

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX 76547
JANUARY 13, 2026, 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, January 13, 2026.

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

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

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on December 09, 2025. *Courtney Peres*

IV. REGULAR AGENDA

2. **PZ-2025-2622** – Consider Disapproval of the Castlewood Phase 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*

V. PUBLIC HEARINGS

3. **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*
4. **PZ-2025-2467** Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Taylor Commons, generally located at 709 NW Carlos G. Parker Boulevard, legally described as approximately 8.607 acres of land in the William J. Baker Survey, Abstract No. 65, and Stellata Business, Block 1, Lot 1, more particularly described by the Williamson Central Appraisal District Parcels R319187,

R508207 and R622658, Taylor, Williamson County, Texas. *Courtney Peres*

5. **PZ-2025-2642** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow for light electronics disposal services as part of a commercial retain use generally located at 601 W 2nd Street, legally described as approximately 2.3123 acres of land in the City of Taylor, Block 69, Lot 1-10 (Abandoned), more particularly described by Williamson Central Appraisal District Parcel R015371, Taylor, Williamson County, Texas. *Courtney Peres*
6. **POSTPONED** Hold a public hearing, discuss and consider action on a proposed Historic Overlay District to be applied over the historic downtown of the City of Taylor. *Carly Kehoe Pearson*

VI. DISCUSSION ITEMS

7. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
8. Quorum Call for Planning and Zoning Commission Meeting for February 10, 2026 meeting.

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, Permit Technician Date: 01/07/2026

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

December 9, 2025, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

Amy Everhart
Nora Roy
Barbara Aviles-Toresberg
Jim Buzan
Annette Maruska
Donna Frazier
Jim Newman
Joseph Gonzales

ABSENT

STAFF PRESENT

Courtney Peres, Asst. Director
Preston Gunn, Planner
Carly Pearson, Asst. City Manager

I. CALL TO ORDER AND DECLARE A QUORUM

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

II. CITIZENS COMMUNICATION

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

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

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on November 12, 2025.
 - *Annette Maruska made a motion to Approve the minutes as presented. Nora Roy seconded the motion. Motion passed (8-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

1. **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.*
 - *Nora Roy motioned to Disapprove the Preliminary Plat as presented. Barbara Aviles-Toresberg seconded the motion. Motion passed (8-0).*
2. **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.
- *Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Replat and provided staff's recommendation.*
 - *Jim Newman motioned to disapprove the replat as presented. Nora Roy seconded the motion. Motion passed (8-0).*
3. **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 4.5156 acres of land in the Castlewood Phase 2 & 3, Block 9, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R630334, Taylor, Williamson County, Texas.
- *Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Replat and provided staff's recommendation.*
 - *Joseph Gonzales motioned to disapprove the replat as presented. Donna Frazier seconded the motion. Motion passed (8-0).*
4. **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.
- *Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Replat and provided staff's recommendation.*
 - *Jim Buzan motioned to disapprove the replat as presented. Joseph Gonzales seconded the motion. Motion passed (8-0).*

V. PUBLIC HEARINGS

5. **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.
 - *Assistant Director, Courtney Peres introduced the case and provided staff's recommendation.*
 - *No citizens were present to speak for or against the request.*
 - *Chair Everhart closed the public hearing at 6:27 P.M.*
 - *Jim Newman motioned to Approve the request. Jim Buzan seconded the motion. Motion passed (8-0)*

6. **PZ-2025-2465 WITHDRAWN AFTER THE AGENDA WAS PUBLISHED** Hold a public hearing and consider making a recommendation regarding a request for a New 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.

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. Courtney Peres
 - *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.*
 - *Felicia Graves (property owner) was present to speak. Ms. Graves commented that only one child would be seen for therapy per appointment.*
 - *Chair Everhart closed the public hearing at 6:35 P.M.*
 - *Jim Buzan requested to amend the motion to allow for up to 2 employees at the location at one time.*
 - *Jim Buzan motioned to approve the amended request. Barbara Aviles-Toresberg seconded by motioned to Approve the request. Motion passed (7-0)*

VI. DISCUSSION ITEMS

- 8. Review and consider adopting Application Submission Calendars for 2026.
 - *Assistant Director, Courtney Peres introduced the calendars and provided staff's recommendation.*
 - *Joseph Gonzales motioned to approve the calendars. Donna Frazier seconded the motion. Motion passed (8-0)*
- 9. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
 - *Assistant Director, Courtney Peres, gave an update on several past agenda items.*

VII. ADJOURN Meeting was adjourned at 6:47 PM

| | |
|------------------------------|----------------------------|
| Approved by Chair: | |
| | <i>Amy Everhart, Chair</i> |
| Date: | |
| Attest by City Staff: | |
| | <i>City Staff -</i> |
| Date: | |



Planning & Zoning Commission Meeting January 13, 2026 Transmittal Letter

Agenda Item Number: 2.

Agenda Title: PZ-2025-2622 – Consider Disapproval of the Castlewood Phase 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 second 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. Provide a metes and bounds description field notes for the replat.
2. Concern that a building will encroach on the proposed drainage easement Lot 1R
3. Update to indicate a private utility connection for water and wastewater
4. Missing a Public Utility Easement

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. _02a_PZ-2025-2622- Comment Review Letter 2
2. _02b_PZ-2025-2622- Proposed Replat - Submission 2
3. _02c_PZ-2025-2622_Location Map



City of Taylor

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

Date: Wednesday, December 31,
2025

Address: FM 973.

Permit Number PZ-2025-2622

Dear Thomas Lombardi,

Staff has completed its review of Castlewood Phases 2 & 3 - Lot 1 Block 9 Replat that is to be located at FM 973. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

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

Planning Review 02

- 1. Provide a metes and bounds description field notes for the replat.

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 Preston Gunn at (512) 309-6799 or by email at preston.gunn@taylortx.gov.

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

Engineering Review 02

- 1. Provide a metes and bounds description field notes for the replat.
- 2. Unresolved: Confirm there be enough space on lot 1R for a building without encroaching into the proposed drainage easement.
- 3. Water line to remain private within proposed subdivision and will take connection from either Wesley Miller or Streamwood Trail. Each lot will have one utility connection for water and sewer. Private easements to be utilized for water and fire hydrants placed within the lots (particularly for Lot 3 and 4)
- 4. Unresolved: Provide a 10-ft PUE along Streamwood Trail (example only shown)

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

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

Thank you,

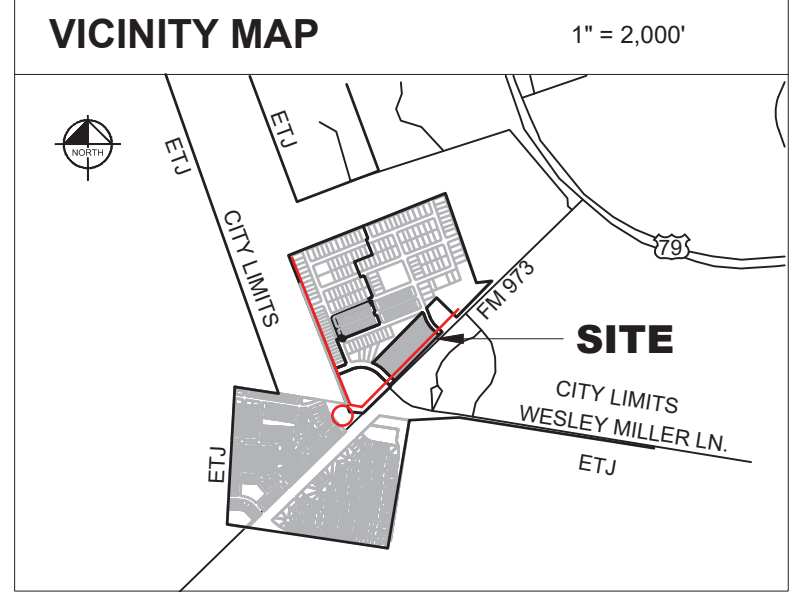
Preston Gunn
Planner

PHASE 3, LOT 9, BLOCK 1
PROPERTY DESCRIPTION
4.5156 ACRES

BEING ALL OF LOT 1, BLOCK 9, CASTLEWOOD PHASES 2 & 3, AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2022074792, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

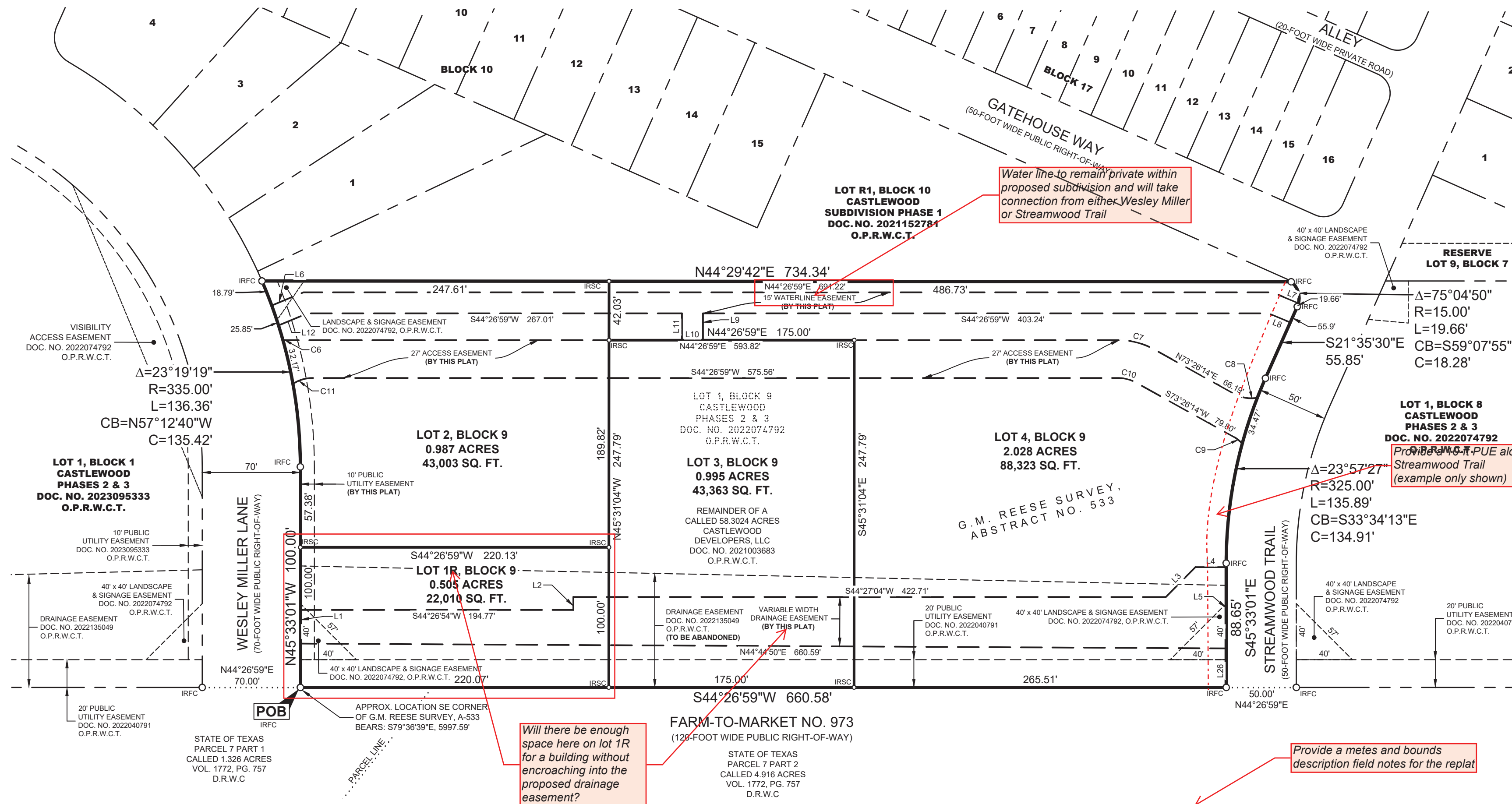
CASTLEWOOD SUBDIVISION PHASES 2 & 3 RE-PLAT BLOCK 9, LOTS 1R, 2, 3 AND 4

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



| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-----|-----------|--------|--------|---------------|--------|
| C6 | 6°43'23" | 24.50' | 2.87' | N47°48'41"E | 2.87' |
| C7 | 28°59'14" | 50.50' | 25.55' | N58°56'37"E | 25.28' |
| C8 | 39°10'10" | 24.50' | 16.75' | N53°51'10"E | 16.42' |
| C9 | 19°05'29" | 24.50' | 8.16' | S82°58'59"W | 8.13' |
| C10 | 28°58'52" | 24.51' | 12.40' | S58°56'37"W | 12.26' |
| C11 | 33°55'23" | 24.50' | 14.51' | S27°29'18"W | 14.29' |

| NO. | BEARING | LENGTH |
|-----|-------------|--------|
| L1 | N45°33'01"W | 24.00' |
| L2 | S45°32'56"E | 9.24' |
| L3 | S00°48'30"E | 29.99' |
| L4 | S44°26'54"W | 21.98' |
| L5 | S45°33'06"E | 57.97' |
| L6 | N21°56'59"E | 24.53' |
| L7 | N66°56'59"E | 20.20' |
| L8 | S66°56'59"W | 17.08' |
| L9 | N45°31'04"W | 19.15' |
| L10 | S44°26'59"W | 15.00' |
| L11 | S45°31'04"E | 19.15' |
| L12 | S21°56'59"W | 22.51' |
| L26 | S45°33'17"E | 27.86' |

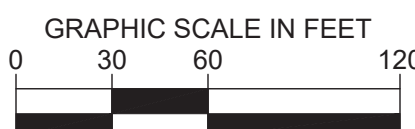


STANDARD NOTES:

- THE PURPOSE OF THIS RE-PLAT IS TO SUBDIVIDE LOT 1, BLOCK 9 INTO FOUR(4) LOTS FOR DEVELOPMENT.
- UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
- PARKLAND DEDICATION REQUIREMENTS ARE MET BY CASTLEWOOD SUBDIVISION, PHASE 1, FINAL PLAT.
- MINIMUM FIRE FLOW SHALL BE THE MINIMUM FLOW PER THE CURRENT ADOPTED INTERNATIONAL FORE CODE FOR NOT LESS THAN 2 HOURS.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
- TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
- THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27
- A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
- SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.
- ALL LOTS IN THIS SUBDIVISION MEET CITY OF TAYLOR'S DETENTION REQUIREMENTS PER THE IMPROVEMENTS CONSTRUCTED WITH PZ-2020-1215

FLOOD STATEMENT:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48491C0541F, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, DATED DECEMBER 20, 2019, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOODPLAIN LINES SHOWN HEREON, IF ANY, ARE APPROXIMATE AND ARE BASED ON GIS DATA FROM THE FEMA WEBSITE.



LEGEND

| | |
|--------------|---|
| P.O.B. | POINT OF BEGINNING |
| IRFC | IRON ROD WITH CAP FOUND |
| VOL. PG. | VOLUME, PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| D.R.W.C.T. | DEED RECORDS, WILLIAMSON COUNTY, TEXAS |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS |

LINE TYPE LEGEND

| | |
|--|---------------|
| | BOUNDARY LINE |
| | EASEMENT LINE |
| | LOT LINE |

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 Burlson 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.

**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**

PZ-2025-2622

Kimley»Horn
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. |
| 1" = 60' | GDW | KHA | SEPT. 2025 | 069278809 | 1 OF 2 |

DWG NAME: K:\GEL_SURVEY\068294401-TOWNBRIDGE CASTLEWOOD\DWG\069278809 - CASTLEWOOD PHASE 3 - RP.DWG PLOTTED BY: ZERR, ETHAN 12/17/2025 6:39 PM LAST SAVED: 12/17/2025 12:21 PM

PHASE 3, LOT 9, BLOCK 1
PROPERTY DESCRIPTION
4.5156 ACRES

BEING ALL OF LOT 1, BLOCK 9, CASTLEWOOD PHASES 2 & 3, AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2022074792, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

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: _____

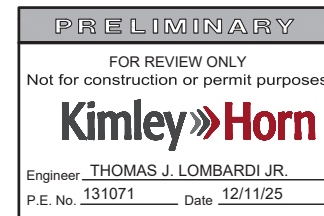
ENGINEERS CERTIFICATION:

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

PZ-2025-2622



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

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

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.

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

PHASE 3, LOT 9, BLOCK 1
PROPERTY DESCRIPTION
4.5156 ACRES

BEING ALL OF LOT 1, BLOCK 9, CASTLEWOOD PHASES 2 & 3, AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2022074792, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

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: _____

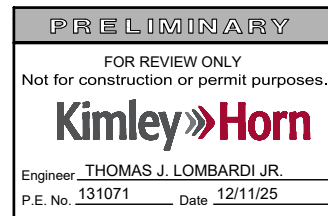
ENGINEERS CERTIFICATION:

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
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Ph. 512-518-6534
THOMAS.LOMBARDI@KIMLEY-HORN.COM



WILLIAMSON COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
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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
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BEING A REPLAT OF LOT 1, BLOCK 9
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PZ-2025-2622



400 N. Oklahoma Drive, Suite 105
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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 |

OWNER/DEVELOPER:
Castlewood Developers, LLC
5511 Reynolds Road
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Phone: 512-800-4534
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Contact : Thomas Lombardi, P.E.
SURVEYOR:
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Phone: 972-770-3032
Contact : Daniel Arthur, R.P.L.S.

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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 January 13, 2026 Transmittal Letter

Agenda Item Number: 3.

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: 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, SEC Planning, and the property owner, Sonora Bank, is requesting a Neighborhood Plan to develop commercial and office uses on a 9.7-acre site located at 602 SW Carlos G. Parker Boulevard. The subject property is largely vacant with one (1) existing residence. The applicant is proposing a Place Type mix or P1 Nature, Civic Space and P5: Urban Center.

The property owner is looking to develop the site as a settlement location for Sonora Bank. Sonora Bank operates a total of 10 branches within Central Texas spanning from San Angelo to communities north of the greater San Antonio area. In addition to the development of Sonora Bank there will be approximately four (4) complimentary developments to be determined and developed in the future.

2. STAFF ANALYSIS / BACKGROUND

In determining a recommendation for a Neighborhood Plan request, staff have considered the following factors:

1. Is the Neighborhood Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The proposed plan would allow uses that are consistent with the future land use

2. Is the Neighborhood Plan compatible with the surrounding area?

- The plan is compatible with the surrounding properties to the north, south and west. The property to the East is currently vacant.

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

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

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

- The property will be able to tie into the existing infrastructure to serve this property.

5. Do current conditions indicate that a Neighborhood Plan is necessary?

- The property is currently zoned P5: Urban Center and to be consistent with the future land use, the Neighborhood Plan is necessary.

The Neighborhood Plan seeks to largely align with the surrounding area and uses within the surrounding Planned Developments and Neighborhood plans.

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 Neighborhood Plan consistent with the Comprehensive Plan?**
- 2. Is the plan compatible with the surrounding area?**
- 3. Does the plan promote public health, safety, or general welfare?**
- 4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
- 5. Do current conditions indicate that an Neighborhood Plan is necessary?**

4. TIMELINE

P&Z Public Hearing: January 13, 2026
 City Council Public Hearing: January 22, 2026
 City Council Action: February 12, 2026

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2025-2465 - Sonora Bank Neighborhood Plan - Staff Report
2. PZ-2025-2465 - Sonora Bank Neighborhood Plan Letter of Intent
3. PZ-2025-2465 Location Map
4. PZ-2025-2465 Growth Sector

5. PZ-2025-2465 Future Land Use
6. PZ-2025-2465 Current Zoning
7. PZ-2025-2465 Notification Map
8. PZ-2025-2465 - Sonora Bank Neighborhood Plan _ Ordinance
9. PZ-2025-2465 - Survey_Exhibit A
10. PZ-2025-2465 - Sonora Bank Neighborhood Plan_Exhibit B

City of Taylor
PZ-2025-2465
Neighborhood Plan
Staff Report

Item Details

Request: A request for a Neighborhood Plan referred to as Sonora Bank

Legal Description: 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

Applicant: Mark Baker, SEC Planning

Property Owner(s): First National Bank of Sonora Texas

Responsible Staff: Parker McDowell

Overview & Background

The applicant, SEC Planning, and the property owner, Sonora Bank, is requesting a Neighborhood Plan to develop commercial and office uses on a 9.7-acre site located at 602 SW Carlos G. Parker Boulevard. The subject property is largely vacant with one (1) existing residence. The applicant is proposing a Place Type mix or P1 Nature, Civic Space and P5: Urban Center.

The property owner is looking to develop the site as a settlement location for Sonora Bank. Sonora Bank operates a total of 10 branches within Central Texas spanning from San Angelo to communities north of the greater San Antonio area. In addition to the development of Sonora Bank there will be approximately four (4) complimentary developments to be determined and developed in the future.



Property Details

Location:

The subject property is located southeast of the intersection of SW Carlos G. Parker Boulevard and Carey Avenue. It is east of the Neighborhood Plan, Taylor Pointe, which is currently in development and located south of the existing Hills of Mustang Creek single-family subdivision.

Physical and Natural Features:

The property is largely vacant with a cluster of vegetation on the northern property boundary. The existing home is located on the eastern portion of the property with a drive off SW Carlos G Parker Boulevard. The relatively flat topography makes the property appropriate for commercial and office development.

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, and the subject property is assigned the Future Land Use **Market Center: Community** which is envisioned mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places

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

Surrounding Area Characteristics

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 Residences |
| South | P5 Urban Center, | Intended Growth Sector (G-3) | Market Center: Community | Vacant Acreage |
| East | P5 Urban Center | Intended Growth Sector (G-3) | Market Center: Community | Vacant Acreage |
| West | P5 Urban Center, EC Employment Center | Controlled Growth Sector Tier II & Infill Neighborhood Sector | Market Center: Community & Employment: Special Zone | Vacant Acreage |

Transportation

The subject property is on the northside of SW Carlos G Parker Bloulvard, an existing street identified as a Regional Road. Proposed internal roadways will be developed as private infrastructure.

Utilities

The subject property is located within the City of Taylor water and wastewater CCN. There is an existing 20-inch water line that runs east to west along SW Carlos G. Parker Boulevard. There is an 18-inch wastewater line, on the east side of SW Carlos G. Parker Boulevard site.

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. Eight (8) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 28, 2025.

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

Staff Analysis

In determining a recommendation for a Neighborhood Plan request, staff have considered the following factors:

1. **Is the Neighborhood Plan consistent with the Comprehensive Plan?**
 - The Plan is consistent with the Comprehensive Plan. The proposed plan would allow uses that are consistent with the future land use.
2. **Is the Neighborhood Plan compatible with the surrounding area?**
 - The plan is compatible with the surrounding properties to the north, south and west. The property to the East is currently vacant.
3. **Does the plan promote public health, safety, or general welfare?**
 - Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and the general welfare. In addition, the planning principles and policy guide in the comprehensive plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.
4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
 - The property will be able to tie into the existing infrastructure to serve this property.
5. **Do current conditions indicate that a Neighborhood Plan is necessary?**
 - The property is currently zoned P5: Urban Center and to be consistent with the future land use, the Neighborhood Plan is necessary.

The Neighborhood Plan seeks to largely align with the surrounding area and uses within the surrounding Planned Developments and Neighborhood plans.

P&Z 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 Neighborhood Plan consistent with the Comprehensive Plan?**
2. **Is the plan compatible with the surrounding area?**
3. **Does the plan promote public health, safety, or general welfare?**
4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
5. **Do current conditions indicate that an Neighborhood Plan is necessary?**

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Growth Sector Map
- d. Future Land Use
- e. Existing Zoning Map
- f. Notification Map
- g. Ordinance 2026-XX
 - 1) Survey Description – Exhibit A
 - 2) Proposed Neighborhood Plan – Exhibit B



March 27, 2025

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

Re: 9.7 acre Tract at 602 SW Carlos Parker Boulevard Property Neighborhood Plan Request

Please find enclosed an application for Neighborhood Plan of approximately 9.7 acres of land located at 602 SW Carlos Parker Boulevard.

Via this application, the Applicant seeks to designate the Property with a mixture of P5, CS and P1 per the attached Plan document. The Property is currently in the City of Taylor within the Intended Growth Sector with a current P5 designation. Based on discussions with City staff, it is the Applicant's understanding that the Neighborhood Plan process involves review of Neighborhood Plan by the City's urban design consultant. It is the Applicant's desire to begin this process.

The Neighborhood Plan includes access from SW Carlos Parker Boulevard at appropriate TXDOT intervals with internal streets laid out in a grid pattern meeting the city's vision for development. Specific uses may require variations from the street frontage as shown on the Illustrative Plan, but most buildings are intended to be placed close to the streets with parking at the rear to promote a walkable pedestrian oriented environment. Civic spaces have been located in strategic locations to preserve existing tree clusters as well as create pedestrian plazas and gathering spaces at key intersections within the proposed development. Vehicular extensions from the site to the north and east allow for continuity of development patterns and connectivity for pedestrian walkability.

I am submitting this letter, Application and Neighborhood Plan of the 9.7 acres as described on the attached exhibit. The Applicant reserves the right to pull this Neighborhood Plan application from consideration at any time during the proceedings. With this signed petition for a New Neighborhood Plan, the landowner is under the impression that there are no capital improvements necessary for development on the property. Any improvements needed for development of the property will be coordinated between Applicant and City Staff as required.

Thank you for your consideration of this New Neighborhood Plan Application.

Sincerely,

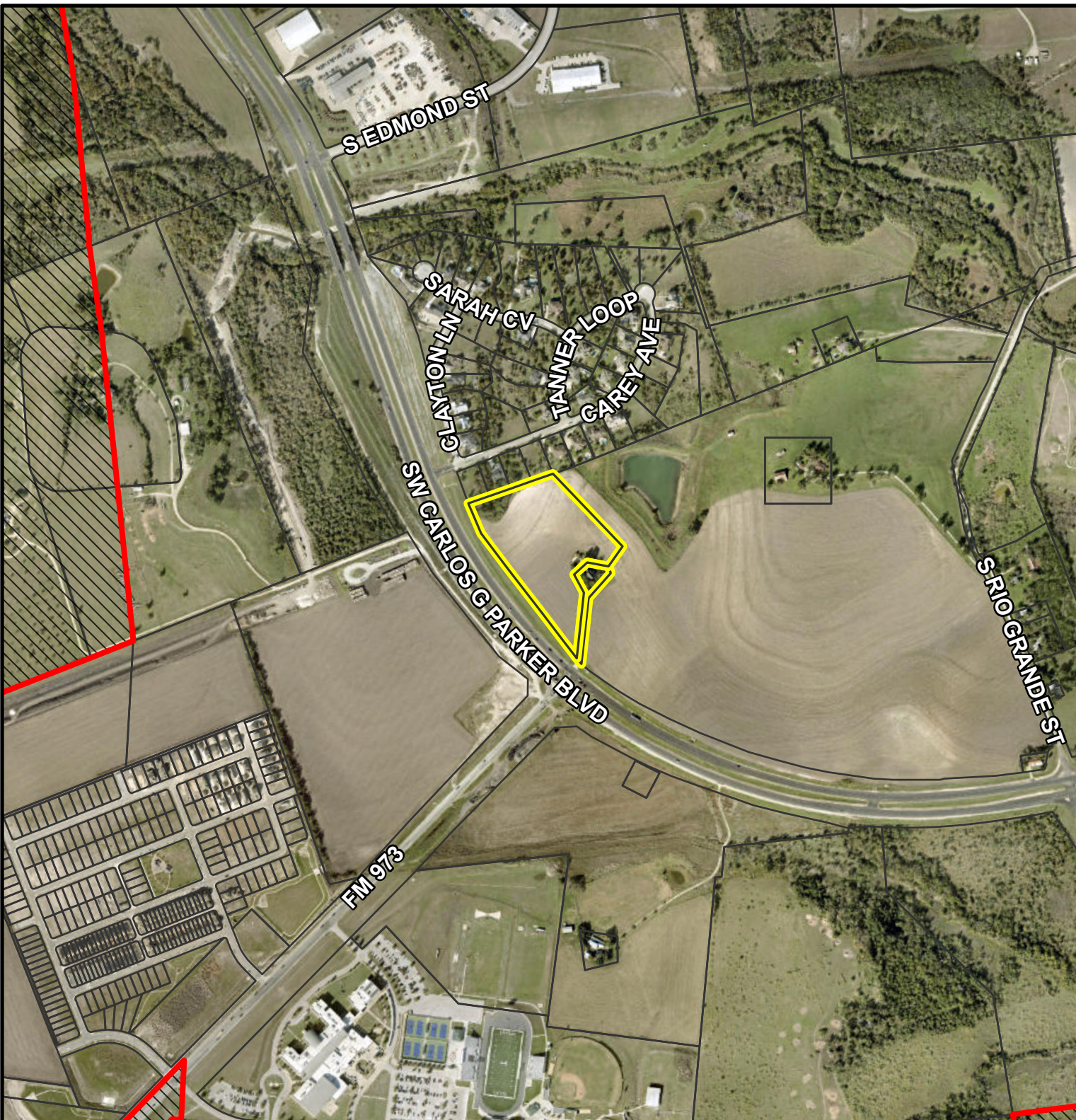
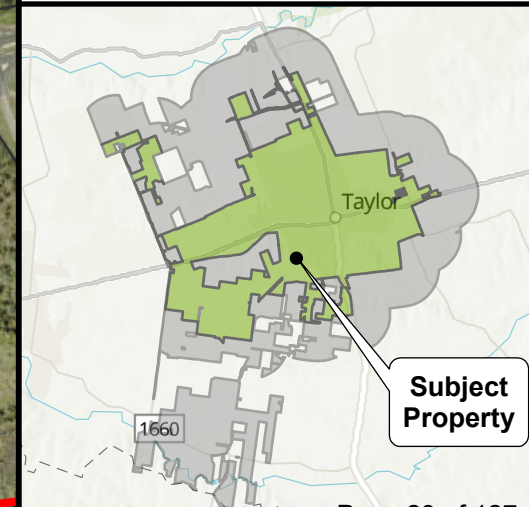
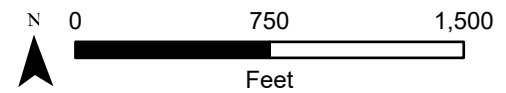
Mark Baker, ASLA
Principal



PZ-2025-2465

602 Carlos G Parker Blvd.
Neighborhood Plan
Location Map
Approximately 9.5 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

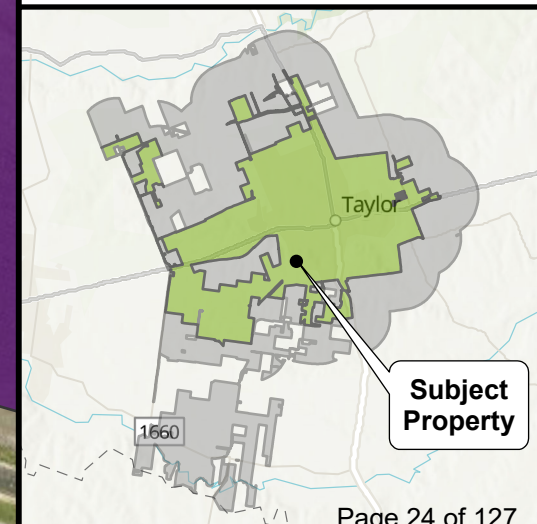
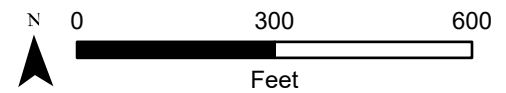




PZ-2025-2465

602 Carlos G Parker Blvd.
Neighborhood Plan
Growth Sector Map
Approximately 9.5 acres

- Subject Property
- Parcels
- Growth Sector**
 - Controlled Growth Sector Tier II (G-2.2)
 - Intended Growth Sector (G-3)
 - Infill Neighborhood Sector (G-4)

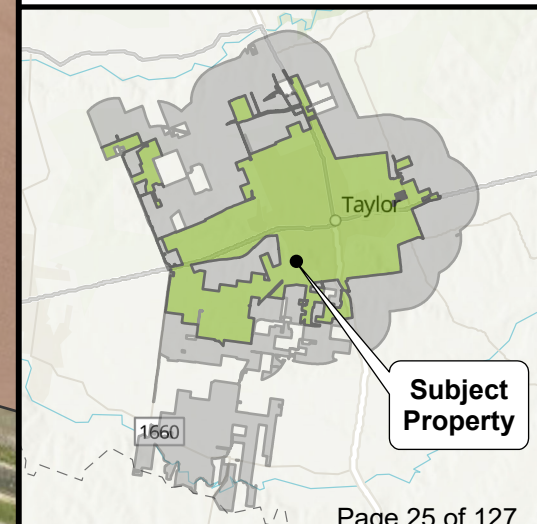
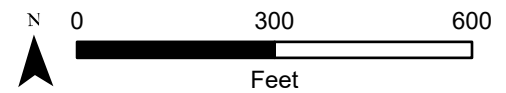




PZ-2025-2465

602 Carlos G Parker Blvd.
Neighborhood Plan
Future Land Use Map
Approximately 9.5 acres

- Subject Property
- Parcels
- Future Land Use**
 - Neighborhood Infill
 - Employment: Special Zone
 - Market: Community





PZ-2025-2465

602 Carlos G Parker Blvd.
Neighborhood Plan
Current Zoning Map
Approximately 9.5 acres

Subject Property

Parcels

Overlay Zoning

Planned Development Overlay

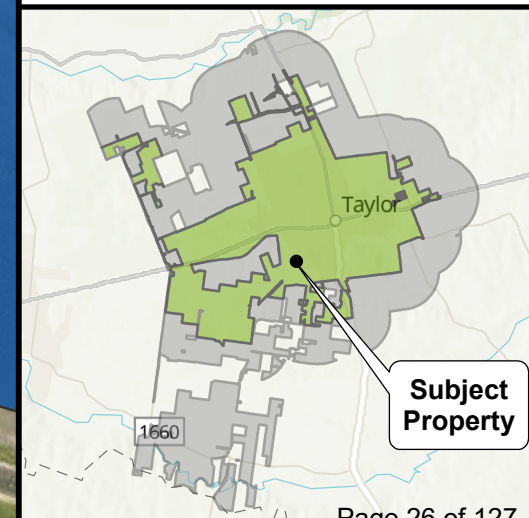
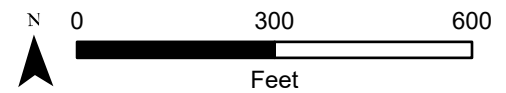
Place Type Zoning

P2.5: Large Lot

P3: Neighborhood

P5: Urban Center

EC: Employment Center

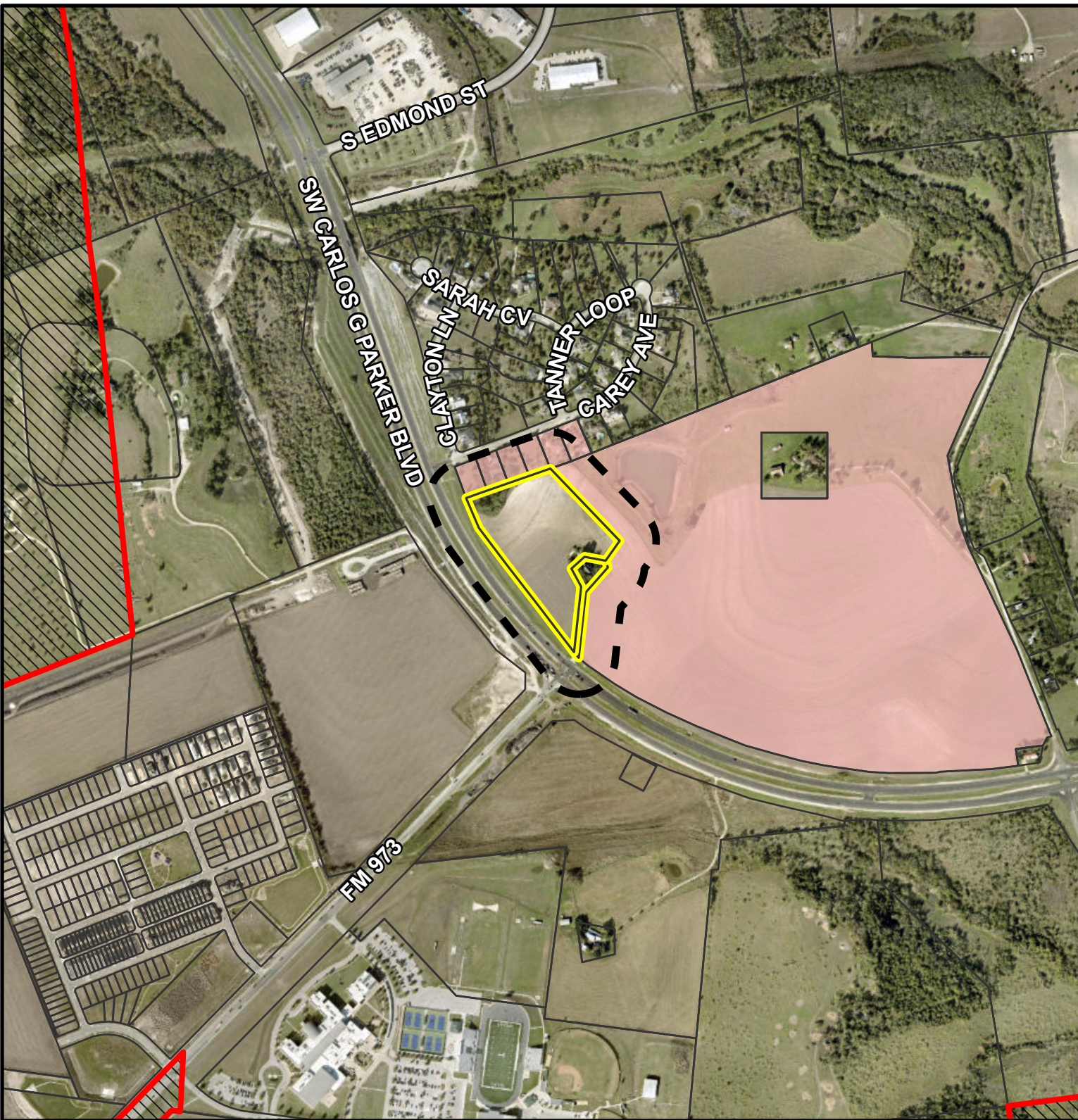
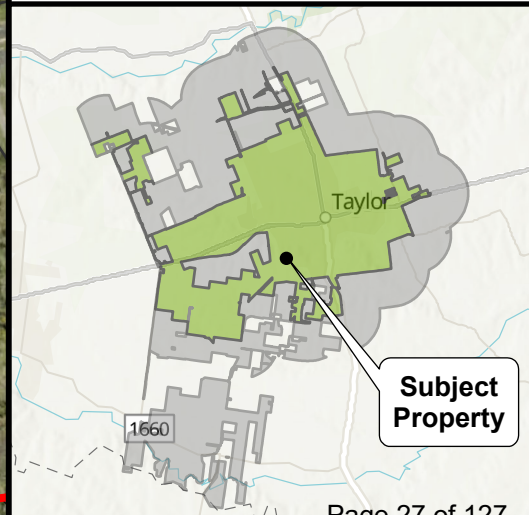
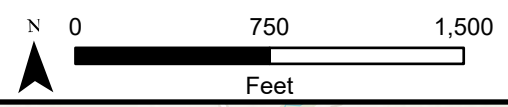




PZ-2025-2465

602 Carlos G Parker Blvd.
Neighborhood Plan
Notification Map
Approximately 9.5 acres

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



ORDINANCE NO. 2026-XX

AN ORDINANCE APPROVING A NEIGHBORHOOD PLAN REFERRED TO AS SONORA BANK, GENERALLY LOCATED AT 602 SW CARLOS G. PARKER BOULEVARD, CONSISTING OF APPROXIMATELY 9.730 ACRES OF LAND IN THE G.M. REESE SURVEY, ABSTRACT NO. 533 MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019660 AND R311755 TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 22, 2026, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve the Neighborhood Plan, referred to as Sonora Bank; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 13, 2026, to consider the zoning request, and recommended the Neighborhood Plan to the City Council; and

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

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

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

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

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2026-XX was introduced before the Taylor City Council on the 22nd 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

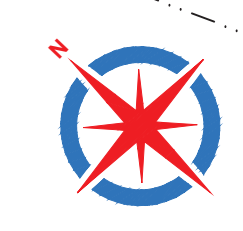
COUNTY OF WILLIAMSON

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/Legal Description/Survey))



LOT 29, BLOCK A

WILLIAMSON COUNTY, TEXAS
A 9.730 ACRE TRACT SITUATED IN THE GEORGE M. REESE SURVEY, ABSTRACT 533, WILLIAMSON COUNTY, TEXAS

GILBERT DAVID KAUTZ, ET AL
CALLED TRACT TWO; 100.355 ACRES
(DOC. NO. 2023016620, O.P.R.W.C.T.)

(DEED DOC. NO. 2023016619 - S 43°48'11" E
S 43°47'35" E 549.23'

GEORGE M. REESE SURVEY
ABSTRACT 533

JAMES C. EAVES SURVEY
ABSTRACT 214

LOT 30, BLOCK A

GEORGE M. REESE SURVEY
ABSTRACT 533

LOT 31, BLOCK A

SEE DETAIL "A"

9.730 ACRES
423,851 SQUARE FEET

GLYNDA VANECEK
CALLED TRACT ONE; 9.022 ACRES
(DOC. NO. 2023016619, O.P.R.W.C.T.)

GLYNDA KAUTZ BYFIELD,
A.K.A. GLYNDA VANECEK
CALLED 0.708 ACRES
(DOC. NO. 2000043681, O.P.R.W.C.T.)

GILBERT DAVID KAUTZ, ET AL
CALLED TRACT TWO; 100.355 ACRES
(DOC. NO. 2023016620, O.P.R.W.C.T.)

GEORGE M. REESE SURVEY
ABSTRACT 533

GEORGE M. REESE SURVEY
ABSTRACT 533

EASEMENT AGREEMENT FOR ACCESS
(WATER WELL EASEMENT)
DOC. NO. 2023016622, O.P.R.W.C.T.

N 41°00'57" W 227.73'
(DEED DOC. NO. 2023016619 - N 41°03'01" W 227.59')

S 41°17'10" E 113.29'
(DEED DOC. NO. 2023016619 - S 41°03'01" E 113.64')

LEGAL DESCRIPTION

BEING a 9.730 acre tract of land situated in the GEORGE M. REESE SURVEY, ABSTRACT 533, Williamson County, Texas, and being all of a called 9.022 acre tract of land described as Tract One in a deed to Glynnda Vanecek recorded as Document Number 2023016619, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), and all of a called 0.708 acre tract of land described in a deed to Glynnda Kautz Byfield (A.K.A. Glynnda Vanecek) recorded as Document Number 2000043681, O.P.R.W.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the South corner of this tract and said 9.022 acre tract on the northeast Right-of-Way line of State Highway 79, (A.K.A. Carlos G. Parker Boulevard), same being the south-most corner of said 0.708 acre tract of land, and the southwest corner of a called 100.355 acre tract of land described as Tract Two in a deed to Gilbert David Kautz, et al, recorded as Document Number 2023016620, O.P.R.W.C.T., from which a TxDOT concrete monument found for an angle corner of said 100.35 acre tract of land bears South 41°17'10" East, a distance of 113.29 feet;

THENCE along said northeast Right-of-Way line of Highway 79, said 9.022 acres, and said 0.708 acres the following courses and distances:

- North 40°38'39" West, a distance of 40.62 feet, to a 1/2 inch iron rod found for an angle corner;
- North 41°00'57" West, a distance of 227.73 feet, to a 1 inch iron rod found for an angle corner;
- North 38°29'05" West, a distance of 567.28 feet to a 1/2 inch orange capped iron rod found, marked "BTS" for an angle corner;
- North 22°23'57" West, a distance of 192.98 feet to a 1/2 inch yellow capped iron rod stamped "DATAPoint #10194585" set for the northwest corner of this tract, and said 9.022 acre tract of land, same being the South corner of Lot 33, Block A, of The Hills of Mustang Creek, according to the map or plat thereof recorded in Cabinet U, Slide 209-212, Plat Records, Williamson County, Texas (P.R.W.C.T.);

THENCE North 68°25'32" East, along the common boundary of this tract, said 9.022 acre tract of land, and said Hills of Mustang Creek, at a distance of 126.55 feet passing a 1/2 inch orange capped iron rod found, marked "BTS", 0.61 feet left for the common corner of said Lot 33, and Lot 32, Block A, of said Hills of Mustang Creek, continuing along said course at a distance of 246.47 feet, passing a 1/2 inch orange capped iron rod found, marked "DIAMOND" for the common corner of said Lot 32, and Lot 31, Block A, of said Hills of Mustang Creek, continuing along said course, at a distance of 366.68 feet, passing a 1/2 inch orange capped iron rod found, marked "BTS" for the common corner of said Lot 31, and Lot 30, Block A, of said Hills of Mustang Creek, continuing along said course in all a total distance of 486.64 feet to a 1/2 inch orange capped iron rod found, marked "BTS" for the North corner of this tract, said 9.022 acres, and being the common corner of said Lot 30, and Lot 29, Block A, of said Hills of Mustang Creek, and being the west-most corner of said 100.35 acre tract of land;

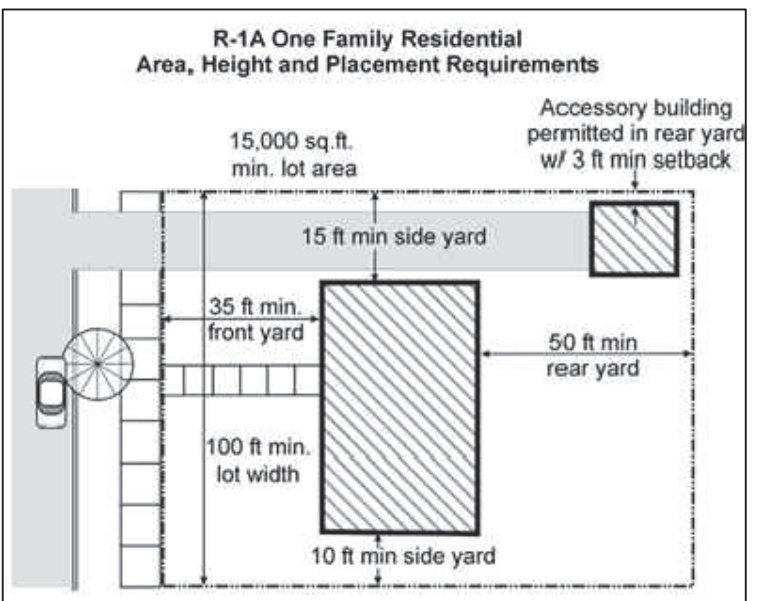
THENCE along the common boundary of this tract, said 9.022 acre tract of land, and said 100.35 acre tract of land the following courses and distances:

- South 43°47'35" East, a distance of 549.23 feet to a 1/2 inch yellow capped iron rod stamped "DATAPoint #10194585" set for the northeast corner of this tract;
- South 35°14'07" West, a distance of 159.07 feet to a 1/2 inch orange capped iron rod found, marked "BTS" for an angle corner;
- South 38°51'14" East, a distance of 41.26 feet to a 1/2 inch orange capped iron rod found, marked "BTS" for an angle corner;
- South 20°14'31" West, a distance of 474.87 feet to the POINT OF BEGINNING, containing an area of 423,851 square feet and/or 9.730 acres of land, more or less.

**STATE HIGHWAY 79 - (A.K.A. CARLOS G. PARKER BOULEVARD SW)
(VARIABLE WIDTH RIGHT-OF-WAY(ASPHALT))**

TxDOT MAP #AUS032004AA

ZONING SETBACK NOTE



- LEGEND**
- SUBJECT TRACT BOUNDARY
 - ADJOINER TRACT BOUNDARY
 - SURVEY/ABSTRACT LINE
 - EXISTING EASEMENT
 - OVERHEAD ELECTRIC
 - WOOD FENCE
 - UNDER GROUND WATER
 - FOUND MONUMENT
 - SET 1/2" CAPPED IRON ROD STAMPED
 - "DATAPoint #10194585"
 - CROSSWALK SIGNAL
 - ELECTRIC METER
 - WATER VALVE
 - FIRE HYDRANT
 - WELL
 - MANHOLE
 - SEPTIC
 - GUY ANCHOR
 - ROAD SIGN

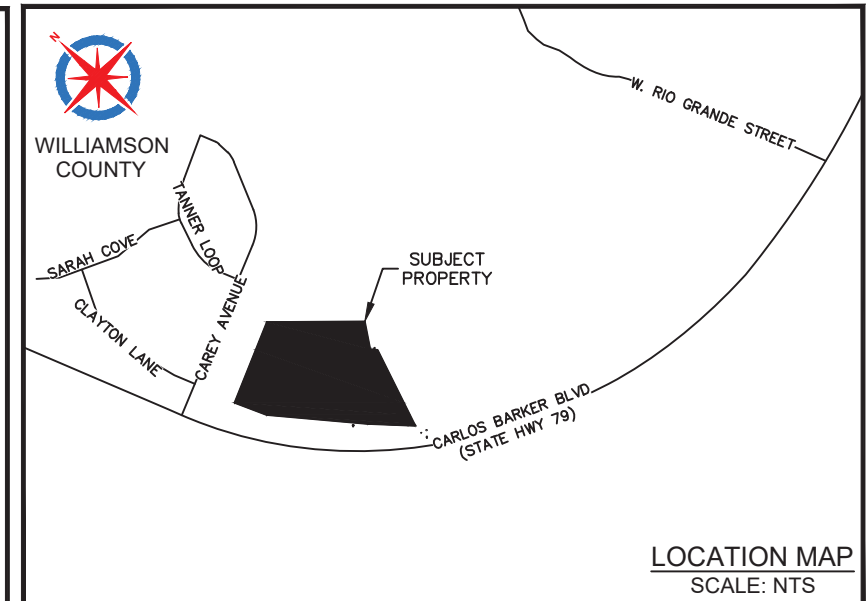
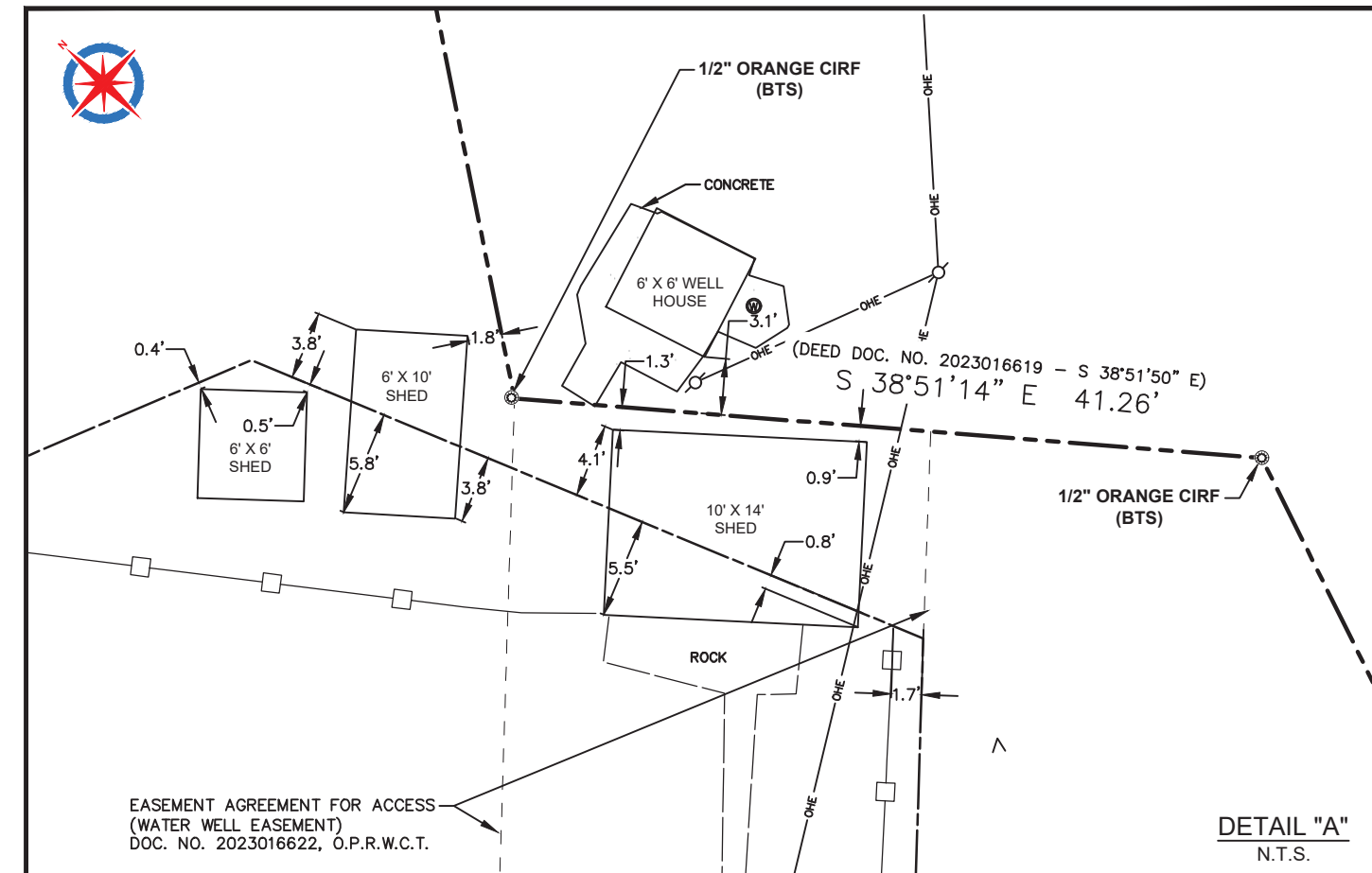
| LINE | BEARING | DISTANCE | RECORD - DOC. NO. | 2000043681 |
|------|---------------|----------|-------------------|------------|
| L1 | N 40°38'39" W | 40.62' | N 39°01'06" W | 40.83' |



12450 Network Blvd., Suite 155
San Antonio, TX 78249
Phone: 726-777-4260
Firm No. 10194585

DRAWN BY: JS
CHECKED BY: TJW
PROJECT #: 24-05-4405

DATE: 05/16/2024
DATE: 05/16/2024
SHEET 1 OF 1



TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY ALAMO TITLE COMPANY, REFERENCED BY GF NO. ATD-63-6000632300281-SJ AND BEARING AN EFFECTIVE DATE OF DECEMBER 4, 2023 AND A COMMITMENT ISSUANCE DATE OF MARCH 22, 2024. IT INCLUDES A SUMMARY OF EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, ACCESS AND DOCUMENTS AS REQUIRED PER SECTION 6, ITEM C-II OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2021).

SCHEDULE B ITEMS:

- 10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (We must insert matters or delete this exception):
 - (a) NON-SURVEY ITEM
 - (b) NON-SURVEY ITEM
 - (c) NON-SURVEY ITEM
 - (d) INTENTIONALLY DELETED
 - (e) DOES NOT AFFECT
 - (f) DOES NOT AFFECT
 - (g) DOES NOT AFFECT
 - (h) NON-SURVEY ITEM
 - (i) SUBJECT PROPERTY LIES WITHIN THE LOWER BRUSHY CREEK WC&ID PER APPRAISAL DISTRICT
 - (j) NON-SURVEY ITEM
 - (k) NON-SURVEY ITEM
 - (l) NON-SURVEY ITEM
 - (m) NON-SURVEY ITEM

ALTA NOTES (OPTIONAL SURVEY RESPONSIBILITY NOTES) - TABLE A

- 1. SUFFICIENT SURVEY MONUMENTS AS SHOWN ON THIS SURVEY WERE FOUND TO ESTABLISH TRACT AND PROJECT BOUNDARIES.
- 2. ADDRESSES OF THE SURVEYED PROPERTY WERE PROVIDED TO THE SURVEYOR AS 602 CARLOS G. PARKER BOULEVARD, TAYLOR TEXAS, 76774. VICINITY MAP SHOWN HEREON.
- 3. I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREA MAP NO. 4849100541F EFFECTIVE DATE DECEMBER 20, 2019 AND IT APPEARS THAT THE PROPERTY LIES WITHIN ZONE X, AND IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE. THE REFERENCE TO THE 100-YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- 4. THE "PROJECT NAME" IS DEFINED AS THE TAYLOR-ENCLAVE PROJECT LOCATED IN WILLIAMSON COUNTY, TEXAS AND THE TRACT OF LAND, BUILDINGS AND OTHER FACILITIES AND IMPROVEMENTS RELATED THERETO. THE APPROXIMATE TOTAL LAND AREA OF THE TAYLOR-ENCLAVE PROJECT AS SHOWN IN THIS SURVEY IS 9.73 ACRES (THE "PROJECT AREA").
- 5. (a) THE TAYLOR-ENCLAVE PROJECT APPEARS TO BE ZONED AS A1-RESIDENTIAL SINGLE FAMILY. ZONING REQUIREMENTS ACCORDING TO THE INFORMATION SUPPLIED BY WILLIAMSON COUNTY, TO THE BEST OF THE SURVEYOR'S KNOWLEDGE THERE MAY BE VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES OR REGULATIONS WITH REFERENCE TO THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PROPERTY THAT COMPRISE THE SUBJECT TRACT ("TAYLOR-ENCLAVE"). SEE ZONING SETBACK NOTE ON THIS SHEET.
- 6. (a) THERE ARE BUILDINGS ON THE SUBJECT TRACT AND THEY ARE DEPICTED ON THIS SURVEY. ALL STRUCTURES AND FACILITIES SHOWN ON THIS SURVEY (I.E. ROADS, POWER LINES, ETC.) ARE SHOWN BASED ON FIELD SURVEY DATA.
- 7. VISIBLE ABOVE-GROUND IMPROVEMENTS ARE SHOWN WITHIN THE PROJECT AREA BASED ON FIELD SURVEY INFORMATION. THERE IS NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE, CEMETERIES OR BURIAL GROUNDS.
- 8. THE PROJECT AREA DOES NOT HAVE DESIGNATED PARKING SPACES.
- 9. THE PROJECT AREA HAS NO DIVISION OR PARTY WALLS.
- 10. (a) THE VISIBLE UTILITIES OBSERVED ON THE SITE ARE AS SHOWN UNDERGROUND UTILITIES SHOWN ARE FROM PUBLIC RECORDS AND/OR EVIDENCE OF MARKINGS AT THE TIME OF THE SURVEY.
- 11. NAMES OF ADJOINING OWNERS OF ALL ADJOINING LANDS ARE SHOWN HEREON.
- 12. THERE HAS BEEN NO RECENT EARTH MOVING WORK THROUGHOUT THE SITE OTHER THAN CULTIVATION. THERE IS NO EVIDENCE OF RECENT BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- 13. TO THE BEST OF MY KNOWLEDGE THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SURVEYOR'S CERTIFICATION

This is to certify to ALAMO TITLE COMPANY, ENCLAVE DEVELOPMENT, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, and GLYNDA VANECEK, that this map or plat and the survey on which it is based were made in accordance with the 2021 (Effective Date: February 23, 2021) Minimum Standard Detail Requirements for ALTA/NSP Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 8, 9, 10, 11a, 13, 16 & 17 of Table A thereof. The field work was completed on May 8, 2024.

Datapoint Surveying & Mapping
Tyler J. Willis
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6877



ALTA/NSPS LAND TITLE SURVEY

602 CARLOS G. PARKER BOULEVARD SW
(TAYLOR-ENCLAVE PROJECT)

BEING a 9.730 acre tract of land situated in the GEORGE M. REESE SURVEY, ABSTRACT 533, Williamson County, Texas, and being all of a called 9.022 acre tract of land described as Tract One in a deed to Glynnda Vanecek recorded as Document Number 2023016619, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), and all of a called 0.708 acre tract of land described in a deed to Glynnda Kautz Byfield (A.K.A. Glynnda Vanecek) recorded as Document Number 2000043681, O.P.R.W.C.T.

NEIGHBORHOOD PLAN

602 SW CARLOS PARKER BLVD

TAYLOR, TEXAS

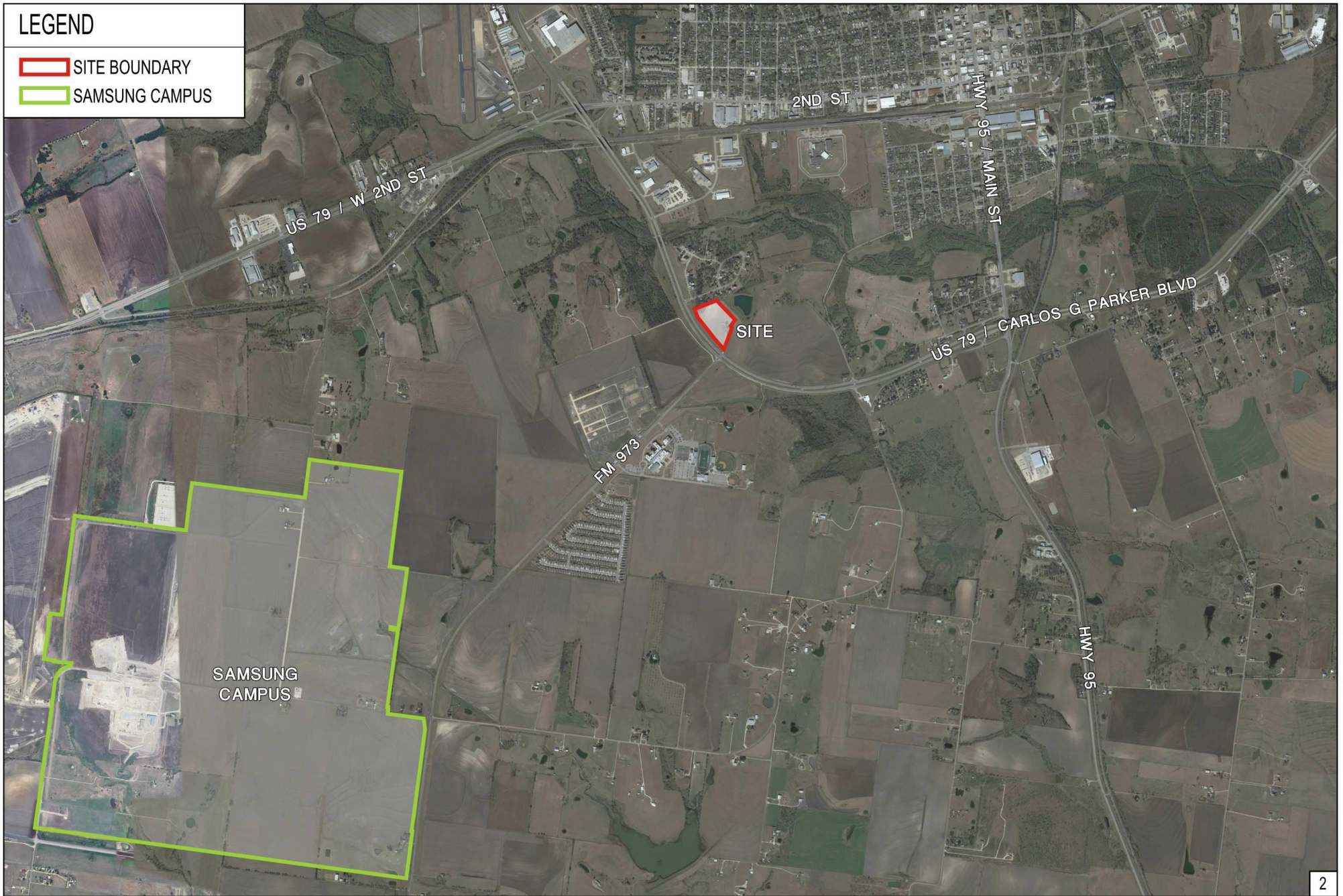


TABLE OF CONTENTS

1. COVER
2. CONTEXT MAP
3. FUTURE LAND USE MAP
4. GROWTH SECTORS
5. PLACE TYPE CONTEXT
6. REGULATING PLAN
7. BLOCK FRONTAGE AND DIMENSION
8. BLOCK DESIGN STANDARDS
9. THOROUGHFARE TYPES
10. STREET SECTIONS
11. DEVELOPMENT STANDARDS
12. ILLUSTRATIVE PLAN

LEGEND

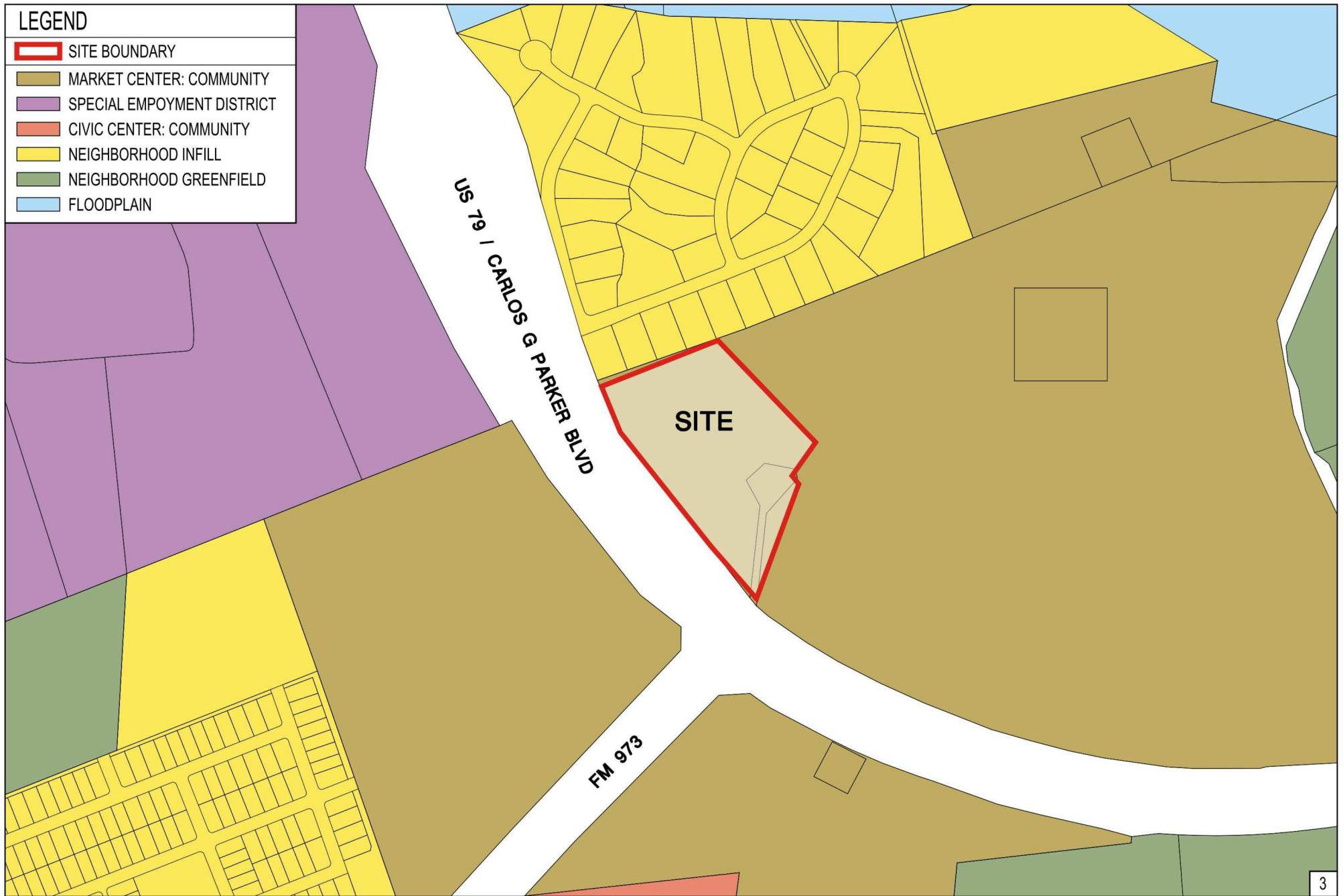
-  SITE BOUNDARY
-  SAMSUNG CAMPUS



2






LEGEND

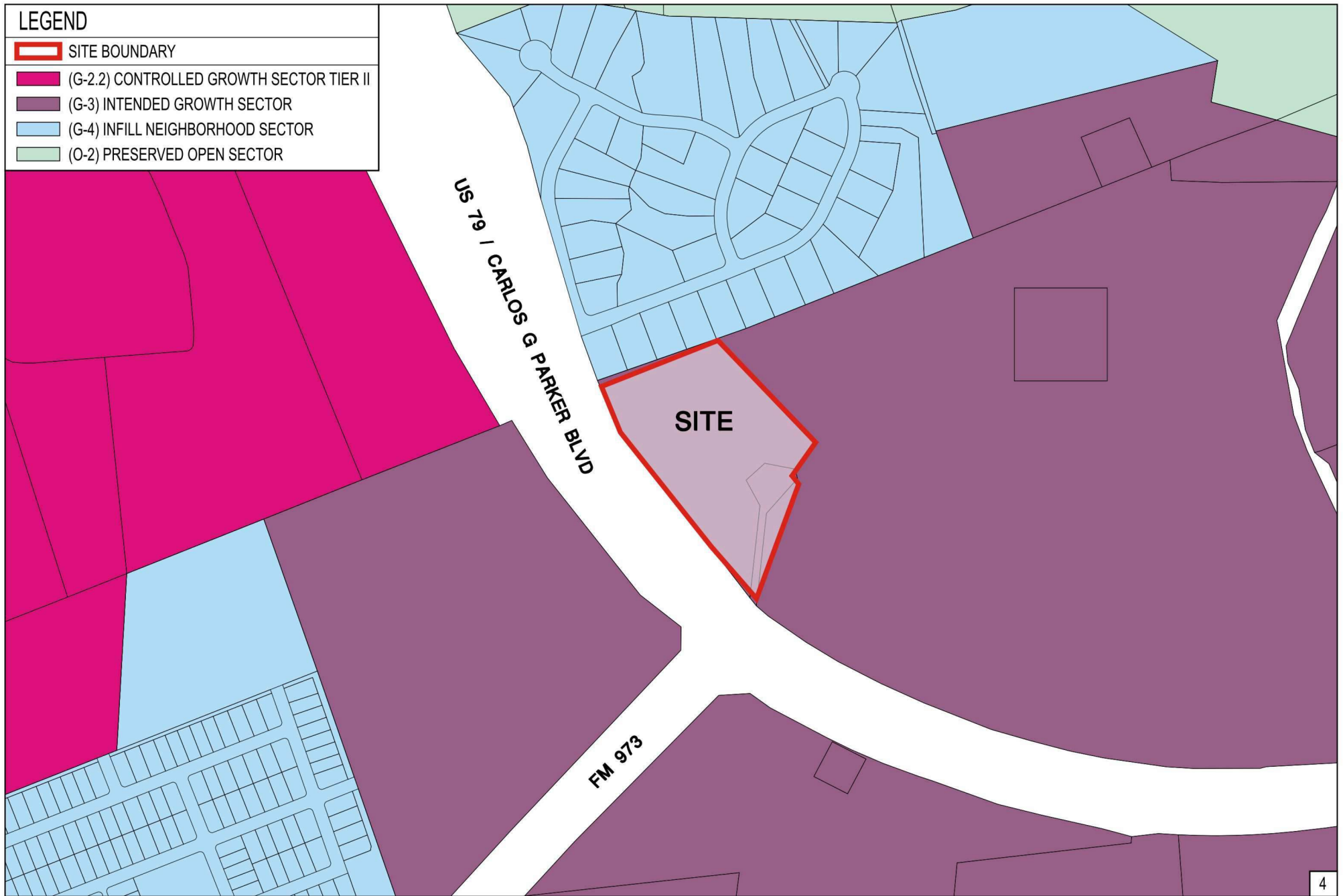
-  SITE BOUNDARY
-  MARKET CENTER: COMMUNITY
-  SPECIAL EMPLOYMENT DISTRICT
-  CIVIC CENTER: COMMUNITY
-  NEIGHBORHOOD INFILL
-  NEIGHBORHOOD GREENFIELD
-  FLOODPLAIN



3

LEGEND

-  SITE BOUNDARY
-  (G-2.2) CONTROLLED GROWTH SECTOR TIER II
-  (G-3) INTENDED GROWTH SECTOR
-  (G-4) INFILL NEIGHBORHOOD SECTOR
-  (O-2) PRESERVED OPEN SECTOR



OVERALL LEGEND

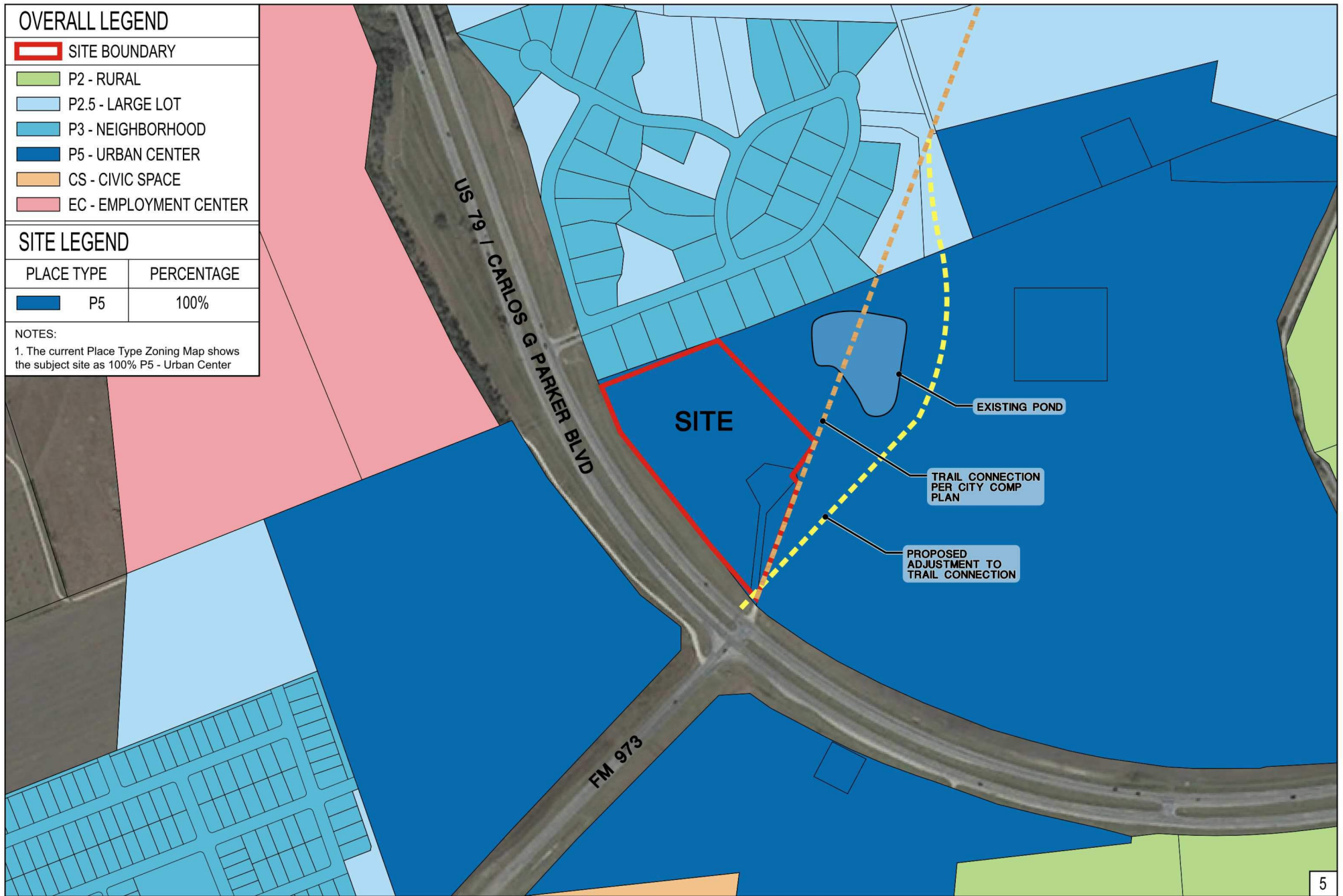
- SITE BOUNDARY
- P2 - RURAL
- P2.5 - LARGE LOT
- P3 - NEIGHBORHOOD
- P5 - URBAN CENTER
- CS - CIVIC SPACE
- EC - EMPLOYMENT CENTER

SITE LEGEND

| PLACE TYPE | PERCENTAGE |
|--|------------|
| P5 | 100% |




NOTES:

1. The current Place Type Zoning Map shows the subject site as 100% P5 - Urban Center

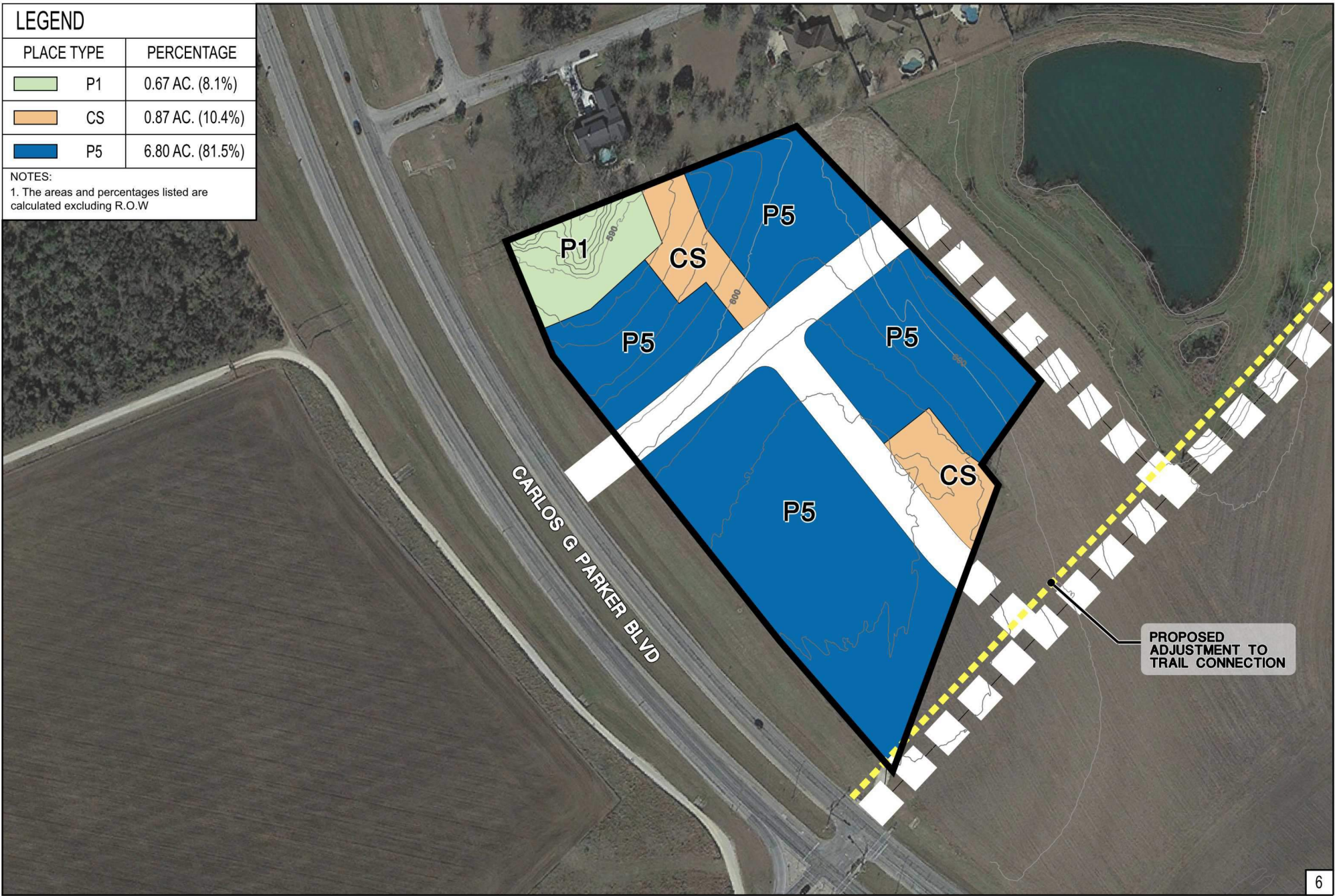


5

LEGEND

| PLACE TYPE | PERCENTAGE |
|---|------------------|
|  P1 | 0.67 AC. (8.1%) |
|  CS | 0.87 AC. (10.4%) |
|  P5 | 6.80 AC. (81.5%) |

NOTES:
 1. The areas and percentages listed are calculated excluding R.O.W



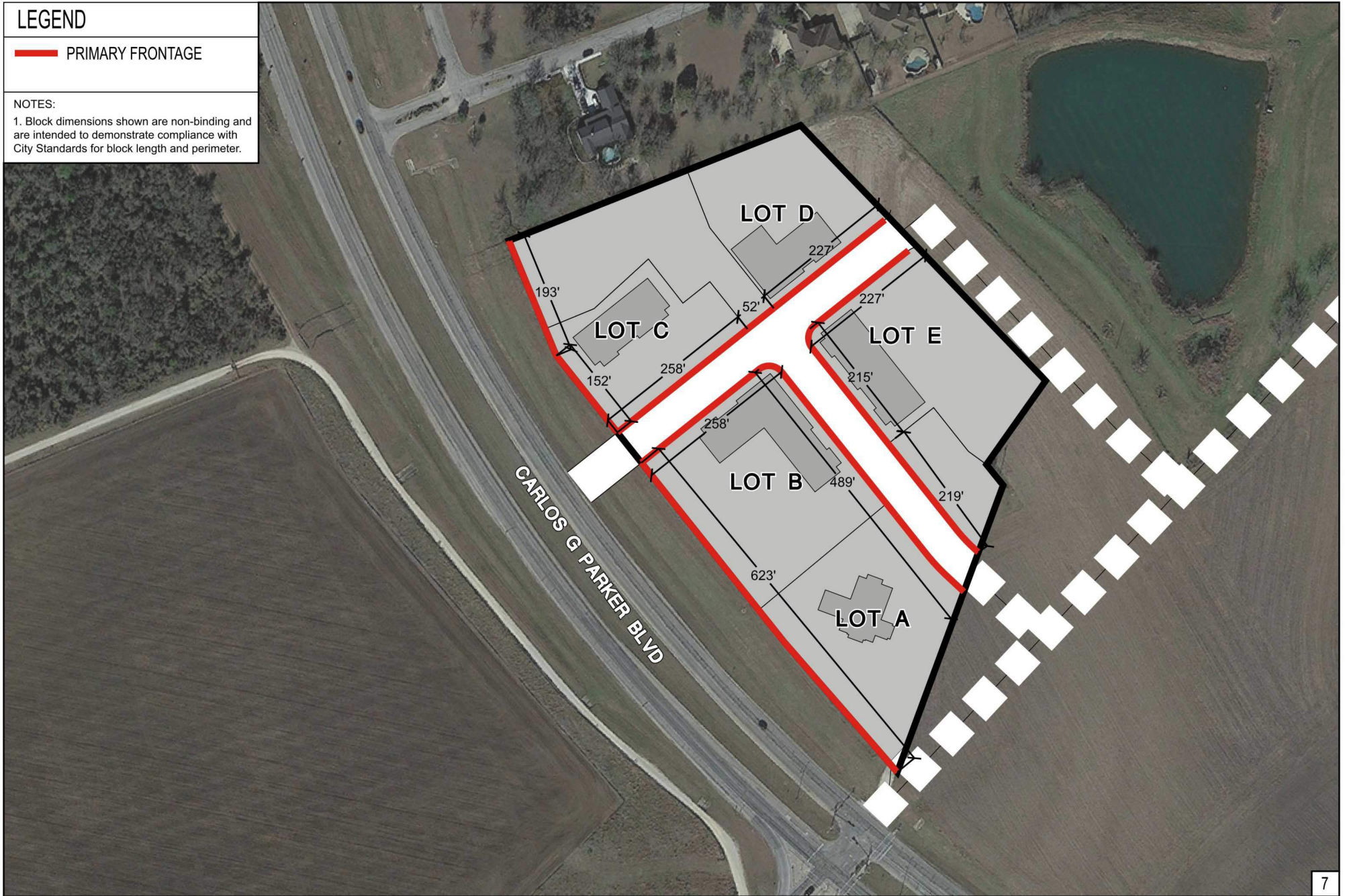
6

LEGEND

 PRIMARY FRONTAGE

NOTES:

1. Block dimensions shown are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter.




DESIGN STANDARDS:

1. Allowance for the Subject Property to be zoned as P5 Urban Center.
2. Streets 1 and 2 are intended to connect to adjacent properties, with the exact location of the connection to be determined.
3. A warrant is requested to allow a maximum block length of 625 feet and a block perimeter of 1,800 feet. Block configurations shown are conceptual. Final configuration shall be determined during platting.
4. Stormwater management facilities, whether primarily wet or dry, shall be designed such that they add value to the neighborhood, rather than detract from it.
 - a. Dry facilities shall be landscaped to act as an open lawn or space for other unstructured recreation when dry, and shall be landscaped around the perimeter, including canopy trees.
 - b. Wet facilities shall be designed to look like natural ponds with gently sloping edges rather than seep engineered banks. Wet ponds shall be landscaped around the perimeter, including canopy trees.
 - c. Maintenance berms and/or maintenance access shall be accounted for in both wet and dry facilities.
5. A minimum fifteen (15) foot wide landscape buffer shall be provided along the common boundary of block D and existing single family lots. A minimum of one (1), three (3) inch caliper shade tree shall be planted a minimum of forty (40) feet on center withing the landscape buffer.
6. A minimum ten (10) foot wide landscape buffer shall be provided along the frontage of Lot A, Lot B and Lot C. A minimum of one (1), three (3) inch caliper shade tree shall be provided a minimum of fifty (50) feet on center, excluding driveways. A continuous hedge of shrubs shall be provided along the edge of parking lots for landscape screening.
7. Building height for Lot C & D shall be a maximum of 2 stories.
8. A warrant is requested to allow parking in the first layer and second layer in front of building facade, if walls or hedges of a height sufficient to visually screen the parking from a frontage are provided.
8. A warrant is requested to allow parking in the first layer and second layer in front of the building facade, if walls or hedges of a height sufficient to visually screen the parking from a frontage are provided.

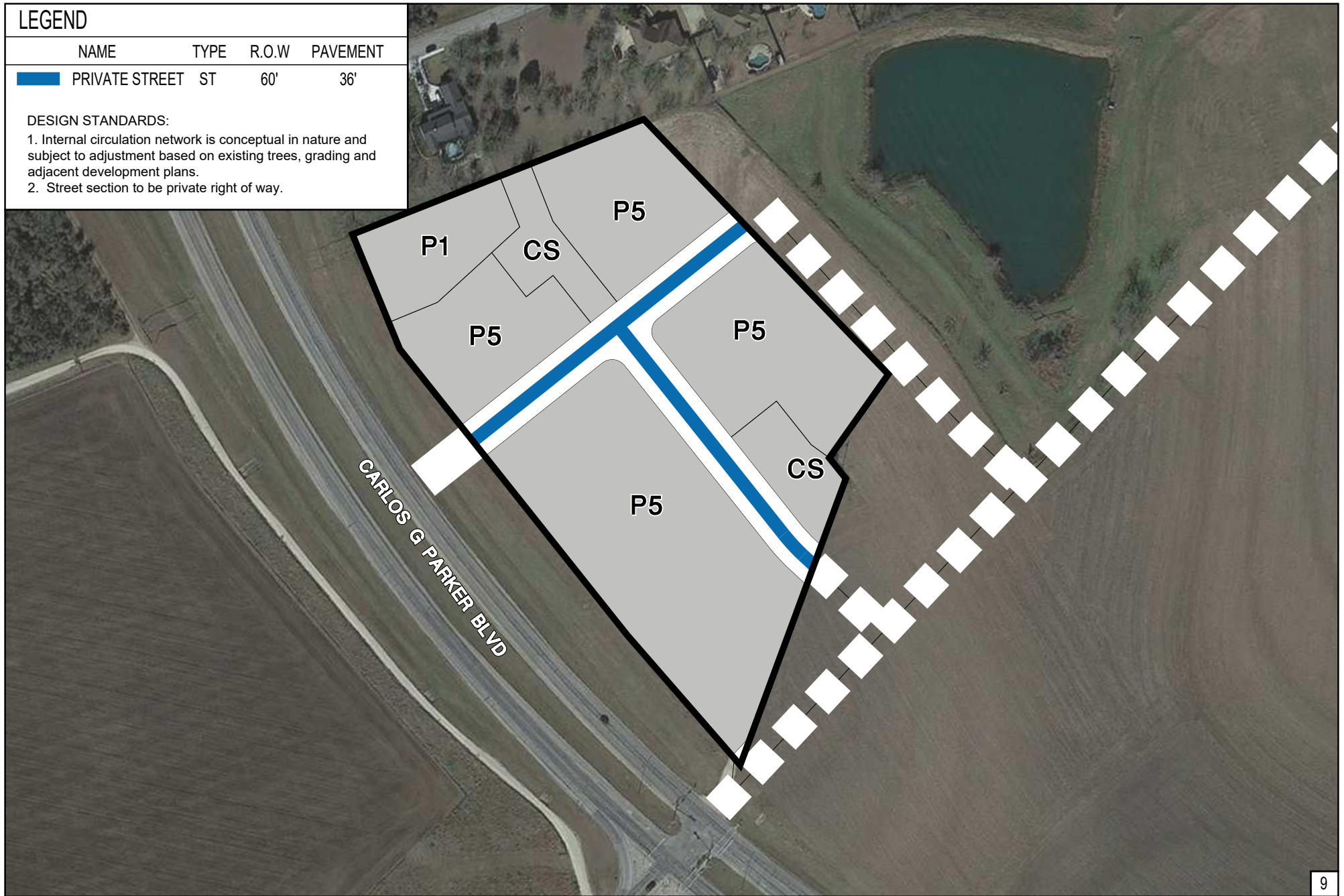


LEGEND

| NAME | TYPE | R.O.W | PAVEMENT |
|---|------|-------|----------|
|  PRIVATE STREET | ST | 60' | 36' |

DESIGN STANDARDS:

1. Internal circulation network is conceptual in nature and subject to adjustment based on existing trees, grading and adjacent development plans.
2. Street section to be private right of way.



9



PRIVATE STREET

| Blocks | |
|--------------------------------|----------------------------------|
| Block Length (maximum) | 625 ft. (see warrant page 8) |
| Block Perimeter (maximum) | 1,800 ft. (see warrant page 8) |
| Public Frontage (Right of Way) | |
| Sidewalk Zone Width | See Thoroughfares (B.7-B.8) |
| Landscape Zone | |
| Vehicular Parking | |
| Zone Width | |
| Vehicular Travel Zone Width | |
| Street Types | |
| Rural Street | Not permitted |
| Residential Alley | Not permitted |
| Commercial Alley | Permitted |
| Yield Street | Not permitted |
| Neighborhood Street | Permitted |
| Neighborhood Avenue | Permitted |
| Side Street | Permitted |
| 2-Lane Community Boulevard | Permitted |
| 4-Lane Community Boulevard | Permitted |
| Path | Permitted |
| Trail | Permitted |
| Lots | |
| Width (minimum) | None |
| Area (minimum) | None |
| Lot coverage (maximum) | 100% |
| Build To line (range) | N/A |
| Façade Buildout (minimum) | 0 |
| Stories (maximum) | 3 stories (unless noted in plan) |
| Parking Location | |
| First Layer | Permitted (see warrant page 8) |
| Second Layer | Permitted (see warrant page 8) |
| Third Layer | Permitted |
| On-Street | Permitted |
| RV Storage third layer | Not permitted |
| Private Frontage Types | |
| Common Yard | Not permitted |
| Porch with Optional Fence | Not permitted |
| Terrace | Permitted |
| Forecourt | Permitted |
| | |
| | |
| | |

| Stoop | Permitted |
|------------------------------|---------------|
| Shopfront | Permitted |
| Gallery | Permitted |
| Arcade | Permitted |
| Building Disposition | |
| Edge yard | Not Permitted |
| Side yard | Permitted |
| Courtyard | Permitted |
| Rear yard | Permitted |
| Building Types | |
| Detached Dwelling | Not Permitted |
| Attached Dwelling | Not Permitted |
| Cottage Court | Not Permitted |
| Duplex | Not Permitted |
| Triplex | Not Permitted |
| Quadplex | Not Permitted |
| Small Apartment | Permitted |
| Large Apartment | Permitted |
| Manufactured Home/Park | Not Permitted |
| Accessory Dwelling Unit | Not Permitted |
| Recreational Vehicle Park | Not Permitted |
| Residential Accessory | Not Permitted |
| Small Commercial | Permitted |
| Live/Work | Permitted |
| Mixed-Use Commercial | Permitted |
| Large Commercial | Permitted |
| Highway Commercial | Permitted |
| Industrial | Not Permitted |
| Carts, Kiosks, Food Trailers | Permitted |
| Temporary Commercial | Permitted |
| Commercial Accessory | Permitted |
| Civic Buildings | Permitted |
| Hotel | Permitted |



1. Plan is Conceptual in nature and subject to revision based upon ultimate building footprints, site grading, drainage, parking requirements and connectivity to adjacent development. Final configurations of buildings, lot lines, parking areas and open spaces will be determined during the subdivision and site development plan processes.





Planning & Zoning Commission Meeting January 13, 2026 Transmittal Letter

Agenda Item Number: 4.

Agenda Title: **PZ-2025-2467 Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Taylor Commons, generally located at 709 NW Carlos G. Parker Boulevard, legally described as approximately 8.607 acres of land in the William J. Baker Survey, Abstract No. 65, and Stellata Business, Block 1, Lot 1, more particularly described by the Williamson Central Appraisal District Parcels R319187, R508207 and R622658, 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 property is greater than 2.5 acres and therefore it is required to go through the Neighborhood Plan process. Through this process, the applicant is looking to develop the lot to have 1 hotel, a general retail store, and three restaurants.

A Neighborhood Plan Requires the distribution of Place Type Zoning in a pedestrian area consistent with Traditional Neighborhood Development (TND) pattern on Table 3.6.1 (A) in the Land Development Code (LDC). They have proposed a mix of P5: Urban Center and CS: Civic Space.

The property is located on the western side of Taylor at the intersection of Mallard and Carlos G Parker Blouvard. The proposed Development is adjacent to Fire Station 2, The First Baptist Church, and a planned office/warehouse building. The proposed Neighborhood Plan would be consistent with existing and proposed uses.

2. STAFF ANALYSIS / BACKGROUND

In determining a recommendation on a Special Use Permit request, staff have considered the following factors:

1. Is the Neighborhood Plan consistent with the Comprehensive Plan?

- The proposed Neighborhood Plan is consistent with the Comprehensive Plan. It increases the amount of commercial uses within a walkable distance to existing

and proposed neighborhoods.

2. **Is the plan compatible with the surrounding area?**
 - The Neighborhood Plan is compatible with the adjacent uses and is consistent with the current place types.
3. **Does the plan promote public health, safety, or general welfare?**
 - Staff analysis indicates that the proposed plan will likely promote public health, safety, or general welfare.
4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
 - Adequate infrastructure to support the proposed Neighborhood Plan is likely sufficiently available to support the proposed developments.
5. **Do current conditions indicate that a Neighborhood Plan is necessary?**
 - Current conditions indicate that a Neighborhood Plan is both required and appropriate for the subject property. The property is zoned P5: Urban Center, and under the Land Development Code, any property greater than 2.5 acres seeking development or redevelopment within the P5 Place Type is required to obtain approval of a Neighborhood Plan prior to moving forward with site development.

A Neighborhood Plan is necessary to ensure that larger sites such as this one develop in a coordinated, context-sensitive manner that aligns with the future land use map, surrounding Place Types, and the vision established in the Comprehensive Plan. For parcels over 2.5 acres, the Neighborhood Plan serves as an essential planning tool that:

- Establishes an integrated layout of land uses, access, circulation, open space, and building form;
- Ensures compatibility with nearby residential neighborhoods and existing development patterns;
- Provides a predictable framework for evaluating impacts to infrastructure and public services; and
- Promotes orderly, phased, and well-designed growth consistent with the community's long-term goals.

Because of the property's size and its location within the P5: Urban Center Place Type, the Neighborhood Plan is required by code and is the appropriate mechanism to guide future development on the site.

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 Neighborhood Plan consistent with the Comprehensive Plan?**
2. **Is the plan compatible with the surrounding area?**
3. **Does the plan promote public health, safety, or general welfare?**

4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
5. **Do current conditions indicate that a Neighborhood Plan is necessary?**

4. TIMELINE

P&Z Public Hearing: January 13, 2026

City Council Public Hearing: January 22, 2026

City Council Action: February 12, 2026

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2025-2467 - Taylor Commons Neighborhood Plan Staff Report
2. PZ-2025-2467-Letter of Intent
3. PZ 2025-2467 Location Map
4. PZ 2025-2467 Growth Sector
5. PZ 2025-2467 Future Land Use
6. PZ 2025-2467 Current Zoning
7. PZ 2025-2467 Notification Map
8. PZ-2025-2467 - Taylor Commons Draft Ordinance
9. PZ-2025-2467 - Deeds & Legal Description
10. PZ-2025-2467- Neighborhood Plan - Taylor Commons_ Exhibit B

City of Taylor
PZ-2025-2467
Neighborhood Plan
Staff Report

Item Details

| | |
|-----------------------------------|--|
| Request: | A request to create a Neighborhood Plan at 709 NW Carlos G Parker |
| Legal Description: | Legally described as approximately 8.607 acres of land in the William J Baker Survey, Abstract No. 65, and Stellata Business, Block 1, lot 1, more particularly described by the Williamson Central Appraisal District Parcels R319187, R508207 and R622658, Taylor, Williamson County, Texas. |
| Applicant/ Property Owner: | Adam Hughes, Sandlin Services LLC/Sam Dowdy, Tractor Tire LLC |
| Responsible Staff: | Preston Gunn |

Overview & Background

The property is greater than 2.5 acres and therefore it is required to go through the Neighborhood Plan process. Through this process, the applicant is looking to develop the lot to have 1 hotel, a general retail store, and three restaurants.

A Neighborhood Plan Requires the distribution of Place Type Zoning in a pedestrian area consistent with Traditional Neighborhood Development (TND) pattern on Table 3.6.1 (A) in the Land Development Code (LDC). They have proposed a mix of P5: Urban Center and CS: Civic Space.

The property is located on the western side of Taylor at the intersection of Mallard and Carlos G Parker Blouvard. The proposed Development is adjacent to Fire Station 2, The First Baptist Church, and a planned office/warehouse building. The proposed Neighborhood Plan would be consistent with existing and proposed uses.



Property Details

Location:

The subject property is located on the western side of Taylor at the intersection of Mallard and Carlos G. Boulevard, and it is directly south of Fire Station 2.

Physical and Natural Features:

The subject property is relatively flat and contains little vegetation. There is a grouping of trees on the southeastern side of the property near Mallard Lane. The low vegetation and flat topography make the property ideal for development.

Land Use & 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. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density.

The subject property is assigned the Future Land Use designation of **Market Center Community** which is envisioned for mixed-use and walkable places. Market Center - Community should act to serve several neighborhoods within the city.

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

Transportation

The subject property is adjacent to Carlos G. Parker Boulevard which is called out as a Regional Road in the Master Transportation Plan. Additionally, Mallard Lane is identified as a Community Boulevard.

Utilities

The property will be served by the City of Taylor for water and wastewater. The developer will have extensions of water and wastewater from existing adjacent lines.

Surrounding Area Characteristics

| Direction | Zoning District | Growth Sector | Future Land Use | Existing Land Use |
|------------------|---|----------------------------------|-------------------------|---------------------------|
| North | CS: Civic Space & EC: Employment Center | Infill Neighborhood Sector (G-4) | Market Center Community | Fire Station & Commercial |
| South | P5: Urban Center | Infill Neighborhood Sector (G-4) | Market Center Community | Single Family Residential |

| | | | | |
|-------------|------------------|----------------------------------|-------------------------|----------------|
| East | CS: Civic Space | Infill Neighborhood Sector (G-4) | Market Center Community | Church |
| West | P5: Urban Center | Intended Growth Sector (G-3) | Market Center Community | 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 advertising the public hearing was placed in the Taylor Press on Sunday, December 28, 2025.

Staff Analysis

In determining a recommendation on a Special Use Permit request, staff have considered the following factors:

1. **Is the Neighborhood Plan consistent with the Comprehensive Plan?**
 - The proposed Neighborhood Plan is consistent with the Comprehensive Plan. It increases the amount of commercial uses within a walkable distance to existing and proposed neighborhoods.

2. **Is the plan compatible with the surrounding area?**
 - The Neighborhood Plan is compatible with the adjacent uses and is consistent with the current place types.

3. **Does the plan promote public health, safety, or general welfare?**
 - Staff analysis indicates that the proposed plan will likely promote public health, safety, or general welfare.

4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
 - Adequate infrastructure to support the proposed Neighborhood Plan is likely sufficiently available to support the proposed developments.

5. **Do current conditions indicate that a Neighborhood Plan is necessary?**
 - Current conditions indicate that a Neighborhood Plan is both required and appropriate for the subject property. The property is zoned P5: Urban Center, and under the Land Development Code, any property greater than 2.5 acres seeking development or redevelopment within the P5 Place Type is required to obtain approval of a Neighborhood Plan prior to moving forward with site development.

A Neighborhood Plan is necessary to ensure that larger sites such as this one develop in a coordinated, context-sensitive manner that aligns with the future land use map, surrounding Place Types, and the vision established in the Comprehensive Plan. For parcels over 2.5 acres, the Neighborhood Plan serves as an essential planning tool that:

- Establishes an integrated layout of land uses, access, circulation, open space, and building form;
- Ensures compatibility with nearby residential neighborhoods and existing development patterns;
- Provides a predictable framework for evaluating impacts to infrastructure and public services; and
- Promotes orderly, phased, and well-designed growth consistent with the community’s long-term goals.

Because of the property’s size and its location within the P5: Urban Center Place Type, the Neighborhood Plan is required by code and is the appropriate mechanism to guide future development on the site.

P&Z 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 Neighborhood Plan consistent with the Comprehensive Plan?**
2. **Is the plan compatible with the surrounding area?**
3. **Does the plan promote public health, safety, or general welfare?**
4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
5. **Do current conditions indicate that a Neighborhood Plan is necessary?**

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Growth Sector Map
- d. Future Land Use Map
- e. Existing Zoning Map
- f. Notification Map
- g. Proposed Zoning Map
- h. Ordinance 2026-XX
 - 1) Metes and Bounds Description – Exhibit A
 - 2) Proposed Neighborhood Plan – Exhibit B



Sandlin Services, LLC
P: (806)679-7303
TBPELS Firm # 21356

December 2, 2025

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

RE: Letter of Intent – Neighborhood Plan Application for Taylor Commons Development

To Whom It May Concern,

On behalf of the property owner, please accept this letter as a formal statement of intent to submit a Neighborhood Plan application for an approximately 8.6-acre site located within the Taylor City Limits. With support from Commission and Council, we intend to transform this into a commercial master plan with a flagship hotel located at Mallard Lane and NW Carlos G Parker (HWY 79). The proposed development is a commercial project intended to support the city's growing economy and meet the needs of both residents and travelers. The concept plan (see page 1.B of the Taylor Commons Neighborhood Plan) associated with this request includes the following program elements and land use for P5 zoning:

- Hotel pad site (~19,700SF), anticipated to serve business, tourism, and regional demand.
- General Retail pad site (~10,000SF) to provide accessible services to both the immediate area & highway travelers.
- Three Restaurant pad sites (~15,400SF) to accommodate a mix of quick-service and sit-down dining options.

The site layout concept plan (*Page 1.B, Taylor Commons Neighborhood Plan*) balances vehicular access, pedestrian circulation, visibility, and compatibility with surrounding uses while meeting the City of Taylor Neighborhood Plan's intent. The Neighborhood Plan aligns with the Envision Comprehensive Plan by supporting high-quality commercial development, expanding retail and hospitality options, and contributing to long-term economic growth with an estimated 166 jobs, up to 45,100 SF of commercial space, and ample Civic Space including a planned dog park. This approach also advances "Fiscal Sustainability" by encouraging development that generates sufficient revenue to maintain its supporting infrastructure; commercial uses such as hotels and restaurants typically outperform large-lot residential in revenue per acre.

While the existing zoning entitlements (P5 – Urban Center) allow the proposed Building Types, the primary purpose of this Neighborhood Plan application is to provide the required Civic Space (CS) per LDC§ Table 3.6.1(A) and to request the necessary Warrants listed on Page 1.F.2 of the Neighborhood Plan. These program elements include but are not limited to: Lot Design Criteria, up to two drive-through restaurants, the storm water pond to serve as Green Civic Space, privately maintained drive aisles with public access standards in place of public streets, etc.

In summary, this development advances the City of Taylor's Comprehensive Plan by supporting ongoing economic growth, providing essential services for the expanding workforce, and promoting fiscal sustainability through high-value commercial uses. We look forward to working with City staff, the Planning and Zoning Commission, and City Council throughout the review process and remain committed to any refinements needed to meet city standards and community expectations. Thank you for your consideration and support.

Please feel free to contact me with any questions.

Sincerely,

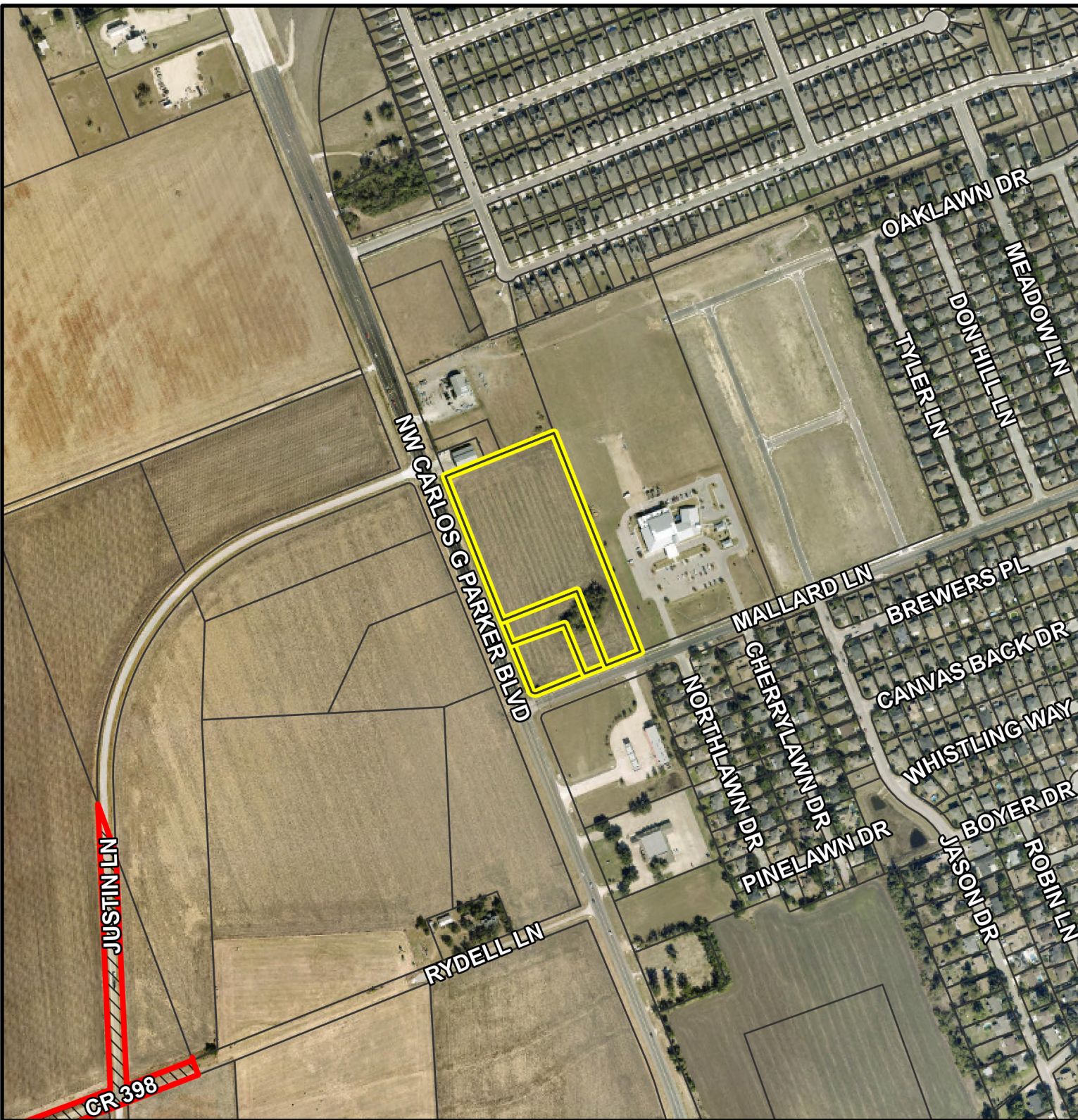
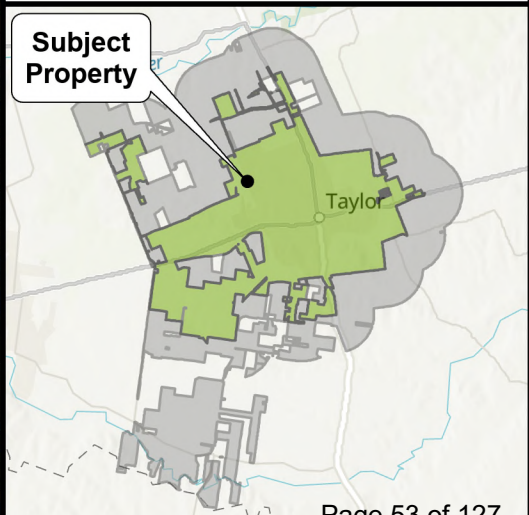
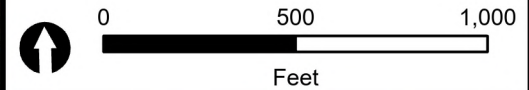
Nick Sandlin, P.E.
President & Principal
TBPELS Firm# 21356



PZ-2025-2467

709 NW Carlos G Parker Blvd
Employment Center
Location Map
Approximately 8.6 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

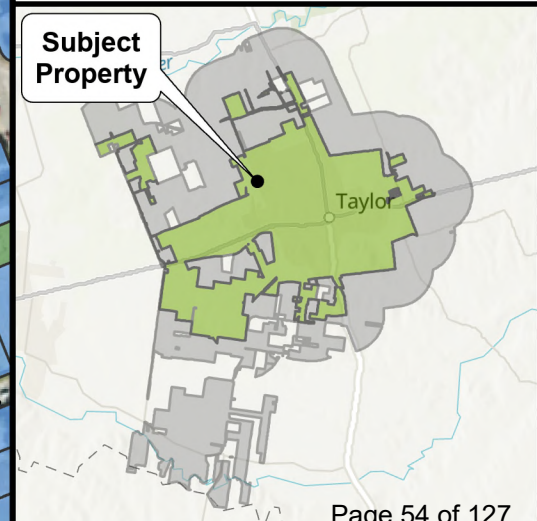




PZ-2025-2467

The Foundry, Old Granger Road
Employment Center
Growth Sector Map
Approximately 8.6 acres

- Subject Property
- Parcels
- Growth Sector**
 - Preserved Open Sector (O-1)
 - Intended Growth Sector (G-3)
 - Infill Neighborhood Sector (G-4)





PZ-2025-2467

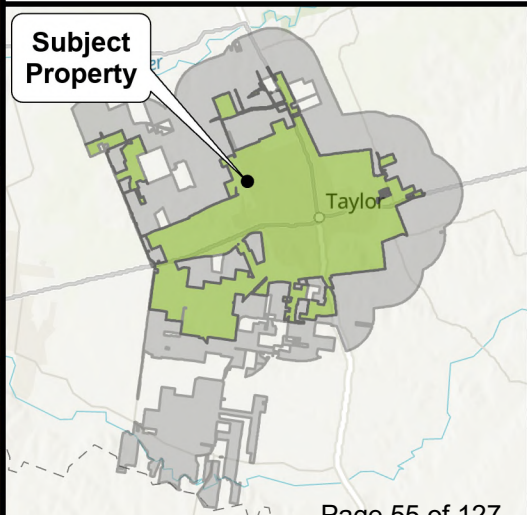
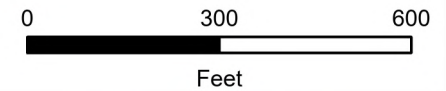
709 NW Carlos G Parker Blvd
Employment Center
Future Land Use Map
Approximately 8.6 acres

Subject Property

Parcels

Future Land Use

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





PZ-2025-2467

**709 NW Carlos G Parker Blvd
Employment Center
Current Zoning Map
Approximately 8.6 acres**

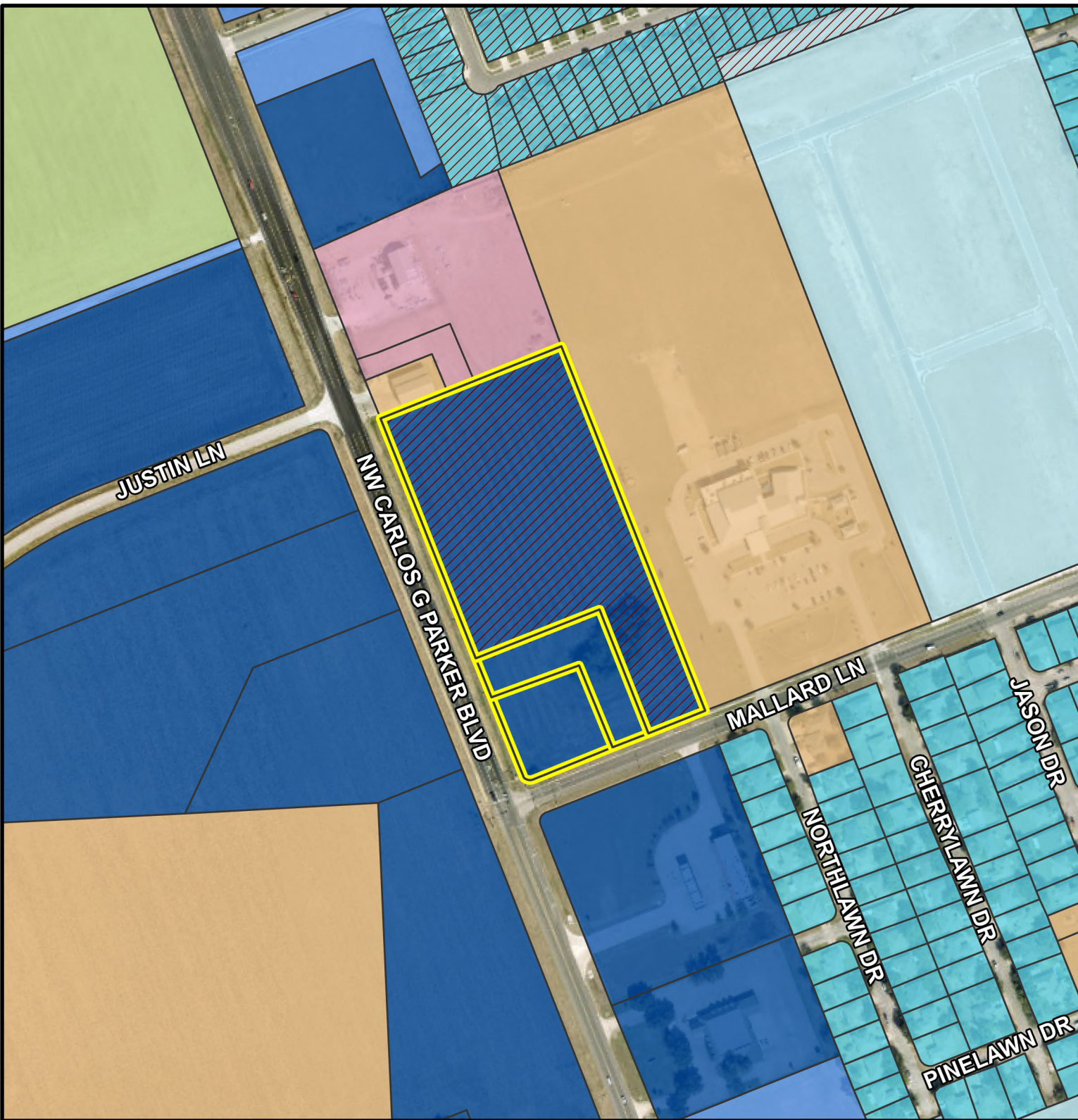
| | |
|-----------------------------|-----------------------|
| Subject Property | P2.5: Large Lot |
| Parcels | P3: Neighborhood |
| Overlay Zoning | P4: Mix |
| Planned Development Overlay | P5: Urban Center |
| Place Type Zoning | EC: Employment Center |
| P2: Rural | CS: Civic Space |

0 300 600
Feet

Subject Property

Taylor

Page 56 of 127

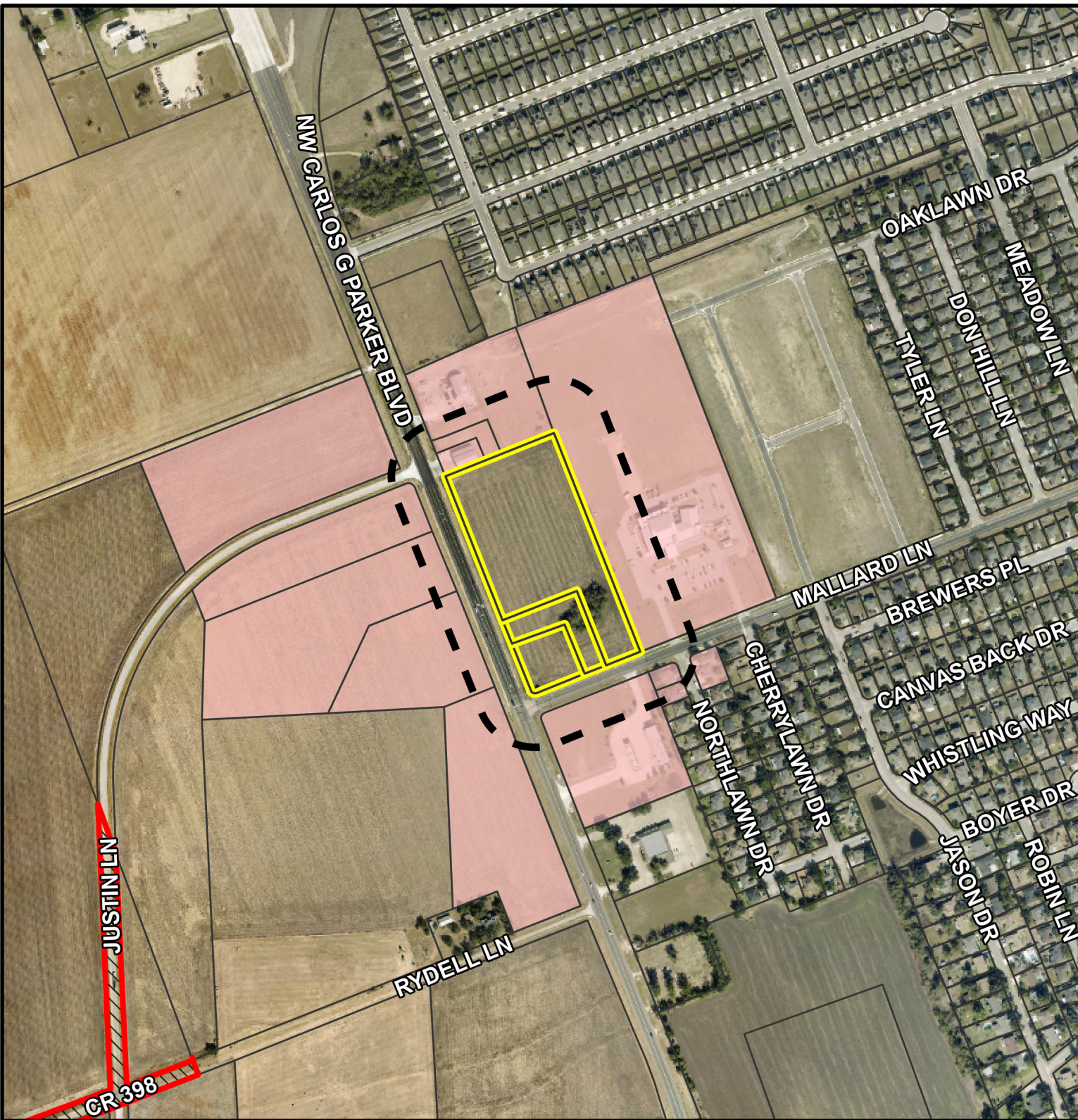
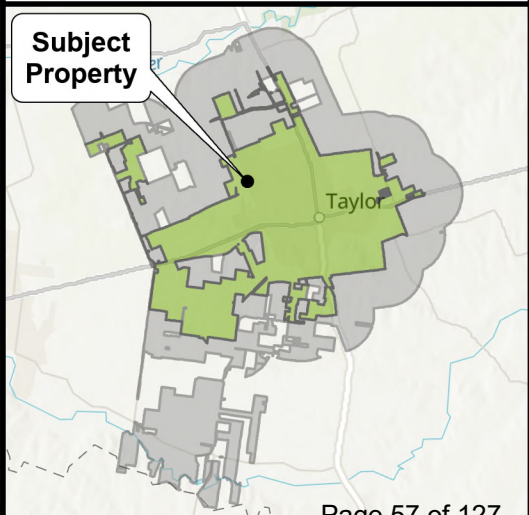
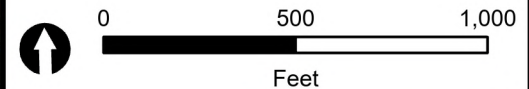




PZ-2025-2467

709 NW Carlos G Parker Blvd
Employment Center
Notification Map
Approximately 8.6 acres

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



ORDINANCE NO. 2026-XX

AN ORDINANCE APPROVING A NEIGHBORHOOD PLAN FOR PROPERTY GENERALLY LOCATED AT 709 NORTHWEST CARLOS G. PARKER BOULEVARD CONSISTING OF APPROXIMATELY 8.607 ACRES OF LAND SITUATED IN THE J.C. EAVES SURVEY, ABSTRACT NO. 214, WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, AND STELLATA BUSINESS, BLOCK 1, LOT 1, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R319187, R508207 AND R622658, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 22, 2026, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve an Neighborhood Plan referred to as Taylor Commons; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 13, 2026, to consider the zoning request, and recommended the Neighborhood Plan to the City Council; and

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

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

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

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

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

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

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2026-XX was introduced before the Taylor City Council on the 22nd 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/Legal Description/Survey)

GF#19058887

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 13, 2020

Grantor: The Frankie and Judy Limmer Family Limited Partnership;

and,

Todd Routh

Grantor's Mailing Address (including county):

11701 Bee Caves Rd., Suite 262
Austin, TX 78738
Travis County

Grantee: Tractor Tire, LLC

Grantee's Mailing Address (including county):

3601 CR 482
Thrall, Texas 76578
Williamson County

Consideration:

For the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid to the undersigned by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's Note of even date herewith that is in the principal amount of **Three Hundred Twenty-Nine Thousand Four Hundred Fifteen and No/100**

Dollars (\$329,415.00), payable to the order of Classic Bank, National Association.

The Note is secured by a Vendor's Lien retained in favor of **Classic Bank, National Association** in this Deed and by a Deed of Trust of even date herewith from Grantee to **Richard Earl Williams, Jr., Trustee.**

Property (including any improvements):

All that certain 6.602 acre tract of land out of the William J. Baker Survey, Abstract No. 65 in Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc. taxes for current year, the payment of which Grantee assumes.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Classic Bank, National Association, 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 **Classic Bank, National Association** and are transferred to that party without recourse on Grantor.

EXECUTED this 13th day of February, 2020 to be effective February 13th, 2020.

**The Frankie and Judy Limmer
Family Limited Partnership,
a Texas Limited Partnership**

**By: Limmer GP, LLC, a Texas
Limited Liability Company
Its: General Partner**

By: *Frankie Limmer*
Frankie Limmer, President

Todd Routh
Todd Routh

STATE OF Texas
COUNTY OF Williams

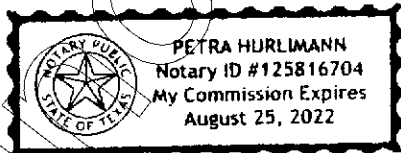
This instrument was acknowledged before me on the 14 day of February, 2020, by **Frankie Limmer, President of Limmer, GP, LLC, a Texas Limited Liability Company, General Partner of The Frankie and Judy Limmer Family Limited Partnership, a Texas Limited Partnership, on behalf of said Limited Partnership.**



Paul Will C.
Notary Public, State of _____
Notary's Name (printed): _____
Notary's commission expires: _____

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 13th day of February, 2020, by **Todd Routh.**



Petra Hurlimann
Notary Public, State of Texas
Notary's name (printed): **Petra Hurlimann**
Notary's commission expires: **08/25/22**

**'EXHIBIT A'
METES AND BOUNDS DESCRIPTION**

OF 6.602 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 27.317 ACRE TRACT DESCRIBED IN THE DEED TO THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 2288, PAGE 127 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.602 ACRES OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF MALLARD LANE (80' RIGHT-OF-WAY – DOC. NO. 2017006232), ALSO BEING THE SOUTH LINE OF SAID 27.317 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, FIRST BAPTIST CHURCH OF TAYLOR SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN DOCUMENT NO. 2017006232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 BEARS, N 68°29'56" E, A DISTANCE OF 540.31 FEET;

THENCE, S 68°14'25" W, WITH THE NORTH LINE OF SAID MALLARD LANE, AND SOUTH LINE OF SAID 27.317 ACRE TRACT, A DISTANCE OF 135.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO RONALD TODD RANDIG AND MELISSA M. RANDIG, RECORDED IN DOCUMENT NO. 2010066274 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 21°33'34" W, DEPARTING THE NORTH LINE OF SAID MALLARD LANE, AND WITH THE EAST LINE OF SAID RANDIG TRACT, A DISTANCE OF 295.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID RANDIG TRACT, AND A RE-ENTRANT CORNER HEREOF;

THENCE, S 68°27'32" W, WITH THE NORTH LINE OF SAID RANDIG TRACT, A DISTANCE OF 295.27 FEET TO AN IRON ROD FOUND WITH CAP STAMPED 'RPLS 1433' IN THE EAST LINE OF FARM-TO-MARKET ROAD NO. 397 (120' RIGHT-OF-WAY), ALSO BEING THE WEST LINE OF SAID 27.317 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 21°38'41" W, WITH THE COMMON LINE OF SAID FARM-TO-MARKET ROAD NO. 397, AND SAID 27.317 ACRE TRACT, A DISTANCE OF 572.77 FEET, TO AN IRON ROD FOUND WITH CAP STAMPED 'RPLS 1433, FOR THE SOUTHWEST CORNER OF LOT 1, THE FIREMAN'S ADDITION, AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN CABINET O, SLIDE 368 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SOUTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO THE CITY OF TAYLOR, TEXAS, RECORDED IN DOCUMENT NO. 9818754 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND NORTHWEST CORNER HEREOF;

THENCE, N 68°13'27" E, WITH THE SOUTH LINE OF SAID CITY OF TAYLOR TRACT, AT 149.81 FEET PASSING AN IRON ROD FOUND CAPPED 'RPLS 4249', CONTINUING IN ALL, A DISTANCE OF 432.17 FEET TO A CALCULATED POINT IN THE WEST LINE OF SAID LOT 1, BLOCK A, FIRST BAPTIST CHURCH OF TAYLOR SUBDIVISION, FOR THE SOUTHEAST

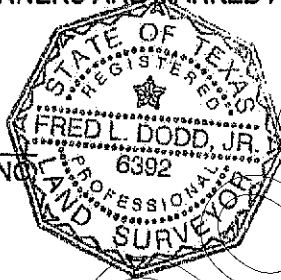
CORNER OF SAID LOT 1, THE FIREMAN'S ADDITION, AND NORTHEAST CORNER
HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS, S 68°13'27" W, 0.36 FEET;

**THENCE, S 21°32'12" E, WITH THE WEST LINE OF SAID LOT 1, BLOCK A, FIRST BAPTIST
CHURCH OF TAYLOR SUBDIVISION, A DISTANCE OF 869.64 FEET TO THE PLACE OF
BEGINNING, AND CONTAINING 6.602 ACRES OF LAND, MORE OR LESS.**

BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS
CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.999878267 AND
CONVERGENCE ANGLE 01°29'23".

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS
DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND
SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 01-26-2019
FRED L. DODD, JR, SURVEYOR, INC.
P.O. BOX 1695
LIBERTY HILL, TX 78642



Fred L. Dodd Jr.
FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS

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

Unofficial Document

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020015451

Pages: 6 Fee: \$37.00
02/18/2020 08:15 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

GF#TAY2100392

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 2nd, 2022

Grantor: Ronald Todd Randig and Melissa M. Randig, married to each other

Grantor's Mailing Address (including county):

75 CL 447
Taylor TX 76574
Williamson County

Grantee: Tractor Tire, LLC, a Texas limited liability company

Grantee's Mailing Address (including county):

3601 CR 482
Thrall, TX 76578
Williamson County

Consideration:

For the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid to the undersigned by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's Note of even date herewith that is in the principal amount of **Nine Hundred Thousand and No/100 Dollars (\$900,000.00)**, payable to the order of **Classic Bank, National Association**. The Note is secured by a Vendor's Lien retained in favor of **Classic Bank, National Association** in this Deed and by a Deed of Trust of even date herewith from Grantee to **Richard Earl Williams, Jr., Trustee**.

Property (including any improvements):

All that certain 2.005 acre tract of land out of the William J. Baker Survey, Abstract No. 65 in Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; all rights, taxes for current year, the payment of which Grantee assumes.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Classic Bank, National Association, 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 **Classic Bank, National Association** and are transferred to that party without recourse on Grantor.

EXECUTED this 2nd day of February, 2022.

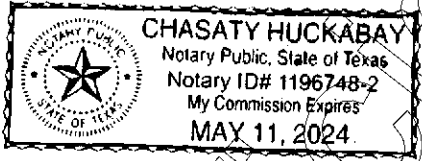
Ronald Todd Randig
Ronald Todd Randig

Melissa M. Randig
Melissa M. Randig

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 2nd day of February, 2022, by **Ronald Todd Randig and Melissa M. Randig.**

[Signature]
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:



AFTER RECORDING RETURN TO:

LONGHORN TITLE COMPANY
309 North Main Street
Taylor, TX 76574

EXHIBIT A

2.005 ACRES

These notes describe that certain tract of land situated in the **WILLIAM J. BARKER SURVEY, ABSTRACT NO. 65**, located in Williamson County, Texas; subject tract being all of a called "1.00 Acres" conveyed in Warranty Deed with V/L from The Frankie and Judy Limmer Family Partnership; and Todd Routh to Ronald Todd Randig, et UX recorded in Document No. 2010066274 of the Official Public Records of Williamson County (OPRWC) dated 10-1-2010 also "1.00 Acres" conveyed in Warranty deed with V/L from Sarah B. Heselmeyer, f/k/a Carey Limmer to Ronald Todd Randig, et UX recorded in Document No. 2010066278 of the (OPRWC) dated 10-1-2010, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on February 10, 2021, subject tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod found (capped "1433") (North=10188214.8790', East=3206462.0720') in the West right-of-way of Farm to Market Road No. 397, same being the upper Southwest corner "6.602 Acres" conveyed in Warranty Deed with V/L from Frankie and Judy Limmer Family Limited Partnership and, Todd Routh to Tractor Tire, LLC dated 2-13-2020 and recorded in Document No. 2020015451 of the (OPRWC);

THENCE North 68°27'56" East along the common North line of "1.00 Acres" conveyed in Warranty Deed from The Frankie and Judy Limmer Family Partnership; and Todd Routh to Ronald Todd Randig, et ux and recorded in Document No. 2010066274 dated 10-1-2010 of the (OPRWC) also the upper South line of "6.602 Acres" a distance of 295.20 feet to a 1/2" Iron Rod Found at the Northeast corner of "1.00 Acres" also the upper Southwest corner of "6.602 Acres";

THENCE South 21°35'14" East along the common East line of "1.00 Acres" also the lower West line of "6.602 Acres" a distance of 295.64 feet to a 1/2" Iron Rod Found (capped "1433") also in the North Right of Way line of Mallard Lane a 3/8" Iron Rod Found at the Southeast corner of "6.602 Acres" for reference bears North 68°14'53" East a distance of 135.49 feet;

THENCE South 68°21'01" West along the South line of "1.00 Acres" also the South li line of "1.00 Acres Randig" conveyed in Warranty Deed with V/L from Sarah B. Heselmeyer, f/k/a Sarah B. Limmer and Carey A. Gambrell, f/k/a Carey Limmer to Ronald Todd Randig, et ux and recorded in Document No. 2010066278 date 10-1-2010 of the (OPRWC) and also the North Right of Way line of Mallard Lane a distance of 275.23 feet to a 1/2" Iron Rod Found in the South line of "1.00 Acres Randig" also in the South Right of Way line of Mallard Lane;

THENCE a curve to the right having a central angle of $07^{\circ}32'17''$, a radius of 20.01 feet, a chord bearing of North $66^{\circ}54'09''$ West, a chord length of 28.39 feet and an arc length of 31.56 feet to a 1/2" Iron Rod Found in the West line of "1.00 Acres Randig" also the East Right of Way line of Farm to Market Road 397;

THENCE North $21^{\circ}34'24''$ West along the West line of "1.00 Acres Randig" also the East Right of Way line of Farm to Market Road 397 a distance of 189.90 feet to a 1/2" Iron Rod Found "capped 1433" at the Northwest corner of "1.00 Acres Randig" also the upper Southwest corner of "1.00 Acres" and in the East Right of Way line of Farm to Market Road 397;

THENCE North $21^{\circ}28'11''$ West along the West line of "1.00 Acres" also the East Right of Way line of Farm to Market Road 397 a distance of 86.34 feet to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of 2.005 Acres.

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

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022015020

Pages: 6 Fee: \$42.00

02/02/2022 04:06 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document



NEIGHBORHOOD PLAN

FOR

TAYLOR COMMONS

709 NW Carlos G. Parker Blvd.
Taylor, Texas 76574

Prepared For:

TRACTOR TIRE LLC
3601 C.R. 482
THRALL, TX 76578

Prepared By:



Sandlin Services, LLC
TBPELS Firm # 21356
P: (806) 679-7303

December 2, 2025



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Design-Specific Standards.....1.F.1-2

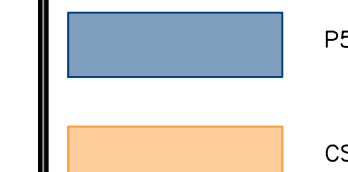
G:\Shared drives\Sandlin Services LLC\Sandlin Services Projects\Land Development\Division\01-015-001 IHC Master Plan\CAD\Exhibits\IHC SITE - Zoning Exhibit\Map-PLACE EXHIBIT Plotted Dec 08, 2025 at 11:47am by Engineer | Last Saved by Engineer

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF NICHOLAS R. SANDLIN, P.E., TBPELS#124404, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE APPLICABLE GOVERNMENT AUTHORITIES

THIS PLAN SET FOR REVIEW ONLY NOT FOR CONSTRUCTION

PLACE TYPE LEGEND

- PROPOSED PROPERTY/PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE



LOT 1, BLOCK A
FIRST BAPTIST CHURCH OF TAYLOR
DOC. 2017006232 (O.P.R.W.C.)

S 21°33'31" E 869.69'

LOT 1
THE FIREMAN'S ADDITION
(CAB. O, SLIDE 368 P.R.W.C.)

P5

CS

S 68°14'23" W
135.63'

CITY OF TAYLOR
DOC. 9818754
(O.R.W.C.)

P5

P5

P5

P5

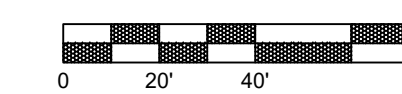
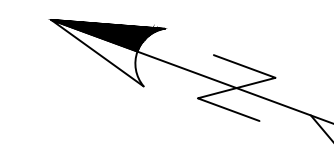
S 68°21'41" W 275.63'

MALLARD LANE
(ROW WIDTH VARIES)

N 21°39'54" W 572.75'

N 21°24'16" W 276.17'

CARLOS G. PARKER BOULEVARD
F.M. HIGHWAY 397
(ROW WIDTH VARIES)



SCALE: 1" = 40'
IF DRAWING BAR DOES NOT MEASURE 2"
THIS PRINT IS NOT TO SCALE



WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC



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PLACE TYPE
PLAN

TAYLOR COMMONS

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LOT 1, BLOCK A
FIRST BAPTIST CHURCH OF TAYLOR
DOC. 2017006232 (O.P.R.W.C.)

LOT 1
THE FIREMAN'S ADDITION
(CAB. O, SLIDE 368 P.R.W.C.)

CITY OF TAYLOR
DOC. 9818754
(O.R.W.C.)

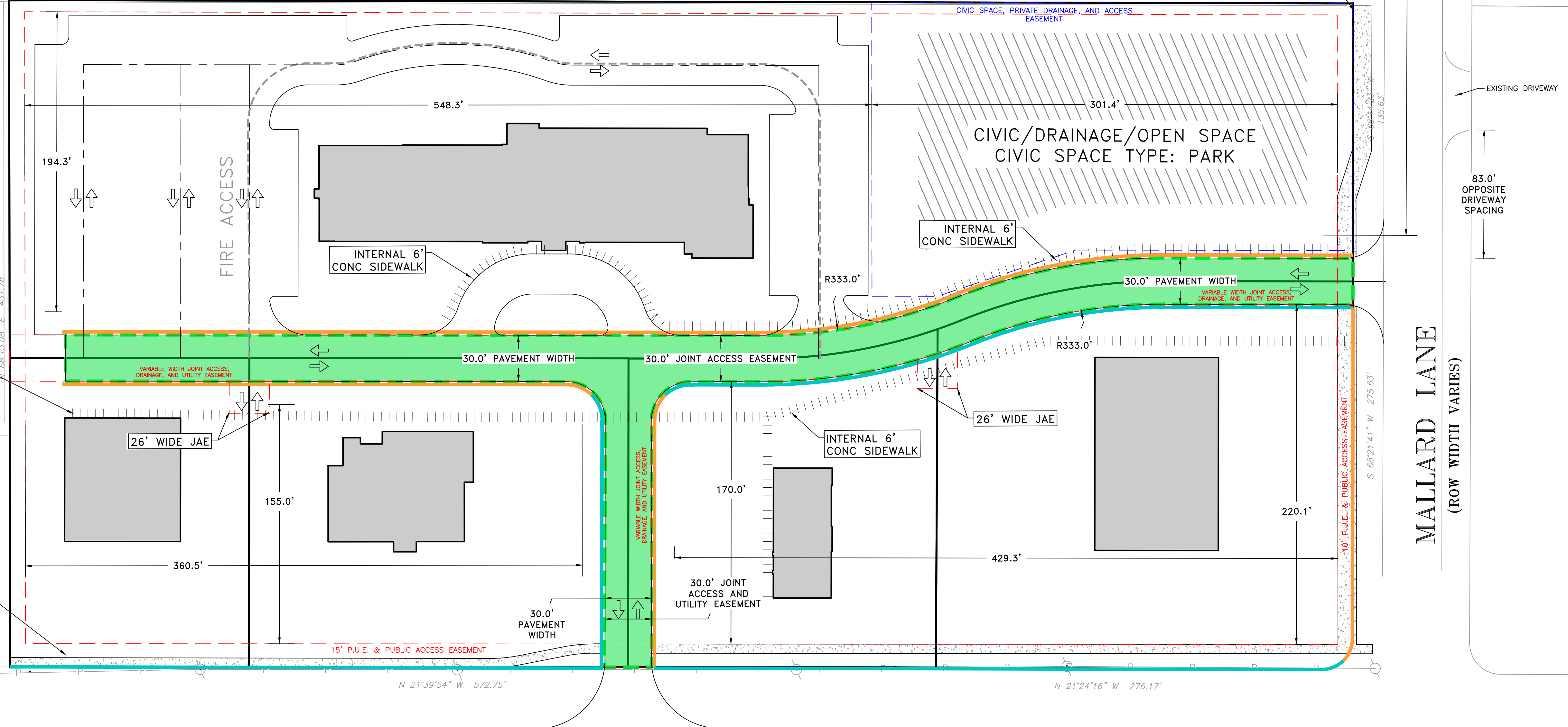
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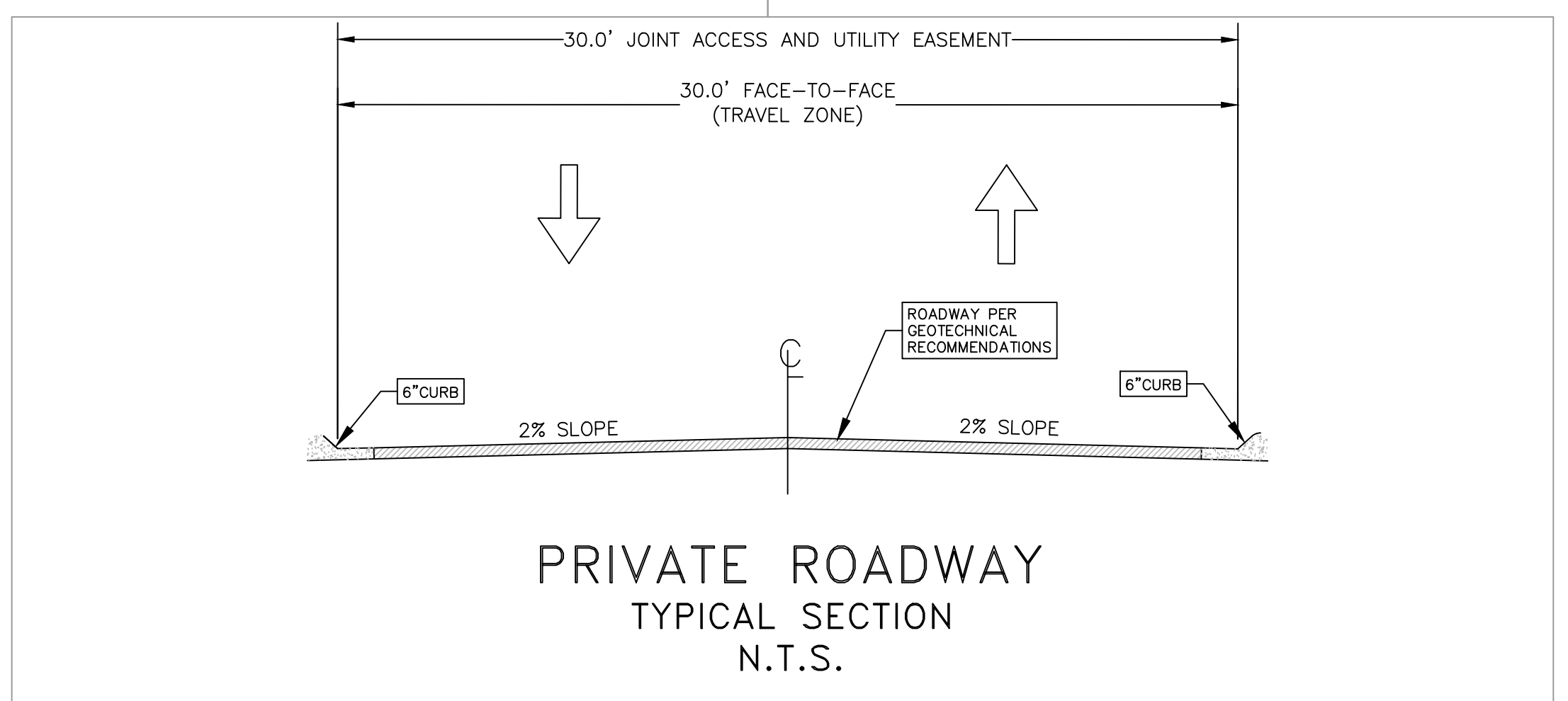
LEGEND

| | |
|--|---|
| | PROPOSED PROPERTY/PROJECT BOUNDARY LINE |
| | EXISTING R.O.W./PROPERTY LINE |
| | PROPOSED EASEMENT |
| | PROPOSED JAE |
| | PROPOSED EASEMENT |
| | FIRE APPARATUS ROAD |
| | PRIMARY FRONTAGE |
| | SECONDARY FRONTAGE |
| | PROPOSED BUILDING |
| | DRIVE AISLE WITHIN EASEMENT |
| | POTENTIAL POND AREA |
| | PEDESTRIAN PATH |

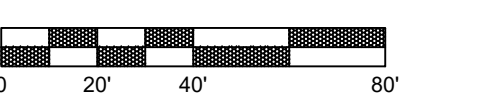
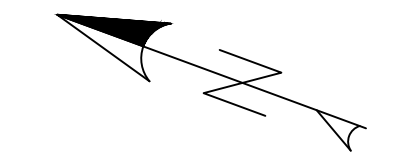
- NOTE:
- BLOCK DIMENSIONS AS SHOWN ARE FOR CITY COMPLIANCE REVIEW ONLY WITH BLOCK LENGTH AND PERIMETER REQUIREMENTS AND ARE NON-BINDING.
 - PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ALONG MALLARD LANE AND CARLOS G. PARKER.
 - SIDEWALKS WITHIN NEIGHBORHOOD STREET SHALL BE CONSTRUCTED TO PUBLIC STANDARDS AND PRIVATE SIDEWALKS ARE TO BE CONSTRUCTED WITHIN INDIVIDUAL SITES TO MAINTAIN PEDESTRIAN CONNECTIVITY.
 - ALL OFFSITE ROADWAY IMPROVEMENTS SHALL BE IN ACCORDANCE WITH AN APPROVED TIA.



**CARLOS G. PARKER BOULEVARD
F.M. HIGHWAY 397
(ROW WIDTH VARIES)**



THIS CONCEPTUAL SITE PLAN IS ILLUSTRATIVE AND SUBJECT TO CHANGE. IDENTIFIED PLACE TYPES AND CIVIC SPACES ARE FIXED ELEMENTS UNDER THIS CONCEPT.



IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

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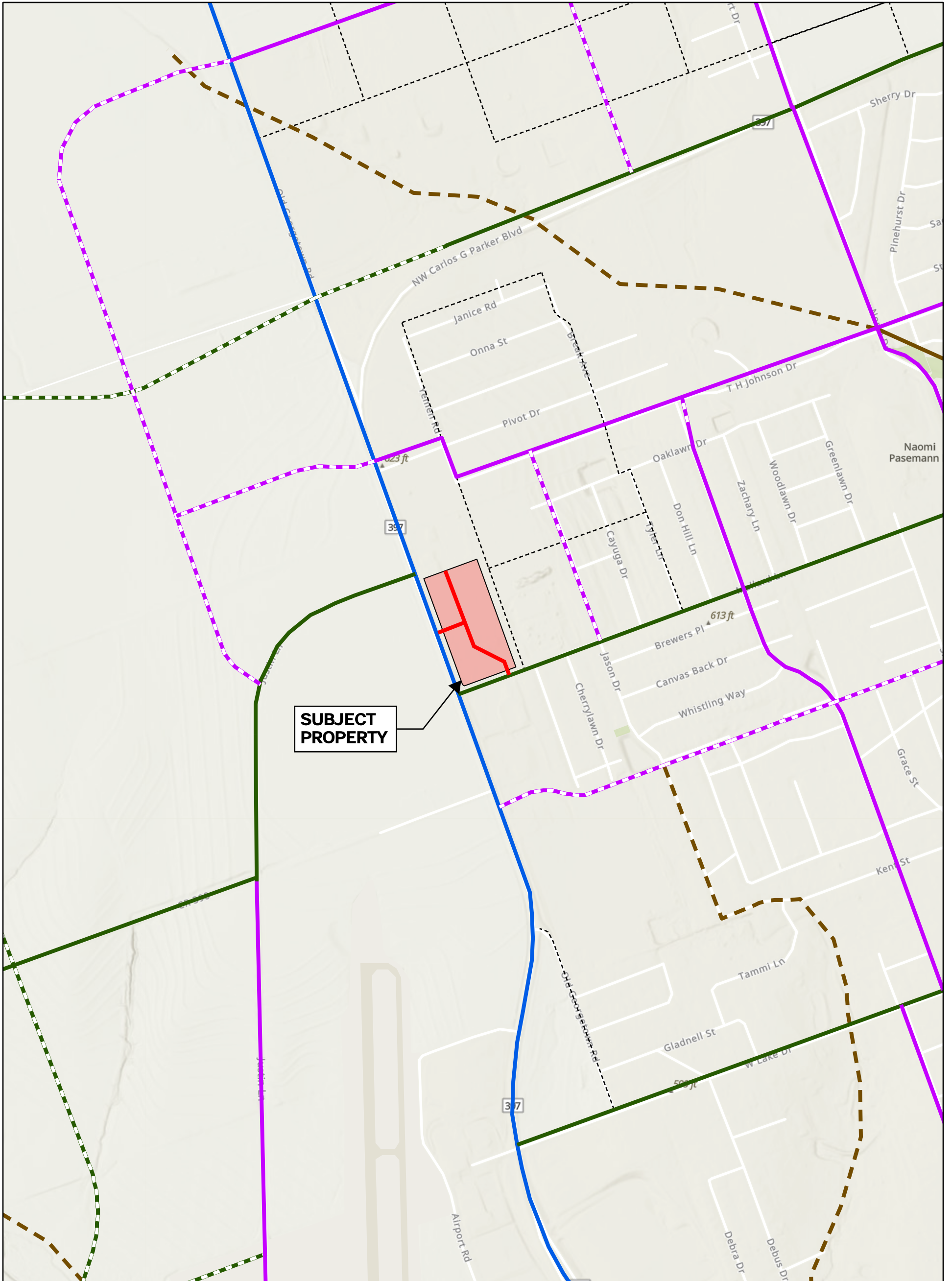
SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

THOROUGHFARE AND
BLOCK LENGTH PLAN

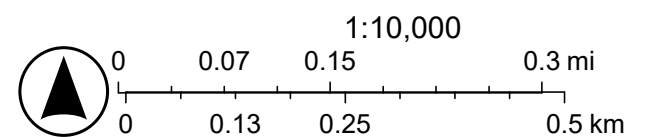
TAYLOR COMMONS

TRANSPORTATION MASTER PLAN EXHIBIT



4/3/2025

- | | |
|------------------------------|------------------------|
| Neighborhood Avenue | Regional |
| Neighborhood Avenue Existing | Regional Road Existing |
| Neighborhood Avenue Proposed | Existing Trails |
| Community Boulevard | Proposed Trails |
| Community Boulevard Existing | Multimodal Corridor |
| Community Boulevard Proposed | Neighborhood Street |
| Proposed Yield Street | World_Hillshade |



Esri, NASA, NGA, USGS, FEMA
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

G:\Shared drives\Sandlin Services LLC\Sandlin Services Projects\Land Development\Division\01-015-001 IHO Master Plan\CAD\Exhibits\IHO SITE - Pedestrian Shed Exhibit.dwg-Model Plotted Dec 08, 2025 at 11:44am by Engineer | Last Saved by Engineer

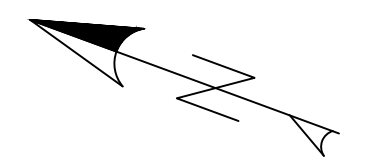
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NOT FOR CONSTRUCTION

LEGEND

- PROPOSED PROPERTY/PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- - - EXISTING EASEMENT LINE
- P2.5
- P3
- P4
- P5
- EC
- CS

| Traditional Neighborhood Development | | | | | |
|--------------------------------------|--|------------------------|-------------|----------------------------------|---------------------------------|
| Place Type | Permitted for TND per LDC Table 3.6.1(A) | Within Pedestrian Shed | | | |
| | | Total (AC) | Total (%) | Outside of Subject Property (AC) | Inside of Subject Property (AC) |
| P1 | TBD | 0 | 0% | 0 | 0 |
| P2 | 0% | 0 | 0% | 0 | 0 |
| P2C | 0% | 0 | 0% | 0 | 0 |
| P2.5 | 0% | 19.6 | 30% | 19.6 | 0 |
| P3 | 0% | 17.6 | 27% | 17.6 | 0 |
| P3M | 0% | 0 | 0% | 0 | 0 |
| P4 | 0 - 20% | 0 | 0% | 0 | 0 |
| P5 | 0 - 20% | 7.4 | 11% | 0 | 7.4 |
| CS | 10% Min | 17.6 | 27% | 16.4 | 1.2 |
| EC | 50% Min | 3.8 | 6% | 3.8 | 0.0 |
| Total | - | 66.0 | 100% | 57.4 | 8.6 |



0 100' 200' 400'
SCALE: 1" = 200'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE



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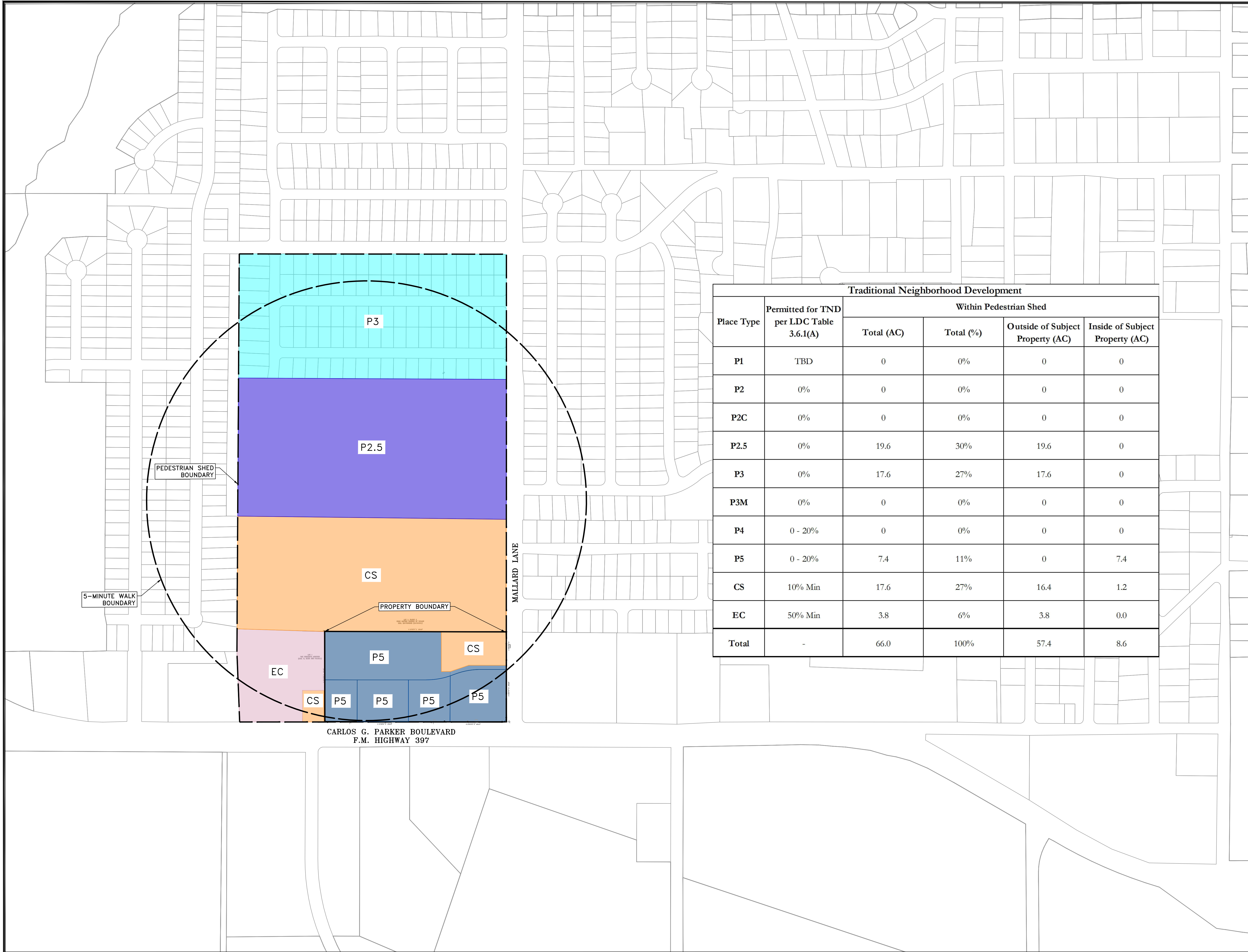
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PEDESTRIAN SHED PLAN

TAYLOR COMMONS




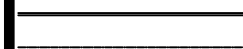
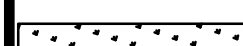





THIS EXHIBIT IS CONCEPTUAL IN NATURE. VEGETATION REQUIREMENTS WILL COMPLY WITH CHAPTER 28 OF THE CODE OF ORDINANCES AND WILL BE PROVIDED IN DETAIL WITH THE SITE DEVELOPMENT PLAN SUBMITTAL.

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PARK LEGEND

-  PROPOSED PROPERTY/PROJECT BOUNDARY LINE
-  EXISTING R.O.W./PROPERTY LINE
-  EXISTING EASEMENT LINE
-  FIRE LANE
-  PROPOSED CURB & GUTTER
-  STREET CENTERLINE
-  LANDSCAPING SOD/APPROVED EQUAL
-  POTENTIAL TREE

S 21°33'31" E 869.69'

POTENTIAL 10' WIDE DECOMPOSED GRANITE PATH

PRIVATE DRAINAGE & ACCESS EASEMENT

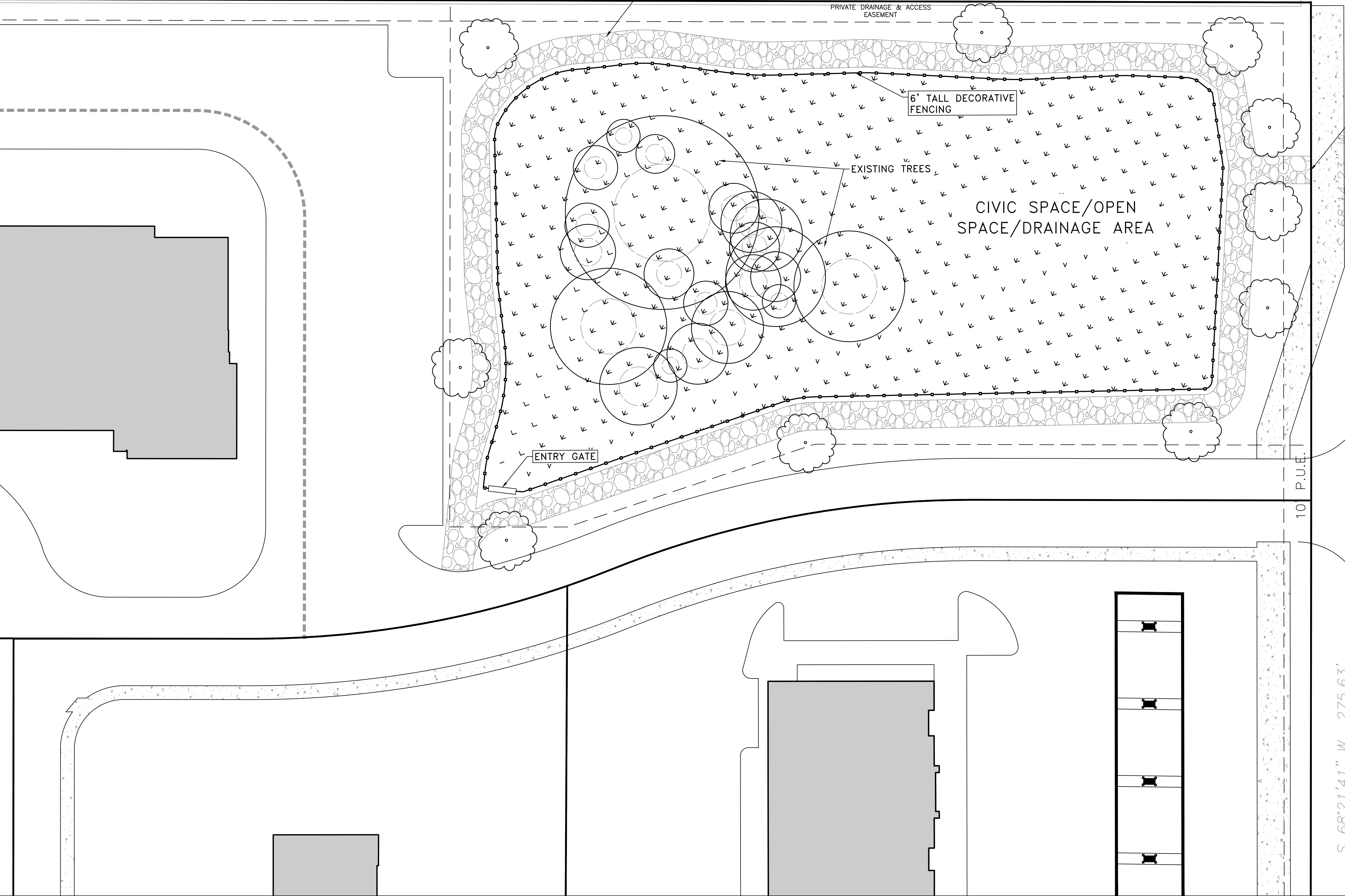
6' TALL DECORATIVE FENCING

EXISTING TREES

CIVIC SPACE/OPEN SPACE/DRAINAGE AREA

CONNECTION TO SIDEWALK ALONG MALLARD LANE

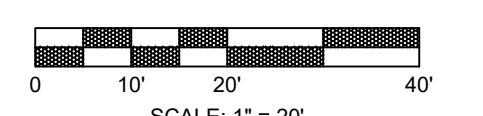
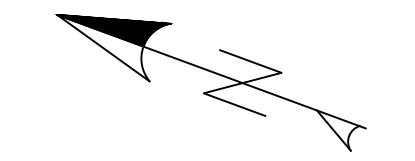
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MALLARD LANE
(ROW WIDTH VARIES)

S 68°21'41" W 275.63'

10' P.U.E.



SCALE: 1" = 20'
IF DRAWING BAR DOES NOT MEASURE 2"
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SANDLIN
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CIVIC SPACE EXHIBIT

TAYLOR COMMONS

TAYLOR COMMONS ECONOMIC CENTER PLAN DESIGN STANDARDS

LOTS

| | |
|---------------------------|-----------|
| WIDTH (MINIMUM) | NONE |
| AREA (MINIMUM) | NONE |
| LOT COVERAGE (MAXIMUM) | 100% |
| BUILD-TO-LINE (RANGE) | 10'- 125' |
| FACADE BUILDOUT (MINIMUM) | 30% |
| STORIES (MAXIMUM) | 5 STORIES |

BUILDING TYPES

| | |
|------------------------------|----------------------------------|
| DETACHED DWELLING | <input type="radio"/> |
| ATTACHED DWELLING | <input type="radio"/> |
| COTTAGE COURT | <input type="radio"/> |
| DUPLEX | <input type="radio"/> |
| TRIPLEX | <input type="radio"/> |
| QUADRAPLEX | <input type="radio"/> |
| SMALL APARTMENT | <input checked="" type="radio"/> |
| LARGE APARTMENT | <input checked="" type="radio"/> |
| MANUFACTURED HOME/PARK | <input type="radio"/> |
| ACCESSORY DWELLING UNIT | <input type="radio"/> |
| RECREATIONAL VEHICLE PARK | <input type="radio"/> |
| RESIDENTIAL ACCESSORY | <input type="radio"/> |
| SMALL COMMERCIAL | <input checked="" type="radio"/> |
| LIVE/WORK | <input checked="" type="radio"/> |
| MIXED-USE COMMERCIAL | <input checked="" type="radio"/> |
| LARGE COMMERCIAL | <input checked="" type="radio"/> |
| HIGHWAY COMMERCIAL | <input checked="" type="radio"/> |
| INDUSTRIAL | <input type="radio"/> |
| CARTS, KIOSKS, FOOD TRAILERS | <input checked="" type="radio"/> |
| TEMPORARY COMMERCIAL | <input checked="" type="radio"/> |
| COMMERCIAL ACCESSORY | <input checked="" type="radio"/> |
| CIVIC BUILDINGS | <input checked="" type="radio"/> |

BLOCKS

| | |
|---------------------------------------|---------------------------------------|
| BLOCK LENGTH (MAXIMUM) | 330' |
| BLOCK PERIMETER (MAXIMUM) | 1,320' |
| PUBLIC FRONTAGE (RIGHT OF WAY) | |
| SIDEWALK ZONE WIDTH | 12'-18' |
| LANDSCAPE ZONE | PERMITTED |
| VEHICULAR PARKING ZONE WIDTH | PARALLEL - 8'-12' ANGLED - 17'-22' |
| VEHICULAR TRAVEL ZONE WIDTH | 16'- 40' |

PRIVATE FRONTAGE TYPES

| | |
|---------------------------|----------------------------------|
| COMMON YARD | <input type="radio"/> |
| PORCH WITH OPTIONAL FENCE | <input type="radio"/> |
| STOOP | <input checked="" type="radio"/> |
| GALLERY | <input checked="" type="radio"/> |
| ARCADE | <input checked="" type="radio"/> |
| SHOPFRONT | <input checked="" type="radio"/> |
| FORECOURT | <input checked="" type="radio"/> |
| TERRACE | <input checked="" type="radio"/> |

BUILDING DISPOSITION

| | |
|-----------|----------------------------------|
| EDGEYARD | <input type="radio"/> |
| SIDEYARD | <input checked="" type="radio"/> |
| COURTYARD | <input checked="" type="radio"/> |
| REARYARD | <input checked="" type="radio"/> |

| | |
|---------------|----------------------------------|
| PERMITTED | <input checked="" type="radio"/> |
| NOT PERMITTED | <input type="radio"/> |

STREET TYPES

| | |
|----------------------------|----------------------------------|
| RURAL STREET | <input type="radio"/> |
| RESIDENTIAL ALLEY | <input type="radio"/> |
| COMMERCIAL ALLEY | <input checked="" type="radio"/> |
| YIELD STREET | <input type="radio"/> |
| NEIGHBORHOOD STREET | <input checked="" type="radio"/> |
| NEIGHBORHOOD AVENUE | <input checked="" type="radio"/> |
| SIDE STREET | <input checked="" type="radio"/> |
| 2 LANE COMMUNITY BOULEVARD | <input checked="" type="radio"/> |
| 4 LANE COMMUNITY BOULEVARD | <input checked="" type="radio"/> |
| PATH | <input checked="" type="radio"/> |
| TRAIL | <input checked="" type="radio"/> |

PARKING LOCATION

| | |
|--------------------------|----------------------------------|
| FIRST LAYER | <input checked="" type="radio"/> |
| SECOND LAYER | <input checked="" type="radio"/> |
| THIRD LAYER | <input checked="" type="radio"/> |
| ON-STREET | <input checked="" type="radio"/> |
| RV STORAGE (THIRD LAYER) | <input type="radio"/> |

BUILDING USES CONT.

RETAIL INCLUDING DRIVE-THROUGH SERVICES,
VEHICLE SERVICES & OUTDOOR ACTIVITIES ●

COMMERCIAL, EXCLUDING OUTDOOR STORAGE ●

OFFICE ●

DESIGN SPECIFIC STANDARDS

1. A Warrant is recommended from the Pedestrian Shed (LDC§ 3.6.1.7) Place Type allocation requirements within Table 3.6.1(A) both internal to the Taylor Commons Development and within the measured Pedestrian Shed shown on *Page 1.D, Taylor Commons Neighborhood Plan*. The existing P5-Urban Center Place Type zoning shall remain with the CS allocation provided in this Neighborhood Plan more than exceeding minimum requirements. The development's internal Place Type allocation shall be ~86% P5 and ~14% CS.
2. With this Neighborhood Plan, a safe, direct, and demarcated means of pedestrian and bicycle access will be provided from the Primary Frontage Line to the Primary Entrance of each building. Additionally, Off-street loading spaces, refuse and outside storage areas, antennas, satellite dishes, and mechanical equipment will not be located in the First Lot Layer.
3. A Warrant is recommended to allow Highway Commercial Building Type in P5 (LDC§ 4.3.1.8) and to allow up to 2 drive-through restaurants throughout the development.
4. A Warrant is recommended to allow for the parking area to be larger than 1.5 times the building footprint (LDC§ 5.4.7.1.2) and to allow parking in all lot layers in accordance with the Taylor Commons Design Standards (Page 1.F.1).
5. A Warrant is recommended to allow modified P5 Lot Design Standards for the Build To Line (Range) and Facade Build Out requirements to match those presented in the Taylor Commons Design Standards (Page 1.F.1) and in order to enable the concept plan as presented on Page 1.B.
6. A Warrant is recommended to allow the storm & drainage facilities to serve as the Green Civic Space place type per LDC § 3.8.5.2, which allows the storm water facilities to serve this purpose and for the development to exceed the minimum CS requirement of 10%. LDC § 4.2.3.10 specifies that the design shall include lawn & trees designed naturalistically. The storm water pond and proposed Dog Park (See Dog Park Exhibit) demonstrate the structured recreation area that this Civic Space will provide to enhance the Taylor community.
7. A Civic Space Easement will be provided that enables public access to the Dog Park while allowing the storm water facilities to remain privately controlled and maintained by the POA.
8. All Driveways and Fire Lanes shall maintain public access standards and will have a joint access easement dedicated by separate instrument. Engineering Manual Section 2.7.4.
9. Paths and Trails shall be provided within this Civic Space sufficient to provide frontage and access to all enfronting lots and to provide connections to existing and proposed City of Taylor Park systems.
10. A Property Owners Association (POA) shall be established and CCR's for said POA shall be filed with Williamson County concurrently with or prior to Recordation of a Plat, and all POA governing documents shall be submitted to the City for review and approval for consistency with these Design Standards before any permits are issued. The POA shall own or hold appropriate easements to access and maintain all shared improvements, and shall be responsible for the equitable allocation of cost-sharing obligations among lot owners. The POA shall coordinate the ongoing operation, maintenance, and repair of shared infrastructure, including but not limited to roadways, drainage improvements, utilities, water quality and detention facilities, landscaping, lighting, and signage. All POA responsibilities shall be perpetual and may not be amended or terminated without prior written approval of the City. Failure by the POA to adequately maintain common infrastructure shall constitute a violation of this Agreement and may, after notice, result in the City performing corrective actions and assessing costs to lot owners.
11. The proposed Neighborhood Plan shall maintain fire apparatus access to all buildings over 30 feet in height in accordance with Appendix D of the currently adopted fire code.



Planning & Zoning Commission Meeting January 13, 2026 Transmittal Letter

Agenda Item Number: 5.

Agenda Title: **PZ-2025-2642 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow for light electronics disposal services as part of a commercial retain use generally located at 601 W 2nd Street, legally described as approximately 2.3123 acres of land in the City of Taylor, Block 69, Lot 1-10 (Abandoned), more particularly described by Williamson Central Appraisal District Parcel R015371, 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 Special Use Permit to permit a light electronics disposal service. The company, Colt Recycling, focuses on electronics recycling, IT asset disposition (ITAD), and secure data destruction. Their team has met with City staff and stated that they intend to use SSI (Shredding Systems Inc) M45 or M50 size shredders. The proposed shredders of this size are of a small profile, operated by a single electric motor, and would not likely be heard outside of the building.

2. STAFF ANALYSIS / BACKGROUND

Upon investigation, staff determined that the subject property at 601 W. 2nd Street could not be considered as a legal nonconforming site as the site has been vacated and all legal uses of the site have been discontinued for a period of 12 months (LDC 1.10.5.1 (2)) and the structure shall be considered abandoned after the structure has been vacant and/or no certificate of occupancy has been in place for a period of 18 months (LDC 1.10.5.1 (3)).

The applicant disclosed that the building was vacant for 2 years and 10 months – confirming the disqualification of existing non-conforming status (legal non-conforming).

The existing structure occupies the entire lot with a front parking lot and several truck bays with doors for loading and unloading products. The composition of the structure on the lot and its characteristics allude to an industrial end user. As such, the previous tenant (Taylor Bedding Co.) focused their business on manufacturing, warehousing, and distribution of mattresses, quilts, and

batting. When the functional focus is on production, manufacturing, warehousing, logistics, or large-scale service, the use is commonly categorized as Industrial. Additionally, impacts of the use should also be considered, such as higher truck traffic, noise, emissions, and larger building/loading docks. Many of these characteristics exist currently and will persist based on the proposed use of an electronics disposal business.

Therefore, staff determined that the use as an industrial end user (Colt Recycling) would be inconsistent with the existing Place Type, P5 – Urban Center.

The request for a Special Use Permit aims to allow the owner to use the property as a light electronics disposal as part of a commercial retail use, subject to the conditions outlined below to guide operations and address site-specific considerations:

Noxious Emissions: The use granted by this Special Use Permit shall not generate, emit, or cause any noxious, offensive, or objectionable odors, fumes, vapors, dust, smoke, or noise detectable beyond the interior of the building, nor otherwise create a nuisance or negative impact to surrounding properties, as determined by the City.

Traffic and Access: No use of the subject property shall block, impede, or interfere with any public street, including West 2nd Street. **Vehicles associated with the use shall not queue, idle, load, unload, or back up onto any public right-of-way.** All loading, unloading, and maneuvering shall occur entirely on private property. The use shall not negatively impact traffic flow, sight visibility, or public safety.

Operations: Operations shall be conducted wholly indoors, and no outdoor processing, storage, or staging of materials or equipment is permitted.

Equipment Limitation: The approved use is limited to the operation of **one (1) small, enclosed hard-drive shredder** located entirely within the building. No additional shredding equipment, industrial shredders, or processing machinery shall be installed or operated on the property without an amendment to this Special Use Permit approved by the City Council.

Noise Pollution: Noise shall be enclosed inside the building and within the building envelope and will be required to comply with City of Taylor noise ordinance.

Vibration: All uses shall be operated so that ground vibration is not perceptible outside the lot lines of the site on which the use is located.

Fire and Explosive Hazards: Any storage of flammable or explosive material shall be enclosed in the building and meet City of Taylor International Code Council latest edition and any amendments thereafter as determined by the Fire Marshal.

Light and Glare: All exterior lighting shall be hooded or otherwise shielded so that the light source is not directly visible from outside the property. All exterior lighting shall be shielded so that all emitted light falls upon the property

Industrial Pretreatment: User shall comply with City of Taylor's industrial water and wastewater pretreatment and backflow prevention assembly programs.

Transferability: A Special Use Permit is not transferable and shall not be assigned nor transferred to another person, entity or location. Any attempt to transfer a permit or attempt to use another person's permit may be grounds for re-vocation of a permit.

Change of Information: Any change of information provided in a Special Use Permit application form must be reported to the City within ten (10) days and be continuously updated as changes occur

Expiration; Renewals:

1. Special Use Permit expires upon the earlier of the following occurrences:
 1. Three (3) years after the date of issuance; or
 2. When the ownership, tenant, use, or user of the property changes.
2. An owner shall file an application to renew a special use permit in the form provided by the City at least thirty (30) days prior to the expiration of the current permit.
3. Every complete application for a renewal permit shall include updates, if any, to the information contained in the original permit or any subsequent renewals. The permit holder shall sign a statement affirming that there is either no change to such information, or that any updated information is accurate and complete.
4. The director may require such certifications deemed necessary and proper to ensure continuing compliance with this article.
5. Renewals must be granted by the City Council of the City of Taylor.
6. A nonrefundable permit renewal application fee of fifty dollars (\$50. 00) shall accompany any renewal application.

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

1. Failure to comply with any provision of the city ordinances or any applicable state, federal or local law.
2. Providing false or misleading information on any application form.
3. Failure to notify a change of information or change in use.
4. Failure to pay any tax required
5. Failure to pay any fee required pursuant to this Chapter at the time payment was due.

In determining a recommendation on a Special Use Permit request, staff have considered the following factors:

1. **Is the Special Use Permit consistent with the Comprehensive Plan?**
 - The request for a Special Use Permit to allow a light electronics disposal as part of a commercial retail use is consistent with the growth sector as Infill Growth. However, the proposed use is inconsistent with the Future Land Use as Market Center – Community. This future land use aims to bring a higher percentage of retail (52.5%) to the area to support surrounding residents and regional traffic along W. 2nd Street (Comprehensive Plan page 72).
2. **Is the Special Use Permit compatible with the surrounding area?**
 - The compatibility of the proposed Special Use Permit for a light electronics disposal business depends on adherence to the specific conditions and operational standards established through the SUP process. Factors such as hours of operation, traffic generation, noise, storage methods, and compliance with environmental and performance regulations will determine how the use relates to the surrounding area. With appropriate conditions and ongoing compliance, potential impacts to adjacent properties can be evaluated and managed to ensure the use functions in a manner that is compatible with nearby development.
3. **Does the Special Use Permit promote public health, safety, or general welfare?**

- The extent to which the proposed Special Use Permit promotes public health, safety, or general welfare is contingent upon compliance with applicable regulations and the conditions imposed through the SUP process. Considerations such as proper handling and disposal of materials, adherence to environmental standards, traffic and site safety measures, and operational controls will influence potential benefits or impacts. Through review and enforcement of these requirements, the SUP provides a framework to evaluate and address public health, safety, and welfare considerations associated with the use.
4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
 - Adequate infrastructure is available and exists for immediate use to the subject property.
 5. **Do current conditions indicate that a Special Use Permit is necessary?**
 - Current conditions indicate that a Special Use Permit serves as an appropriate tool for consideration of the proposed use. The SUP process allows for a case-by-case evaluation of site-specific factors such as operational characteristics, potential impacts, and compatibility with surrounding development. Through this process, conditions may be identified and applied, as necessary, to address any concerns and ensure the use aligns with applicable standards and community expectations.

3. RECOMMENDATION

Following Section 2.2.10 in the LDC, the Planning and Zoning Commission may recommend, and the City Council may impose a Special Use Permit to allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of the LDC, but which are in keeping with the intent of the LDC and Comprehensive Plan. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

1. **Is the Special Use Permit consistent with the Comprehensive Plan?**
2. **Is the Special Use Permit compatible with the surrounding area?**
3. **Does the Special Use Permit promote public health, safety, or general welfare?**
4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
5. **Do current conditions indicate that a Special Use Permit is necessary?**

4. TIMELINE

P&Z Public Hearing: January 13, 2026

City Council Public Hearing: January 22, 2026

City Council Action: February 12, 2026

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2025-2642_601 W 2nd SUP_Staff Report
2. PZ-2025-2642_601 W 2nd SUP_LOI from Applicant
3. PZ 2025-2642 Location Map

4. PZ 2025-2642 Growth Sector
5. PZ 2025-2642 Future Land Use
6. PZ 2025-2642 Current Zoning
7. PZ 2025-2642 Notification Map
8. PZ-2025-2642_601 W 2nd SUP_Ordinance
9. PZ-2025-2642_601 W 2nd Survey_Exhibit A
10. PZ 2025-2642 Proposed Zoning_Exhibit B

City of Taylor
PZ-2025-2642
Special Use Permit
Staff Report

Item Details

Request: A request to obtain a Special Use Permit to allow for light electronics disposal services as part of a commercial retail use.

Legal Description: Approximately 2.31 acres of land in the John Winsett Survey, Abstract No. 661, Map of the City of Taylor, Block 60 and 69, Lot 1-10

Applicant: Scott Heselmeyer

Property Owner(s): Darren Quick

Responsible Staff: Courtney Peres

Overview of Applicant’s Request & Background

The applicant is requesting a Special Use Permit to permit a light electronics disposal service. The company, Colt Recycling, focuses on electronics recycling, IT asset disposition (ITAD), and secure data destruction. Their team has met with City staff and stated that they intend to use SSI (Shredding Systems Inc) M45 or M50 size shredders. The proposed shredders of this size are of a small profile, operated by a single electric motor, and would not likely be heard outside of the building.

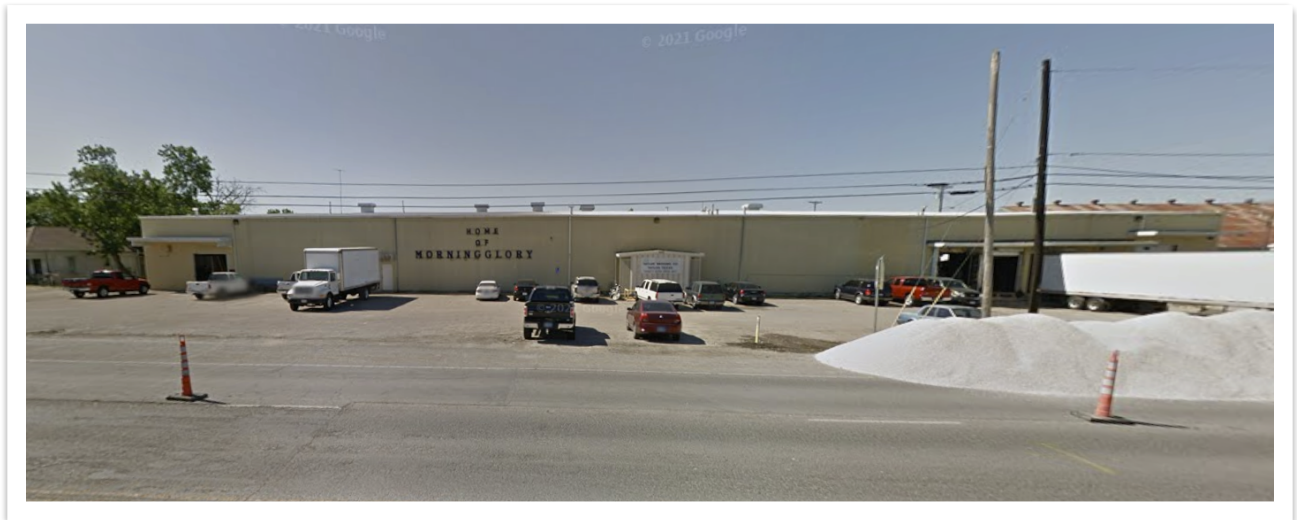


M45



M50

The existing 58,600 square foot structure on site has remained vacant for approximately 3+ years. Previously the building was used by Taylor Bedding Company (Morning Glory brand) for manufacturing, storage, and distribution of their bedding products.



601 W. 2nd Street circa April 2011

Location:

The subject property is located at 601 W. 2nd Street. The subject property backs up to the UP/BNSF Railway.

Physical and Natural Features:

The subject property is fully built out with the existing structure and associated parking maxing out the impervious coverage on the lot. Little to no landscaping or foliage exists except for a tree line along the southern boundary adjacent to the rail line (UP/BNSF Railway).

Land Use and Zoning:

The subject property is located within the **Infill Growth Sector (G-5)** which consists of areas within the city that are already developed and served by infrastructure. They are also intended for higher intensity use than are currently in place.

The subject property is assigned the Future Land Use designation of **Market Center: Community** which is envisioned as mixed use area anchored by a retail destination where surrounding residents go to get daily goods and services. Market Centers can be developed as new centers or as a redevelopment of an existing suburban big box retail center.

The current zoning is **P5 – Urban Center** Place Type which regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential.

The surrounding properties are:

| Direction | Zoning District | Growth Sector | Future Land Use | Existing Land Use |
|------------------|------------------------|----------------------------|-------------------------|---|
| North | P5 Urban Center | Infill Growth Sector (G-5) | Market Center Community | Offices & Residences |
| South | Railway | Railway | Railway | Railway |
| East | P5 | Infill Growth Sector (G-5) | Market Center Community | Office (Weber Chiropractic) |
| West | P5 | Infill Growth Sector (G-5) | Market Center Community | Offices – Office Furniture Manufacturer, Auto Shop, Warehousing |

Transportation

The subject property gains access from W. 2nd Street with side access available from N. Doak Street and Branch Street. W. 2nd Street is a four-lane undivided roadway west of Downtown. This roadway serves as a primary route into Downtown Taylor and provides vehicle and pedestrian access to the commercial core. The Envision Taylor Comprehensive Plan has identified the need to address W. 2nd Street with multimodal enhancements to ensure the corridor promotes accessibility to local businesses and walkability in the Downtown area.

Future Traffic Operations estimates by 2045 W. 2nd Street will see 35,000 vehicles per day along 4 travel lanes.

Utilities

The subject property is located within the City of Taylor water and wastewater CCN. There is a 6-inch water line located along W. 2nd Street and 12-inch and 6-inch wastewater lines bounding the subject property. Utilities are not anticipated to be 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. Fifteen (15) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 28, 2025.

Staff Analysis

Upon investigation, staff determined that the subject property at 601 W. 2nd Street could not be considered as a legal nonconforming site as the site has been vacated and all legal uses of the site have been discontinued for a period of 12 months (LDC 1.10.5.1 (2)) and the structure shall be considered abandoned after the structure has been vacant and/or no certificate of occupancy has been in place for a period of 18 months (LDC 1.10.5.1 (3)).

The applicant disclosed that the building was vacant for 2 years and 10 months – confirming the disqualification of existing non-conforming status (legal non-conforming).

The existing structure occupies the entire lot with a front parking lot and several truck bays with doors for loading and unloading products. The composition of the structure on the lot and its characteristics allude to an industrial end user. As such, the previous tenant (Taylor Bedding Co.) focused their business on manufacturing, warehousing, and distribution of mattresses, quilts, and batting. When the functional focus is on production, manufacturing, warehousing, logistics, or large-scale service, the use is commonly categorized as Industrial. Additionally, impacts of the use should also be considered such as higher truck traffic, noise, emissions, and larger building/loading docks. Many of these characteristics exist currently and will persist based on the proposed use of an electronics disposal business.

Therefore, staff determined that the use as an industrial end user (Colt Recycling) would be inconsistent with the existing Place Type, P5 – Urban Center.

The request for a Special Use Permit aims to allow the owner to use the property as a light electronics disposal as part of a commercial retail use, subject to the conditions outlined below to guide operations and address site-specific considerations:

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Industrial Pretreatment: User shall comply with City of Taylor’s industrial water and wastewater pretreatment and backflow prevention assembly programs.

Transferability: A Special Use Permit is not transferable and shall not be assigned nor transferred to another person, entity or location. Any attempt to transfer a permit or attempt to use another person's permit may be grounds for re-vocation of a permit.

Change of Information: Any change of information provided in a Special Use Permit application form must be reported to the City within ten (10) days and be continuously updated as changes occur

Expiration; Renewals:

- a. Special Use Permit expires upon the earlier of the following occurrences:
 1. Three (3) years after the date of issuance; or
 2. When the ownership, tenant, use, or user of the property changes.
- b. An owner shall file an application to renew a special use permit in the form provided by the City at least thirty (30) days prior to the expiration of the current permit.
- c. Every complete application for a renewal permit shall include updates, if any, to the information contained in the original permit or any subsequent renewals. The permit holder shall sign a statement affirming that there is either no change to such information, or that any updated information is accurate and complete.
- d. The director may require such certifications deemed necessary and proper to ensure continuing compliance with this article.
- e. Renewals must be granted by the City Council of the City of Taylor.
- f. A nonrefundable permit renewal application fee of fifty dollars (\$50. 00) shall accompany any renewal application.

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1. Failure to comply with any provision of the city ordinances or any applicable state, federal or local law.
2. Providing false or misleading information on any application form.
3. Failure to notify a change of information or change in use.
4. Failure to pay any tax required
5. Failure to pay any fee required pursuant to this Chapter at the time payment was due.

In determining a recommendation on a Special Use Permit request, staff have considered the following factors:

1. Is the Special Use Permit consistent with the Comprehensive Plan?

- The request for a Special Use Permit to allow a light electronics disposal as part of a commercial retail use is consistent with the growth sector as Infill Growth. However, the proposed use is inconsistent with the Future Land Use as Market

Center – Community. This future land use aims to bring a higher percentage of retail (52.5%) to the area to support surrounding residents and regional traffic along W. 2nd Street (Comprehensive Plan page 72).

2. Is the Special Use Permit compatible with the surrounding area?

- The compatibility of the proposed Special Use Permit for a light electronics disposal business depends on adherence to the specific conditions and operational standards established through the SUP process. Factors such as hours of operation, traffic generation, noise, storage methods, and compliance with environmental and performance regulations will determine how the use relates to the surrounding area. With appropriate conditions and ongoing compliance, potential impacts to adjacent properties can be evaluated and managed to ensure the use functions in a manner that is compatible with nearby development.

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

- The extent to which the proposed Special Use Permit promotes public health, safety, or general welfare is contingent upon compliance with applicable regulations and the conditions imposed through the SUP process. Considerations such as proper handling and disposal of materials, adherence to environmental standards, traffic and site safety measures, and operational controls will influence potential benefits or impacts. Through review and enforcement of these requirements, the SUP provides a framework to evaluate and address public health, safety, and welfare considerations associated with the use.

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

- Adequate infrastructure is available and exists for immediate use to the subject property.

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

- Current conditions indicate that a Special Use Permit serves as an appropriate tool for consideration of the proposed use. The SUP process allows for a case-by-case evaluation of site-specific factors such as operational characteristics, potential impacts, and compatibility with surrounding development. Through this process, conditions may be identified and applied, as necessary, to address any concerns and ensure the use aligns with applicable standards and community expectations.

P&Z Recommendation

Following Section 2.2.10 in the LDC, the Planning and Zoning Commission may recommend, and the City Council may impose a Special Use Permit to allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of the LDC, but which are in keeping with the intent of the LDC and Comprehensive Plan. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

1. Is the Special Use Permit consistent with the Comprehensive Plan?

2. **Is the Special Use Permit compatible with the surrounding area?**
3. **Does the Special Use Permit promote public health, safety, or general welfare?**
4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
5. **Do current conditions indicate that a Special Use Permit is necessary?**

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Growth Sector Map
- d. Future Land Use Map
- e. Existing Zoning Map
- f. Notification Map
- g. Ordinance 2026-XX
 - 1) Meets and Bounds Description – Exhibit A
 - 2) Proposed Zoning Map – Exhibit B

SPECIAL USE PERMIT APPLICATION

601 W. 2ND STREET

NARRATIVE

This application for a Special Use Permit is being filed by 606 Leander Georgetown, LLC, the owner of the property located at 601 W. 2nd Street (the “Property”). The Property was formerly industrial property that was rezoned to P5 – Urban Center with the adoption of the Taylor Made Land Development Code (the “LDC”). The building located on the Property is non-compliant with the LDC. has been vacant for nearly 3 years despite active work by the owner to get the building leased. Accordingly, the Property has lost its Legal Nonconforming status.

The applicant is seeking an occupancy permit to allow a tenant, Colt ITAD – Electronics Disposition Services (the “Tenant”), to occupy the Property under a lease. The Tenant’s occupancy of the Property would not require immediate changes to the building or the Property. Under the LDC, it will be impossible for the applicant to secure a tenant for the Property without a Special Use Permit.

The Property is the former Taylor Bedding Company building. Taylor Bedding was first founded in Taylor in 1903. A postcard from the 1930’s depicting the original Taylor Bedding Company building is featured on the City of Taylor’s website. The current building was constructed in the late 1960’s and has been maintained in largely the same form since that time. The Property was purchased by the applicant in 2020. The tenant that was in the Property at the time of purchase moved out in 2022, and applicant has been unable to lease the property since that time.

The Tenant is a company engaged in the disposition of electronic assets. This involves bringing in IT assets (computer hardware) from clients and then conducting manual sorting, device disassembly, testing, data sanitization/verification, inventory management, refurbishment, and asset disposition. The Tenant has facilities in New Hampshire, North Carolina, and San Marcos. They have sought the Taylor location to support new IT asset disposal programs for large tech business in the Austin Area. The Tenant will bring in an initial team of approximately 12 technician-level employees to get these operations off the ground and plans to expand to 20-25 employees within one year.

All of the equipment and property associated with Tenant’s operations will be kept inside the building. The operations involve approximately one semi-truck load a day of inbound and outbound activity. These are sorting processes that would not produce any odor, chemical, or extraordinary noise. The Tenant would like to include a small hard drive

shredder within its operations. We have provided an additional attachment providing further information on these shredders.

In addition to these corporate services, the Tenant plans to establish a public drop-off for the Taylor community to properly dispose of obsolete electronics. The hard drive shredder would be an important part of this service, as it would give comfort to those who drop off devices that might contain data that the device and data are immediately destroyed.

In the long term, the Tenant hopes to outgrow this Property within approximately 5 years. At that time, the Tenant would look for a larger industrial building in the Taylor area to add capacity, employees, and high-volume automated processing in a manner comparable with its east coast operations.

Colt has a longstanding commitment to the communities they serve, having successfully operated in NH and NC for decades. They provide a needed technology service, excellent pay, and benefits for employees, and are certified to the R2 Standard (Sustainable use, reuse and responsible recycling of electronics), ISO 9001 (Quality), ISO 14001 (Environmental) and ISO 45001 (Health and Safety). This is a green technology company that is highly regulated by these standards and their high tech customer base.

The Property sits on West 2nd Street, 4 blocks west of the closest retail business that would fit into the “higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential” that is the stated goal of the Urban Center zoning. Nearly the entire length of West 2nd Street was zoned to P5-Urban Center on the LDC. With the possible exception of the chiropractic office next door to the Property, it appears that every property on the south side of 2nd Street for at least 3 blocks to the east (toward downtown) from the Property is nonconforming (and many are also currently vacant). As you continue west, nearly all of the remaining properties along the south side of West 2nd Street are also nonconforming. The applicant agrees that the future may likely include an “Urban Center”-type development for the Property. That future is not feasible until a large portion of the properties between this Property and the current downtown area are redeveloped. Reality suggests that it will take years – likely a decade or more – for the 4 blocks between the Property and downtown to experience such redevelopment. The applicant looks forward to participating in such redevelopment when the time is right – but between now in then it is imperative that the property be rented so that the applicant can remain solvent.

While we don’t believe that it will be practical to bring the current building into compliance with the terms of the LDC, the applicant and Tenant do plan future improvements to the building that will bring the appearance of the Property closer to the



vision of the LDC. These improvements include landscaping and adding windows to the front of the building to create a less industrial look. The timeline of planning and executing such improvements is dependent on the applicant getting this tenant in place and paying rent that would support such improvements. We have included renderings in a separate attachments. These are only conceptual ideas and would of course be subject to city input and permitting.

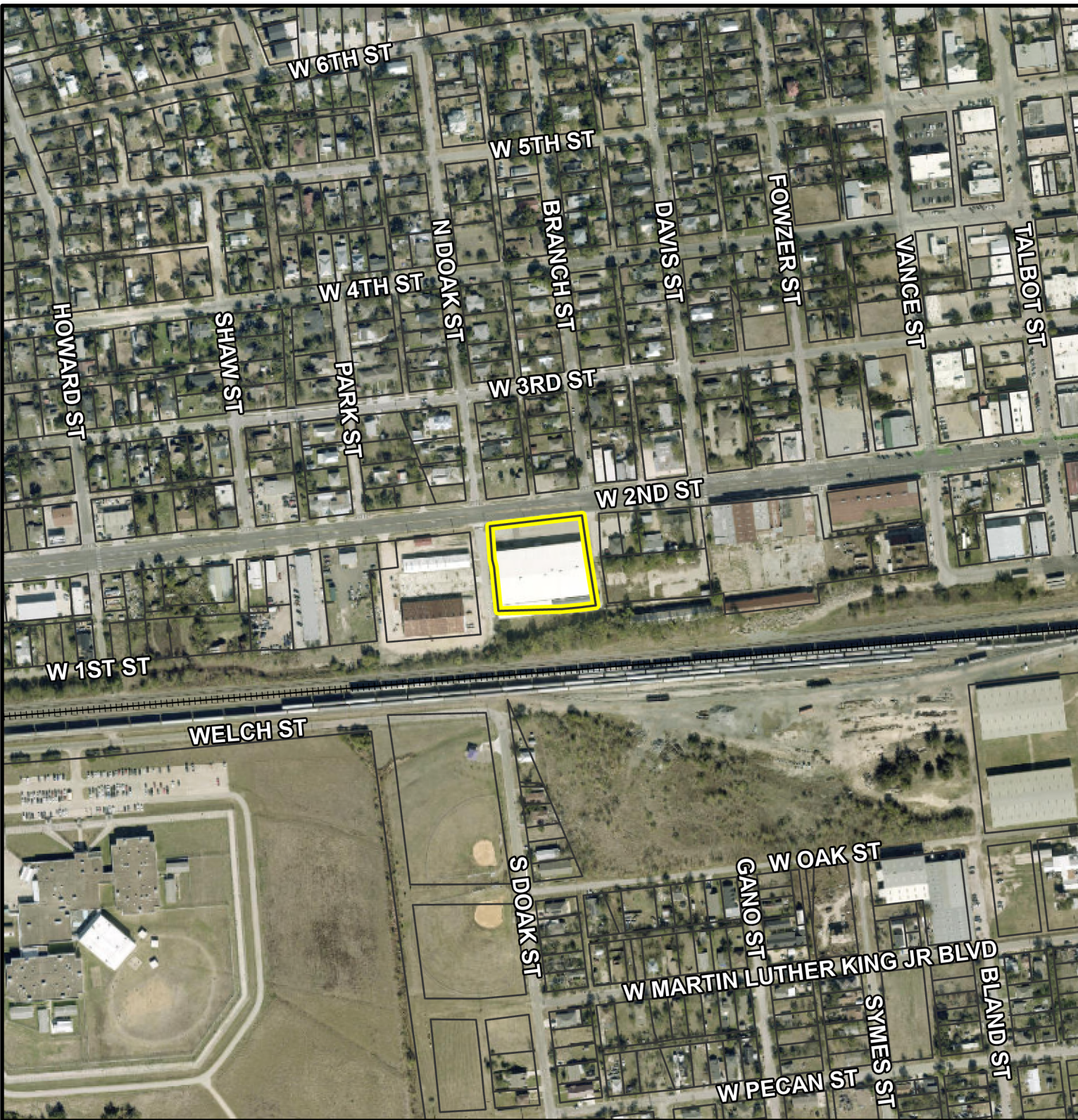
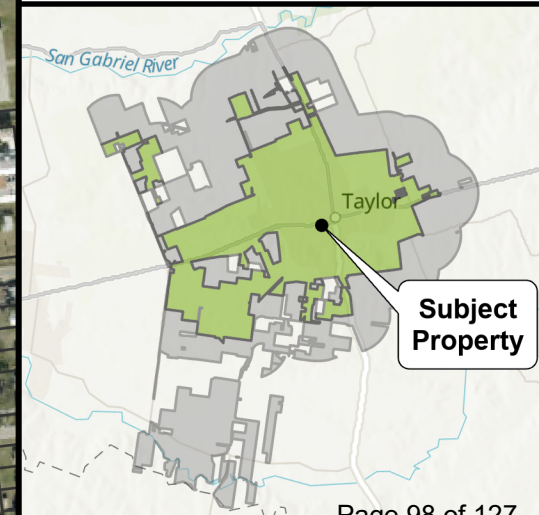
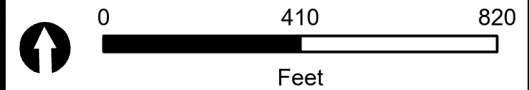
The applicant is requesting a Special Use Permit to allow the Tenant to occupy the Property under such terms as the City may reasonably suggest.



PZ-2025-2642

601 W 2nd St.
Special Use Permit
Location Map
Approximately 2.3 acres

-  Subject Property
-  Parcel Boundary

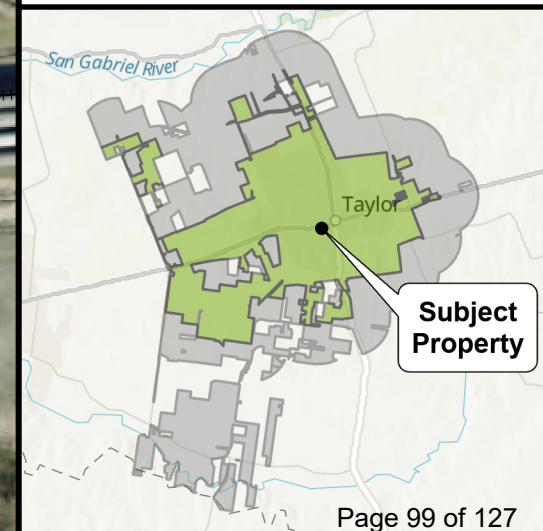
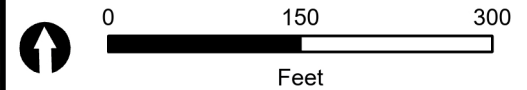




PZ-2025-2642

601 W 2nd St.
Special Use Permit
Growth Sector Map
Approximately 2.3 acres

- Subject Property
- Parcel Boundary
- Growth Sector**
 - Infill Neighborhood Sector (G-4)
 - Infill Growth Sector (G-5)

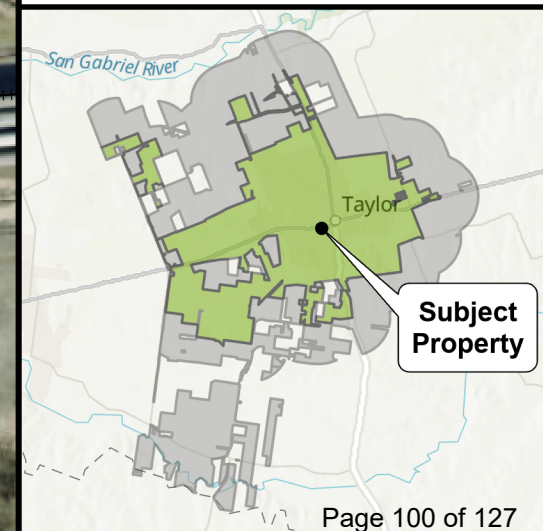




PZ-2025-2642

601 W 2nd St.
Special Use Permit
Future Land Use Map
Approximately 2.3 acres

- Subject Property
- Parcel Boundary
- Future Land Use**
 - Neighborhood Infill
 - Market: Community

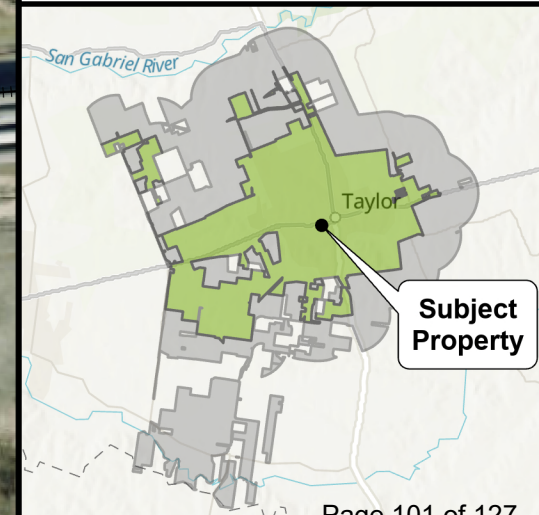
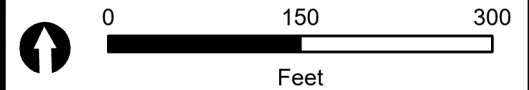




PZ-2025-2642

601 W 2nd St.
Special Use Permit
Current Zoning Map
Approximately 2.3 acres





- Subject Property
- Parcel Boundary
- Place Type Zoning**
 - P4: Mix
 - P5: Urban Center
 - CS: Civic Space

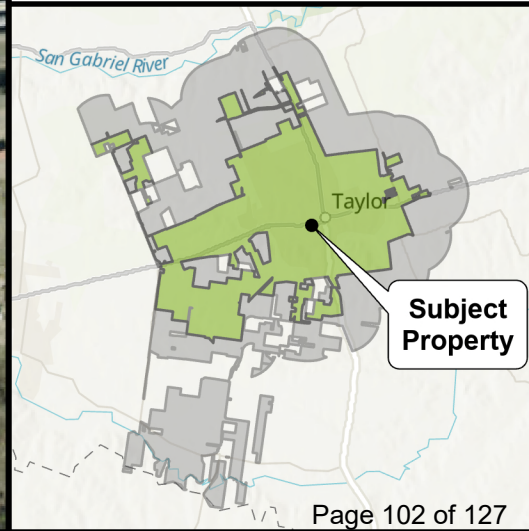




PZ-2025-2642

**601 W 2nd St.
Special Use Permit
Notification Map
Approximately 2.3 acres**

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



ORDINANCE NO. 2026-_____

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A LIGHT ELECTRONICS DISPOSAL SERVICE AS PART OF A COMMERCIAL RETAIL USE GENERALLY LOCATED AT 601 WEST 2ND STREET, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R015371 TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on _____, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Specific Use Permit for a light electronics disposal service as part of a commercial retail use, which is a use not allowed by-right in this location and thus required to obtain a Specific Use Permit to grant approval of such use within the current zoning; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on _____, 2026, to consider the zoning request, and recommended approval of the zoning change, with a renewal in three (3) years to be approved by the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change by approving a Special Use Permit as described herein.

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 601 W 2nd Street, Taylor, TX commercial property is approved for a Specific Use Permit for a light electronics disposal service as part of a commercial retail use, subject to the special use terms and conditions below:

Noxious Emissions: The use granted by this Special Use Permit shall not generate, emit, or cause any noxious, offensive, or objectionable odors, fumes, vapors, dust, smoke, or noise detectable beyond the interior of the building, nor otherwise create a nuisance or negative impact to surrounding properties, as determined by the City.

Traffic and Access: No use of the subject property shall block, impede, or interfere with any public street, including West 2nd Street. Vehicles associated with the use shall not queue, idle, load, unload, or back up onto any public right-of-way. All loading, unloading, and maneuvering shall occur entirely on private property. The use shall not negatively impact traffic flow, sight visibility, or public safety.

Operations: Operations shall be conducted wholly indoors, and no outdoor processing, storage, or staging of materials or equipment is permitted.

Equipment Limitation: The approved use is limited to the operation of one (1) small, enclosed hard-drive shredder located entirely within the building. No additional shredding equipment, industrial shredders, or processing machinery shall be installed or operated on the property without an amendment to this Special Use Permit approved by the City Council.

Noise Pollution: Noise shall be enclosed inside the building and within the building envelope and will be required to comply with City of Taylor noise ordinance.

Vibration: All uses shall be operated so that ground vibration is not perceptible outside the lot lines of the site on which the use is located.

Fire and Explosive Hazards: Any storage of flammable or explosive material shall be enclosed in the building and meet City of Taylor International Code Council latest edition and any amendments thereafter as determined by the Fire Marshal.

Light and Glare: All exterior lighting shall be hooded or otherwise shielded so that the light source is not directly visible from outside the property
All exterior lighting shall be shielded so that all emitted light falls upon the property

Industrial pretreatment: User shall comply with City of Taylor's industrial water and wastewater pretreatment and backflow prevention assembly programs.

Transferability: A Special Use Permit is not transferable and shall not be assigned nor transferred to another person, entity or location. Any attempt to transfer a permit or attempt to use another person's permit may be grounds for re-vocation of a permit.

Change of Information: Any change of information provided in a Special Use Permit application form must be reported to the City within ten (10) days and be continuously updated as changes occur

Expiration; Renewals:

- a. Special Use Permit expires upon the earlier of the following occurrences:
 1. Three (3) years after the date of issuance; or
 2. When the ownership, tenant, use, or user of the property changes.
- b. An owner shall file an application to renew a special use permit in the form provided by the City at least thirty (30) days prior to the expiration of the current permit.
- c. Every complete application for a renewal permit shall include updates, if any, to the information contained in the original permit or any subsequent renewals. The permit holder shall sign a statement affirming that there is either no change to such information, or that any updated information is accurate and complete.
- d. The director may require such certifications deemed necessary and proper to ensure continuing compliance with this article.

- e. Renewals must be granted by the City Council of the City of Taylor.
- f. A nonrefundable permit renewal application fee of fifty dollars (\$50.00) shall accompany any renewal application.

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

1. Failure to comply with any provision of the city ordinances or any applicable state, federal or local law.
2. Providing false or misleading information on any application form.
3. Failure to notify a change of information or change in use.
4. Failure to pay any tax required
5. Failure to pay any fee required pursuant to this Chapter at the time payment was due.

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

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance _____ was introduced before the Taylor City Council on the ___ day of _____ 2026.

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

Dwayne Ariliola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,

City Attorney

CERTIFICATE

THE STATE OF TEXAS

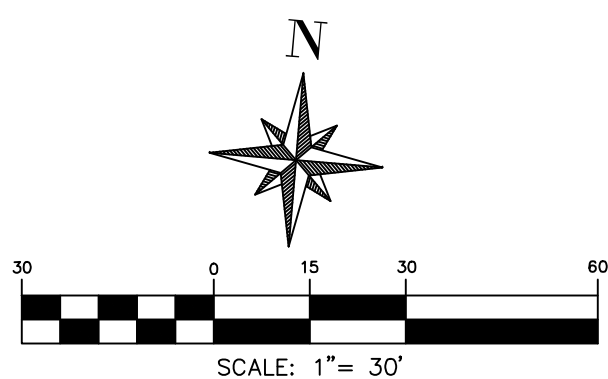
COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-_____, 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)

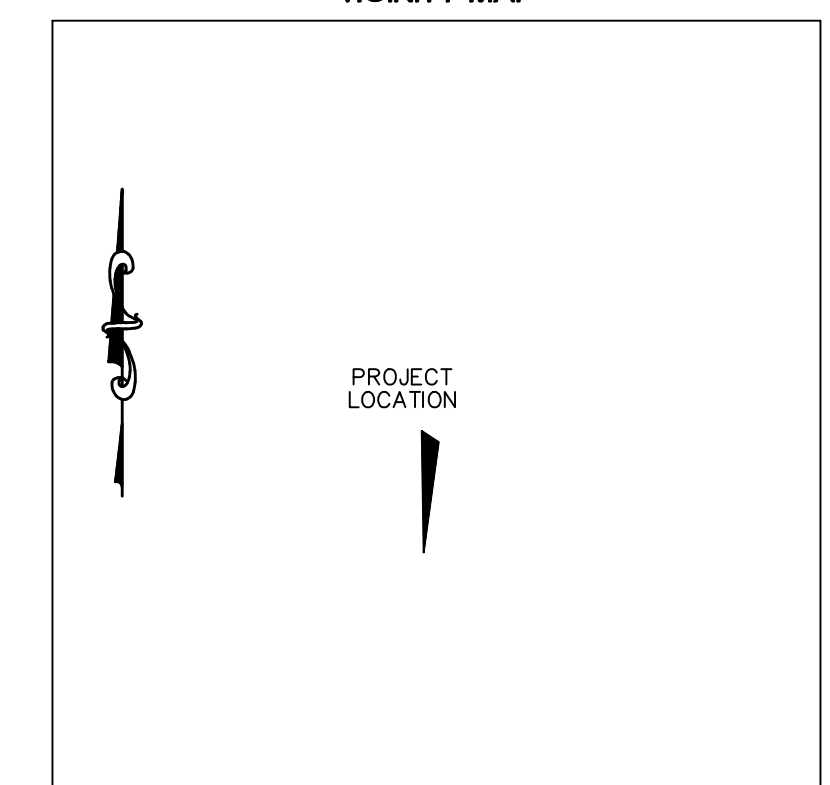


JOHN WINSETT SURVEY, SECTION NO.8,
ABSTRACT NO. 661

LEGEND

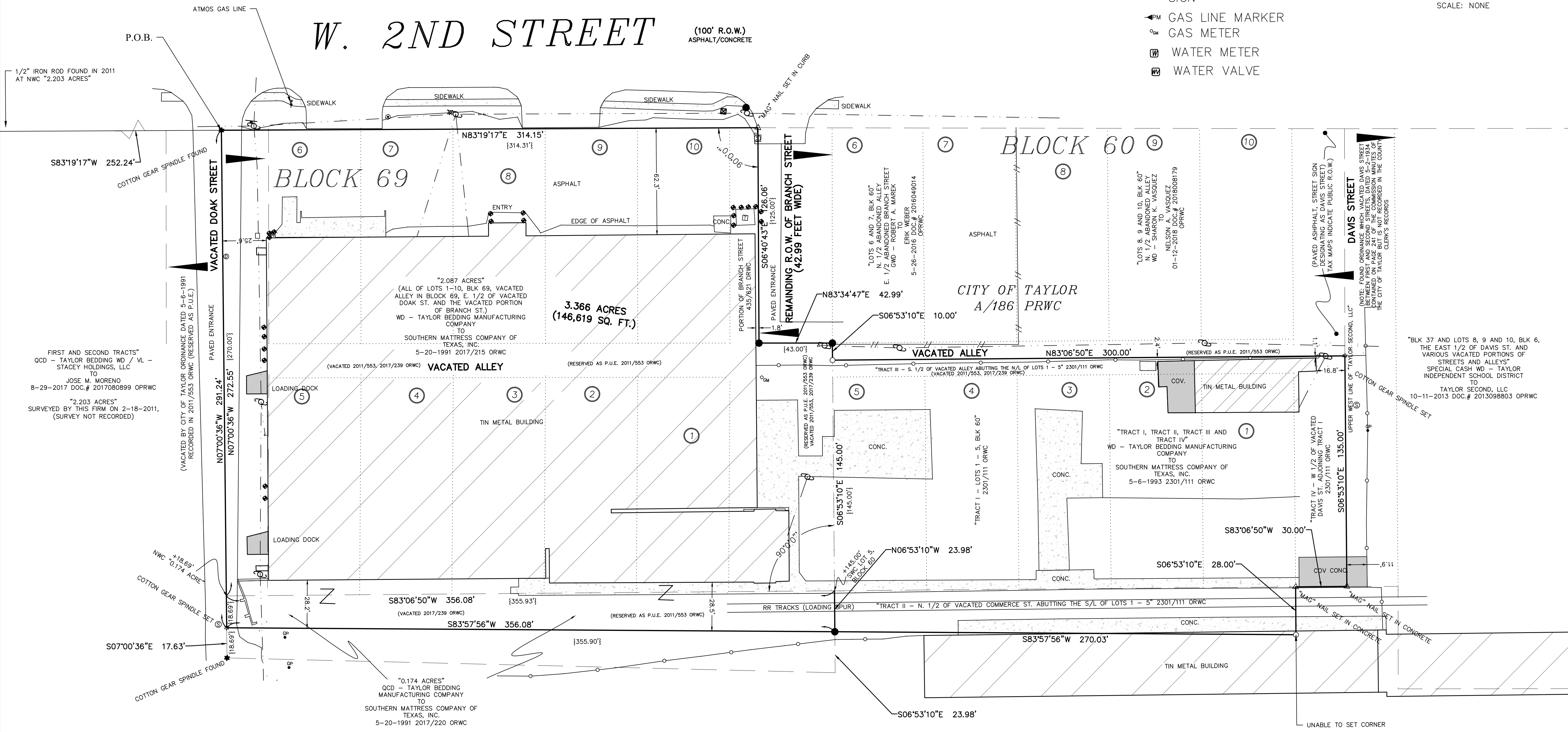
- A/C UNIT
- POWER POLE
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- MANHOLE
- FIRE HYDRANT
- IRON ROD FOUND
- BOLLARD
- CLEANOUT
- UTILITY PEDESTAL
- SIGN
- GAS LINE MARKER
- GAS METER
- WATER METER
- WATER VALVE

VICINITY MAP



SCALE: NONE

W. 2ND STREET (100' R.O.W.)
ASPHALT/CONCRETE



- SURVEYORS NOTES:**
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT. DISTANCES ARE EXPRESSED AS GRID VALUES. TO CONVERT TO SURFACE VALUES DIVIDE BY THE COMBINED SCALE FACTOR OF 0.999910193198.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
 - THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0535E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
 - THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 - ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
 - THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.

THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COUNTERSIGNED BY LONGHORN TITLE COMPANY, INC., G.F. NO. 18057179, EFFECTIVE DATE: NOVEMBER 12, 2018.

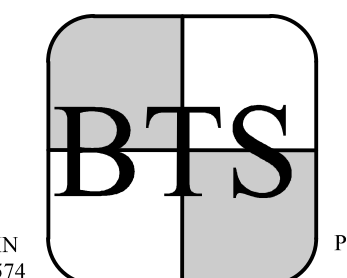
- SCHEDULE "B" ITEMS:**
- 10A - EXISTING UTILITY AND SEWERAGE EASEMENTS AS RECORDED IN 435/621, DRWC - THIS AFFECTS IF THERE ARE ANY EXISTING UTILITIES OR SEWERAGE LINES IN THE WESTERN PORTION OF BRANCH STREET WHICH WAS CONVEYED IN THIS DOCUMENT.
 - 10B - EASEMENT IN, OVER, UNDER, ACROSS AND UPON VACATED PORTIONS OF STREETS AND ALLEYS AS SHOWN HEREON - AFFECTS
 - 10C - EASEMENT GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC RECORDED IN DOCUMENT NO. 2013015171, OPRWC - UNABLE TO DETERMINE LOCATION BASED ON VAGUE EXHIBIT CONTAINED WITHIN DOCUMENT, MAY AFFECT.
 - 10D THROUGH 10I - NOTED
 - 10J - NOT RELATED TO SURFACE TITLE, NOT RESEARCHED

SOUTHERN MATTRESS COMPANY OF TEXAS, INC.

LAND TITLE SURVEY

3.366 ACRE TRACT OUT OF THE JOHN WINSETT SURVEY ABSTRACT NO. 661 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76754 PHONE: (512) 352-9090 FAX: (512) 352-9091

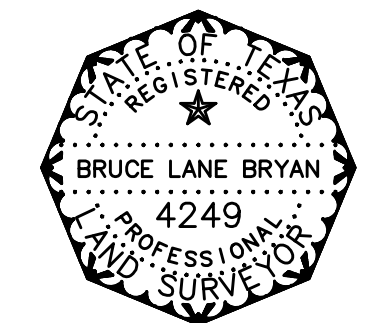
FIRM No. 10128500

www.bryantechnicalservices.com

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
| | | | |
| | | | |

DRAWN BY: PT CHECKED BY: BLB
SCALE: 1" = 30' APPROVED BY: BLB
PROJECT NO. 18-967 DATE: DECEMBER 5, 2018

TO: LONGHORN TITLE COMPANY, INC.; FAIRWINDS CAPITAL, LP
RE: GF# 18057179, 601 W. 2ND STREET, TAYLOR, TX



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT
12-14-2018
DATE
BRUCE L. BRYAN, R.P.L.S.
TEXAS REGISTRATION NO. 4249

- ABBREVIATIONS**
- FND. - FOUND
 - I.R. - IRON ROD
 - N.F. - NOT FOUND
 - R.O.W. - RIGHT-OF-WAY
 - DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - D.W/V.L. - DEED WITH VENDOR'S LIEN
 - WCR - WILLIAMSON COUNTY ROAD
 - QCD - QUITCLAIM DEED

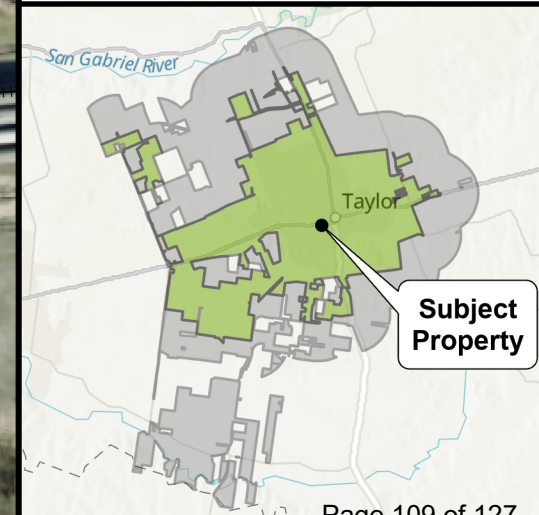
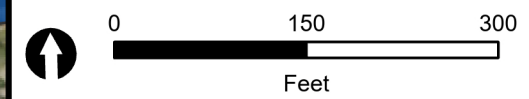
UNION PACIFIC RAILROAD



PZ-2025-2642

**601 W 2nd St.
Special Use Permit
Proposed Zoning Map
Approximately 2.3 acres**

- Subject Property
- Parcel Boundary
- Special Use Permit
- Place Type Zoning**
 - P4: Mix
 - P5: Urban Center
 - CS: Civic Space





City Council Meeting January 13, 2026 Transmittal Letter

| |
|-------------------|
| STRATEGIC PILLAR |
| Economic Vitality |

Agenda Item Number: 6.

Agenda Title: **POSTPONED Hold a public hearing, discuss and consider action on a proposed Historic Overlay District to be applied over the historic downtown of the City of Taylor.**

Council Action to be Taken: Hold a public hearing, discuss and consider action on a proposed Historic Overlay District to be applied over the historic downtown of the City of Taylor.

Department Submitted: Downtown Department

Staff Contact: Carly Kehoe Pearson, Assistant City Manager

1. PURPOSE / DESCRIPTION

To bring the City of Taylor’s Historic Preservation Ordinance (Chapter 6, Land Development Code) into compliance with state law (TLGC Ch. 211.0165) by correctly codifying the existing downtown districts as a Historic District. No changes are proposed to the content of the existing Ordinance, no changes are proposed to the boundaries of the existing downtown districts; this is an administrative correction to ensure the Historic Preservation Commission can legally convene and act in accordance with the Ordinance adopted in 2023 and with state law requirements of the Texas Local Government Code. Notices and Public Hearings are required by the Texas Local Government Code.

The designation of a property or district as historic is intended to:

- (1) Protect and enhance the landmarks and districts which represent distinctive elements of Taylor’s historic, architectural, and cultural heritage;
- (2) Foster civic pride in the accomplishments of the past;
- (3) Protect and enhance Taylor’s attractiveness to visitors and the support and stimulus to the economy, thereby provided;
- (4) Ensure the harmonious, orderly, and efficient growth and development of the City that is sensitive to its historic resources;
- (5) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the City;
- (6) Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On November 9, 2023, the City adopted the Land Development Code (LDC), which included Zoning, Subdivision, Sign, and Historic Preservation regulations. The adoption established Chapter 6, the Historic Preservation Ordinance, but it did not correctly codify the existing downtown districts (MS, TIRZ, CBD, NH) into a legally recognized Historic District under state law (TLGC Ch. 211). This administrative oversight must be corrected to ensure the legal application of Chapter 6 and to allow the Historic Preservation Commission to convene and act in accordance with state law. The correction will follow the existing downtown boundaries, maintaining the integrity and life safety of the historic, integrated downtown area, without changing the content of the Ordinance.

On October 23, 2025 City Council Meeting, City Council provided direction to staff to proceed with statutorily required notices and public hearings to establish and codify the Historic District to comply with state law and administration of Chapter 6.

3. PROS and CONS

| <u>PROS</u> | <u>CONS</u> |
|--|---|
| <ul style="list-style-type: none">• Ensures legal compliance with state law; allows HPC to convene and act; preserves historic downtown protections; no changes to existing boundaries or Ordinance content. | <ul style="list-style-type: none">• Administrative effort and notifications required; requires supermajority approval by both HPC and City Council for non-consenting properties. |

4. RECOMMENDATION

Recommend establishing a Historic Overlay District to be applied over the historic downtown of the City of Taylor.

5. FUNDING SOURCE

n/a

6. TIMELINE

- Historic Preservation Commission, January 7,2026
- Planning and Zoning Commission, January 13,2026
- City Council, January 22, 2026

7. OTHER OPTIONS

Do not proceed, which would leave the Historic Preservation Ordinance and Commission operations noncompliant with state law.

8. ATTACHMENTS

- 1. City Council 01222025 PPT_Proposed Historic District Establishment
- 2. Recommended Vacancy and Historic Ordinance District Boundary
- 3. Statutory Required Impact Statement
- 4. Historic District Ordinance with Exhibit A_drftpdf

Historic Downtown District:

Land Development Code Ch. 6

City Council January 22, 2026

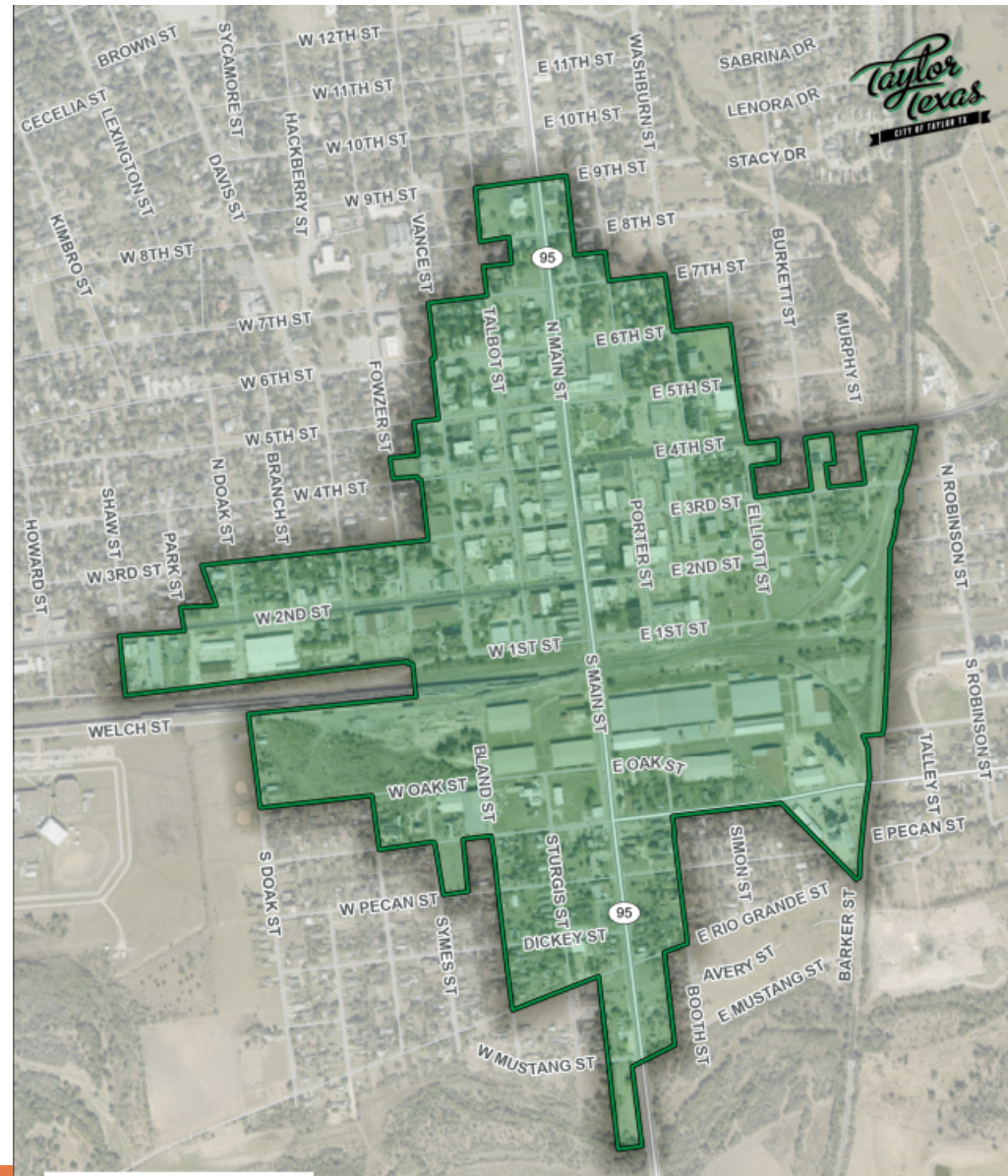
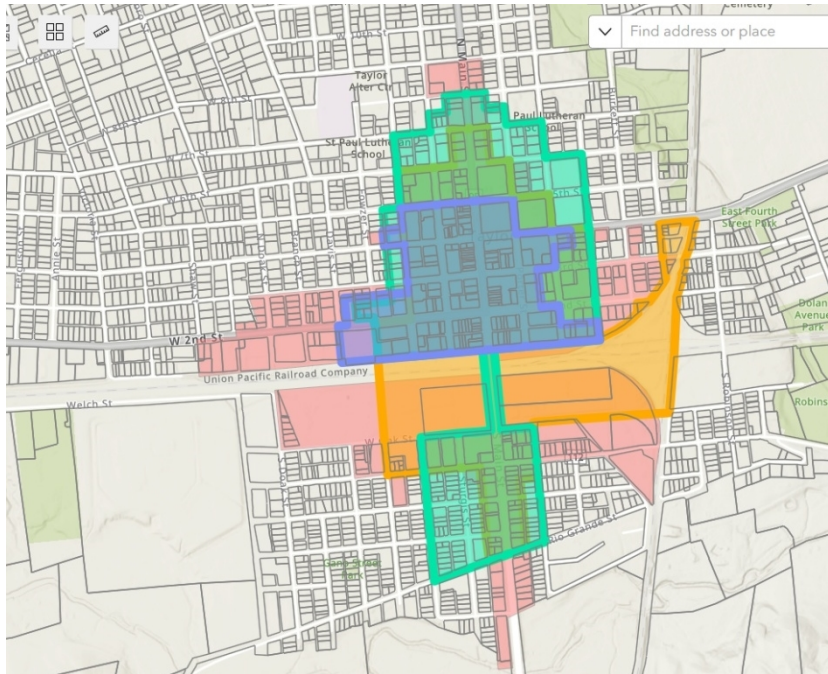
History and Reason

1. On November 9, 2023, the City of Taylor adopted the Land Development Code (LDC) including Zoning, Subdivision, Sign and Historic Preservation regulations.
2. The rezoning established the Historic Preservation Ordinance (Ch. 6 LDC) for the City of Taylor
3. It failed to correctly codify the existing Downtown districts into the Historic District under state law (TLGC Ch. 211)
4. This must be done in order to legally apply the LDC Chapter 6 and to have the Historic Preservation Commission be able to legally convene and act in accordance with state law and the LDC.
5. This will follow the existing boundaries of the downtown districts.
6. On October 23, 2025 Council directed staff to proceed with establishing this district.



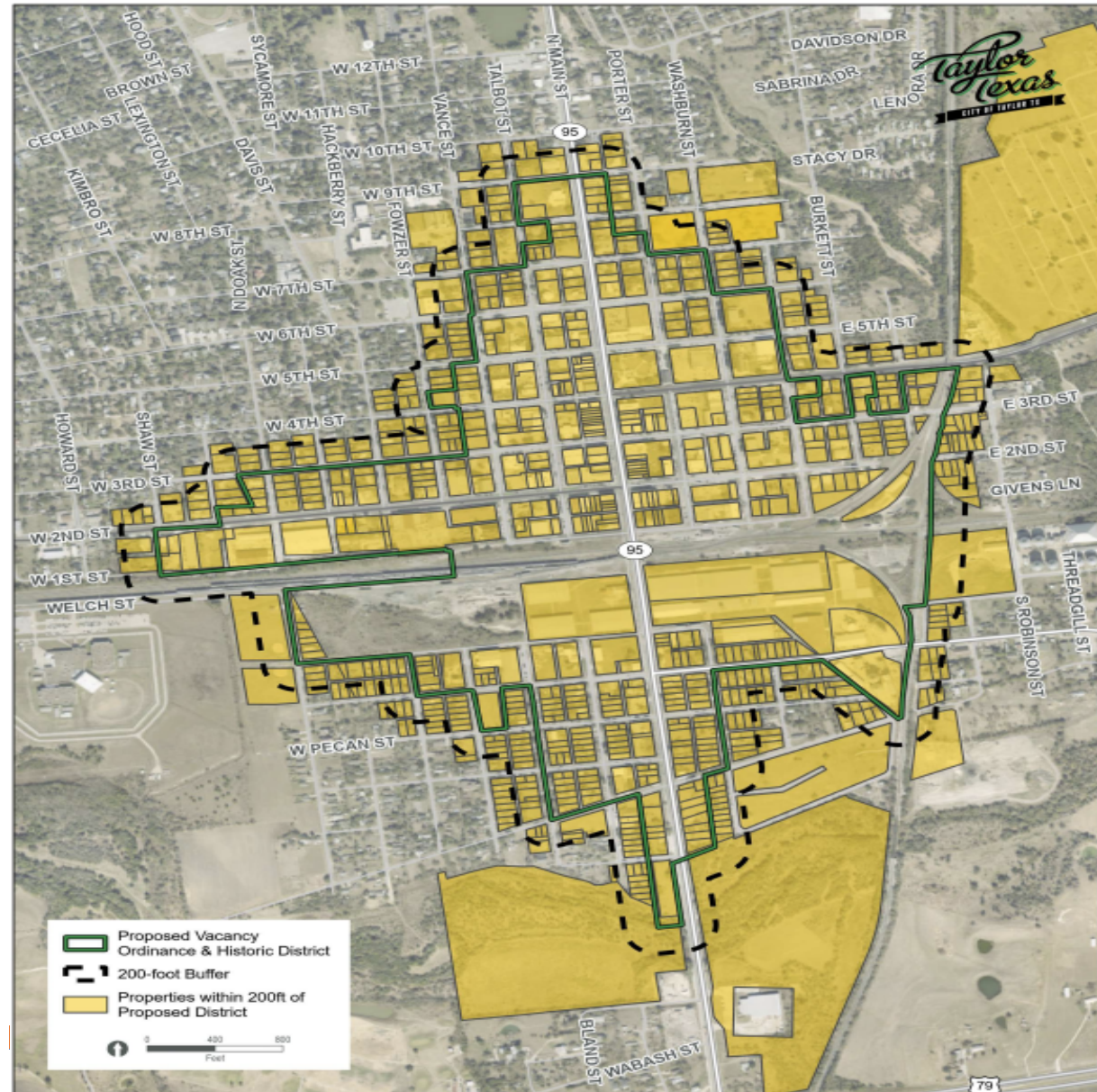
Existing Boundaries

1. The establishment of the Fire Chief's Vacancy Ordinance will use the same existing districts boundaries, in order to protect the integrity and life safety of the historic, integrated downtown area.
2. No changes are being proposed to the actual content of the existing Ordinance (LDC Ch. 6). This is an administrative oversight that did not create this Chapter and District in accordance with state law previously and so we are doing so now to bring it into compliance with TLGC Ch. 212.



Notice Map

1. Statutory Notices were sent out on 12/17/2025.
2. ___ In Support received
3. ___ In Opposition received
4. ___ Properties withdrew consent. These properties will require a $\frac{3}{4}$ vote to be included in the district. These properties are:
 1. 300/306 W 4th St. (Parcel ID R015036)
 2. 316 W 4th St. (Parcel ID R015043)
 3. 719 W 2nd St. (Parcel ID R016528)



State law:

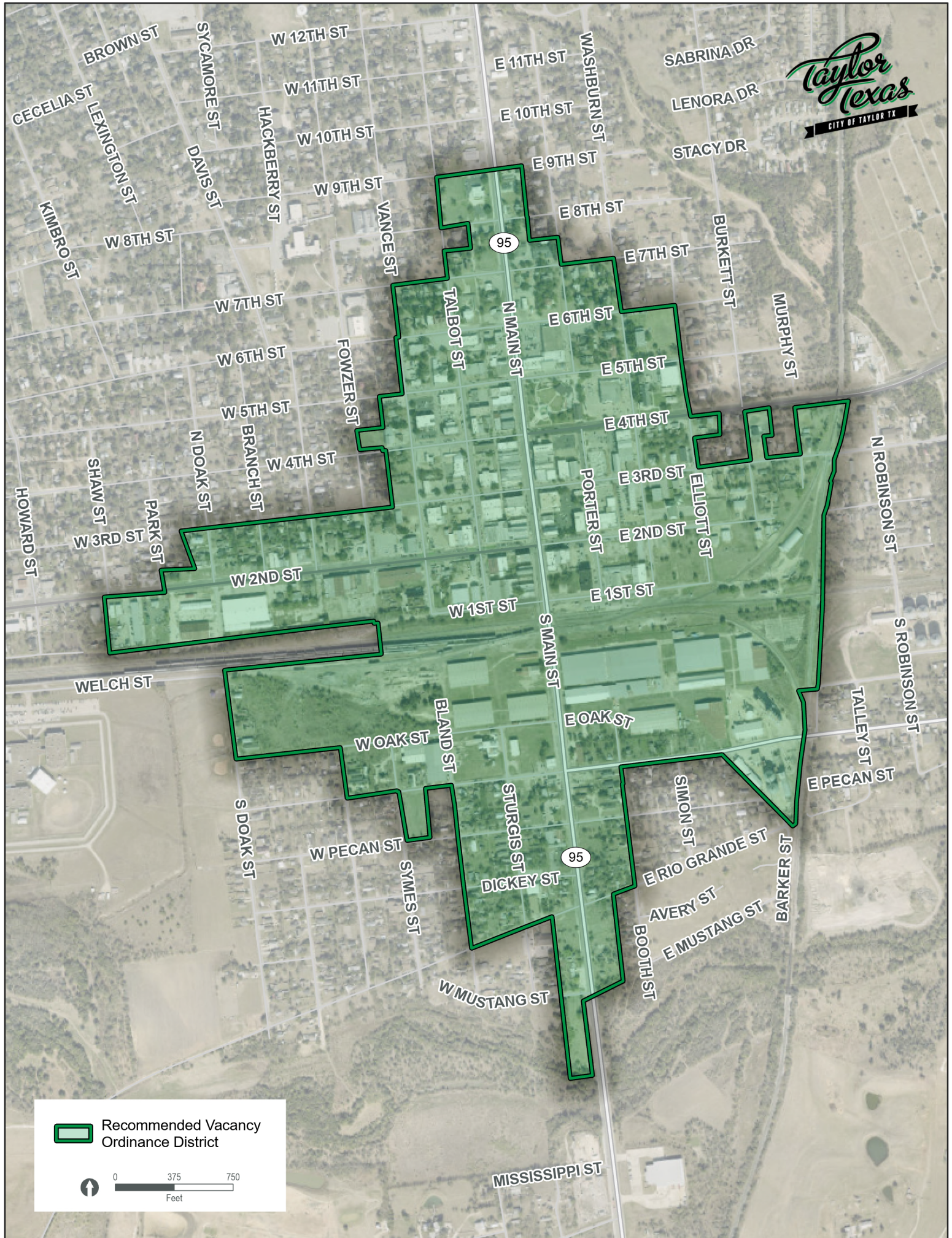
- Sec. 211.0165. DESIGNATION OF HISTORIC LANDMARK OR DISTRICT. (a) Except as provided by Subsection (b), a municipality that has established a process for designating places or areas of historical, cultural, or architectural importance and significance through the adoption of zoning regulations or zoning district boundaries may not designate a property as a local historic landmark or include a property within the boundaries of a local historic district unless:
 - (1) the owner of the property consents to the designation or inclusion; or
 - (2) if the owner does not consent, the designation or inclusion of the owner's property is approved by a three-fourths vote of:
 - (A) the governing body of the municipality; and
 - (B) the zoning, planning, or historical commission of the municipality, if any.
 - (a-1) If a municipality has more than one commission described by Subsection (a)(2)(B), the municipality shall designate one of those commissions as the entity with exclusive authority to approve the designations of properties as local historic landmarks and the inclusion of properties in a local historic district under that paragraph.
 - (b) If the property is owned by an organization that qualifies as a religious organization under Section [11.20](#), Tax Code, the municipality may designate the property as a local historic landmark or include the property in a local historic district only if the organization consents to the designation or inclusion.
 - (c) The municipality must provide the property owner a statement that describes the impact that a historic designation or inclusion in a local historic district of the owner's property may have on the owner and the owner's property. The municipality must provide the statement to the owner not later than the 15th day before the date of the initial hearing on the historic designation or inclusion in a local historic district of the property of:
 - (1) the zoning, planning, or historical commission, if any; or
 - (2) the governing body of the municipality.
 - (d) The historic designation impact statement must include lists of the:
 - (1) regulations that may be applied to any structure on the property after the designation;
 - (2) procedures for the designation;
 - (3) tax benefits that may be applied to the property after the designation; and
 - (4) rehabilitation or repair programs that the municipality offers for a property designated as historic.
 - (e) The municipality must allow an owner to withdraw consent at any time during the designation process.


Timeline

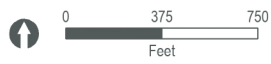
- **Step 1: Statutory notices were sent out (12/17/2025)**
- **Step 2: The Historic Preservation Commission Public Hearing and Recommendation: January 7, 2026**
- **Step 3: Planning and Zoning Commission Public Hearing and Recommendation: January 13, 2026**
- **Step 4: City Council Public Hearing and First Reading: January 22, 2026**

Questions?





 Recommended Vacancy Ordinance District



Texas Local Government Code Required Impact Statement

The City Council of Taylor, Texas, has declared that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public.

The designation of a property or district as historic is intended to

- (1) Protect and enhance the landmarks and districts which represent distinctive elements of Taylor’s historic, architectural, and cultural heritage;
- (2) Foster civic pride in the accomplishments of the past;
- (3) Protect and enhance Taylor’s attractiveness to visitors and the support and stimulus to the economy thereby provided;
- (4) Ensure the harmonious, orderly, and efficient growth and development of the City that is sensitive to its historic resources;
- (5) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the City;
- (6) Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation.

Regulations That May be Applied to a Structure on the Property

The City of Taylor’s Land Development Code (the “LDC”) provides regulations that apply to properties located in historical districts. These regulations are designed to preserve the historic character of the property. Nothing in the LDC will prevent the ordinary maintenance and repair of any exterior architectural feature of an historic landmark or a property within an historic district which does not involve a change in design, material, or outward appearance that require the issuance of a building permit. The LDC contains the following provisions which may be applied to a structure on a property in a historical district:

Section 6.1.6 of the LDC establishes Minimum Maintenance Standards for property in a designated historic district.

Section 6.1.7 of the LDC provides a procedure to mitigate “demolition by neglect,” which is the gradual deterioration of a property when routine or minimum maintenance is not performed.

Section 6.1.8 of the LDC requires a Certificate of Appropriateness before any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any Landmark or any property within a District, or any material change in the light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the

appearance and cohesiveness of any Landmark or any property within a District. The procedures and standards for approving a Certificate of Appropriateness are set out in Sections 6.1.9 and 6.1.10.

Sections 6.1.12 and 6.1.13 of the LDC provide for enforcement and penalties for violations of the LDC.

Procedures for the Designation

Section 6.1.4 of the LDC provides the process for designating local historic landmarks and districts. The LDC provides that:

6.1.4.1 These provisions pertaining to the designation of historic properties constitute a part of the comprehensive zoning plan of the City. Owners of proposed historic properties shall be notified prior to the HPC hearing on the recommended designation. At the HPC's public hearing, owners, interested parties, and technical experts may present testimony or documentary evidence, which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic property. The City may designate a historic landmark without the property owner's approval.

6.1.4.2 The procedure for designating a historic landmark or to establish or amend a historic district may be initiated by the City, or by the individual property owner(s), or by at least twenty percent (20%) of the residents of the potential district. An application for designation shall be made on forms as prescribed by the City and shall be filed with the HPO along with any fees in accordance with the municipal fee schedule. Buildings, structures, sites or areas located within the City which substantially comply with the criteria found in this LDC may be recommended by the HPC to the City Council as historic landmarks or historic districts.

The application shall contain:

- (1) For a proposed historic landmark, the name, address, telephone number of applicant, and physical address of the property.
- (2) For a proposed historic district, the name, address, telephone number of applicant, and no more than ten percent (10%) negative responses from owners of properties in the proposed district; where a poll has been taken, each property is counted separately, and no response is considered an affirmative response.
- (3) Site plan of the proposed landmark property, or map indicating the geographic boundaries of the proposed

district, showing all affected buildings and/or structures.

- (4) Detailed historic description and background on the proposed landmark or proposed district.
- (5) Current photographs of the overall property or area, along with any historical photographs, if available.
- (6) Any other information which the HPO or Commission may deem necessary.

6.1.4.3 Upon receipt of a completed designation application, the HPO shall schedule a hearing at the next available regularly scheduled Commission meeting. Notice of the application shall be mailed to the property owner(s) and advertised in the official newspaper and/or posted on the property as provided for a Place Type zoning change.

6.1.4.4 A proposed historic landmark or district for which an application for designation has been received shall be protected by and subject to all the provisions of this LDC governing demolition, minimum maintenance standards, and penalties until a final decision by the City Council becomes effective, but not to exceed one hundred and eighty (180) days.

6.1.4.5 At the hearing, the applicant shall have an opportunity to present testimony and evidence to demonstrate the historical significance or insignificance of the subject property or district. Other interested parties and technical experts may also present testimony or documentary evidence, which will become part of a record. The burden of proof shall be upon the applicant. The HPC may take action to approve, postpone requesting additional information, or deny the application. The HPO shall forward any final recommendation to the Planning & Zoning Commission within thirty (30) days of the hearing. Denials may be appealed directly to City Council.

6.1.4.6 The P&Z shall give notice and conduct its hearing upon receipt of the recommendation from the HPC. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in the general zoning ordinance of the City. The P&Z shall review the application to ensure that the recommended designation will not pose a conflict with the underlying Place Type zoning and shall forward its recommendation to the City Council within thirty (30) days after taking action on the application.

6.1.4.7 Upon receipt of the joint recommendation on the application from the Historic Preservation Commission and the Planning & Zoning Commission, the City Council shall schedule a hearing

on the application within thirty (30) days. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in the general zoning ordinance of the City. Significance shall be considered only on the record made before the Historic Preservation Commission and the Planning & Zoning Commission.

6.1.4.8 Upon designation of a historic landmark or historic district by the City Council, the designation shall be recorded by legal description on the City's official Place Type zoning maps, in the records of real property of Williamson County, and with the tax appraisal office.

6.1.4.9 The applicant or any persons adversely affected by any determination of the HPC may appeal the decision to City Council. Appeal requests shall be on forms as prescribed by the City and shall be filed with the HPO within seven (7) days of the HPC's decision and scheduled for the next available regularly scheduled City Council meeting. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in this LDC.

6.1.4.10 Appeals to the City Council shall be considered only on the record made before the HPC and may only allege that the Historic Preservation Commission's decision was arbitrary, capricious, or illegal.

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, ADOPTING THE HISTORIC OVERLAY DISTRICT, ORDERING THE UPDATING OF THE ZONING MAP THEREOF TO INCLUDE SUCH DISTRICT, REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

Whereas, The City Council of Taylor, through Ordinance No. 2026-XX has declared that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public; and

Whereas, the Historic Preservation Commission of Taylor, after providing notice to owners of property in the proposed district and after a public hearing on the proposed district, has recommended the creation of a historic district for the protection, enhancement, and perpetuation of the cultural history of the town center; and

Whereas, the designation of a historic district is appropriate, considering that the town center of Taylor has historical significance, has served as the cultural core of the community and shared an association with both events and structures that have made a significant contribution to the broad patterns of our history and with the lives of persons significant in our past; and

Whereas, the City Council of the City of Taylor hereby finds that the general character of the proposed historic district includes structures of an architectural style typical of the area, including relationships of the buildings to the landscapes of the areas, relationships of the buildings to the streets, with setbacks, typology and other physical patterns of buildings in the area; and

Whereas, historic preservation and economic development are parents in the success of the downtown area; and

Whereas, the City Council of the City of Taylor finds it to be in the best interest of the citizens of Taylor to adopt the attached Historic Overlay District.

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

Section 1. The findings contained in the recitals of this ordinance are declared to be true and correct and are hereby adopted as part of this ordinance for all intents and purposes.

Section 2. The “Historic Overlay District” is hereby established to preserve the aesthetic and visual character of downtown Taylor. All development within the overlay district, except routine maintenance and repair as defined by the Zoning Ordinance, shall be subject to review by the Historic Preservation Commission. This review will assess the location, character, and appearance of the proposed development, purpose of the review is to ensure the proposed development aligns with Section 6.1 of the Taylor Land Development Ordinance.

Section 3. The Historic Overlay District encompasses all the land within the boundary shown on Exhibit A. If a lot or parcel of land is partially located within the overlay district, the entire parcel or lot must comply within the historic overlay district.

Section 4. The designation of the Historic Overlay District shall be recorded by legal description on the City's official Place Type zoning maps, in the records of real property of Williamson County, and with the tax appraisal office.

Section 5. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 6. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, signs or the comprehensive plan within the City's jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 7. 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 8. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 9. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Tex. Gov't. Code.

Passed, Approved, and Adopted on this _____ day of _____, 2025.

City of Taylor, Texas

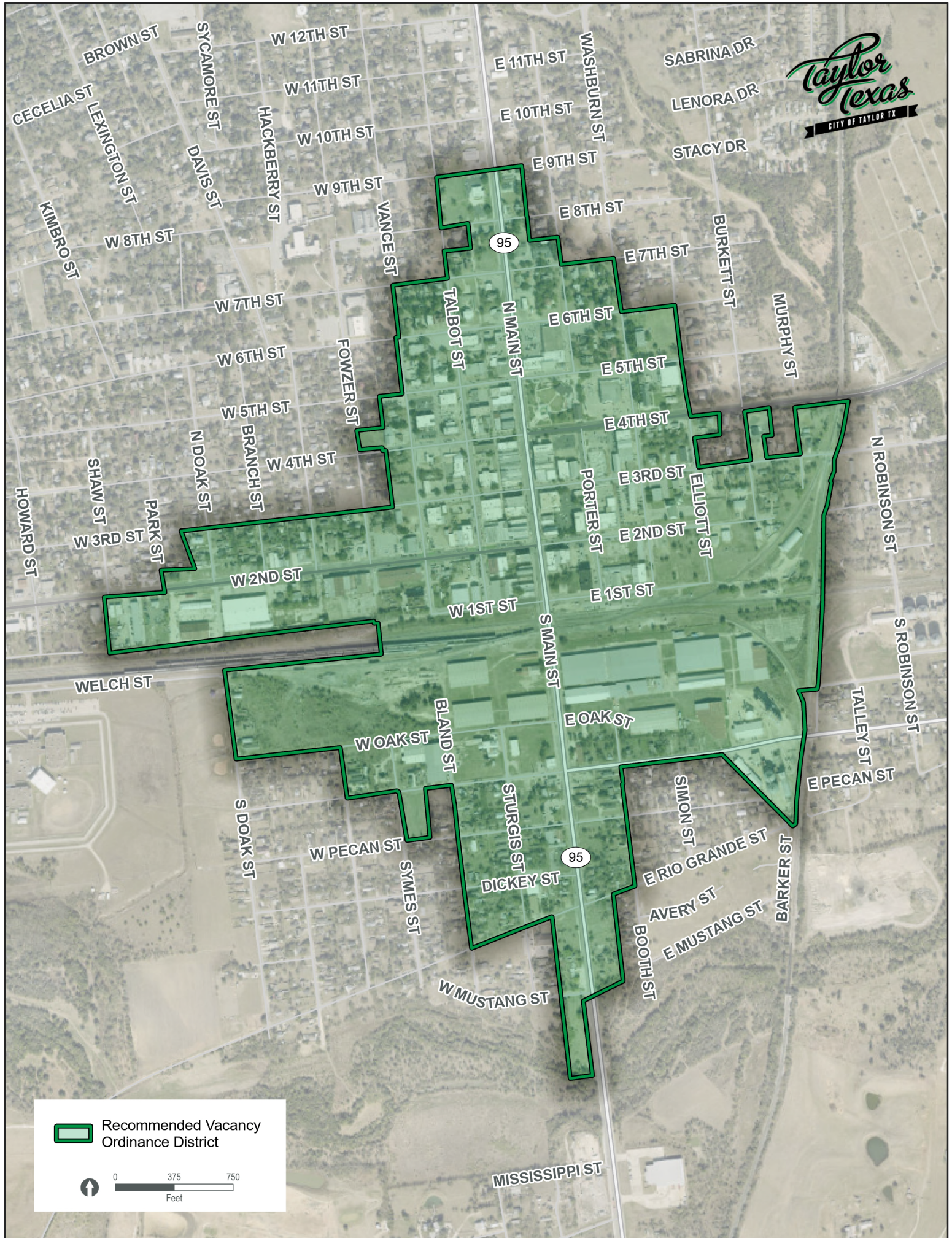
Dwayne Ariola, Mayor


Attest:

Lucy Aldrich, City Clerk

Approved as to Form:

Mark Shroeder, City Attorney



 Recommended Vacancy Ordinance District

