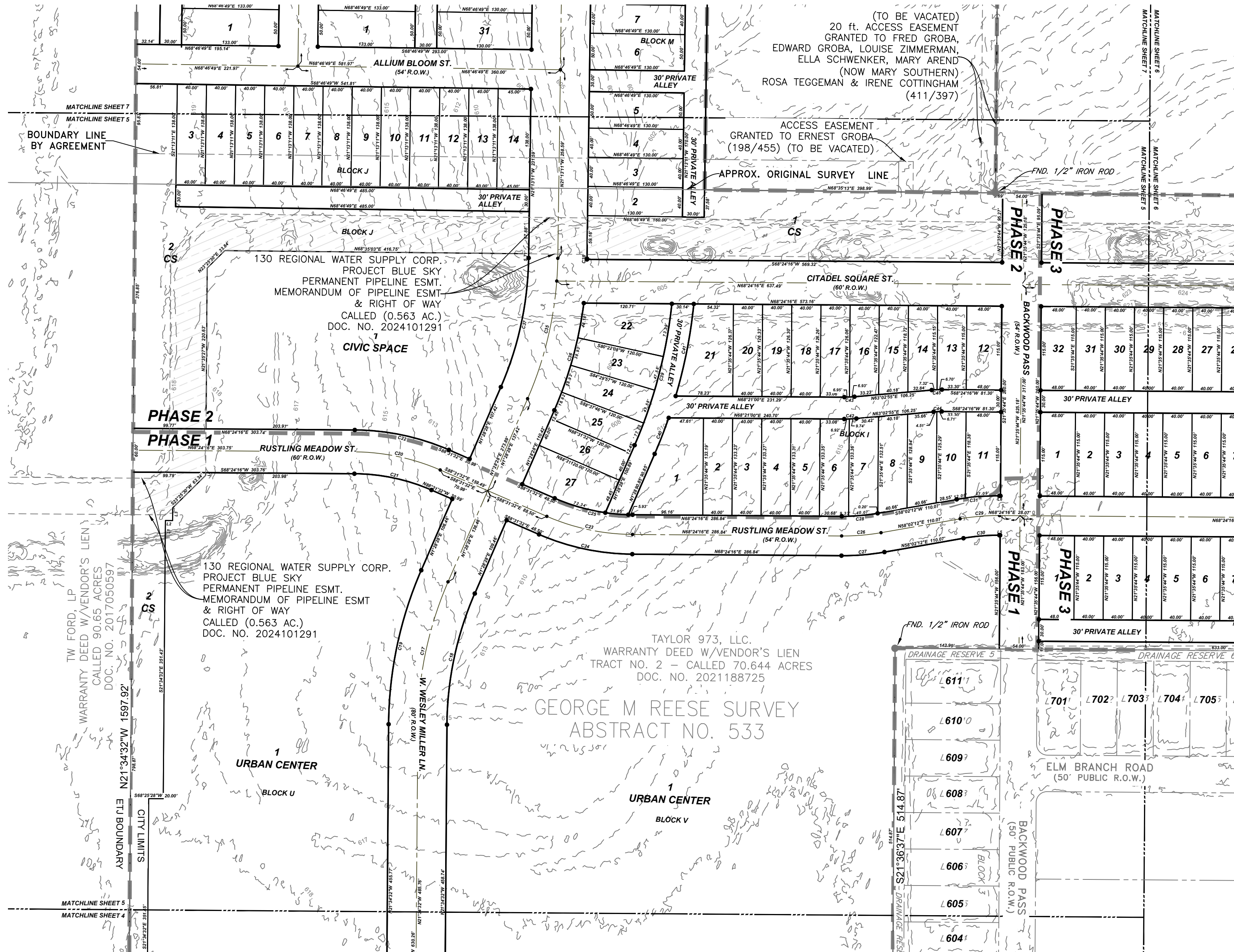
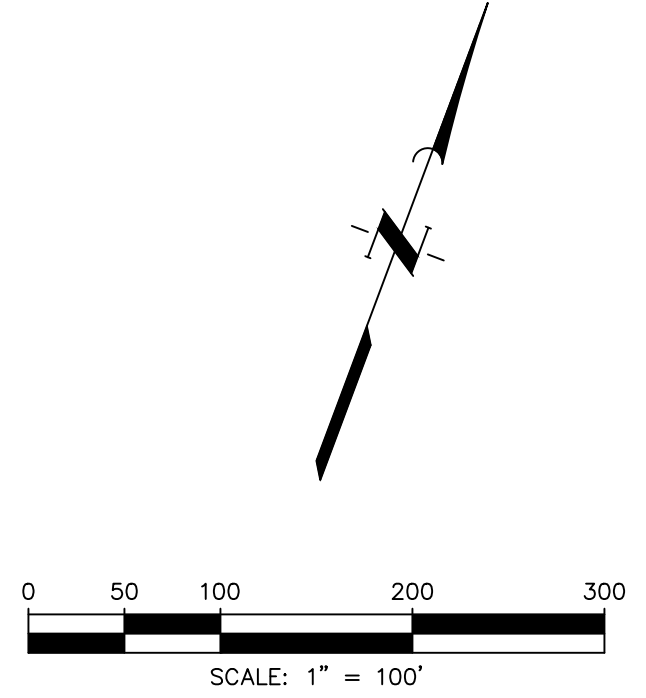
OWNER/DEVELOPER:
TAYLOR 973 LLC
3040 POST OAK BLVD STE 1212
HOUSTON, TX 77056
713-598-3821

SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493

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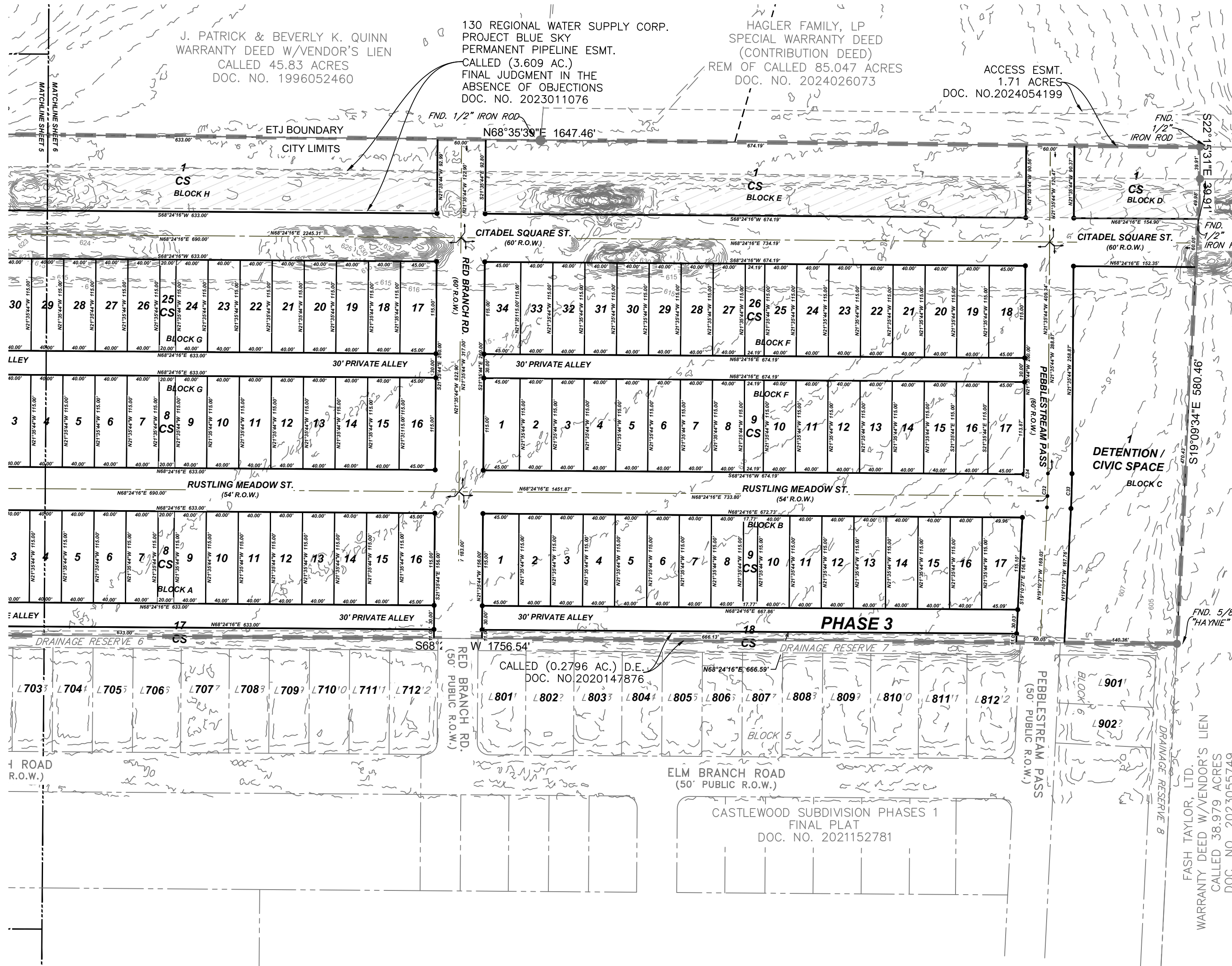
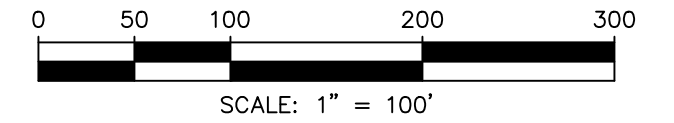
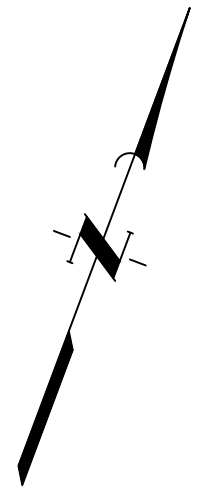
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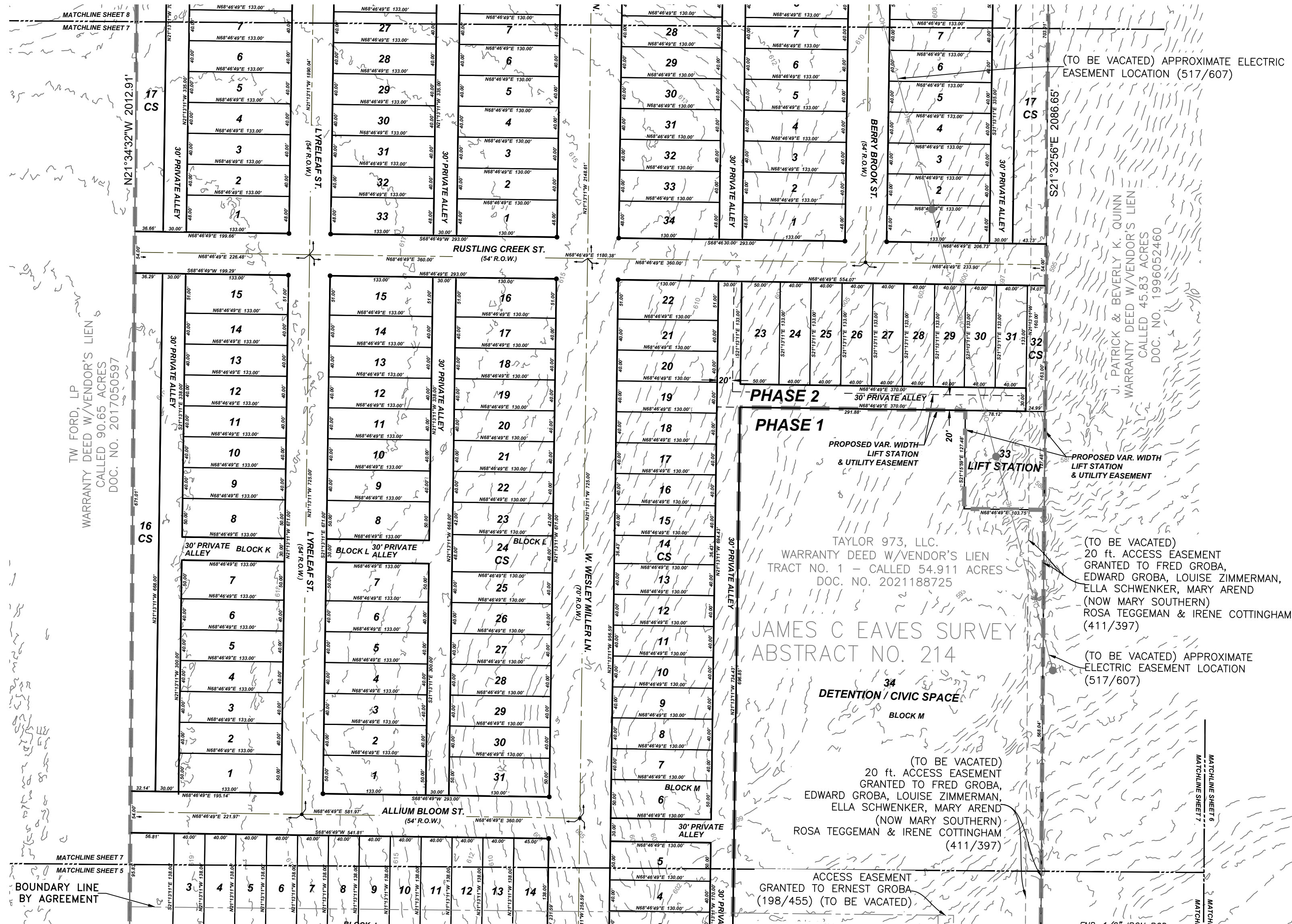
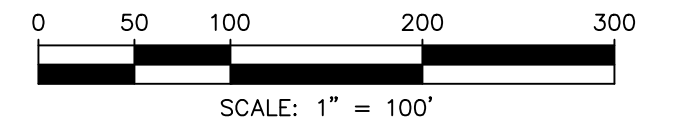
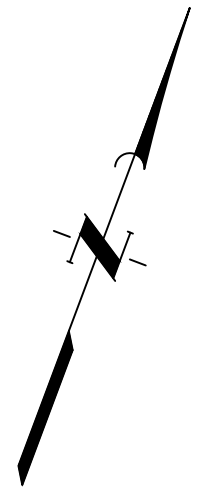
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FASH TAYLOR, LTD.
WARRANTY DEED W/VENDOR'S LIEN
CALLED .38.979 ACRES
DOC. NO. 2023055749

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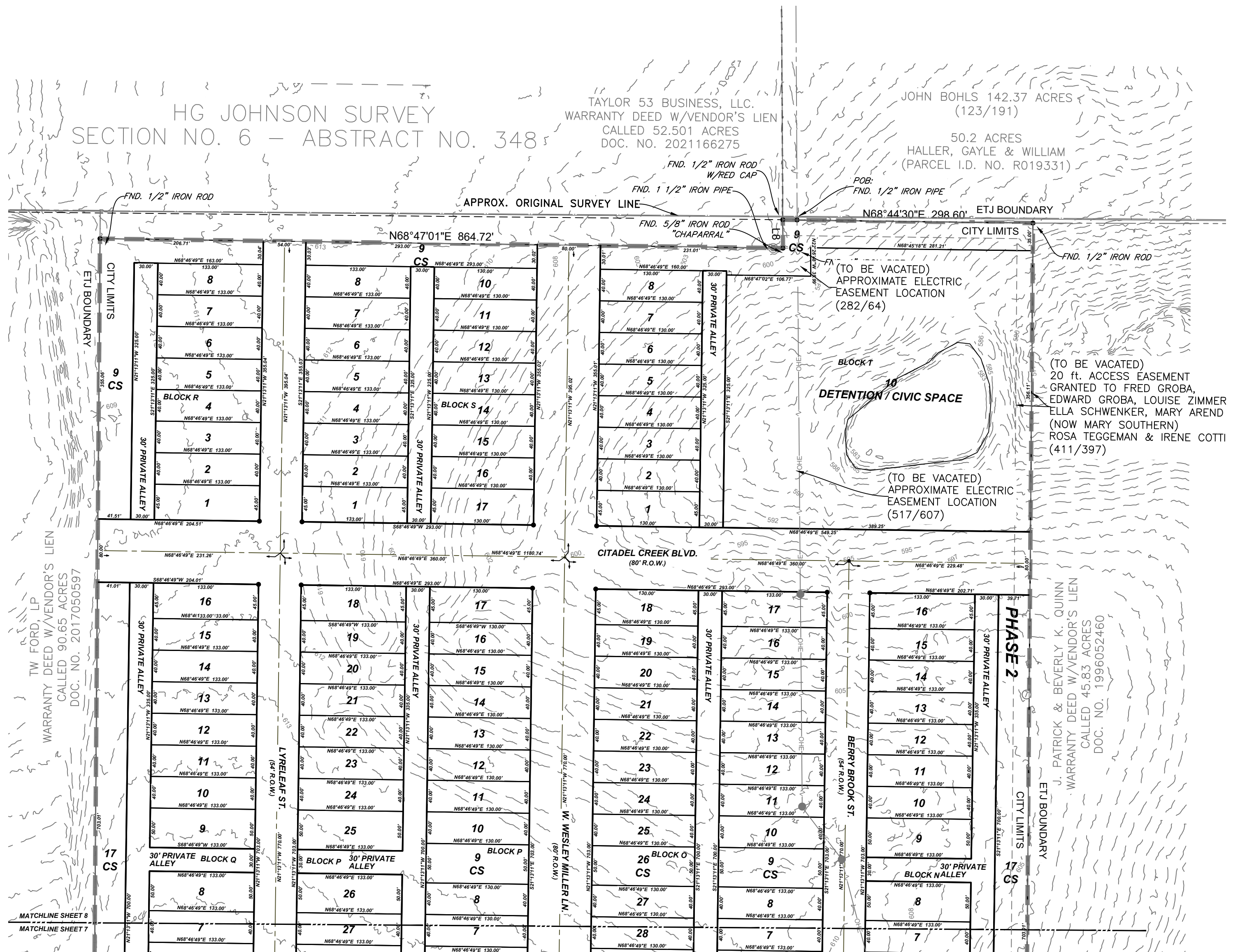
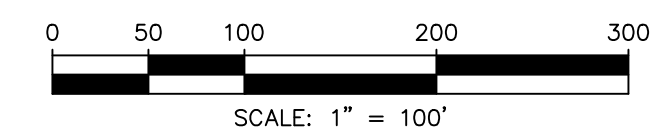
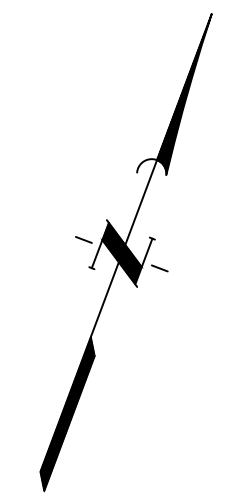
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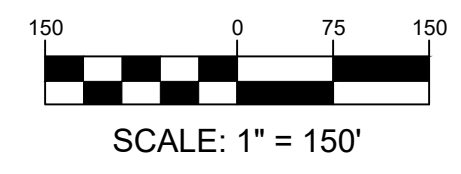
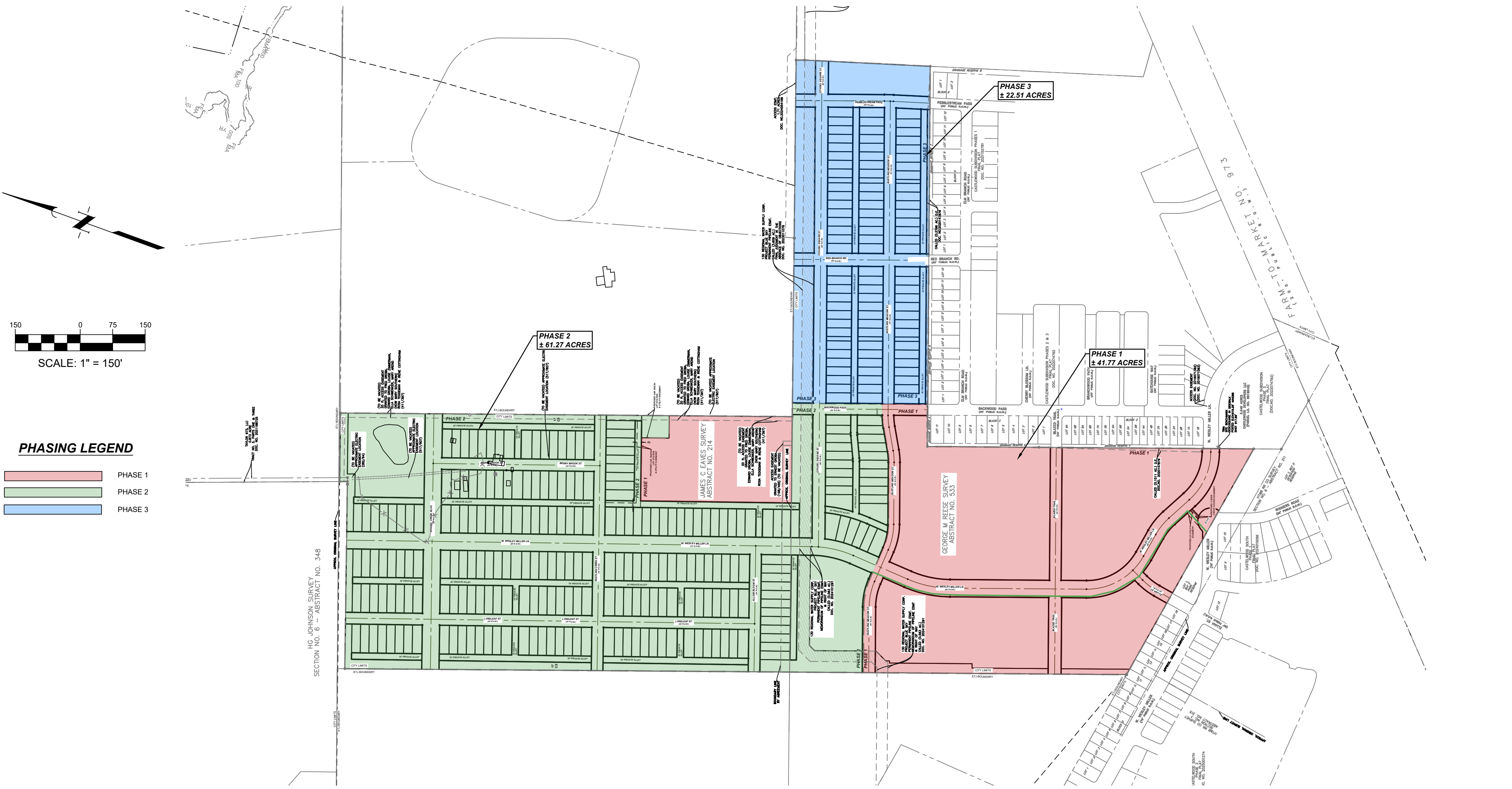
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PHASING LEGEND

	PHASE 1
	PHASE 2
	PHASE 3

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PZ-2024-2088

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OCTOBER 2025

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'

PZ-2024-2088

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ADJACENT PROPERTY OWNER INFORMATION

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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
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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
710	ORTON, WILLIAM CHRISTOPHER & STEPHANIE DEANN	LOT 10	2025049604
711	OLGUIN, PATRICK & JUANITA FLORES & SELENA MERCEDES	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
806	VALDEZ, LAURA & DANIEL	LOT 6	2024036237
807	HAWKINS U BASSEY & AKON H BASSEY TRS OF THE BASSEY FAMILY LIVING TRUST	LOT 7	2025007338
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


PZ-2024-2088

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 No. F-23290 & 10046100
912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493

ENGINEER:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493

CITADEL SQUARE SUBDIVISION
 A PRELIMINARY PLAT OF 125.518 ACRES OUT OF
 THE GEORGE M. REESE SURVEY A-533 & THE
 JAMES C. EAVES SURVEY, A-214
 WILLIAMSON COUNTY, TEXAS
 CITY OF TAYLOR
 OCTOBER 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 125.518 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

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

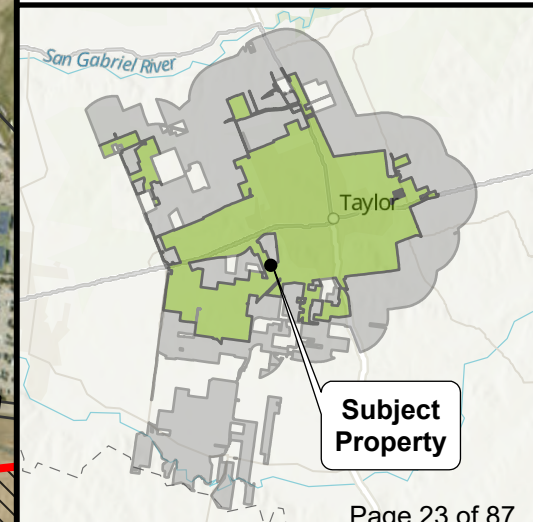
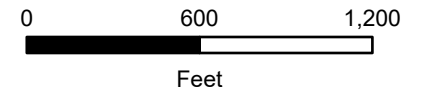
ENGINEER:
 **QUIDDITY**
 Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
 912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512.441.9493



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



Subject Property



**City Council Meeting
December 9, 2025
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 3.

Agenda Title: PZ-2025-2618 – Consider Disapproval of the Replat of Lot 2, Block A, Aaron Barta Subdivision, generally located at 1307 Old Thorndale Road, legally described as 0.507 acres of land in the Aaron Barta Subdivision, Block A, Lot 2, more particularly described by Williamson Central Appraisal District Parcel R655967 and 0.229 acres of land in the Bradley F Survey, Abstract No. 074, more particularly described by Williamson Central Appraisal District Parcel R671434, Taylor, Williamson County, Texas.

Council Action to be Taken: Consider Disapproval of the Replat of Aaron Barta Subdivision, Block A, Lot 2

Department Submitted: Development Services

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

Applicant: Philip Mire
Address/Location: 1307 Old Thorndale Road
Legal Description: Legally described as 0.507 acres of land in the Aaron Barta Subdivision, Block A, Lot 2, more particularly described by Williamson Central Appraisal District Parcel R655967 and 0.229 acres of land in the Bradley F Survey, Abstract No. 074, more particularly described by Williamson Central Appraisal District Parcel R671434, Taylor, Williamson County, Texas.
Current Zoning: P3: Neighborhood
Current Use: Detached Residential and Vacant lot
Case History: This is the First submission of the proposed Replat.

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. Corrections to plat formatting such as updating signature blocks
- 2. Provide clarification on easements
- 3. Label block numbers.

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

4. RECOMMENDATION

Consider Disapproval of the Aaron Barta Replat based on staff's analysis and staff comments.

5. FUNDING SOURCE

6. TIMELINE

N/A

7. OTHER OPTIONS

8. ATTACHMENTS

- 1. _03_PZ-2025-2618 - Aaron Barta Replat Staff Comments
- 2. _03_PZ-2025-2618 - Aaron Barta Replat
- 3. _03_PZ-2025-2618 Location Map



City of Taylor

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

Philip Mire

Date: Friday, November 21, 2025

13809 Research Blvd, Suite 500 PMB 91334
Austin TX 78750
pj@mirefamily.com

Address: 1307 Old Thorndale Road, Taylor 78574

Permit Number PZ-2025-2618

Dear Philip Mire,

Staff has completed its review of plans for the 1307 Old Thorndale Road - replat that is to be located at 1307 Old Thorndale Road, Taylor 78574. There are some corrections that need to be made prior to approval 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 planning review pdf.

- update project number to PZ-2025-2618 on the plat
- use the following for the title block

“ _____ Subdivision Minor Replat

City of Taylor PZ- 2025-2618

Being a minor replat consisting of ___ acres, including ___ acres of right-of-way dedication, To create ___ lots, ___ reserves, part of and out of the _____ Survey, Abstract No. _____, Taylor, Williamson County, Texas”

- provide clarification on what the line in the ROW is?
- Are building lines set by plat/deed? if so provide recording information or remove
- Label the signature/ certification blocks

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 comments:

Engineering Review 01

1. Complete PZ # (2025-2618)
2. Provide all language shown in attached PDF for Surveyor Certificate.
3. Recommend denoting shared driveway easement noted within the plat notes
4. Label the block number on the plat drawing.
5. Verify if this line is needed here and if so, label what it is referencing where noted on the attached PDF.

Fire Department Comments (PZ)

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

Plat note #6 shall be revised to read the following:

The minimum fire flow shall be the minimum flow per the adopted International Fire Code for not less that 2 hours.

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

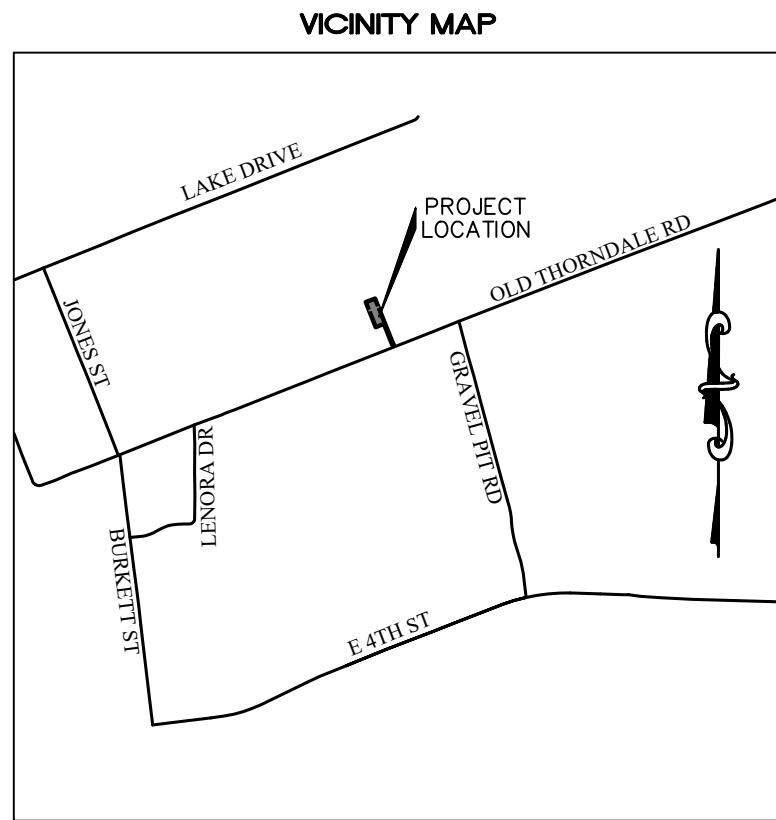
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached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

Thank you,

A handwritten signature in cursive script that reads "Parker McDowell".

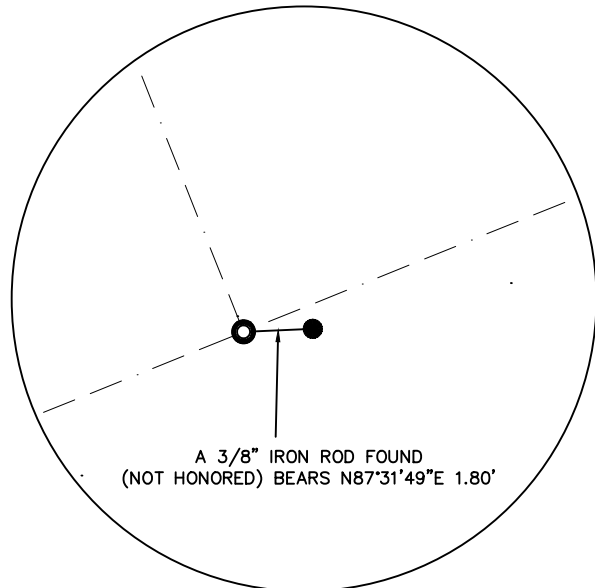
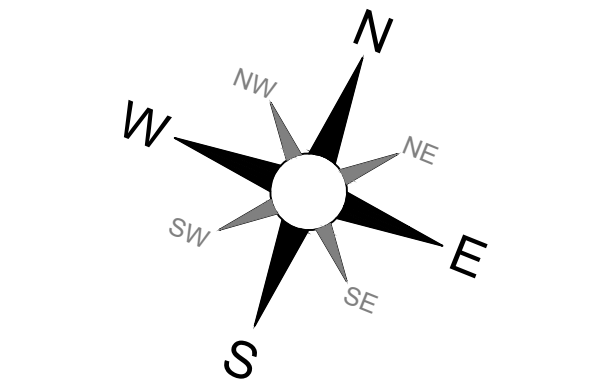
Parker McDowell

Attachment



REPLAT OF LOT 2, BLOCK A AARON BARTA SUBDIVISION A MINOR PLAT IN TAYLOR, WILLIAMSON COUNTY, TEXAS

COMBINING LOT 2, BLOCK A AND 0.229 ACRES RECORDED IN DOCUMENT NO. 2025075337, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



DETAIL "A"
SCALE: 1:5

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 NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0534F, EFFECTIVE DATE OF 12/20/2019
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- THIS PROPERTY WAS THE SUBJECT OF A VARIANCE REQUEST TO ALLOW A LOT WIDTH OF LESS THAN 70 FEET (PZ-2022-1534) WHICH WAS APPROVED ON 09-06-22.
- MINIMUM OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
- THIS PROPERTY WAS THE SUBJECT OF A VARIANCE REQUEST TO FACILITATE THE CONFIGURATION OF THE REAR LOT AS A FLAG LOT (PZ-2022-1539) WHICH WAS APPROVED ON 09-13-22.
- MAXIMUM DENSITY IS ONE DWELLING UNIT PER 1,000 SQUARE FEET.
- SETBACKS AND STRUCTURES WILL CONFORM TO CITY OF TAYLOR PLACE TYPE ZONING DISTRICTS: LOT 2, BLOCK A - P3; 0.229 ACRES - P2.
- THERE IS HEREBY DEDICATED A 10' BUILDING LINE (FRONT AND REAR) AND A 5' BUILDING LINE (SIDES).
- IT IS RECOMMENDED THAT ACCESS ROADS OR DRIVEWAYS BE CONSTRUCTED WITH SUFFICIENT WIDTH AND ALL WEATHER MATERIAL TO SUPPORT EMERGENCY SERVICE VEHICLES.

LOT TABLE		
LOT USE	AREA	LOT NO.
RESIDENTIAL	0.736 ACRES	LOT 2A BLOCK A

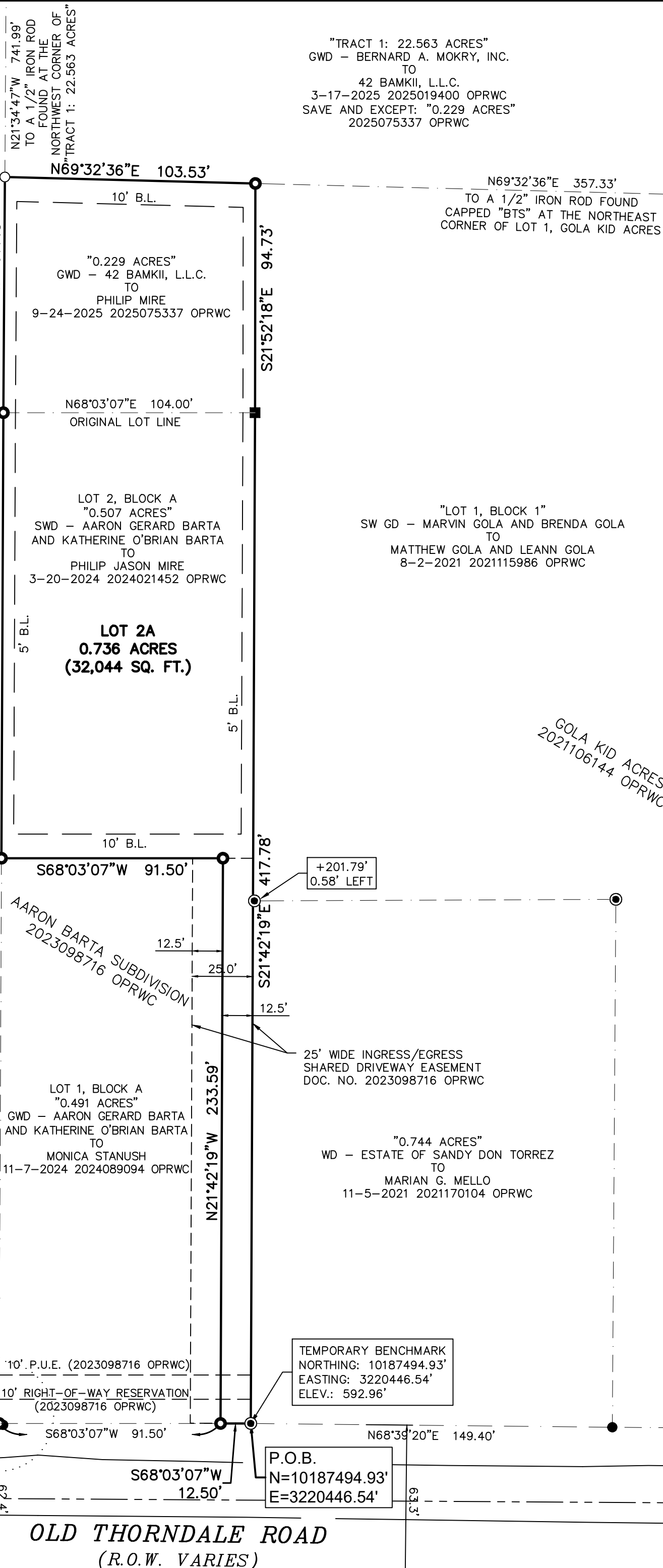
LEGEND:

- 1/2" IRON ROD SET "BTS"
- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- SQUARE BOLT FOUND
- ⦿ 1/2" IRON ROD FOUND "BTS"

ABBREVIATIONS

- P.O.B. - POINT OF BEGINNING
- R.O.W. - RIGHT-OF-WAY
- B.L. - BUILDING LINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- WD - WARRANTY DEED
- GWD - GENERAL WARRANTY DEED
- SWD - SPECIAL WARRANTY DEED
- SW GD - SPECIAL WARRANTY GIFT DEED
- W/VL - DEED WITH VENDOR'S LIEN
- DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

"TRACT 1: 5.90 ACRES"
AFFIDAVIT OF DEATH TERMINATING
LIFE ESTATE INTEREST OF
IVAN RAY LESCHBER - TO
SHARON MARALLO, CHRISTI LYN
LESCHBER MAGEE, AND MATTHEW
WAYNE LESCHBER
5-31-2024 202404332 OPRWC



"TRACT 1: 22.563 ACRES"
GWD - BERNARD A. MOKRY, INC.
TO
42 BAKKII, L.L.C.
3-17-2025 2025019400 OPRWC
SAVE AND EXCEPT: "0.229 ACRES"
2025075337 OPRWC

OWNERS:
PHILIP MIRE
1307 OLD THORNDALE ROAD
TAYLOR, TEXAS 76574

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

LEGAL DESCRIPTION:
0.736 ACRE TRACT OF LAND IN THE FRANCIS
BRADLEY SURVEY, ABSTRACT 74, IN WILLIAMSON
COUNTY, TEXAS, BEING 0.507 ACRES LOT 2,
BLOCK A, AARON BARTA SUBDIVISION,
CONVEYED TO PHILIP MIRE BY SPECIAL
WARRANTY DEED RECORDED IN DOCUMENT NO.
2024021452, OF THE OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS, AND 0.229
ACRES CONVEYED TO PHILIP MIRE BY GENERAL
WARRANTY DEED RECORDED IN DOCUMENT NO.
2025075337, OF THE OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:
FRANCIS BRADLEY SURVEY
ABSTRACT NO. 74

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 1

LINEAR FEET OF NEW STREETS: NONE

TOTAL ACREAGE: 0.736 ACRES

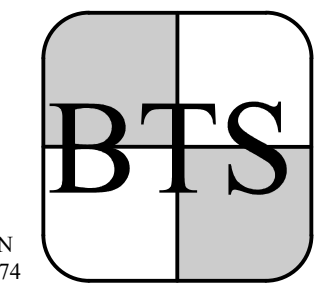
SUBMITTAL DATE:
OCTOBER 31, 2025

BENCHMARK DESCRIPTION:
TEMPORARY BENCH MARK
1/2" IRON PIPE FOUND
N = 10187494.93
E = 3220446.54
ELEVATION = 592.96'
FEET (NAVD 88, GEOID MODEL 2012B)

PZ-2025-_____

REPLAT OF LOT 2, BLOCK A
AARON BARTA SUBDIVISION
A MINOR PLAT IN TAYLOR,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



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

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

FIELD BY:	XW	DRAWN BY:	MT
SCALE:	1" = 40'	APPROVED BY:	MT
PROJECT NO.	25-400	DATE:	OCTOBER 28, 2025

PARTHINIA COURSEY
ABSTRACT NO. 131

OLD THORNDALE ROAD
(R.O.W. VARIES)

**REPLAT OF LOT 2, BLOCK A
AARON BARTA SUBDIVISION
A MINOR PLAT IN TAYLOR,
WILLIAMSON COUNTY, TEXAS**

COMBINING LOT 2, BLOCK A AND 0.229 ACRES RECORDED IN DOCUMENT NO. 2025075337, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

These notes describe that certain tract of land located in the **FRANCIS BRADLEY SURVEY, ABSTRACT NO. 74**, situated in Williamson County, Texas, subject tract being all of the following two tracts: Lot 2, Block A, Aaron Barta Subdivision, a recorded subdivision in Williamson County, Texas, recorded in Document No. 2023098716, of the Official Public Records of Williamson County, Texas (OPRWC), said Lot 2 being conveyed by Special Warranty Deed from Aaron Gerard Barta and Katherine O'Brien Barta to Phillip Jason Mire dated 3-20-2024 and recorded in Document No. 2024021452 OPRWC; AND all of that certain called "0.229 Acres" conveyed by General Warranty Deed from 42 BAMKII, L.L.C. to Phillip Mire dated 9-24-2025 and recorded in Document No. 2025075337 OPRWC, and being surveyed on the ground under the direct supervision of Michael Turner, Registered Professional Land Surveyor No. 6441, during the Month of February 2025 and being more fully described as follows:

BEGINNING at a 1/2" Iron Pipe Found (**N: 10,187,494.93' E: 3,220,446.54'**) in the North right-of-way line of Old Thorndale Road (R.O.W. varies) being the Southwest corner of that certain called "0.744 Acres" conveyed by Warranty Deed from Estate of Sandy Don Torrez to Marian G. Mello dated 11-5-2021 and recorded in Document No. 2021170104 OPRWC, and being the Southeast corner of said Lot 2 and the herein described tract; **FROM** which a 1/2" Iron Rod Found at the Southeast corner of said "0.744 Acres" bears North 68°39'20" East, a distance of 149.40';

THENCE South 68°03'07" West with the North right-of-way line of said Old Thorndale Road and the South line of said Lot 2, a distance of **12.50'** to a 1/2" Iron Rod Found capped "BTS" at the Northeast corner of Lot 1, Block A of said Aaron Barta Subdivision, said Lot 1 being conveyed by General Warranty Deed from Aaron Gerard Barta and Katherine O'Brien Barta to Monica Stanush dated 11-7-2024 and recorded in Document No. 2024089094 OPRWC, and being the Southwest corner of said Lot 2 and the herein described tract; **FROM** which a 1/2" Iron Rod Found capped "BTS" at the Southwest corner of said Lot 1 bears South 68°03'07" West, a distance of 91.50';

THENCE with the common line of said Lot 1 and said Lot 2 the following courses and distances:

- **North 21°42'19" West**, a distance of **233.59'** to a 1/2" Iron Rod Found capped "BTS" at the Northeast corner of said Lot 1, and being an interior corner of said Lot 2 and the herein described tract;
- **South 68°03'07" West**, a distance of **91.50'** to a 1/2" Iron Rod Found capped "BTS" in the East line of that certain called "0.603 Acres" conveyed as "Tract I" by Warranty Deed with Vendor's Lien from Ivan Leschber to Aaron Barta and Katherine Barta dated 4-7-2022 and recorded in Document No. 2022043975 OPRWC, same being the Northwest corner of said Lot 1, and being an exterior corner of said Lot 2 and the herein described tract;

THENCE North 21°42'19" West with the common line of said "0.603 Acres" and said Lot 2, passing the Northeast corner of said "0.603 Acres", same being the Southeast corner of that certain called "5.90 Acres" conveyed as "Tract 1" by Affidavit of Death Terminating Life Estate Interest of Ivan Ray Leschber to Sharon Marallo, Christi Lyn Leschber Magee, and Matthew Wayne Leschber dated 5-31-2024 and recorded in Document No. 202404332 OPRWC, continuing with the common line of said "5.90 Acres" and said Lot 2, a distance of **184.18'** to a 1/2" Iron Rod Found capped "BTS" at the Northwest corner of said Lot 2, same being the Southwest corner of said "0.229 Acres";

THENCE North 21°34'43" West with the common line of said "5.90 Acres" and said "0.229 Acres", a distance of **97.43'** to a 1/2" Iron Rod Set capped "BTS" in the East line of said "5.90 Acres", same being in the West line of that certain called "22.563 Acres" conveyed as "Tract 1" by General Warranty Deed from Bernard A. Mokry, Inc. to 42 BAMKII, L.L.C. dated 3-17-2025 and recorded in Document No. 2025019400 OPRWC (Save and Except said "0.229 Acres"), and being the Northwest corner of said "0.229 Acres" and the herein described tract; **FROM** which a 1/2" Iron Rod Found at the Northwest corner of said "22.563 Acres" bears North 21°34'47" West, a distance of 741.99';

THENCE North 69°32'36" East passing over and across said "22.563 Acres" with the North line of said "0.229 Acres", a distance of **103.53'** to a 1/2" Iron Rod Found capped "BTS" in the South line of said "22.563 Acres", being the Northwest corner of Lot 1, Block 1, Gola Kid Acres, a recorded subdivision in Williamson County, Texas, recorded in Document No. 2021106144 OPRWC, said Lot 1, Block 1 being conveyed by Special Warranty Gift Deed from Marvin Gola and Brenda Gola to Matthew Gola and Leann Gola dated 8-2-2021 and recorded in Document No. 2021115986 OPRWC, and being the Northeast corner of said "0.229 Acres" and the herein described tract; **FROM** which a 1/2" Iron Rod Found capped "BTS" at the Northeast corner of said Lot 1, Block 1 bears North 69°32'36" East, a distance of 357.33';

THENCE South 21°52'18" East with the common line of said Lot 1, Block 1 and said "0.229 Acres", a distance of **94.73'** to a Square Bolt Found at the Northeast corner of said Lot 2, and being the Southeast corner of said "0.229 Acres";

THENCE South 21°42'19" East with the common line of said Lot 1, Block 1 and said Lot 2, at a distance of 201.79' passing a 1/2" Iron Pipe Found, 0.58' left of line, at an exterior corner of said Lot 1, Block 1, same being the Northwest corner of said "0.744 Acres", and continuing with the common line of said "0.744 Acres" and said Lot 2, a total distance of **417.78'** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **0.736 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 and are grid values.

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

DEVELOPMENT SERVICES, DIRECTOR

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

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

I, PHILIP MIRE, OWNER OF THE CERTAIN 0.507 ACRE TRACT OF LAND, BEING LOT 2, BLOCK A, AARON BARTA SUBDIVISION, SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024021452 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN 0.229 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2025075337, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACTS 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:
REPLAT OF LOT 2, BLOCK A, AARON BARTA SUBDIVISION.

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

PHILIP MIRE, OWNER
1307 OLD THORNDALE ROAD
TAYLOR, TEXAS 76574

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PHILIP MIRE, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

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

I, MICHAEL TURNER, 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.

RELEASED: 10/28/2025 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."

MICHAEL TURNER DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 6441 STATE OF TEXAS

PZ-2025- _____

BRYAN TECHNICAL SERVICES, INC.



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

FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

FILED BY: XW	DRAWN BY: MT
SCALE: 1" = 40'	APPROVED BY: MT
PROJECT NO. 25-400	DATE: OCTOBER 28, 2025




PZ-2025-2618

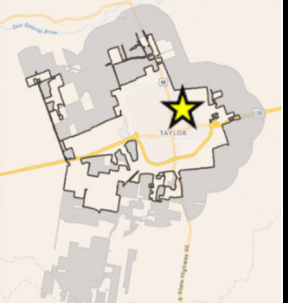
1307 Old Thorndale
Road
Re-Plat
Location Map

Approximately 0.736
Acres

Subject Property 



Vicinity Map
Subject Property 





Planning & Zoning Commission Meeting December 9, 2025 Transmittal Letter

Agenda Item Number: 4.

Agenda Title: **PZ-2025-2622 – Consider Disapproval of the Castlewood Phases 2&3 Subdivision Replat Block 9, Lots 1R, 2, 3, and 5, generally located at FM 973 and W. Wesley Miller Lane and Streamwood Trail, consisting of approximately 4.51 acres of land in the Castlewood Subdivision Phase 2 & 3, Block 9, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R630334, Taylor, Williamson County, Texas.**

Commission Action to be Taken: Consider Disapproval of the Castlewood Subdivision Phase 2&3 Replat

Department Submitted: Development Services

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

Applicant: Thomas Lombardi, Kimley-Horn

Address/Location: generally located at FM 973 and W. Wesley Miller Lane and Streamwood Trail,

Legal Description: Legally described as approximately 4.51 acres of land situated in Castlewood Subdivision Phases 2&3 Replat Block 9, Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R630334, Taylor, Williamson County, Texas.

Current Zoning: P4: Mix

Current Use: Vacant Land

Case History: This is the first submission of the proposed Replat.

2. STAFF ANALYSIS / BACKGROUND

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

1. Easements and possible utility easements need to be displayed
2. Clarification on Lot 1R drainage
3. Missing a meets and bounds description and field notes
4. Some minor corrections such as plat notes, vicinity map jurisdiction boundaries, etc.

3. RECOMMENDATION

Consider Disapproval of the Castlewood Phases 2&3 Subdivision Replat Block 9, Lots 1R, 2, 3, and 5

4. TIMELINE

N/A

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2025-2622 - Staff Comment Letter
2. PZ-2025-2622_Proposed Replat
3. PZ-2025-2622_Location Map



City of Taylor

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

Date: December 3, 2025

Address: FM 973.

Permit Number PZ-2025-2622

Dear Thomas Lombardi,

Staff has completed its review of plans for the Castlewood Phases 2 & 3 - Lot 1 Block 9 - re-plat that is to be located at FM 973, There are some corrections that need to be made prior to recordation of the re-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 comments:

Planning Review 01

1. On the vicinity Map add the newly constructed Castlewood south roadways
2. On the vicinity Map indicate which properties are in the ETJ, City Limits, and out of Taylor Jurisdiction
3. City's project number (locate at bottom right corner of each sheet): PZ-2025-2622
4. The reserved 1.18 acre lot should be called out as "Lot R1"
5. How will Lot 3, Block 9 gain access to ROW? Show access easements through adjacent lots
6. If any utilities are to be extend you shall provide the easements for them, and they shall be noted to be dedicated through the plat if not already recorded
7. Provide a metes and bounds description

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 comments:

Engineering Review 01

1. Provide access easement for Lot 3. Review and provide access easement for Lot 3 to conform to Thoroughfare requirements of driveway access and parking lot requirements. Example location shown.
Taylor LDC
5.4.6 Driveway
5.4.3.4 Parking Lot Cross Access Connections.
2. Note 11 shall incorporate related sidewalk widths along this Phase 3 area, primarily along FM 973 frontage.
3. Verify if this drainage easement will need to be modified to allow for development within the lots, specifically Lot 1R.
4. Include lengths of easement legs for all landscape easements shown as "40'x40".

5. Provide a plat note to detail storm detention requirements met and reference applicable detention lots.
6. Provide a corner tie to the original abstract survey.
7. 10-ft PUE to be provided along Wesley Miller and Streamwood Trail. Other easements to be provided pending private utility company requirements such as Oncor or Atmos.
8. What is this line representing? (on FM 973)
9. Provide a metes and bounds description field notes for the replat.

Fire Department Comments (PZ)

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

Plat note #6 shall be revised to say the following:

The minimum fire flow shall be the minimum flow per the current adopted International Fire Code for not less than 2 hours.

Please revise the re-plat to address the comments noted above. Following revision, submit the re-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

Attachment

**CASTLEWOOD SUBDIVISION
PHASES 2 & 3 RE-PLAT
BLOCK 9, LOTS 1R, 2, 3 AND 4**
BEING A RE-PLAT OF LOT 1, BLOCK 9
CONSISTING OF 4.516 ACRES OUT OF THE
CASTLEWOOD SUBDIVISION PHASE 2 & 3 FINAL PLAT
G.M. REESE SURVEY, ABSTRACT NO.533

SURVEYORS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CELINA, COLLIN COUNTY, TEXAS, THIS 30th DAY OF September, 2025.

Daniel Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
Firm License # 10194503
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Ph. 469-501-2200
daniel.arthur@kimley-horn.com

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

That AARON LEVY, PRESIDENT OF CASTLEWOOD DEVELOPERS, LLC SOLE OWNER OF THAT CERTAIN 4.516 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2021003683, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-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 "CASTLEWOOD SUBDIVISION PHASES 2 & 3 RE-PLAT, BLOCK 9, LOTS 1R, 2, 3 AND 4".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2025.

AARON LEVY, PRESIDENT
CASTLEWOOD DEVELOPERS, LLC
5511 REYNOLDS RD.
AUSTIN, TEXAS 78749

STATE OF TEXAS §
COUNTY OF _____ §

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 AARON LEVY, 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: _____

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: _____

ENGINEERS CERTIFICATION:

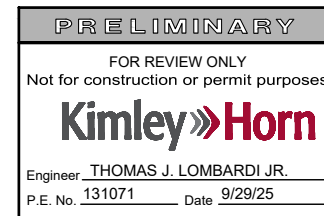
STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

I, THOMAS J. LOMBARDI JR., 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 48491C0541F, 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 _____, 2025.

THOMAS J. LOMBARDI JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 131071
KIMLEY-HORN AND ASSOCIATES, INC.
6800 BURLESON ROAD
BUILDING 312, SUITE 150
AUSTIN, TEXAS 78746
Ph. 512-518-6534
THOMAS.LOMBARDI@KIMLEY-HORN.COM



WILLIAMSON COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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 _____, 202__ A.D., AT _____ O'CLOCK _____.M., AND DULY RECORDED THIS THE _____ DAY OF _____, 202__ 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 SAID COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____, DEPUTY

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS "CASTLEWOOD SUBDIVISION PHASES 2 & 3 RE-PLAT, BLOCK 9, LOTS 1R, 2, 3 AND 4" HAS BEEN ACCEPTED AN APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 202__.

_____, CHAIRMAN DATE _____

_____, SECRETARY DATE _____

**RE-PLAT
CASTLEWOOD PHASES 2 & 3
4.516 ACRES
BEING A REPLAT OF LOT 1, BLOCK 9
CASTLEWOOD PHASES 2 & 3
DOCUMENT NO. 2022074792
G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS**

OWNER/DEVELOPER:
Castlewood Developers, LLC
5511 Reynolds Road
Austin, Texas 78749
Phone: 512-800-4534
Contact : Aaron Levy

APPLICANT:
Kimley-Horn and Associates, Inc.
6800 Burleson Rd, Building 312
Suite 150
Austin, Texas 78746
Phone: 512-518-6534
Contact : Thomas Lombardi, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 972-770-3032
Contact : Daniel Arthur, R.P.L.S.

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	KHA	SEPT. 2025	069278809	2 OF 2



PZ-2025-2622

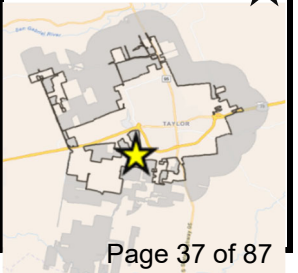
FM 973 and W
Wesley Miller Lane
and Streamwood
Trail
Re-Plat
Location Map

Approximately
4.5156 Acres

Subject Property 



Vicinity Map
Subject Property 





Planning & Zoning Commission Meeting December 9, 2025 Transmittal Letter

Agenda Item Number: 5.

Agenda Title: PZ-2025-2624 – Consider Disapproval of the Replat of Lot 2, Block 1, Dickson’s Addition, generally located at 303 and 305 Old Thorndale Road, legally described as Dickson’s Second Addition, Block 2, Lot 14, Eastern part 0.12 acres and Western part 0.128 acres, more particularly described by Williamson Central Appraisal District Parcels R016177 and R016178, Taylor, Williamson County, Texas.

Commission Action to be Taken: Consider Disapproval of the Replat of Lot 2, Block 1, Dickson's Addition

Department Submitted: Development Services

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

Applicant: Billy Huggins, Kontur Technical, LLC

Address/Location: 303 and 305 Old Thorndale Road

Legal Description: Legally described as Dickson’s Second Addition, Block 2, Lot 14, Eastern part 0.12 acres and Western part 0.128 acres, more particularly described by Williamson Central Appraisal District Parcels R016177 and R016178, Taylor, Williamson County, Texas.

Current Zoning: P3: Neighborhood

Current Use: Detached Residential

Case History: This is the First submission of the proposed Replat.

2. STAFF ANALYSIS / BACKGROUND

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

1. Verify that there is no encroachment for the existing structure(s).
2. Make the plat the main element and focus of the page and larger for easier review.
3. Provide a corner tie to the original abstract survey per Taylor Plat checklist.
4. Complete recordation information to be provided in the plat heading.

3. RECOMMENDATION

Consider Disapproval of the Dickson’s Addition Replat

4. TIMELINE

N/A

5. OTHER OPTIONS

6. ATTACHMENTS

- 1. PZ-2025-2624 - Dickson's Addition Replat Staff Comments
- 2. PZ-2025-2624 - Dickson's Addition Replat
- 3. PZ-2025-2624 Location Map



City of Taylor

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

Billy Huggins
Kontur Technical, LLC
116 E MAIN ST
Round Rock TX 78664
chuggins@kon-tech.com

Date: Monday, December 1, 2025

Address: 303 and 305 Old Thorndale Road, Taylor 76574

Permit Number PZ-2025-2624

Dear Billy Huggins,

Staff has completed its review of plans for the 303 and 305 Old Thorndale Road - REPLAT that is to be located at 303 and 305 Old Thorndale Road, Taylor 76574. 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 at (972) 960-4188 or by email at parker.mcdowell@hdrinc.com.

See attached PDF for the planning comments below

- Make the plat the main element and focus of the page and larger for easier review
- Add all acronyms to the legend
- How is the 10' PUE easement dedicated? Is it by this plat or is it existing? state as such and provide necessary recording information if applicable. Make sure it is labeled/shown on the plat
- Lot 2A looks like there might be an encroachment on the western property line
- remove the name and provide space for the printed name for the director signature block
- remove the name
- fix the spacing for note 4
- Title should be as follows according to the development manual.

“ _____ Subdivision Replat
 City of Tylor Project Number (PZ- 2025-2624)
 Being a replat consisting of ___ acres, including ___ acres of right-of-way dedication, To
 create ___ lots, ___ reserves, part of and out of the _____ Survey, Abstract No. _____, Taylor,
 Williamson County, Texas”

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 file containing the following engineering comments:

Replat - Engineering Review 01

1. Complete recordation information to be provided in plat heading.
2. Development Services Block - Revise heading spelling as noted. Include the word "Development" where noted.
3. Has survey identified any encroachments between proposed lots shown?
4. Notary block - Recommend revising text to all caps to match other headings.
5. Notate point of beginning on the plat per Taylor Plat checklist.
6. Provide a corner tie to the original abstract survey per Taylor Plat checklist.

7. Recommend moving plat elements to allow for an easier format to distinguish the plat drawing as shown in the PDF.
8. Remove name and provide additional line/underscore to allow for printed name.
9. Utility easement to be dedicated for existing sanitary sewer running along rear of property.

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 issue pertaining to the replat to create 2 separate lots.

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 (972) 960-4188, or by e-mail at parker.mcdowell@hdrinc.com.

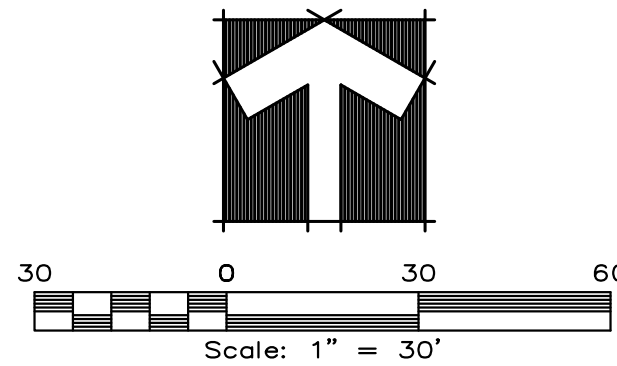
Thank you,



Parker McDowell

Attachment

REPLAT OF PART OF LOT 2, BLOCK 1, DICKSON'S ADDITION TO THE CITY OF TAYLOR, WILLAMSON COUNTY, TEXAS



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

LEGEND

- 5/8" IRON PIN SET w/BLUE CAP "KONTUR"
 - IRON PIN FOUND (As Noted)
 - ① BLOCK NO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS WILLIAMSON CO.

DEVELOPMENT SERVICES APPROVAL:

I, Shai Roos, Interim 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.

Shai Roos, Interim Development Services Director

Date

OWNER'S CERTIFICATION:

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

That, I Angelica Olguin, owner of that certain tract of land shown hereon being 0.25 ac out of Lot 2 Block 1, Dickson's Addition and described in a Warranty Deed dated May 30, 2025 and recorded as Document No. 2025041771 of the Official Public Records of Williamson County, Texas, do in all things adopt and approve this replat.

Angelica Olguin

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

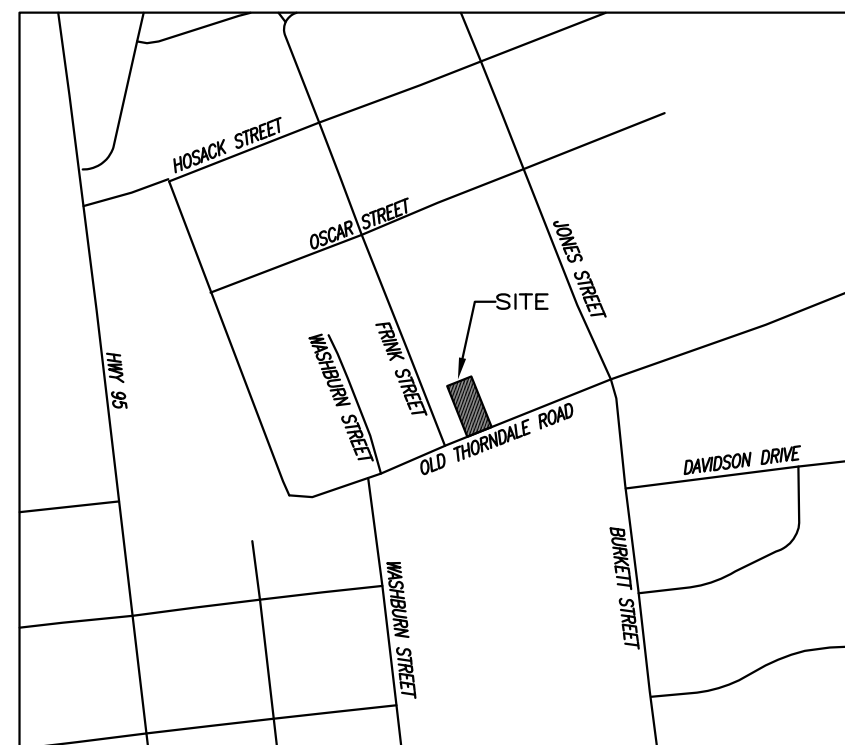
Before me, the under signed authority, on this day personally appeared Angelica Olguin known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public, _____ County

PLAT NOTES:

1. TOTAL ACREAGE: 0.25 ACRE
2. NO. OF LOTS: 2
3. USE: RESIDENTIAL
4. OWNER/DEVELOPER: ANGELICA OLGUIN
1929 SAVANNAH DRIVE
ROUND ROCK, TEXAS 78681
5. ELECTRICAL SERVICE PROVIDED BY THE ONCOR.
6. WATER PROVIDED BY THE CITY OF TAYLOR.
7. SEWER SERVICES PROVIDED BY THE CITY OF TAYLOR.
8. CURRENTLY THERE ARE NO LIENS ON THIS PROPERTY.
9. LOTS IN THIS SUBDIVISION ARE NOT SHOWN TO BE IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP #48491C0533F DATED DECEMBER 20, 2019.
10. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
11. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE AS AMENDED.
12. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE (PER FIRE MARSHALL) NOT NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.



VICINITY MAP
(N.T.S.)

SURVEYOR'S CERTIFICATION:

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

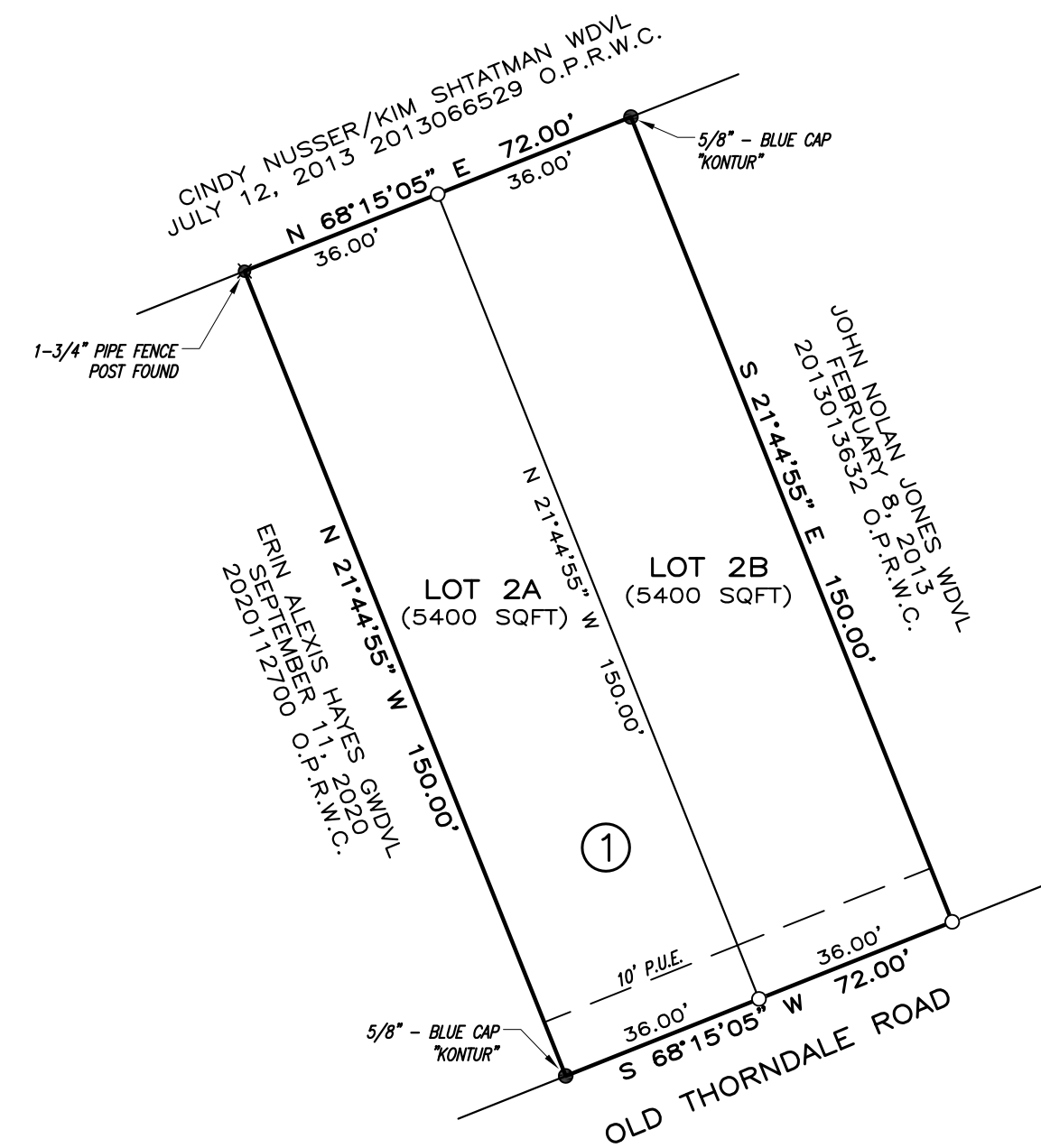
That I, Clyde C. Castleberry, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping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

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this 12th day of August, 2025

FOR REVIEW PURPOSES ONLY

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
CLYDE C. CASTLEBERRY, JR
RPLS No. 4835

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No 4835
State of Texas



PERIMETER FIELD NOTES

BEING 0.25 acre out of Lot 2, Block 1, Dickson's Addition to the City of Taylor, a subdivision recorded in Cabinet A, age 183 of the Plat Records of Williamson County, Texas and being that tract described as Tract 4 in a Warranty Deed to Lillian Fox dated January 7, 2004 and recorded as Document No. 2005002953 of the Official Public Records of Williamson County and being described by metes and bounds as follows:

BEGINNING at a 5/8" iron pin with a blue plastic cap inscribed "KONTUR" found in the north line of Old Thorndale Road for the southwest corner of said Fox tract and this tract;

THENCE: N 21°44'55" W 150.00 feet to a 1-3/4" pipe fence post found for the northwest corner of said Fox tract and this tract;

THENCE: N 68°15'05" E 72.00 feet to a 5/8" iron pin with a blue plastic cap inscribed "KONTUR" found for the northeast corner of said Fox tract and this tract;

THENCE: S 21°44'55" E 150.00 feet to a 5/8" iron pin with a blue plastic cap inscribed "KONTUR" set in the north line of Old Thorndale Road and being the southeast corner of said Fox tract and this tract;

THENCE: S 68°15'05" W 72.00 feet to the Point of Beginning.

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 it's certificate of authentication was filed for record in my office on 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, the date last shown above written

Nancy Rister, County Court Clerk,
Williamson County, Texas



P.O. BOX 17
MCNEIL, TEXAS 78651
TEL: (512) 360-0012
Email: info@kon-tech.com
www.kon-tech.com
Firm No. 10193916

JOB No.: 250617
DRAWN: CCC
SHEET:
1 OF 1



PZ-2025-2624

303 and 305 Old
Thorndale Road
Re-Plat
Location Map

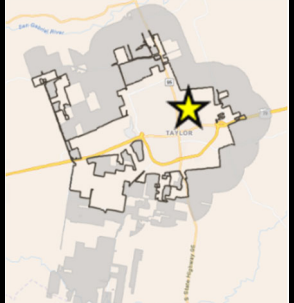
Approximately 0.248
Acres

Subject Property 



Vicinity Map

Subject Property 





Planning & Zoning Commission Meeting December 9, 2025 Transmittal Letter

Agenda Item Number: 6.

Agenda Title: **PZ-2025-2617 Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2: Rural to P2C: Rural Commercial for property generally located at 804 Rices Crossing Road, legally described as Sorenson Dairy Subdivision, Block 1, Lots 1 through 11, consisting of approximately 1.71 acres of land, more particularly described by Williamson Central Appraisal District Parcel R103017, Taylor, Williamson County, Texas.**

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

Department Submitted: Development Services

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

The applicant is requesting a Place Type zoning change from P2: Rural to P2C: Rural Commercial for a 1.71-acre parcel of land located at 804 Rices Crossing Road. The applicant applied for a Certificate of Occupancy in September 2025, and they were told that the property would be considered existing non-conforming and can operate but cannot expand in the future without coming into compliance with code. This request aims to bring the property into compliance. The site is currently developed as warehouse and office with a single metal building with carport and existing drive off Rices Crossing Road.

2. STAFF ANALYSIS / BACKGROUND

Upon analyzing the request for a Place Type Amendment from P2: Rural to P2C: Rural Commercial, the proposed request is consistent with the surrounding Place Types of the properties to the around the subject property and not consistent with the Future Land Use and Growth Sector from the Comprehensive Plan. The request is consistent with the following Land Use Policies outlined in the 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.
 1. 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.

1. The development is already served by existing infrastructure.

The Place Type Amendment seeks to bring the existing legal non-conforming property into compliance.

3. 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:

1. Is the Place Type Amendment consistent with the Comprehensive Plan?
 1. The request is consistent with the Comprehensive Plan Land Use policy but not consistent with the Future Land Use and Growth Sectors. The existing business is allowed as existing non-conforming, but future land use states the use should serve the existing neighborhood.
2. Is the Place Type Amendment compatible with the surrounding area?
 1. The Place Type is compatible with the surrounding properties to the North, South and West as rural properties. The residential to east is separated by the Rices Crossing Road.
3. Does the Place Type Amendment promote public health, safety, or general welfare?
 1. Staff analysis determined that the proposed change for the subject property will likely promote public health, safety, and the general welfare, as no new development is proposed at this time. 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?
 1. The property is currently adequately served by water and wastewater.
5. Do current conditions indicate that a Place Type Amendment is necessary?
 1. The property is currently zoned P2: Rural and the use as a Commercial Business is considered existing non-conforming. The place type amendment is needed to allow the use to be compliant with the Land Development Code.

4. TIMELINE

P&Z Public Hearing: December 9, 2025
City Council Public Hearing: January 8, 2025
City Council Action: January 22, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

- 1. PZ-2025-2617 - P2 to P2C Staff Report
- 2. PZ-2025-2617 - P2 to P2C Letter of Intent
- 3. PZ-2025-2617 Location Map
- 4. PZ-2025-2617 Notification Map
- 5. PZ-2025-2617 Future Land Use
- 6. PZ-2025-2617 Growth Sectors
- 7. PZ-2025-2617 Current Zoning Map
- 8. PZ-2025-2617 Proposed Zoning Map
- 9. PZ-2025-2617_Draft Ordinance
- 10. PZ-2025-2617-survey Exhibit A
- 11. _06f_Pz-2025-2617 Proposed Zoning Map Exhibit B

City of Taylor
Place Type Amendment (Rezone)
PZ-2025-2617
Staff Report

Item Details

Request: This is a request for a Place Type Amendment from P2: Rural to P2C: Rural Commercial for property generally located at 804 Rices Crossing Road.

Legal Description: Legally described as the Sorenson Dairy Subdivision, Block 1, Lots 1 through 11, consisting of approximately 1.71 acres of land, more particularly described by Williamson Central Appraisal District Parcel R103017, Taylor, Williamson County, Texas.

Applicant: Stacy, Perlinger, Perlinger Real Estate Holdings

Responsible Staff: Parker McDowell

Overview & Background

The applicant is requesting a Place Type zoning change from P2: Rural to P2C: Rural Commercial for a 1.71-acre parcel of land located at 804 Rices Crossing Road. The applicant applied for a Certificate of Occupancy in September 2025, and they were told that the property would be considered existing nonconforming and can operate but cannot expand in the future without coming into compliance with code. This request aims to bring the property into compliance. The site is currently developed as warehouse and office with a single metal building with carport and existing drive off Rices Crossing Road.

Property Details

Location:

The Subject property is located between Rices Crossing Road, Windy Ridge Road, and Carlos G. Parker Boulevard.

Physical and Natural Features:

The site is currently developed as warehouse and office with a single metal building with a carport and existing drive off Rices Crossing Road. The property does not have much vegetation and is relatively flat.



Land Use & Zoning

The subject properties are located within the **Intended Growth Sector (G-3)** which consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development. The subject property is assigned the **Future Land Use Neighborhood Greenfield** which is envisioned by new communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.

The **current zoning is P2 – Rural Place Type** which regulates mainly large, sparsely settled land used for agricultural purposes and food production. The **proposed zoning is P2C – Rural Commercial** which are properties that include a standalone building(s) on an individual lot. They have large setbacks and are typically surrounded by parking lots with rear service lanes. It may contain outdoor displays, lay-down yards or similar rural characteristics. Sites are generally located along rural roads.

Transportation

The subject property is bounded by existing streets Rices Crossing Road to the east, S. Rio Grande to the west, and Carlos Parker Boulevard to the north.

Utilities

The subject property is located within the City of Taylor water CCN and wastewater CCN. There is a 6-inch water line that runs north to south, along Windy Ridge Road and a 6-inch water line that runs east to west along the northern property boundary. There is an 8-inch wastewater line that runs north to south, along S. Rio Grande and Rices Crossing Road.

Surrounding Area Characteristics

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P2 Rural	Intended Growth Sector	Neighborhood Greenfield	US 79 and Large Lot Residential
South	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residences
East	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence
West	P2 Rural	Intended Growth Sector	Neighborhood Greenfield	Vacant Acreage

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.

Eleven (11) notices were mailed to the property owners and a legal notice advertisement for the public hearing was placed in the Taylor Press on Sunday, November 23, 2025.

Staff Analysis

Upon analyzing the request for a Place Type Amendment from P2: Rural to P2C: Rural Commercial, the proposed request is consistent with the surrounding Place Types of the properties to the around the subject property and not consistent with the Future Land Use and Growth Sector from the Comprehensive Plan. The request is consistent with the following Land Use Policies outlined in the 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 already served by existing infrastructure.

The Place Type Amendment seeks to bring the existing legal non-conforming property into compliance.

Staff 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:

1. Is the Place Type Amendment consistent with the Comprehensive Plan?
 - a. The request is consistent with the Comprehensive Plan Land Use policy but not consistent with the Future Land Use and Growth Sectors. The existing business is allowed as existing non-conforming, but future land use states the use should serve the existing neighborhood.
2. Is the Place Type Amendment compatible with the surrounding area?
 - a. The Place Type is compatible with the surrounding properties to the North, South and West as rural properties. The residential to east is separated by the Rices Crossing Road.
3. Does the Place Type Amendment promote public health, safety, or general welfare?
 - a. Staff analysis determined that the proposed change for the subject property will likely promote public health, safety, and the general welfare, as no new development is proposed at this time. 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 is currently adequately served by water and wastewater.
5. Do current conditions indicate that a Place Type Amendment is necessary?
 - a. The property is currently zoned P2: Rural and the use as a Commercial Business is considered existing non-conforming. The place type amendment is needed to allow the use to be compliant with the Land Development Code.

Attachments:

- a. Letter of Intent
- b. Location Map
- c. Notification Map
- d. Future Land Use
- e. Growth Sector Map
- f. Current Zoning Map
- g. Draft Ordinance
 - a. Survey – Exhibit A
 - b. Proposed Zoning Map – Exhibit B

Date: 10/23/2025

Reason for Proposed Place Type Zoning Change Request:

The existing place type designation does not accurately reflect the current use or physical characteristics of the property. The requested change is intended to align the zoning with the actual conditions on site, which consist primarily of warehouse space with a smaller portion dedicated to office use.




PZ-2025-2617

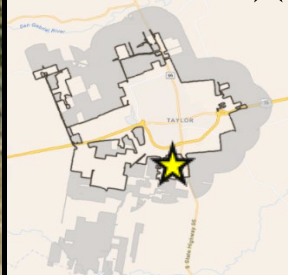
**804 Rices Crossing
Road
Place Type
Amendment
Location Map**

**Approximately 1.71
Acres**

Subject Property 

Vicinity Map

Subject Property 







PZ-2025-2617


804 Rices Crossing Road
Place Type
Amendment
Notification Map

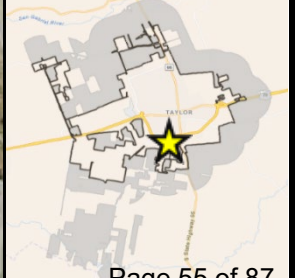
Approximately 1.71 Acres

Notified Properties 

200 ft Notification Radius 

Subject Property 

Vicinity Map
Subject Property 



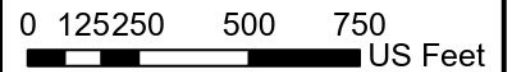
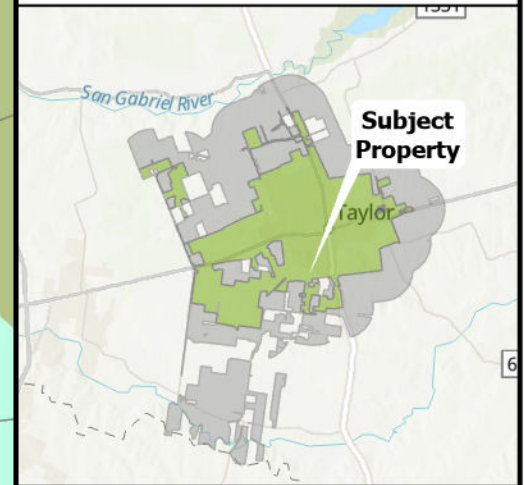


PZ-2025-2617

**804 Rices Crossing Rd
Rezone
Future Land Use
1.71 Acres**

Legend

- Parcels 
- Area of Minimal Change 
- Neighborhood Greenfield 
- Neighborhood Infill 
- Market: Community 
- Open Space 
-  Subject Property



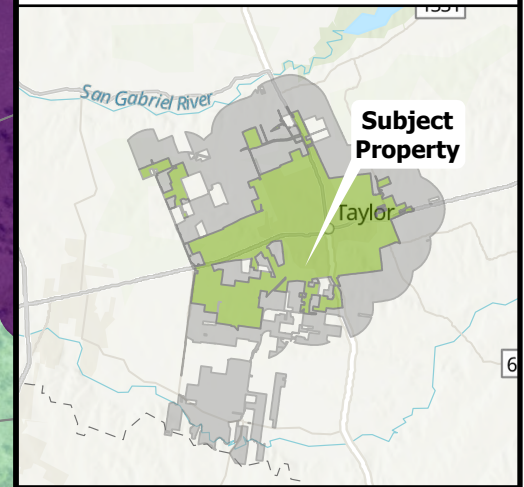


PZ-2025-2617

**804 Rices Crossing Rd
Rezone
Growth Sectors
1.71 Acres**

Legend

- | | | | |
|----------------------------|--|----------------------------------|------------------|
| Parcels | | Intended Growth Sector (G-3) | |
| Reserved Open Sector (O-2) | | Infill Neighborhood Sector (G-4) | |
| Future Growth Sector (G-1) | | | Subject Property |








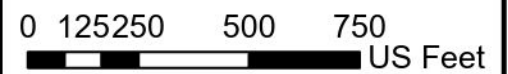
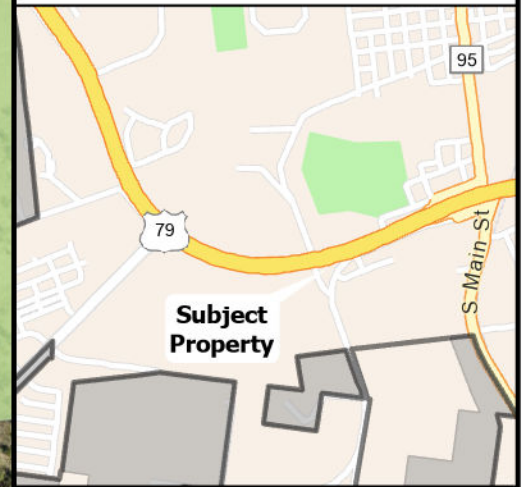


PZ-2025-2617

**804 Rices Crossing Rd
Rezone
Current Zoning
1.71 Acres**

Legend

- Subject Property 
- P2: Rural 
- P3: Neighborhood 
- P4: Mix 
- P5: Urban Center 
- Parcels 



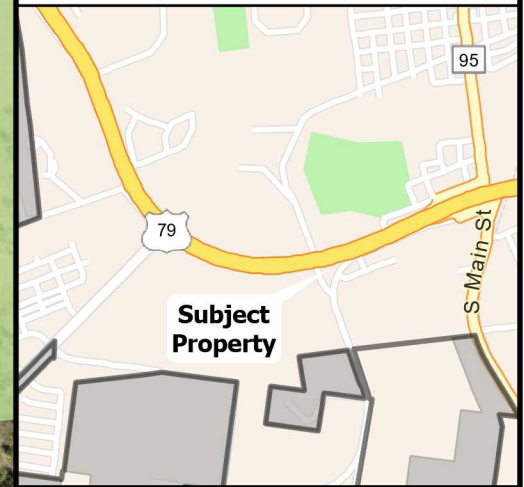


PZ-2025-2617

**804 Rices Crossing Rd
Rezone
Proposed Zoning
1.71 Acres**

Legend

Proposed Zoning	
P2C: Commercial	
P2: Rural	
P3: Neighborhood	
P4: Mix	
P5: Urban Center	
Parcels	



ORDINANCE NO. 2026-XX

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY DESCRIBED AS, GENERALLY LOCATED AT 804 RICES CROSSING ROAD FROM P2 (RURAL) TO P2C (RURAL COMMERCIAL) AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 8, 2026, to consider the request made by the applicant, whose property is legally described in Exhibit “A” the Survey attached hereto and incorporated by reference herein for all purposes (“Property”), to change the place type zoning as described above; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on December 9, 2025, to consider the place type zoning change request, and recommended approval of the place type zoning change to the City Council; and

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

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

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

SECTION 2. The place type zoning of this Property is changed from: Place Type Zoning District P2 – Rural to P2C – Rural Commercial at property located at 804 Rices Crossing Road.

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

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance **2026-XX** was introduced before the Taylor City Council on the 8th day of January 2026.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2026.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-XX passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2026, 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 _____ 2026.

Lucy Aldrich
City Clerk

EXHIBIT A
(Metes & Bounds Survey)

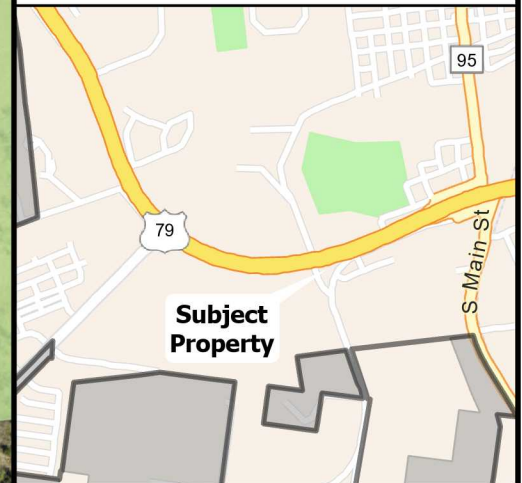


PZ-2025-2617

**804 Rices Crossing Rd
Rezone
Proposed Zoning
1.71 Acres**

Legend

Proposed Zoning	
P2C: Commercial	
P2: Rural	
P3: Neighborhood	
P4: Mix	
P5: Urban Center	
Parcels	





Planning & Zoning Commission Meeting December 9, 2025 Transmittal Letter

Agenda Item Number: 7.

Agenda Title: **PZ-2025-2465 Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Sonora Bank, generally located at 602 SW Carlos G. Parker Boulevard, legally described as approximately 9.730 acres of land in the G.M. Reese Survey, Abstract No. 533, more particularly described by the Williamson Central Appraisal District Parcels R019660 and R311755, Taylor, Williamson County, Texas.**

Commission Action to be Taken: None.

Department Submitted: Development Services

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

PZ-2025-2465 was originally scheduled for consideration by P&Z on 12/9/2025. The applicant has requested that the case be withdrawn from the agenda. No action is to be taken by the Commission. The case may be resubmitted for future consideration.

2. STAFF ANALYSIS / BACKGROUND

3. RECOMMENDATION

4. TIMELINE

TBD

5. OTHER OPTIONS

6. ATTACHMENTS

None



Planning & Zoning Commission Meeting December 9, 2025 Transmittal Letter

Agenda Item Number:

8.

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:

Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

The applicant is requesting a Special Use Permit to provide pediatric speech and occupational therapy services as a Home Occupation with an additional part-time employee.

The applicant has stated that appointments will be between 10 AM and 7 PM, 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. There will be no walk-ins as the business operates by appointment only.

The Place Type zoning for the subject property is P3 Neighborhood, which allows Home Occupations 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 within the neighborhood. The proposed use does request the ability to have an additional part-time employee on site who will provide services. 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 has 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 10 AM to 7 PM (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 with the following conditions:

- 1. There shall be no more than one employee who does not use the home as a primary residence and;
- 2. 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 - POSTPONED

P&Z Commission Public Hearing: December 9, 2025

City Council Public Hearing: December 11, 2025

City Council Action: January 8, 2025

City Council Action: January 22, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

- 1. PZ-2025-2584_2105 Davis St - SUP for Home Occupation Staff Report
- 2. PZ 2025-2584 Letter of Intent
- 3. PZ 2025-2584 Location Map
- 4. PZ 2025-2584 Current Zoning
- 5. PZ 2025-2584 Notification Map
- 6. PZ-2025-2584_2105 Davis St SUP_Ordinance
- 7. PZ 2025-2584 Metes and Bounds_ Exhibit A
- 8. PZ 2025-2584 Proposed Zoning_ Exhibit B

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

Item Details

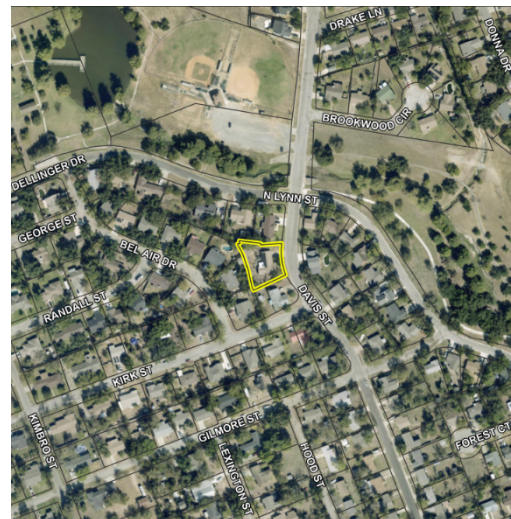
Request:	A request to obtain a Special Use Permit for a Home Occupation (Home Business) at 2105 Davis Street.
Legal Description:	Approximately 0.35 acres of land, generally located at 2105 Davis Street, Bel-Air Addition, Block 8, Lot 3, and northern part of Lot 2, and parts of Lots 4 and 5
Applicant/ Property Owner(s):	Felicia Graves/ Joshua and Felicia Graves
Responsible Staff:	Preston Gunn
Staff Recommendation:	Approval, with conditions placed on the quantity of employees and operating hours.

Overview of Applicant’s Request & Background

The applicant is requesting a Special Use Permit to provide pediatric speech and occupational therapy services as a Home Occupation with an additional part-time employee.

The applicant has stated that appointments will be between 10 AM and 7 PM, 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. There will be no walk-ins as the business operates by appointment only.

The Place Type zoning for the subject property is P3 Neighborhood, which allows Home Occupations 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.

Physical and Natural Features:

The subject property is within an established neighborhood and consists of one single family home with approximately 1,927 square feet of living space. The garage space was converted and enclosed at some point in time, but the driveway parking area did not decrease in size.

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 a 6-inch water line located on Davis Street. subject property is located within the city’s CCN for wastewater services and there is a 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 within the neighborhood. The proposed use does request the ability to have an additional part-time employee on site who will provide services. 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 has 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 10 AM to 7 PM (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 with the following conditions:

1. There shall be no more than one employee who does not use the home as a primary residence and,
2. The business shall not operate outside of the hours of 10 AM to 7 PM 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

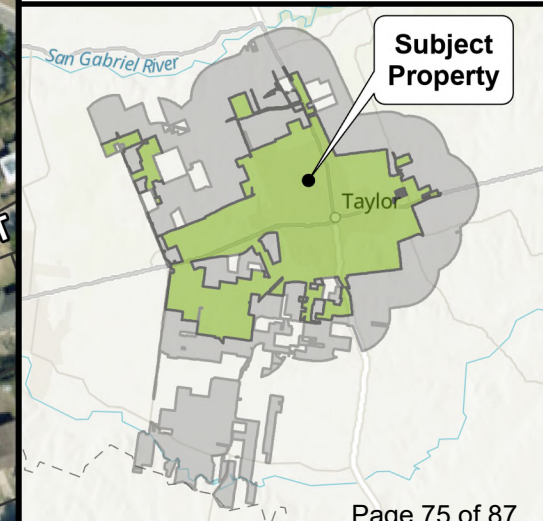
Taylor, TX 76574



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

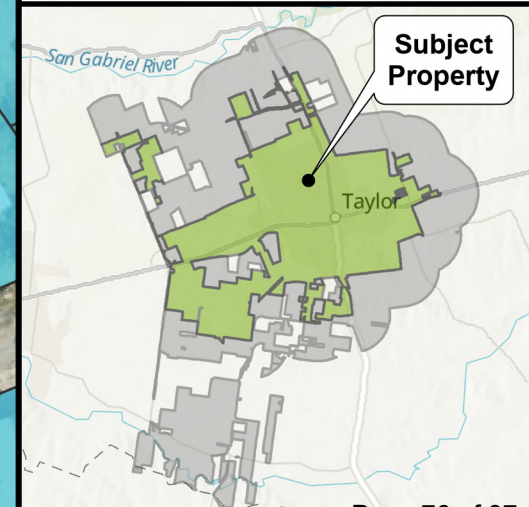
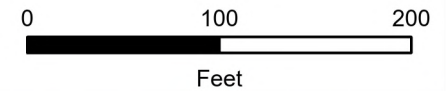
Overlay Zoning

P1: Nature

Place Type Zoning

P3: Neighborhood

CS: Civic Space

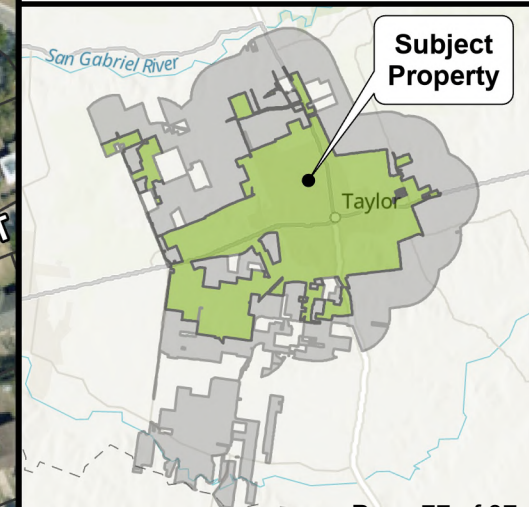




PZ-2025-2584

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

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



ORDINANCE NO. 2026-01

AN ORDINANCE APPROVING A SPECIAL 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 SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on December 12, 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 Special Use Permit for a Home Occupation, which is a use required to obtain a Special 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 November 12th, 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 Special Use Permit for a Home Occupation as defined in Section 5.9.3.7 in the Land Development Code with the following conditions:

1. There shall be no more than one employee who does not use the home as a primary residence, and
2. The business shall not operate outside of the hours of 10 AM to 7 PM Monday through Friday.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Special 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 2026-01 was introduced before the Taylor City Council on the 11th day of December 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2026.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-01, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2026, 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 _____ 2026.

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: CTA2102330-01
 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

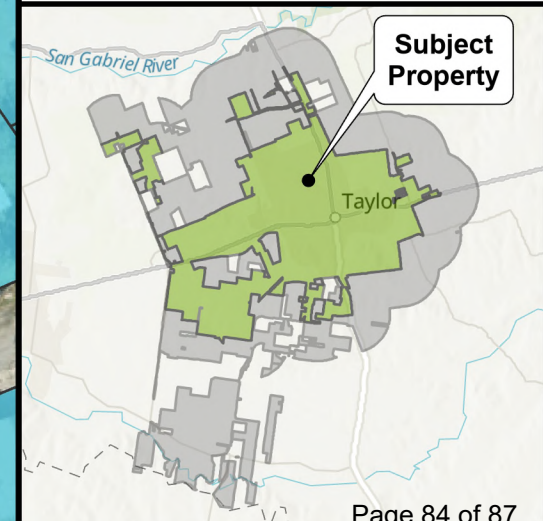
- Subject Property
- Parcel Boundary
- Special Use Permit

Overlay Zoning

- P1: Nature

Place Type Zoning

- P3: Neighborhood
- CS: Civic Space





Planning & Zoning Commission Meeting December 9, 2025 Transmittal Letter

Agenda Item Number: 9.

Agenda Title: **Review and consider adopting Application Submission Calendars for 2026.**

Commission Action to be Taken: Review and approval of the 2026 Application Submission Schedule establishing official deadlines for planning and development applications.

Department Submitted: Development Services

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

This item seeks approval of the annual Application Submission Calendar, which outlines all required submittal deadlines for planning and development applications for the upcoming year. The calendar ensures clear expectations for applicants and supports timely review, public notice, and scheduling of items for commission meetings.

2. STAFF ANALYSIS / BACKGROUND

N/A

3. RECOMMENDATION

Staff recommends approval of the 2026 Application Submission Calendar as presented.

4. TIMELINE

N/A

5. OTHER OPTIONS

6. ATTACHMENTS

1. Application Calendars 2026 - Copy



2026 Planning and Zoning (P&Z) Commission Applications Calendar

(includes: Neighborhood (Infill) and Employment Center Plans, Place Type Amendment, Special Use Permits, Subdivision Ordinance Variances, Comprehensive Plan Amendments, etc.)

Applications Received	Completeness Review Deadline	P&Z Agenda Posted	P&Z Meeting	City Council Public Hearing (as applicable)	City Council Action (as applicable)
Friday, January 2, 2026	Friday, January 16, 2026	Wednesday, February 4, 2026	Tuesday, February 10, 2026	Thursday, February 26, 2026	Thursday, March 12, 2026
Friday, January 30, 2026	Friday, February 13, 2026	Wednesday, March 4, 2026	Tuesday, March 10, 2026	Thursday, March 26, 2026	Thursday, April 9, 2026
Friday, March 6, 2026	Friday, March 20, 2026	Wednesday, April 8, 2026	Tuesday, April 14, 2026	Thursday, April 23, 2026	Thursday, May 14, 2026
<i>Thursday, April 2, 2026</i>	Friday, April 17, 2026	Wednesday, May 6, 2026	Tuesday, May 12, 2026	Thursday, May 28, 2026	Thursday, June 11, 2026
Friday, May 1, 2026	Friday, May 15, 2026	Wednesday, June 3, 2026	Tuesday, June 9, 2026	Thursday, June 25, 2026	Thursday, July 9, 2026
Friday, June 5, 2026	<i>Thursday, June 18, 2026</i>	Wednesday, July 8, 2026	Tuesday, July 14, 2026	Thursday, July 23, 2026	Thursday, August 13, 2026
<i>Thursday, July 2, 2026</i>	Friday, July 17, 2026	Wednesday, August 5, 2026	Tuesday, August 11, 2026	Thursday, August 27, 2026	Thursday, September 10, 2026
Friday, July 31, 2026	Friday, August 14, 2026	Wednesday, September 2, 2026	Tuesday, September 8, 2026	Thursday, September 24, 2026	Thursday, October 8, 2026
Friday, September 4, 2026	Friday, September 18, 2026	Wednesday, October 7, 2026	Tuesday, October 13, 2026	Thursday, October 22, 2026	Thursday, November 12, 2026
Friday, October 2, 2026	Friday, October 16, 2026	Wednesday, November 4, 2026	Tuesday, November 10, 2026	TBD	TBD
Friday, October 30, 2026	Friday, November 13, 2026	Wednesday, December 2, 2026	Tuesday, December 8, 2026	TBD	TBD
<i>Wednesday, November 25, 2026</i>	Friday, December 11, 2026	Wednesday, January 6, 2027	Tuesday, January 12, 2027	TBD	TBD

Italics indicates non-standard date due to holiday



2026 Subdivision Applications Calendar

(includes: Preliminary Plats, Final Plats, Minor Plats, Replats, Amending Plats, Subdivision Improvement Plans etc.)

Initial Submittal Applications Received	Re-Submittal Applications Received	Completeness Review Deadline (Application Filing Date)	P&Z Agenda Posted	P&Z Meeting
Friday, December 5, 2025	Friday, December 19, 2025	Friday, December 19, 2025 Friday, January 2, 2026	Wednesday, January 7, 2026	Tuesday, January 13, 2026
Friday, January 2, 2026	Friday, January 16, 2026	Friday, January 16, 2026 Friday, January 30, 2026	Wednesday, February 4, 2026	Tuesday, February 10, 2026
Friday, January 30, 2026	Friday, February 13, 2026	Friday, February 13, 2026 Friday, February 27, 2026	Wednesday, March 4, 2026	Tuesday, March 10, 2026
Friday, March 6, 2026	Friday, March 20, 2026	Friday, March 20, 2026 <i>Thursday, April 2, 2026</i>	Wednesday, April 8, 2026	Tuesday, April 14, 2026
<i>Thursday, April 2, 2026</i>	Friday, April 17, 2026	Friday, April 17, 2026 Friday, May 1, 2026	Wednesday, May 6, 2026	Tuesday, May 12, 2026
Friday, May 1, 2026	Friday, May 15, 2026	Friday, May 15, 2026 Friday, May 29, 2026	Wednesday, June 3, 2026	Tuesday, June 9, 2026
Friday, June 5, 2026	<i>Thursday, June 18, 2026</i>	<i>Thursday, June 18, 2026</i> Saturday, June 27, 2026	Wednesday, July 8, 2026	Tuesday, July 14, 2026
<i>Thursday, July 2, 2026</i>	Friday, July 17, 2026	Friday, July 17, 2026 Friday, July 31, 2026	Wednesday, August 5, 2026	Tuesday, August 11, 2026
Friday, July 31, 2026	Friday, August 14, 2026	Friday, August 14, 2026 Friday, August 28, 2026	Wednesday, September 2, 2026	Tuesday, September 8, 2026
Friday, September 4, 2026	Friday, September 18, 2026	Friday, September 18, 2026 Friday, October 2, 2026	Wednesday, October 7, 2026	Tuesday, October 13, 2026
Friday, October 2, 2026	Friday, October 16, 2026	Sunday, October 18, 2026 Friday, October 30, 2026	Wednesday, November 4, 2026	Tuesday, November 10, 2026
Friday, October 30, 2026	Friday, November 13, 2026	Friday, November 13, 2026 <i>Wednesday, November 25, 2026</i>	Wednesday, December 2, 2026	Tuesday, December 8, 2026
<i>Wednesday, November 25, 2026</i>	Friday, December 11, 2026	Friday, December 11, 2026 <i>Wednesday, December 23, 2026</i>	Wednesday, January 6, 2027	Tuesday, January 12, 2027

Italics indicate non-standard date due to observed Holiday