

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX
MARCH 10, 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, March 10, 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 or Board may act on with a single vote. The Chairman or a Board member may pull any item from the Consent Agenda to discuss and act upon it Individually as part of the Regular Agenda.)

1.

Review and approve minutes from the meeting held on February 10, 2026. *Joe Ducay*

IV. REGULAR AGENDA

2. PZ-2026-2664 – Consider Disapproval of the Taylor Commons Preliminary Plat, 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. *Joe Ducay*

3. PZ 2026-2667 – Consider Disapproval of the Murphy St Final Plat, consisting of approximately 1.333 acres of land, generally located on Murphy Street North of E 4th Street and South of E 6th Street, more particularly described by the Williamson Central Appraisal District Parcels R015241, R015233, R015232, R015231, R015230, R652345, R015258, R015266, Lots 1-5 Block 52, Lot 5 Block 53, Lot 6 and Part of Lot 1, Block 56 and part of Lot 1, Block 57, Taylor, Williamson County, Texas *Joe Ducay*

4. PZ-2025-2622 – Consider Disapproval of the Castlewood Phases 2&3 Subdivision Replat Block 9, Lots 1R, 2, 3, and 5, generally located at FM 973 and W Wesley Miller Lane and Streamwood Trail, consisting of 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. *Joe Ducay*

V. PUBLIC HEARINGS

- 5. PZ-2026-2672 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow for multi-family dwellings, the applicant is proposing 21 multi-family units, for property generally located at 1019 & 1021 W 3rd St, legally described as approximately 0.43 acres of land in the Doak Addition, Block 18, Lots 5, 6 & 7, more particularly described by the Williamson Central Appraisal District Parcels R016440 and R016439, Taylor, Williamson County, Texas *Joe Ducay*
- 6. PZ-2025-2555 Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Trenton Village, generally located at 3701 CR 367, legally described as approximately 39.34 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcels R018637 Taylor, Williamson County, Texas. *Joe Ducay*

VI. DISCUSSION ITEMS

- 7. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
- 8. Discuss updates on the Vacant Building Ordinance *Niecy Baum*
- 9. Quorum call for planning and zoning commission meeting for April 14, 2026 meeting *Joe Ducay*

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 Date: 4 March 2026
Planning Technician



**City Council Meeting
March 10, 2026
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 1.

Agenda Title: Review and approve minutes from the meeting held on February 10, 2026.

Council Action to be Taken: Review and approve minutes

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION	
APPLICANT:	
ADDRESS/LOCATION:	
LEGAL DESCRIPTION:	
CURRENT ZONING:	
CURRENT USE:	
CASE HISTORY:	

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

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

4. RECOMMENDATION

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. P&Z Minutes 02.10.2026

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

February 10, 2026, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

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

ABSENT

STAFF PRESENT

Martin Griggs - Director
Joseph Ducay, Planning Manager
Preston Gunn, Planner
Parker McDowell, Consultant Senior
Planner

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 for 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.)

- Review and approve minutes from the meeting held on January 13, 2026.
- *Annette Maruska made a motion to Approve the minutes as presented. Jim Newman seconded the motion. Motion passed (8-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

V. PUBLIC HEARINGS

1. **PZ 2025-2635** 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 600 Potomac St, legally described as Washington Heights, Part of Block 52 and part of Block 58, consisting of approximately 2.5 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018516, Taylor, Williamson County, Texas.
 - *Planning Manager, Joseph Ducay introduced the case and provided staff's recommendation.*
 - *Amanda Brown, HD Brown Consulting, spoke as applicant for the project.*
 - *Chair Everhart closed the public hearing at 6:08 P.M*
 - *Jim Newman motioned to Approve the request. Barbara Aviles-Toresberg seconded the motion. Motion passed (8-0)*

2. **PZ 2025-2636** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow 326 multifamily residential dwellings generally located at 505 Carlos G Parker Blvd SW, legally described as approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas.
 - *Planning Manager, Joseph Ducay introduced the case and provided staff's recommendation.*
 - *Applicant Cliff Kendall of WGI presented the project.*
 - *Donna Frazier motioned to Approve the request. Nora Roy seconded the motion. Motion passed (8-0)*

3. **PZ 2025-2637** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P4:Mix to P3M:Manufactured Housing for property generally located at 1025 Scott Street, legally described as approximately 0.15 acres of land situated in the P. Coursey Survey, Abstract 131, Block 317, Tract 12, more particularly described by Williamson Central Appraisal District Parcel R018962, Taylor, Williamson County, Texas.
 - *Planning Manager, Joseph Ducay introduced the case and provided staff's recommendation.*
 - *Applicant Maria Salud Tierrablanca was present to speak. (Translated by Damaris from the permit team)*

- *There was discussion by P&Z about the vehicles on the property, the intention for development of a single-lot single manufactured home, and if the intent was to run a business from the site. Applicant stated that no business would be conducted from the site.*
 - *An amendment was proposed by Maruska to require the vehicles to be removed from the property prior to the installation of the manufactured home.*
 - *The Director discussed that the amendment was nearing contract zoning and that the vehicles would be removed as a part of the development of the property in order to allow space for the dwelling to be placed and that further code enforcement would be applied to the area and not just to this single lot.*
 - *Barbara Aviles-Toresberg motioned to Approve the request. Gonzales seconded the motion. Motion passed (8-0)with no amendment*
4. **PZ 2025-2606** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Oncor Muscovy Switch, generally located at Hwy 79, legally described as approximately 51.19 acres of land in the J C Eaves Survey, Abstract No. 213, more particularly described by the Williamson Central Appraisal District Parcels R565218, Taylor, Williamson County, Texas.
- *Planning Manager, Joseph Ducay introduced the case and provided staff's recommendation.*
 - *Ashton Miller, Oncor, spoke as applicant for the project*
 - *Rob Myers, Kimley-Horn, spoke as the engineer on the project.*
 - *Motion by Jim Buzan second by Joe Gonzales approved 7-0-1, Donna Frazier recused.*

VI. DISCUSSION ITEMS

5. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
- *Director, Martin Griggs introduced himself and had no updates to share at this time.*
6. Quorum call for planning and zoning commission meeting for March 10, 2026 meeting

VII. ADJOURN Meeting was adjourned at 7:06 PM

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

DRAFT



**City Council Meeting
March 10, 2026
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: **PZ-2026-2664 – Consider Disapproval of the Taylor Commons Preliminary Plat, 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.**

Council Action to be Taken: Consider Disapproval of the Taylor Commons Preliminary Plat

Department Submitted: Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION	
APPLICANT:	Nicholas Sandlin/ Sandlin Services
ADDRESS/LOCATION:	709 W 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.
CURRENT ZONING:	P5 and Civic Space
CURRENT USE:	Vacant Lot
CASE HISTORY:	Approved Neighborhood plan, Ord 2026-08

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

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

1. A missing public utility, drainage, and civic space easements
2. Update cost calculations on Traffic Impact Analysis and mitigation information on Carlos G Parker
3. Corrections to plat notes, including a maintenance agreement for the proposed drainage
4. Corrections to signature blocks

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

4. RECOMMENDATION

Consider Disapproval of the Taylor Commons Preliminary Plat

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. _01a_PZ-2026-2664_Preliminary Plat_Comment Review Letter01
2. _01b_PZ-2026-2664_Preliminary Plat_Proposed Preliminary Plat
3. _01c_PZ 2025-2467 Location Map



City of Taylor

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

Date: Friday, February 2

Address: 709 W Carlos G Parker, Taylor 76574

Permit Number PZ-2026-2664

Dear Nicholas Sandlin,

Staff has completed its review of plans for the Taylor Commons - preliminary plat that is to be located at 709 W Carlos G Parker, Taylor 76574. There are some corrections that need to be made prior approval. Comments from this review follow.

Planning Department Comments

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

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

Preliminary Plat - Planning Review 01

1. Update Project Number to PZ-2026-2664 on Plat
2. For clarity, the Plat Description/Title should be combined with subdivision title to reduce visual clutter, see example of Planning review PDF
3. In Plat Description/Title should call out the existing Plat "STELLATA BUSINESS"
4. See comment on owner's signature block about subdivision name. This should either be Stellata Business Subdivision Replat or Taylor Commons Subdivision
5. For clarity, Center Site Location on Vicinity Map
6. For clarity, use a dashed line to indicate the ETJ as it is difficult to differentiate the boundary from a roadway
7. Provide a Drainage and Public access easement for the Civic Space on Block 1, Lot 5
8. Provide Width information on Justin Lane
9. For clarity, indicate under the right of way width that they are existing, so it is clear that they are not dedicated by the plat
10. Ensure that with the next submittal that you "Submittal Date" is updated and you have a revision table
11. Correct this ROW Dedication to state the City of Taylor in the Owner signature Block
12. Revise the Owner signature block deed recorded document language for Doc 2021172673 to " A DEED IN A PLAT RECORDED DOCUMENT NO. 2021172673 OF...." the current language is not clear if this the Deed document on the original plat or the Plat
13. Change to the owners Block to say "This Subdivision, formally known as Stellata Business Subdivision, is to be Known as Taylor Commons" or it can remain Stellata Business Subdivision
14. Correct the word she to "this person" in notary signature
15. Correct the engineer's signature block to list the City of Taylor not Williamson County
16. Correct the surveyor's signature block to list the City of Taylor not Williamson County

Be Aware:

Easement (Doc 2021172673) will need to be abandon prior to approval of the final plat

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:

Preliminary Plat - Engineering Review 01

1. Provide drainage easement for detention area per Taylor EM 1.8.9 Drainage Easements –1.8.9.C.
2. ROW to be 90° corners per EM 1.8 Easements and ROW Requirements, 1.8.1.B
3. Remove text "Water Valve Manhole"
4. Update Director name to Martin Griggs
5. Update submittal date shown
6. Recommend updating vicinity map to center the plat location and show area further north
7. Revise plat title/heading to show new subdivision name and include information to show it being a revision to the Stellata Business Subdivision with information shown here
8. Provide a corner tie to the original survey (abstract)
9. Plat Certificates to be per City of Taylor standard certificates
10. Revise Owner name to "Dowdy"
11. Provide a certificate for all owners or list person as owner with them being a representative
12. Provide a revision block table to denote submittal dates
13. Recommend swapping locations for the curve and line tables to keep signature blocks in one area of the plat
14. Use consistent font for all plat notes
15. Revise to "Plat Notes"
16. Provide heading for "Metes and Bounds Description"
17. Provide note for drainage maintenance agreement per Engineering Manual 3.15.6.B O&M Plan Requirements
18. Provide full information for recordings shown on adjacent lots/tracts (Typical)
19. Subdivision is to have private utilities. Note utility easement as private utilities
20. Notate point of beginning on the plat drawing
21. Depict the easements noted (PUE and W&SSE with dimensioning)
22. Is this 25'x20' PUE still needed or also to be abated?
23. Meter and fire line to service Lot 5 will be needed on the plat abutting the 15'PUE
24. Recommend providing plat at 1"=80' or 1"=60' and providing all signature blocks on a 2nd Sheet
25. Please ensure the proposed fire hydrants within the 15-ft PUE have enough room; otherwise, dedicate additional 5'x5' easements
26. Additional utility easement width will be required for existing public utilities in accordance with Engineering Manual Sec. 1.8 Easements and ROW

Utility Schematic - Engineering Review 01

1. Onsite utilities will be considered private. Set meter and fire and domestic line for Lot 5 within an easement. Meter shall be placed at 15-ft PUE line.
2. Additional utility easement width will be required for existing public utilities in accordance with Engineering Manual Sec. 1.8 Easements and ROW.
3. Note: Oversize of proposed water line may be needed and will be confirmed prior to submittal of Subdivision Improvements.

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

Traffic Impact Analysis - Engineering Review 01

Trip Generation

1. HDR Comment (2.25.2026) - Provide NCHRP reports used to inform internal capture in appendix.

Report Text

1. HDR Comment (2.25.2026) - Add figure numbers missing in the last paragraph on page 28 in the report for clarification.
2. HDR Comment (2.25.2026) – Table 6 and Table 7 – Provide LOS, Delay, V/C, and 95th queue lengths for Driveway A and Driveway B turn lanes.
3. HDR Comment (2.25.2026) – Table 6 and Table 7 – Identify intersections that do not utilize HCM 6th Edition for results in the footnotes.

Mitigation

1. HDR Comment (2.25.2026) - Carlos G Parker and Driveway A - Consider adding a westbound right lane to improve level of service for vehicle trips exiting the site.
2. HDR Comment (2.25.2026) - The eastbound movement fails at Justin Lane and Carlos G. Parker Blvd. Please include text in the report explaining why no mitigation is recommended at this intersection despite failing LOS.

Recommendations, Mitigations, and Conclusions

1. HDR Comment (2.25.2026) - Recommendations and Mitigations Table – Differentiate intersections and Driveways along Carlos G Parker and Mallard Lane. (Add in Node ID 104 and 105).
2. HDR Comment (2.25.2026) - Update cost for restriping from \$190 to \$2,000. Update pro-rata percentage to 100%.
3. HDR Comment (2.25.2026) - Provide calculations for 800 feet of auxiliary through lane along Carlos G. Parker Blvd – south of Mallard Street. Include calculations for taper length and include in cost estimates.
4. HDR Comment (2.25.2026) – Provide basis for cost per linear foot utilized in cost estimate for downstream auxiliary through lane along Carlos G. Parker Blvd – south of Mallard Street. Update as necessary.

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

Drainage Report - Engineering Review 01

1. *Cover Sheet - All drainage comments provided in the Drainage Engineering Report document are part of a cursory review prior to SDP and are FYIs only. Additional submittals at the preliminary plat phase will not be required to clear these comments.*
2. *Watershed and Floodplain (Sheet 2) - Drainage area maps show flows draining southeast.*
3. *Watershed and Floodplain (Sheet 2) - Please include a statement regarding your analysis for whether City of Taylor Floodplain (as defined by EM 3.1.5.A) is located on site. If the total contributing drainage area is less than 64 acres, then there is no COT floodplain on site.*

4. *Impervious Cover (Sheet 2) - Include future conditions IC and clarify what the pond was designed to.*
5. *Hydrologic Analysis (Sheet 3) - Please include analysis for $Q_{critical}$ requirements (EM 3.1.4). Stormwater facilities designed to meet $Q_{critical}$ requirements must also comply with EM 3.15.1.C Drawdown Time, and drawdown time should be prioritized when $Q_{critical}$ flows cannot be achieved.*
6. *Hydrologic Analysis (Sheet 3) - The HEC-HMS model was not provided as part of this submittal. Please include when submitting for SDP.*
7. *Exhibit D - Verify proposed flows reported for OS DA-1*
8. *Exhibit - Stormwater Profile 1 of 2 - Please review storm profiles in relation to proposed grade*

Fire Department Comments (PZ)

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

1. Plat note #5 shall be changed to read: The minimum fire flow shall be according to the fire flow requirements as adopted per the 2018 International Fire code for not less than 2 hours.

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

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

Thank you,

Preston Gunn
Planner

GENERAL NOTES:

- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE US FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48949103030, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- WATER SERVICE IS PROVIDED BY: CITY OF TAYLOR WASTEWATER SERVICE IS PROVIDED BY: CITY OF TAYLOR ELECTRIC SERVICE IS PROVIDED BY: ONCOR ELECTRIC DELIVERY, LLC.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENT
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCES, AS AMENDED
- MINIMUM FIRE FLOW 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- JOINT ACCESS EASEMENT SHOWN SHALL BE MAINTAINED BY THE PRIVATE LANDOWNER AND NOT THE CITY OF TAYLOR.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE MRS. ELIZA SANTE SURVEY, ABSTRACT NO. 210, BEING ALL OF LOT 1, BLOCK 1, OF THE STELLATA BUSINESS SUBDIVISION RECORDED IN DOCUMENT NO. 2021172673 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF A CALLED 2.005 ACRE TRACT CONVEYED FROM DOROTHY RONALD TODD RANDGE, ET UX TO TRACTOR TIRE LLC BY DEED DATED FEBRUARY 2, 2022 RECORDED IN DOCUMENT NO. 2022015020 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 3/8" IRON ROD ON THE NORTHEAST RIGHT-OF-WAY LINE OF MALLARD LANE AND AT THE SOUTH CORNER OF A CALLED LOT 1, BLOCK A, OF THE FIRST BAPTIST CHURCH OF TAYLOR RECORDED IN DOCUMENT NO. 201706232, FOR THE COMMON EAST CORNER OF THE SAID LOT 1 OF THE SAID STELLATA BUSINESS SUBDIVISION AND THIS TRACT:

THENCE ALONG THE COMMON SOUTHWEST LINE OF THE SAID LOT 1 OF THE SAID STELLATA BUSINESS SUBDIVISION AND THE SAID 2.005 ACRE TRACT AND THE NORTHEAST RIGHT-OF-WAY LINE OF MALLARD LANE FOR THE FOLLOWING COURSES AND DISTANCES:

S 68°14'23" W - 135.63' TO A FOUND 1/2" IRON ROD, FOR AN INTERIOR CORNER OF THIS TRACT;
S 68°21'19" W - 275.63' TO A SET 5/8" IRON ROD WITH RED CAP STAMPED "TRIAD RPLS 5952" AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MALLARD LANE AND THE EAST RIGHT-OF-WAY LINE OF CARLOS G. PARKER BOULEVARD, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 31.57', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF N 66°54'09" W, WITH A CHORD LENGTH OF 28.39', TO A SET 5/8" IRON ROD WITH RED CAP STAMPED "TRIAD RPLS 5952" ON THE SOUTHEAST RIGHT-OF-WAY LINE OF CARLOS G. PARKER BOULEVARD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE COMMON NORTHWEST LINE OF THE SAID LOT 1 OF THE SAID STELLATA BUSINESS SUBDIVISION AND THE SAID 2.005 ACRE TRACT AND THE SOUTHEAST RIGHT-OF-WAY LINE OF CARLOS G. PARKER BOULEVARD FOR THE FOLLOWING COURSES AND DISTANCES:

N 21°24'16" W - 276.17' TO A FOUND 1/2" IRON ROD, FOR AN INTERIOR CORNER OF THIS TRACT;
N 21°39'54" W - 572.75' TO A FOUND 1/2" IRON ROD WITH ILLEGIBLE ORANGE CAP AT THE SOUTH CORNER OF A TRACT OF LAND OWNED BY THE CITY OF TAYLOR RECORDED IN 981854, FOR THE COMMON WEST CORNER OF THE SAID LOT 1 OF THE SAID STELLATA BUSINESS SUBDIVISION AND THIS TRACT;

THENCE N 68°13'08" E - 431.78' ALONG THE COMMON SOUTHWEST LINE OF THE SAID CITY OF TAYLOR TRACT AND THE A CALLED LOT 1 OF THE FIREMAN'S ADDITION RECORDED IN CABINET O, SLIDE 368, RESPECTIVELY, AND THE NORTHEAST LINE OF THE SAID LOT 1 OF THE SAID STELLATA BUSINESS SUBDIVISION TO A FOUND 1/2" IRON ROD ON THE NORTHWEST LINE OF THE SAID LOT 1, BLOCK A, OF THE SAID FIRST BAPTIST CHURCH OF TAYLOR, FOR THE COMMON NORTH CORNER OF THE SAID LOT 1 OF THE SAID STELLATA BUSINESS SUBDIVISION AND THIS TRACT;

THENCE S 21°33'31" E - 869.69' ALONG THE COMMON LINE OF THE SAID LOT 1 OF THE SAID STELLATA BUSINESS SUBDIVISION AND THE SAID LOT 1, BLOCK A, OF THE SAID FIRST BAPTIST CHURCH OF TAYLOR TO THE POINT OF BEGINNING CONTAINING WITHIN THESE METES AND BOUNDS 8.604 ACRES OF LAND.

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

I, SAMUEL D. DOWEY, SR., CO-OWNER OF TRACTOR TIRE, LLC, OF THE CERTAIN LOT 1, BLOCK 1 OF THE STELLATA BUSINESS SUBDIVISION HEREON AND DESCRIBED IN A DEED RECORDED DOCUMENT NO. 2021172673 PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OF THE CERTAIN 2.005 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022015020 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS

SUBDIVISION IS TO BE KNOWN AS TAYLOR COMMONS
TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

SAMUEL D. DOWEY, SR.
CO-OWNER
3601 COUNTY ROAD 482
THRALL, TEXAS 78579

STATE OF TEXAS
COUNTY OF WILLIAMSON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED SAMUEL D. DOWEY, SR., CO-OWNER OF TRACTOR TIRE, LLC, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

DATE NOTARY COMMISSION EXPIRES _____

OWNERS: TRACTOR TIRE LLC
3601 CR 482
THRALL, TEXAS 76578

ACREAGE: 8.604 ACRES

PATENT SURVEY: WILLIAM J. BAKER SURVEY A-65

SUBMITTAL DATE: 04/11/2025
DATE OF PLANNING AND ZONING REVIEW: _____

ENGINEER: NICHOLAS SANDLIN, PE 124404
SANDLIN SERVICES, LLC
9111 JOLLYVILLE RD. STE. 212
AUSTIN, TX 78759
(806) 679 7303
TBPELS FIRM NO. 21356

SURVEYOR: BRADLEY L. LIPSCOMB, RPLS 5952
TRAD SURVEYING, INC.
P.O. BOX 1489
ROCKDALE, TX 76567
TBPELS FIRM REGISTRATION NO. 10007900

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE 4203 NAD 83

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 5 (8.604 ACRES)

LINEAR FEET OF NEW STREETS: 0 FEET

ACREAGE BY LOT TYPE: 5.132 ACRES DEVELOPMENT

NUMBER OF LOTS BY TYPE: 5 LOT DEVELOPMENT

SITE BENCHMARK 1: 'X' MARKED IN CONCRETE SET
N10187946.21
E: 3206548.02
ELEV. = 621.32'
NAVD88

SITE BENCHMARK 2: COTTON SPINDLE IN UTILITY POLE SET
N10188102.11
E: 3206598.69
ELEV. = 617.58'
NAVD88

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

I, NICHOLAS SANDLIN, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NICHOLAS SANDLIN
REGISTERED PROFESSIONAL ENGINEER NO. 124404
STATE OF TEXAS

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

I, BRADLEY LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

PRELIMINARY

BRADLEY L. LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
STATE OF TEXAS

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

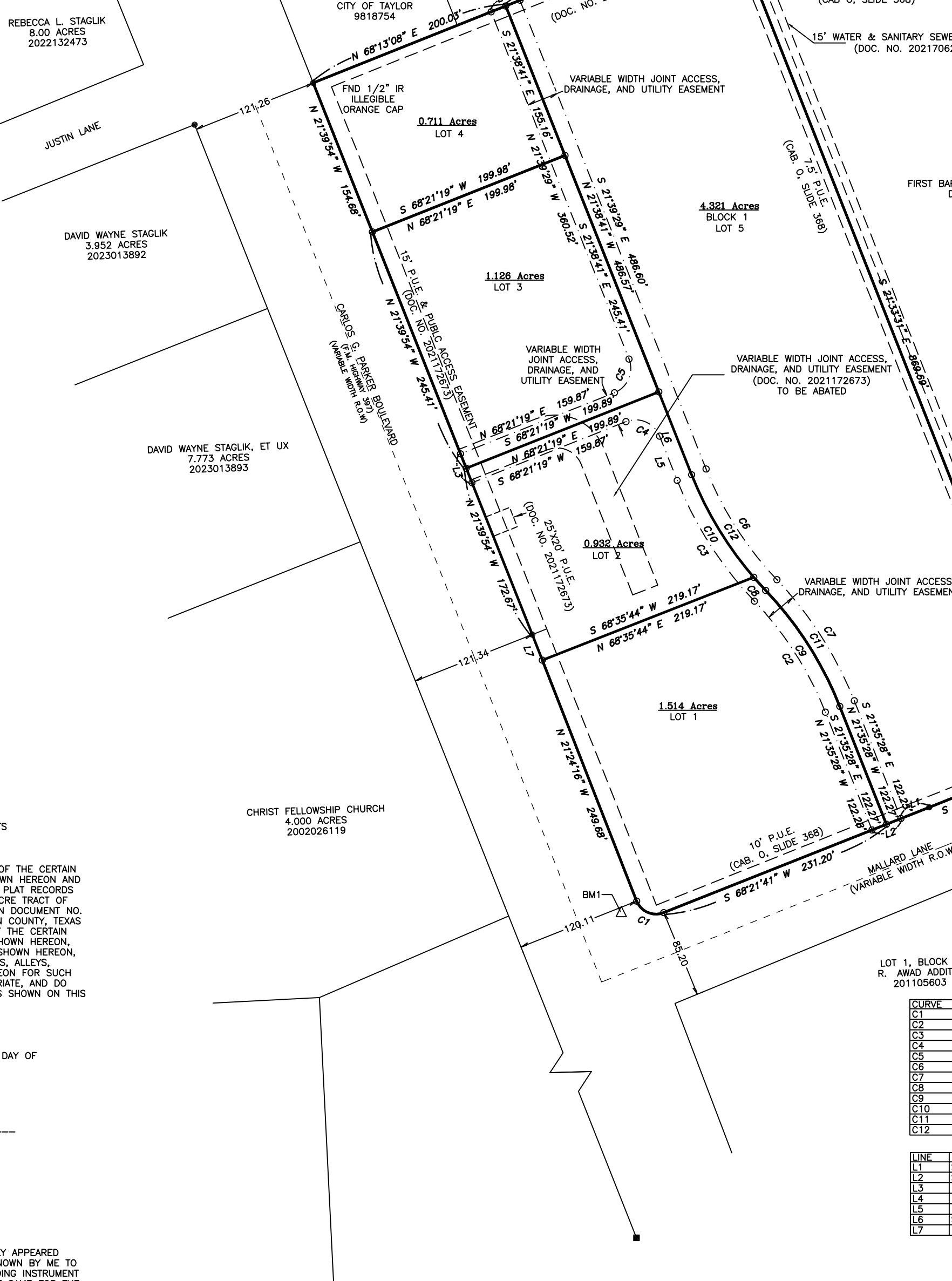
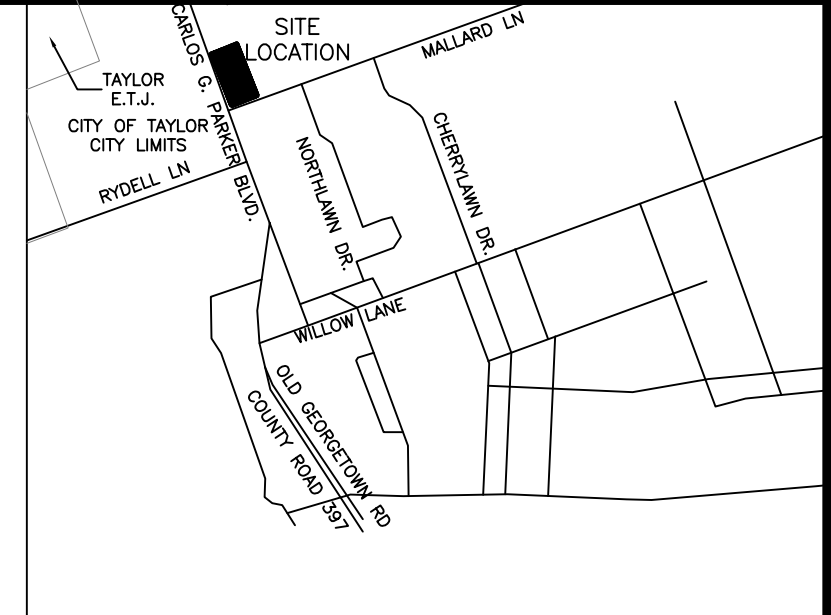
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

I, TOM YANTIS, DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR, TEXAS, DO HERBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORDED WITH THE COUNTY CLERK OF WILLIAMSON COUNTY,

TOM YANTIS
DIRECTOR OF DEVELOPMENT SERVICES

TAYLOR COMMONS SUBDIVISION PRELIMINARY PLAT
CITY OF TAYLOR PROJECT NUMBER (PZ-2025-2467)
BEING A PRELIMINARY PLAT CONSISTING OF 8.604 ACRES,
INCLUDING 0 ACRES OF RIGHT-OF-WAY DEDICATION, TO
CREATE 5 LOTS, 0 RESERVES, PART OF AND OUT OF THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR,
WILLIAMSON COUNTY, TEXAS

REVISED STELLATA BUSINESS SUBDIVISION
CITY OF TAYLOR
(DOC. 2021172673 P.R.W.C.T.)
WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65
WILLIAMSON COUNTY, TEXAS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.57'	28.39'	N 66°54'09" W	90°25'45"
C2	333.00'	127.93'	127.14'	N 32°35'48" W	22°00'41"
C3	363.00'	139.11'	138.26'	N 32°37'26" W	21°57'28"
C4	25.00'	39.28'	35.35'	N 68°39'05" W	89°59'12"
C5	25.00'	39.28'	35.35'	N 23°20'55" E	90°00'48"
C6	333.00'	127.62'	126.84'	S 32°37'23" E	21°57'28"
C7	363.00'	139.45'	138.60'	S 32°35'48" E	22°00'41"
C8	348.00'	17.14'	17.14'	S 42°11'28" E	2°49'20"
C9	348.00'	133.69'	132.87'	S 32°35'48" E	22°00'41"
C10	348.00'	116.22'	115.68'	S 31°12'44" E	19°08'08"
C11	348.00'	133.69'	132.87'	N 32°35'48" W	22°00'41"
C12	348.00'	133.37'	132.55'	N 32°37'25" W	21°57'28"

LINE	BEARING	DISTANCE
L1	S 68°21'41" W	29.44'
L2	S 68°21'41" W	30.00'
L3	N 21°39'54" W	30.00'
L4	N 68°13'08" E	30.00'
L5	N 21°39'29" W	46.01'
L6	S 21°38'41" E	86.01'
L7	N 21°24'16" W	26.50'

- LEGEND**
- - 1/2 IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - - 5/8" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"
 - - CONCRETE MONUMENT FOUND
 - △ - BENCHMARK
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - - EASEMENT
 - - - - CENTERLINE OF ROAD
 - BM - SITE BENCHMARK
 - - - - CITY LIMIT LINE

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

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 _____ DATE OF _____ A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

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

BY: _____
DEPUTY

CITY OF TAYLOR PROJECT NUMBER (PZ-2025-2467)

TRAD SURVEYING SHEET 1 OF 1
SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

PRELIMINARY REPLAT
TAYLOR COMMONS
ALL OF A 2.005 ACRE TRACT AND LOT 1, BLOCK ONE OF THE STELLATA BUSINESS SUBDIVISION IN THE WILLIAM J. BAKER SURVEY, A-65 WILLIAMSON COUNTY, TEXAS

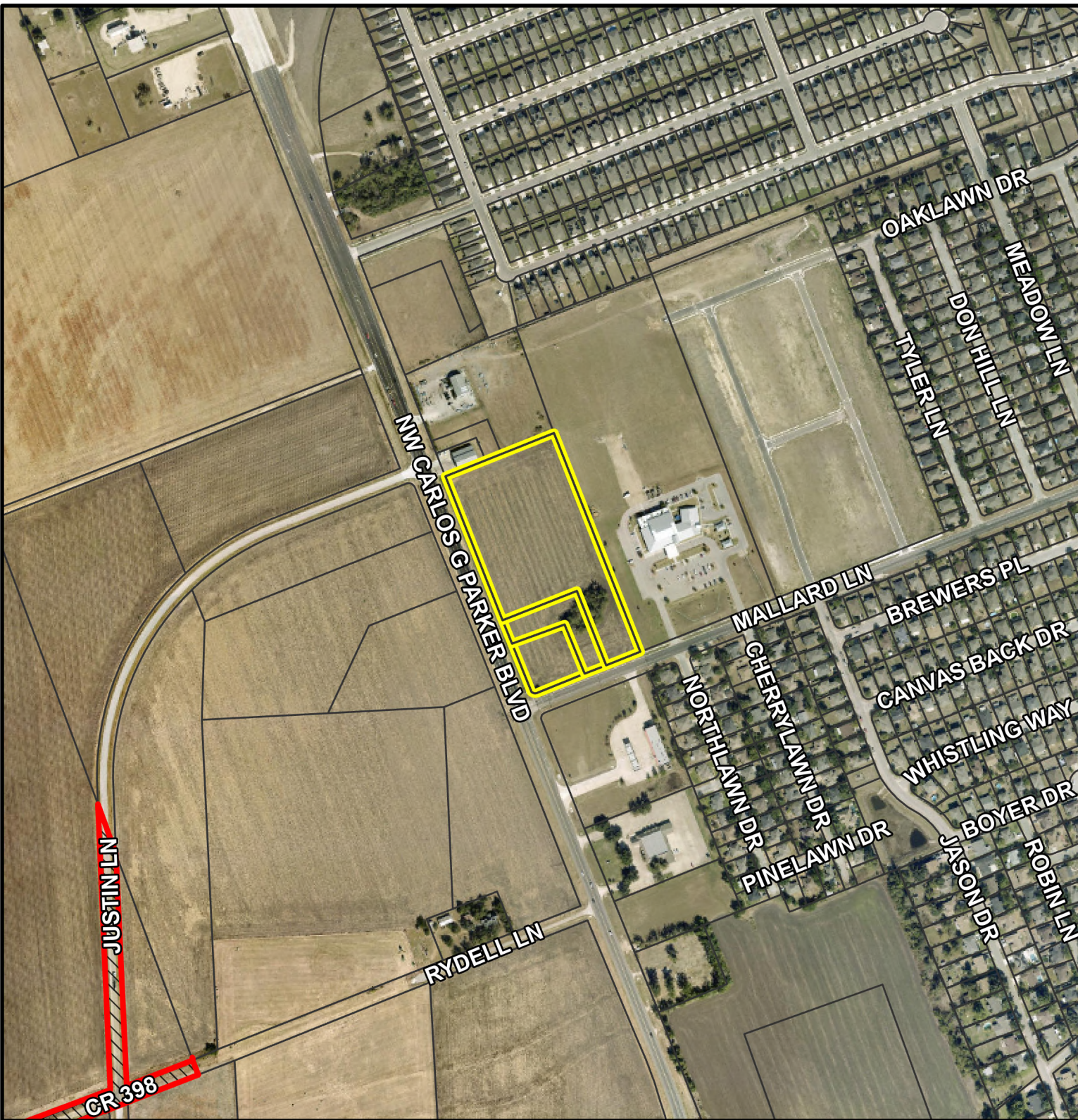
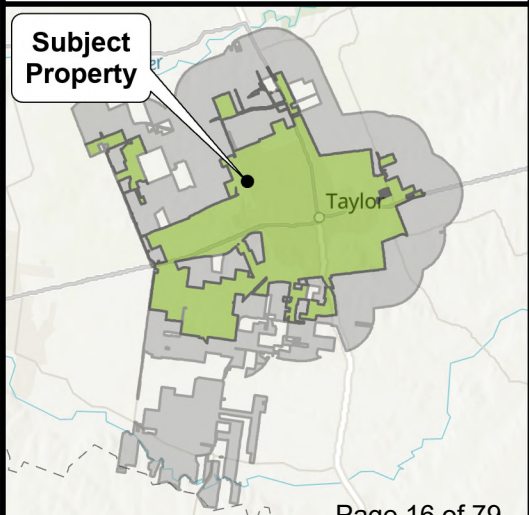
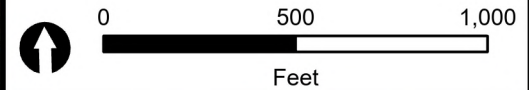
Completion Date: 04/03/25	Drawn by: TT
Scale: 1"=100'	Surveyed by: CA/OK/KP
PROJECT NO. S24-341	Checked by: BL



PZ-2025-2467

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

- Subject Property
- City Limits
- ETJ Boundary
- Parcels





**City Council Meeting
March 10, 2026
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 3.

Agenda Title: **PZ 2026-2667 – Consider Disapproval of the Murphy St Final Plat, consisting of approximately 1.333 acres of land, generally located on Murphy Street North of E 4th Street and South of E 6th Street, more particularly described by the Williamson Central Appraisal District Parcels R015241, R015233, R015232, R015231, R015230, R652345, R015258, R015266, Lots 1-5 Block 52, Lot 5 Block 53, Lot 6 and Part of Lot 1, Block 56 and part of Lot 1, Block 57, Taylor, Williamson County, Texas**

Council Action to be Taken: Consider Disapproval of the Murphy St Final Plat

Department Submitted: Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION	
APPLICANT:	Jessica Powers, Dunaway Associates
ADDRESS/LOCATION:	5707 Southwest Parkway, Building 2, Suite 250, Austin, TX, 78735
LEGAL DESCRIPTION:	Approximately 1.333 acres of land, generally located on Murphy Street North of E 4 th Street and South of E 6 th Street, more particularly described by the Williamson Central Appraisal District Parcels R015241, R015233, R015232, R015231, R015230, R652345, R015258, R015266, Lots 1-5 Block 52, Lot 5 Block 53, Lot 6 and Part of Lot 1, Block 56 and part of Lot 1, Block 57, Taylor, Williamson County, Texas
CURRENT ZONING:	P4: Mix
CURRENT USE:	Vacant Lots
CASE HISTORY:	This is the First submission of the proposed Final Plat. The

	Preliminary Plat was approved in January 2024.
--	------------------------------------------------

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

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

- 1. Signature blocks and certifications need revision
- 2. Plat drawing clarity and dimensions need revision
- 3. Floodplain depiction and drainage easements need correction
- 4. Plat date and finished floor elevation table need updating
- 5. Parking lot easement designations need review

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Consider Disapproval of the Murphy Street Replat based on staff's analysis and staff comments.

5. FUNDING SOURCE

6. TIMELINE

N/A

7. OTHER OPTIONS

8. ATTACHMENTS

- 1. _03_PZ-2026-2667- Murphy Street Staff Comments
- 2. _03_PZ-2026-2667- Murphy Street Plat
- 3. PZ-2026-2667- Location Map



City of Taylor

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

Jessica Powers
Dunaway Associates
5707 Southwest Parkway, BLDG 2, Suite 250
Austin TX 78735
processing@dunawayassociates.com

Date: Tuesday, February 24, 2026

Address: 419 Murphy Street (R015241(519), R015233 (419) , R015232(407), R015231(405), R015230(403), R652345,, Taylor 76574

Permit Number PZ-2026-2667

Dear Jessica Powers,

Staff has completed its review of plans for the Murphy St - final plat that is to be located at 419 Murphy Street (R015241(519), R015233 (419) , R015232(407), R015231(405), R015230(403), R652345,, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments:

The following comments have been provided by Joseph Ducay. Should you have any questions or require additional information regarding any of these comments, please contact Joseph Ducay at (512) 309-6797 or by email at joseph.ducay@taylortx.gov.

- 1. Remove Preliminary for Engineer and Surveyor Certifications
- 2. Add Development Services Director Signature Block. Development Services Director is Martin Griggs.
- 3. Final Plat Comments can be addressed but the plat will not be approved until the SIP (PZ-2025-2525) is Approved.

Engineering Department Comments:

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

- 1. Due to multiple properties that are not contiguous, the Information shown on the plat is difficult read or is items such as text is grouped close together. Splitting the plat drawing in half at a larger scale (i.e. 1"=30) could help in the clarity of these items. The bearings and distances are to be shown for each lot or if same across a series of lots, then at least one reference of these values.
- 2. Location of Taylor Floodplain to be depicted on the final plat and provide necessary easements to cover those areas within applicable lots per Taylor EM 1.8.9 Drainage Easements.
- 3. For lots containing FEMA floodplain, provide easements as required in Taylor EM 1.8.9 Drainage Easements.
- 4. Update plat date to current date (December 2025 is shown).
- 5. Provide a table on the plat that details the lots with minimum finished floor requirements that includes the lot and block number, along with the MFFE designated for each lot. Provide a note that supports/details this requirement for the lots.
- 6. Verify if parking lot easements are required or if alternative designation such as "reserve" is more appropriate.

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

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

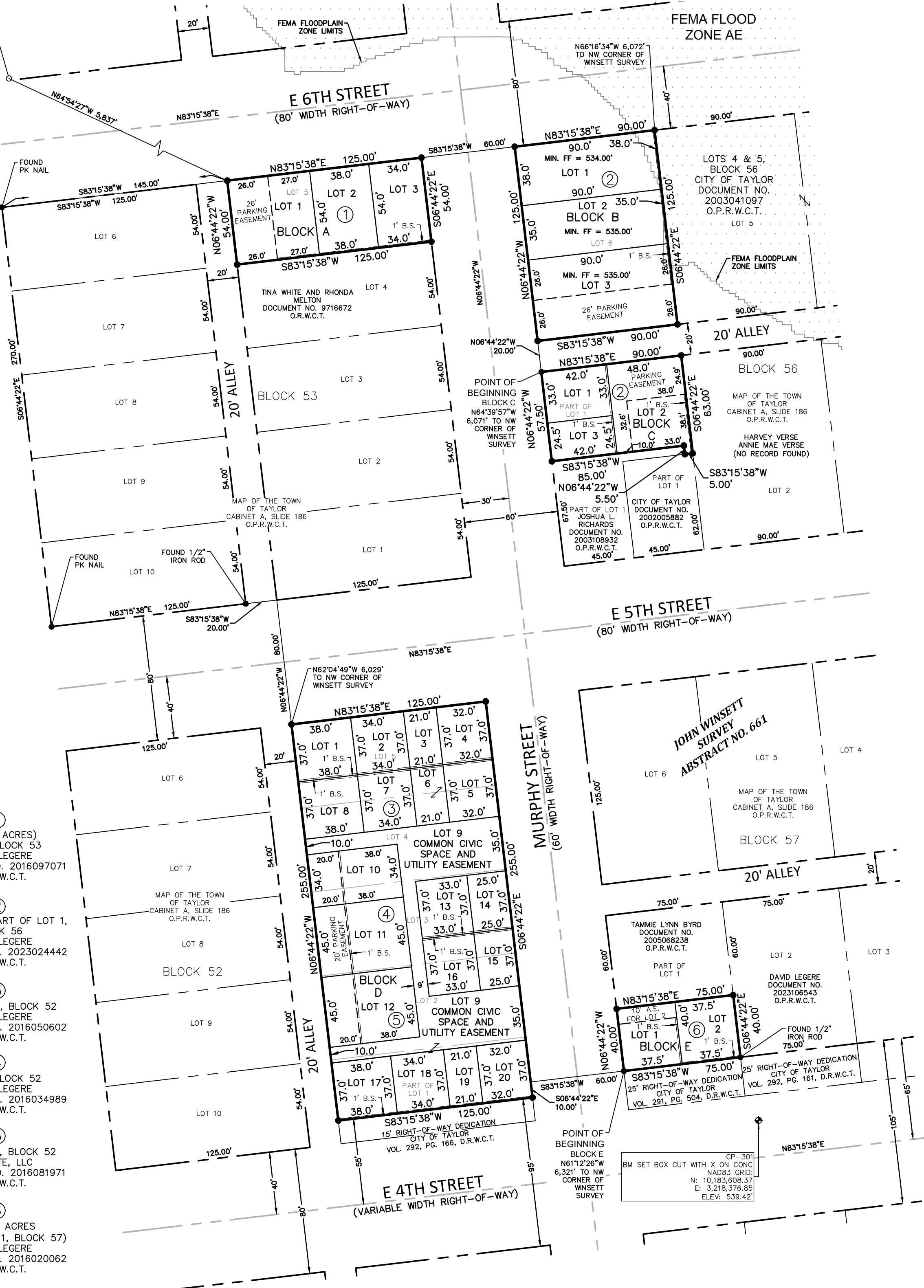
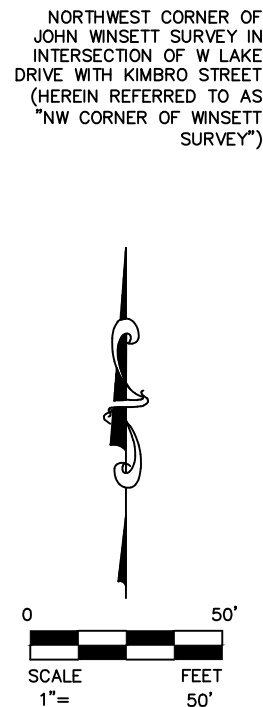
Thank you,

Joseph Ducay

Attachment



VICINITY MAP
NOT TO SCALE



EASEMENT AREA SUMMARY:			
BLOCK	EASEMENT TYPE	AREA (SQ. FT.)	AREA (ACRES)
A	Parking Easement	1,404	0.0322
B	Parking Easement	2,340	0.0537
C	Parking Easement	1,521	0.0349
D	Parking Easement	2,480	0.0569
D	Common Civic Space and Utility Easement	6,516	0.1496
E	Access Easement	375	0.0086
TOTAL PARKING EASEMENT AREA:		7,745	0.1778
TOTAL EASEMENT AREA:		14,636	0.3360

DEVELOPMENT NOTES:

- A. Utility providers – Water: City of Taylor; Wastewater: City of Taylor; Electricity: Oncor.
- B. All structures and/or obstructions are prohibited in drainage easements.
- C. There are areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FEMA FIRM map number 48491C0534F, Map Revised Date of 12/20/2019.
- D. Minimum fire flow of 500 gallons per minutes for not less than two (2) hours shall be provided.
- E. This subdivision is subject to ordinance 2022-06, which contains the development restrictions in the master plan for Murphy Street, Planned Development Standards.
- F. Sidewalks are required on both sides of Murphy St. on the subdivision sides, and on the subdivision sides of E 4th St., E 5th St., and E 6th St.
- G. Hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements, and public places shown hereon.
- H. All Parking Easements shown hereon are to be maintained by the Homeowners Association (HOA).

SURVEY NOTES:

The basis of bearings for this survey is the Texas State Coordinate System, Central Zone, based upon GPS measurements. Distances and areas hereon are grid values.

Benchmark
Control Point 301 (CP-301) is a box cut with an "X" on concrete located on the north side of E 4th Street, east of Murphy Street, as shown hereon. Elevation = 539.42 feet

- 1' B.S. = 1-foot wide Building Setback
- 10' A.E. = 10-foot Access Easement
- MIN. FF = Minimum Finished Floor Elevation
- O.P.R.W.C.T. = Official Public Records of Williamson County, Texas
- D.R.W.C.T. = Deed Records of Williamson County, Texas
- VOL., PG. = Volume and Page
- = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC." (unless otherwise noted)
- Ⓜ = Ownership Deed Reference Number

- ① (0.1550 ACRES)
LOT 5, BLOCK 53
DAVID LEGERE
DOCUMENT NO. 2016097071
O.P.R.W.C.T.
- ② LOT 6 AND PART OF LOT 1,
BLOCK 56
DAVID LEGERE
DOCUMENT NO. 2023024442
O.P.R.W.C.T.
- ③ LOTS 4 & 5, BLOCK 52
DAVID LEGERE
DOCUMENT NO. 2016050602
O.P.R.W.C.T.
- ④ LOT 3, BLOCK 52
DAVID LEGERE
DOCUMENT NO. 2016034989
O.P.R.W.C.T.
- ⑤ LOTS 1 & 2, BLOCK 52
CAPNOTE, LLC
DOCUMENT NO. 2016081971
O.P.R.W.C.T.
- ⑥ (0.0689 ACRES)
PART OF LOT 1, BLOCK 57
DAVID LEGERE
DOCUMENT NO. 2016020062
O.P.R.W.C.T.

LOT SUMMARY TABLE: TOTAL AREAS			
Block	NUMBER OF LOTS	AREA (SQ. FT.)	AREA (ACRES)
A	3	6,750	0.1550
B	3	11,250	0.2583
C	3	5,203	0.1194
D	20	31,875	0.7317
E	2	3,000	0.0689
TOTAL:	31	58,078	1.3333

LOT SUMMARY TABLE BLOCK D		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	1,406	0.0323
2	1,258	0.0289
3	777	0.0178
4	1,184	0.0272
5	1,184	0.0272
6	777	0.0178
7	1,258	0.0289
8	1,406	0.0323
9	6,516	0.1496
10	1,972	0.0453
11	2,610	0.0599
12	2,610	0.0599
13	1,221	0.0280
14	925	0.0212
15	925	0.0212
16	1,221	0.0280
17	1,406	0.0323
18	1,258	0.0289
19	777	0.0178
20	1,184	0.0272

LOT SUMMARY TABLE BLOCK A		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	2,862	0.0657
2	2,052	0.0471
3	1,836	0.0421

LOT SUMMARY TABLE BLOCK B		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	3,420	0.0785
2	3,150	0.0723
3	4,680	0.1074

LOT SUMMARY TABLE BLOCK C		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	1,386	0.0318
2	2,788	0.0640
3	1,029	0.0236

LOT SUMMARY TABLE BLOCK E		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	1,500	0.0344
2	1,500	0.0344

OWNER/DEVELOPER NAMES AND ADDRESSES

Name: David Legere
Address: 1462 FM 112, Lexington, TX 78947
Phone: (512) 695-5098

Name: CapNote, LLC
Address: 1462 FM 112, Lexington, TX 78947
Phone: (512) 695-5098

ENGINEER/SURVEYOR NAME AND ADDRESS

Name: Dunaway Associates, LLC
Address: 5707 Southwest Parkway, Building 2, Suite 250
Austin, TX 78735 Phone: 512-306-8252

FINAL PLAT
MURPHY STREET
PZ-2023-1936
BEING 1.333 ACRES
REPLAT OF LOTS 1-5, BLOCK 52,
LOT 5, BLOCK 53, LOT 6 AND PART OF LOT 1,
BLOCK 56, AND PART OF LOT 1, BLOCK 57
MAP OF THE TOWN OF TAYLOR
CABINET A, SLIDE 186, O.P.R.W.C.T.

Situated in the John Winsett Survey, Abstract No. 661
City of Taylor, Williamson County, Texas

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

OWNER'S SIGNATURE BLOCK

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS
I, DAVID LEGERE, CO-OWNER OF A PORTION OF THE CERTAIN 1.333 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NOS. 2016097071, 2016050602, 2016034989, 2016020062, AND 2023024442 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS MURPHY STREET.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS ___DAY OF ___, 20___.
DAVID LEGERE
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID LEGERE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF ___, 20___.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

OWNER'S SIGNATURE BLOCK

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS
I, _____, REPRESENTATIVE OF CAPNOTE, LLC, CO-OWNER OF A PORTION OF THE CERTAIN 1.333 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2016081971 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS MURPHY STREET.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS ___DAY OF ___, 20___.
REPRESENTATIVE OF CAPNOTE, LLC
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE REPRESENTATIVE OF THE ENTITY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF ___, 20___.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION

I, J SEGURA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS 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 48491C0534F, 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 ___, 2026.
REGISTERED PROFESSIONAL ENGINEER NO. 87045, STATE OF TEXAS
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS
I, MARK YALE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____ COUNTY, TEXAS,
THIS ___DAY OF ___, 2026.
REGISTERED PROFESSIONAL SURVEYOR NO. 5975, STATE OF TEXAS
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

PROPERTY DESCRIPTIONS:

All properties described hereon are situated in the John Winsett Survey, Abstract No. 661, City of Taylor, Williamson County, Texas, and combine to 1.3333 acres (or 58,078 square feet) of land, more or less.

BLOCK A:

BEING a 0.1550 acre (or 6,750 square feet) tract of land, and being all of Lot 5, Block 53, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to David Legere, as recorded in Document Number 2016097071, O.P.R.W.C.T.

BLOCK B:

BEING a 0.2583 acre (or 11,250 square feet) tract of land, and being all of Lot 6, Block 56, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to David Legere, as recorded in Document Number 2023024442, O.P.R.W.C.T.

BLOCK C:

BEING a 0.1194 acre part of Lot 1, Block 56, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to David Legere, as recorded in Document Number 2023024442, O.P.R.W.C.T., said 0.1194 acre part of Lot 1 being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." (herein referred to as "with cap") for the northwest corner of said Lot 1, being the intersection of the east right-of-way line of Murphy Street (60 foot width) with the south right-of-way line of a 20-foot alley;

THENCE North 83 degrees 15 minutes 38 seconds East, along the south right-of-way line of said 20-foot alley, a distance of 90.00 feet to a set 5/8-inch iron rod with cap for the northeast corner of said Lot 1 and the northwest corner of Lot 2, of said Block 56;

THENCE South 06 degrees 44 minutes 22 seconds East, departing the south right-of-way line of said 20-foot alley along the common east line of said Lot 1 and the west line of said Lot 2, a distance of 63.00 feet to a set 5/8-inch iron rod with cap;

THENCE South 83 degrees 15 minutes 38 seconds West, departing said common line and crossing said Lot 1, a distance of 5.00 feet to a set 5/8-inch iron rod with cap for corner;

THENCE North 06 degrees 44 minutes 22 seconds West, continuing across said Lot 1, a distance of 5.50 feet to a set 5/8-inch iron rod with cap for corner;

THENCE South 83 degrees 15 minutes 38 seconds West, continuing across said Lot 1, a distance of 85.00 feet to a set 5/8-inch iron rod with cap for corner on the common west line of said Lot 1 and the east right-of-way line of said Murphy Street;

THENCE North 06 degrees 44 minutes 22 seconds West, along said common line, a distance of 57.50 feet to the POINT OF BEGINNING and containing 0.1194 acres (or 5,203 square feet) of land, more or less.

BLOCK D:

BEING a 0.7317 acre (or 31,875 square feet) tract of land, and being all of Lots 1, 2, 3, 4, and 5, of Block 52, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), less a 15-foot wide Right-of-Way Dedication for E 4th Street (variable width) to the City of Taylor, located along the southerly line of said Lot 1, as recorded in Volume 292, Page 166, Deed Records of Williamson County, Texas (D.R.W.C.T.), same being the tracts of land described in deeds to Capnote, LLC and David Legere, as recorded in Document Numbers 2016081971, 2016034989, and 2016050602, O.P.R.W.C.T.

BLOCK E:

BEING a 0.0689 acre part of Lot 1, Block 57, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to David Legere, as recorded in Document Number 2016020062, O.P.R.W.C.T., said 0.0689 acre part of Lot 1 being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." (herein referred to as "with cap") for the southwest remainder corner of said Lot 1, being the intersection of the east right-of-way line of Murphy Street (60 foot width) with the north line of a 25-foot wide Right-of-Way Dedication for E 4th Street (variable width), to the City of Taylor, as recorded in Volume 291, Page 504, D.R.W.C.T.;

THENCE North 06 degrees 44 minutes 22 seconds West, along the common west line of said Lot 1 and the east right-of-way line of said Murphy Street, a distance of 40.00 feet to a set 5/8-inch iron rod with cap for corner;

THENCE North 83 degrees 15 minutes 38 seconds East, departing said common line and crossing said Lot 1, a distance of 75.00 feet to a set 5/8-inch iron rod with cap for corner on the common east line of said Lot 1 and the west line of Lot 2, of said Block 57;

THENCE South 06 degrees 44 minutes 22 seconds East, along said common line, a distance of 40.00 feet to a found 1/2-inch iron rod for corner at the intersection of said common line with the north line of said 25-foot wide Right-of-Way Dedication for E 4th Street;

THENCE South 38 degrees 15 minutes 38 seconds West, along the north line of said 25-foot width Right-of-Way Dedication, a distance of 75.00 feet to the POINT OF BEGINNING and containing 0.0689 acres (or 3,000 square feet) of land, more or less.

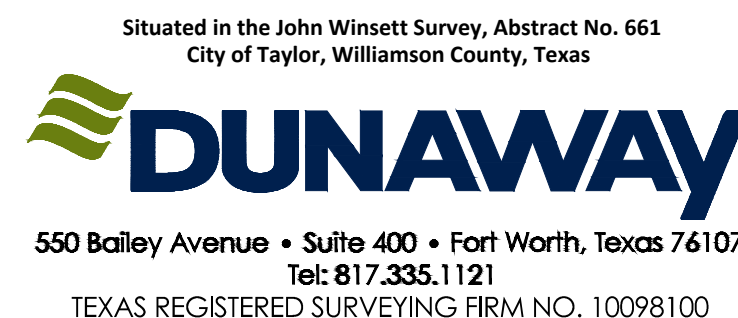
PLANNING AND ZONING COMMISSION - FINAL PLATS

THIS SUBDIVISION TO BE KNOWN AS MURPHY STREET HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ___DAY OF ___, 20___, A.D.
CHAIRMAN SIGNATURE DATE
SECRETARY SIGNATURE DATE

COUNTY CLERK'S CERTIFICATION

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 ___, 20___, A.D., AT ___O'CLOCK, __M., AND DULY RECORDED THIS THE ___DAY OF ___, 20___, A.D., AT ___O'CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.
NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

FINAL PLAT
MURPHY STREET
PZ-2023-1936
BEING 1.333 ACRES
REPLAT OF LOTS 1-5, BLOCK 52,
LOT 5, BLOCK 53, LOT 6 AND PART OF LOT 1,
BLOCK 56, AND PART OF LOT 1, BLOCK 57
MAP OF THE TOWN OF TAYLOR
CABINET A, SLIDE 186, O.P.R.W.C.T.

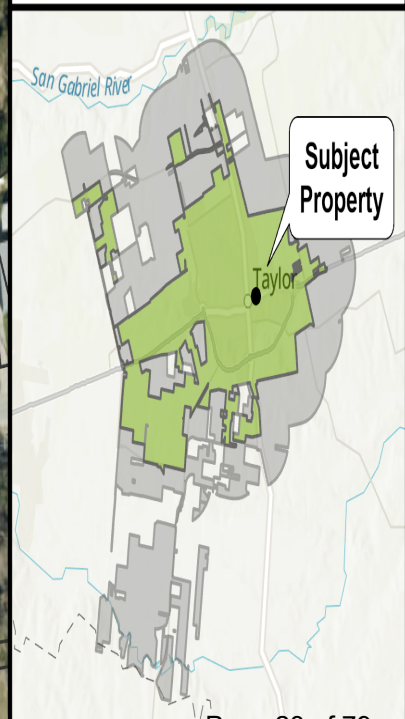
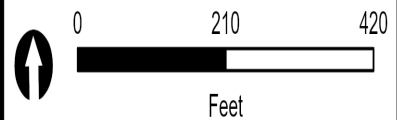




PZ-2026-2667

**Murphy Street
Location Map
Approximately 1.333 acres**

-  Subject Properties
-  Parcel Boundary





**City Council Meeting
March 10, 2026
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 4.

Agenda Title: **PZ-2025-2622 – Consider Disapproval of the Castlewood Phases 2&3 Subdivision Replat Block 9, Lots 1R, 2, 3, and 5, generally located at FM 973 and W Wesley Miller Lane and Streamwood Trail, consisting of 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.**

Council Action to be Taken: Consider Disapproval of the Castlewood Phases 2&3 Subdivision Replat Block 9, Lots 1R, 2, 3, and 5,

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

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 third submission of the proposed Replat

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

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

but not limited to:

1. Vicinity Map is missing a portion of City Limits
2. Mets and bounds description appears out of sequence
3. A listed reserve and drainage easement need further clarification on the plat

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

4. RECOMMENDATION

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

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. _04a_PZ-2025-2622_Castlewood Phases 2 & 3 Replat - Comment review letter 3
2. _04b_PZ-2025-2622_Castlewood Phases 2 & 3 Replat - Proposed Plat
3. _04c_PZ-2025-2622_Location Map



City of Taylor

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

Date: Friday, February 27, 2026

Address: FM 973,

Permit Number PZ-2025-2622

Dear Thomas Lombardi,

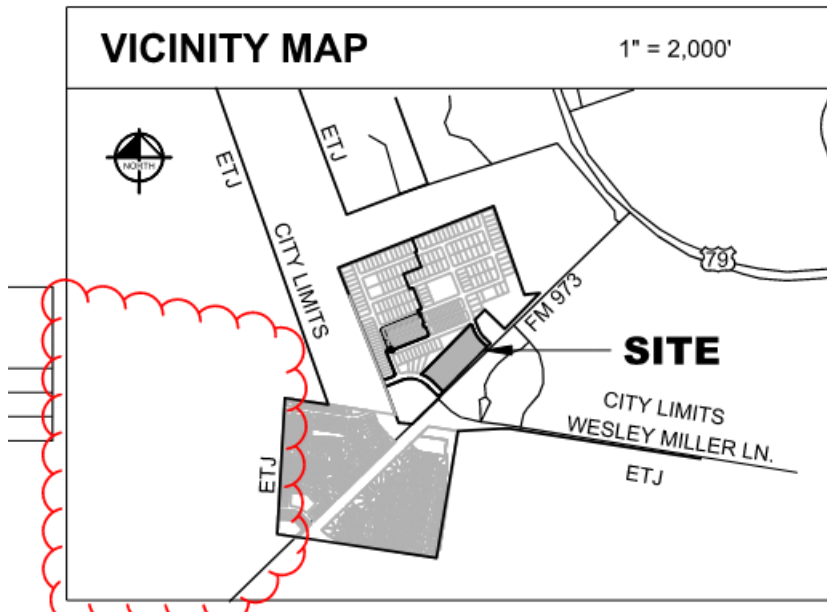
Staff has completed its review of plans for the Castlewood Phases 2 & 3 - Lot 1 Block 9 - re plat that is to be located at FM 973. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

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 03

1. Additional area has been annexed into city limits, update Vicinity Map



Clarification needed:

Document 2022125049 says it is irrevocable and is also tied to Lot 1 Block 1 drainage. I believe you would have to amend it with the adjacent property owner's consent (109 W WESLEY MILLER LN). Can you clarify this with me as we would need to ensure that both properties maintain an easement and the maintenance agreement

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@taylor.tx.gov.

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

Engineering Review 03

1. If Lot1R is not designated for a build-able lot, it needs to be updated as a reserve with maintenance of the reserve area to be designated (e.g. property owners association).
2. Review and revise the metes and bounds shown for these descriptions in paragraphs 5-9. They do not appear to match the plat drawing (sequentially).

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

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

Thank you,

Preston Gunn
Planner

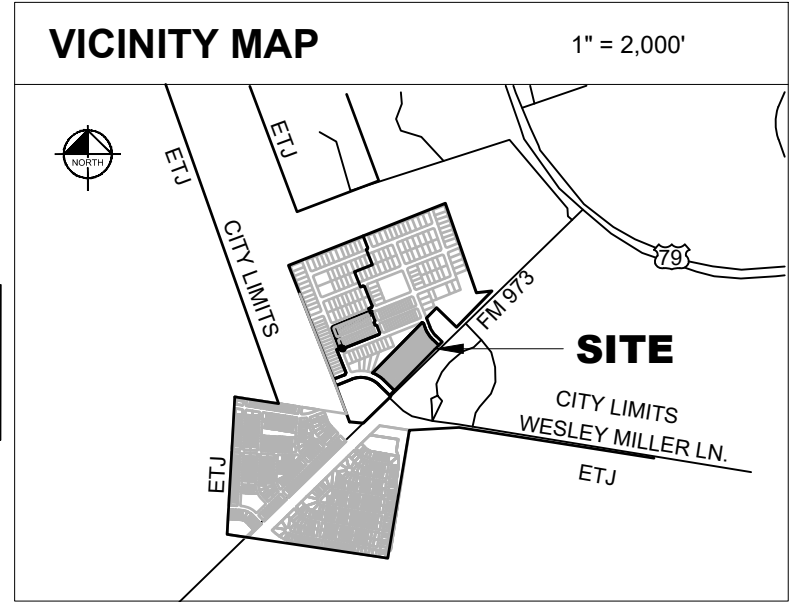
LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N45°33'01"W	24.00'	C6	6°43'23"	24.50'	2.87'	N47°48'41"E	2.87'
L2	S45°32'56"E	9.24'	C7	28°59'14"	50.50'	25.55'	N58°56'37"E	25.28'
L3	S00°48'30"E	29.99'	C8	39°10'10"	24.50'	16.75'	N53°51'10"E	16.42'
L4	S44°26'54"W	21.98'	C9	19°05'29"	24.50'	8.16'	S82°58'59"W	8.13'
L5	S45°33'06"E	57.97'	C10	28°58'52"	24.51'	12.40'	S58°56'37"W	12.26'
L6	N21°56'59"E	24.53'	C11	33°55'23"	24.50'	14.51'	S27°29'18"W	14.29'
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	N21°56'59"E	22.51'						
L13	S45°33'17"E	27.86'						
L14	S45°33'01"E	31.29'						

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

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

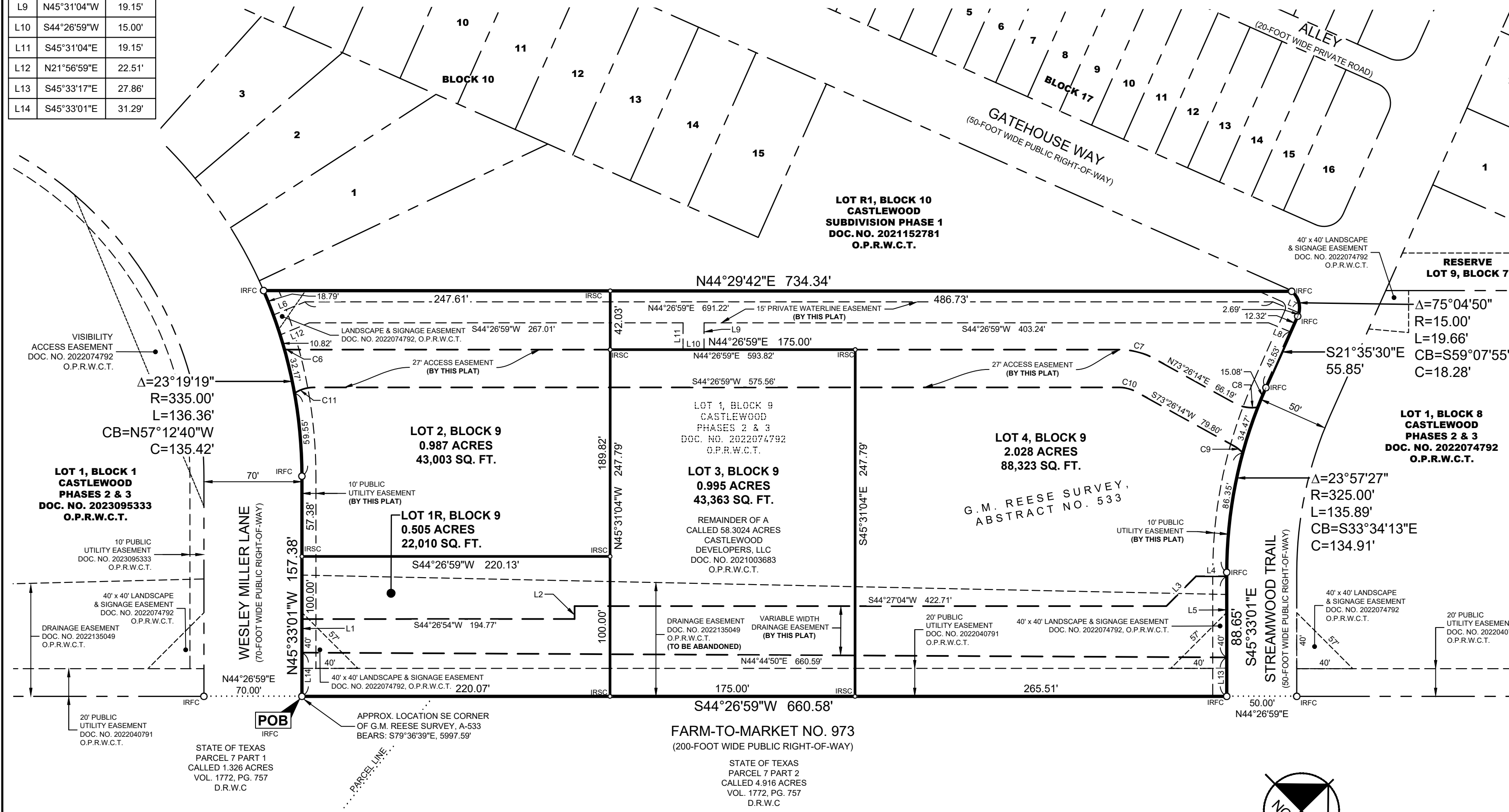


STANDARD NOTES:

- 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: ONGOR.
- 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.



**PROPERTY DESCRIPTION
4.516 ACRES**

BEING A TRACT OF LAND SITUATED IN THE G.M. REESE SURVEY, ABSTRACT NO. 533, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 58.3024 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO CASTLEWOOD DEVELOPERS, LLC, RECORDED IN DOCUMENT NO. 2021003683, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING ALL OF LOT 1, BLOCK 9, CASTLEWOOD PHASES 2 & 3, AN ADDITION TO THE CITY OF TAYLOR ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2022074792, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1, BLOCK 9, SAME BEING AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET HIGHWAY NO. 973 (200-FOOT WIDE PUBLIC RIGHT-OF-WAY), AND THE SOUTHWEST RIGHT-OF-WAY LINE OF STREAMWOOD TRAIL (50-FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 44°26'59" WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET HIGHWAY NO. 973, SAME BEING THE SOUTH LINE OF SAID LOT 1, BLOCK 9, A DISTANCE OF 660.58 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 9 AND BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF WESLEY MILLER LANE (70-FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WESLEY MILLER LANE AND THE WEST LINE OF SAID LOT 1, BLOCK 9, THE FOLLOWING COURSES:

NORTH 45°33'01" WEST, A DISTANCE OF 157.38 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 23°19'19", AND A CHORD BEARING AND DISTANCE OF NORTH 57°12'40" WEST, 135.42 FEET;

IN A NORTHWESTERLY DIRECTION, WITH SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 136.36 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1, BLOCK 9, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF RESERVE LOT 1, BLOCK 10, CASTLEWOOD, PHASE 1, AN ADDITION TO THE CITY OF TAYLOR ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2021152781, P.R.W.C.T.;

THENCE NORTH 44°29'24" EAST, WITH THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 10 AND THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK 9, A DISTANCE OF 734.34 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK 9, AND BEING IN INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GATEHOUSE WAY (50-FOOT PUBLIC RIGHT-OF-WAY) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STREAMWOOD TRAIL, AND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 75°04'50", AND A CHORD BEARING AND DISTANCE OF SOUTH 59°07'55" EAST, 18.28 FEET;

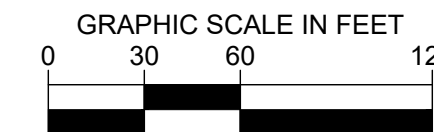
THENCE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STREAMWOOD TRAIL AND THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 9, THE FOLLOWING COURSES:

IN A SOUTHEASTERLY DIRECTION, WITH SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.66 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER;

SOUTH 21°35'30" EAST, A DISTANCE OF 55.85 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 23°57'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 33°34'13" EAST, 134.91 FEET;

IN A SOUTHEASTERLY DIRECTION, WITH SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 135.89 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER;

SOUTH 45°33'01" EAST, A DISTANCE OF 88.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 196,699 SQUARE FEET, OR 4.516 ACRES OF LAND.



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 Burlinson 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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**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	JAN. 2026	069278809	1 OF 2

PHASE 3, LOT 9, BLOCK 1

PROPERTY DESCRIPTION

4.516 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 26th DAY OF January, 2026.

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 _____, 2026.

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 _____, 2026.

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: _____

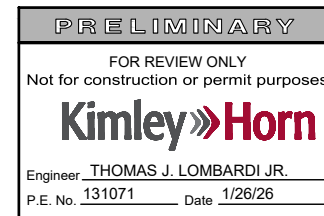
ENGINEERS CERTIFICATION:

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 _____, 2026.

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

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

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PZ-2025-2622

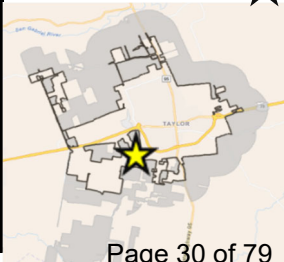
FM 973 and W
Wesley Miller Lane
and Streamwood
Trail
Re-Plat
Location Map

Approximately
4.5156 Acres

Subject Property 



Vicinity Map
Subject Property 





City Council Meeting March 10, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 5.

Agenda Title: **PZ-2026-2672 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow for multi-family dwellings, the applicant is proposing 21 multi-family units, for property generally located at 1019 & 1021 W 3rd St, legally described as approximately 0.43 acres of land in the Doak Addition, Block 18, Lots 5, 6 & 7, more particularly described by the Williamson Central Appraisal District Parcels R016440 and R016439, Taylor, Williamson County, Texas**

Council Action to be Taken: Hold a public hearing and consider making a recommendation

Department Submitted: Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

The subject properties are located at 1019 and 1021 W 3rd Street. The applicant is requesting a Special Use Permit for 21 multifamily residential dwelling units on a 0.43-acre site. 1019 W 3rd Street is a vacant lot and 1021 W 3rd Street contains an existing single-family residence. Both properties are zoned P5: Urban Center, which requires a Special Use Permit for Large Apartment building types per Ordinance 2025-15. The P5 Place Type is mostly found south of third street with the P4: Mix Place type found north of W 3rd.

The Future Land Use designation is Market: Community. Market Centers are mixed-use, walkable areas anchored by retail destinations where surrounding residents access daily goods and services. The Growth Sector is Infill Growth Sector (G-5), which encompasses already-developed areas served by existing infrastructure and is intended for higher-intensity uses than are currently in place.

Staff has reviewed the submitted concept plan and identified the following items for the Commission's consideration. The concept plan proposes 27 of the 37 parking spaces (73%) within the public right-of-way utilizing on-street spaces, with the remaining 10 spaces provided in the off-street parking lot behind the building, accessible from the alley. The depicted

circulation design requires vehicles utilizing the on-street spaces to back directly into a public roadway. Pursuant to LDC Sections 1.3.3(6) and 1.3.3(7), parking shall not detract from the streetscape and should generally be located to the side or rear of buildings, with alley access serving as the intended vehicle access route for rear lots. Staff recommends the applicant revise the parking layout and vehicular circulation design so that vehicles may maneuver on-site and exit in a forward motion prior to site development plan approval.

Staff also notes that per LDC Section 5.3.7.3, buildings in the P5: Urban Center place type are required to be glazed with clear glass on no less than 70% of the first story of street-facing facades. The submitted renderings do not clearly demonstrate compliance with this standard, and Staff recommends the applicant provide updated elevations confirming the requirement is met prior to the hearing.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In determining a recommendation for a Specific Use Permit request, staff have considered the following factors:

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

The proposed Special Use Permit is consistent with the Envision Taylor Comprehensive Plan. The subject properties are located within the Infill Growth Sector (G-5) and carry a Future Land Use designation of Market: Community, which envisions mixed-use, walkable development that serves surrounding residents. The proposed 21-unit multifamily development on W 3rd Street aligns with the Plan's goals of maximizing existing infrastructure, diversifying the housing stock, and supporting higher-intensity infill development within Taylor's established urban core. The following Land Use and Housing policies support this Special Use Permit:

LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.

The addition of 21 dwelling units supports an increase in residents living within Taylor's urban core, complementing the surrounding walkable commercial activity along W 3rd Street and the Market: Community future land use designation.

LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.

The subject properties are located within the Infill Growth Sector (G-5), an area already served by existing infrastructure. The proposed 21-unit multifamily development would increase residential density on underutilized land without requiring new infrastructure extensions.

[H1] – Neighborhoods should have a mix of housing affordable to all income levels and age groups.

The proposal introduces a multifamily building type within an established urban center, contributing to Taylor's diverse housing stock consistent with the Diverse Housing goal identified in the Envision Taylor Comprehensive Plan.

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

The subject properties sit at the corner of W 3rd Street and Victoria Street, within a predominantly low-intensity residential area consisting largely of single-family homes. While the properties are zoned P5: Urban Center, a place type that permits apartment building types, the current character of the immediate surroundings remains single-family residential in nature.

Across W 3rd Street to the north, the P4: Mix Place Type is present, which permits a broader range of residential building types including townhomes and detached single-family homes, serving as a transition between the more intense P5: Urban Center and the established single-family neighborhood beyond.

Staff acknowledges that the proposed 21-unit apartment building represents a meaningful departure from the existing built environment, and that there is no gradual transition in building type between the surrounding single-family uses and the proposed apartment. The P5 zoning designation does reflect the current long-term vision for higher-intensity development. However, at this location, the intensity of the proposal may not be compatible within the existing neighborhood.

3. Does the Specific Use Permit 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 to the existing infrastructure to serve this property.

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

The property is currently zoned P5: Urban Center and requires a Special Use Permit for the Large Apartment Place Type per Ordinance. 2025-15.

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

4. 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 Specific Use Permit consistent with the Comprehensive Plan?**
2. **Is the Specific Use Permit compatible with the surrounding area?**
3. **Does the Specific 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 an Specific Use Permit is necessary?

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. 05a_PZ-2026-2672-1019 & 1021 w 3rd st loi
2. 05b_PZ-2026-2672_Proposed Plan
3. 05c_PZ 2026-2672 Location Map
4. 05d_PZ-2026-2672- Growth Sector
5. 05e_PZ 2026-2672- Future Land Use
6. 05f_PZ-2026-2672- Current Zoning
7. 05g_PZ 2026-2672 - Proposed Zoning Map
8. 05h_PZ 2026-2672 - Notification Map
9. _05_PZ-2026-2672 - Draft Ordinance

Special Use Permit

3rd Street Apartments

1019 & 1021 W 3rd St Taylor, TX 76574

January 30, 2026

Owner: HJD Rehab, LLC
116 W Second St Ste 109
Taylor, TX 76574

Introduction and Overview

HJD Rehab, LLC is proposing the “3rd Street Apartments”, a 21-unit apartment style development in Taylor, Texas. The development will span approximately .47 acres and consist of one l-shaped with parking.

- Total Units: 21
- Number of Buildings: 1
- Approximate Unit Sizes: 2 bed/1 bath 1190 sf- 3 bed/ 1 bath 1540 sf
- Building Type: Small Apartment City of Taylor
- Target Demographic: Market-rate and workforce housing rental
- Site Area: Approx. .477 acres
- Design Intent: Pedestrian-oriented layout





1. Provide the acreage of the site and explain the Development Pattern(s) (LDC 3.6.1) proposed for the site.

The subject site, encompassing the addresses 1019 and 1021 W. 3rd Street, consists of a combined total of approximately 0.447 acres. The proposed development pattern for this site aligns with the “Compact Residential” and “Urban Infill” concepts as defined in LDC Section 3.6.1. The plan includes the construction of 16 to 20 attached multi-family dwelling units, each consisting of two bedrooms and two bathrooms. All units will share common walls, providing a cohesive architectural design and maximizing efficient land use in accordance with infill development principles.

The building will be oriented toward both Victoria Street and 3rd Street, activating the streetscape and encouraging walkability. Vehicle access and parking will be primarily accommodated through the existing alleyway on the southeast side of the property, supplemented by off-street parking along Victoria and 3rd Streets. This layout supports a denser, walkable residential pattern consistent with the City's goals for higher-density housing near the core.

2. Explanation of how the proposed Neighborhood Plan and associated Place Types are following the Comprehensive Plan and Land Development Code.

This proposal aligns closely with the intent of the Taylor Comprehensive Plan and Land Development Code by addressing the growing demand for diverse housing types, especially as the City anticipates an increase in student housing needs related to the future University Campus. The proposed multi-family configuration supports the Place Type category of “Neighborhood Infill” and promotes a higher-density residential option within established urban areas.

By offering well-designed, medium-density housing options within walking distance to key city amenities, the project reinforces the Comprehensive Plan’s goals of smart growth, infill development, and reducing development pressure on the city’s fringe. The planned facade orientation along both street frontages and strategic use of alleyway access further contributes to neighborhood character and urban form in a way that reflects the city’s adopted long-range vision.

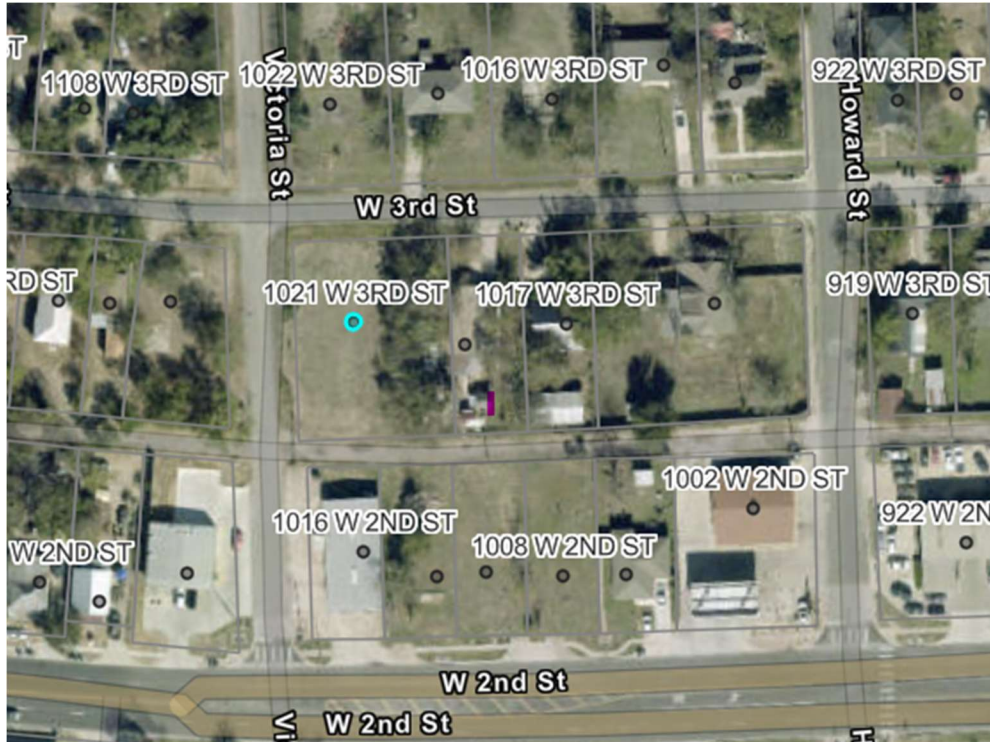
3. Explanation of how streets and utilities will serve the property.

The site will be served by existing public infrastructure. Utility services will be accessed primarily from the north side of the property. A single water meter will be installed to serve the entire development. Wastewater needs will be met through multiple sewer taps connected to the city’s sewer system, designed to accommodate the full scope of the multi-family development.

In terms of transportation access, the property will be served by the existing alleyway located between adjacent parcels. This alley will be improved and paved up to the northern boundary of Lot 5 to ensure durable access for vehicles and service providers. Additional parking will be provided off-street along both Victoria Street and 3rd Street, in accordance with city parking standards. This combination of alley and street-facing access ensures the project remains well-integrated with existing street infrastructure while reducing congestion on primary roads.

Current use:

Property is underdeveloped, generally flat with trees, outbuildings and an 850 sf residence built in 1955. Majority of adjacent properties are single family homes Zoned either P4 – Mix or P5 Urban Center.












Property Acquisition and Entitlement :

- November 9, 2023 – City of Taylor adopts new “Taylor Made” Land Development Code
- April 12, 2024 - HJD Rehab, LLC purchased the property
- April 22, 2025 - City of Taylor issues zoning verification to HJD Rehab, LLC permitting Small and Large Apartments in P5: Urban Center
- June 12, 2025 – City of Taylor adopts Ordinance 2025-15 changing by-right to allowed with approval through SUP Review

Place Type Zoning: P5: Urban Center

Place Type Zoning

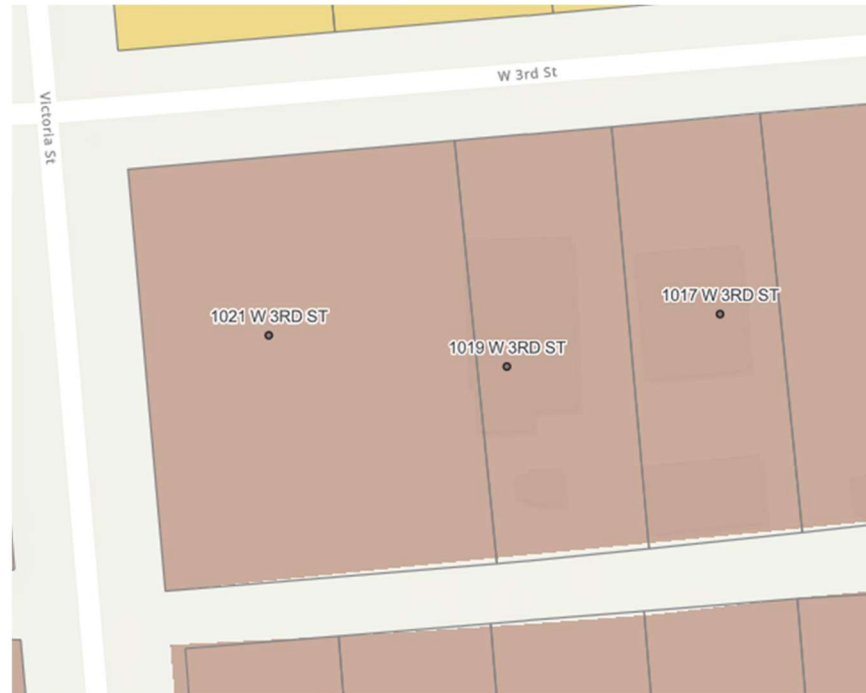
-  P2: Rural
-  P2C: Rural Commercial
-  P2.5: Large Lot
-  P3: Neighborhood
-  P3M: Manufactured Housing
-  P4: Mix
-  P5: Urban Center
-  EC: Employment Center
-  CS: Civic Space
-  Unknown



Future Land Use – Market Community

Future Land Use

-  Area of Minimal Change
-  Civic: Community
-  Civic: Neighborhood
-  Employment: Community
-  Employment: Neighborhood
-  Employment: Regional
-  Employment: Special Zone
-  Market: Community
-  Market: Neighborhood
-  Market: Regional
-  Neighborhood Greenfield
-  Neighborhood Infill
-  Open Space



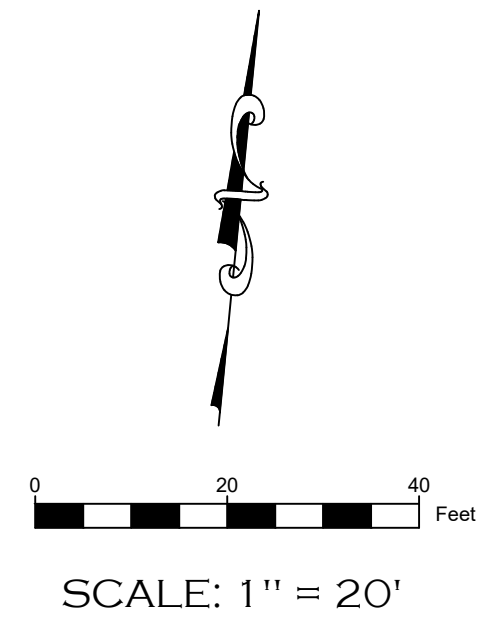
Drainage and Stormwater Detention: will be addressed during the Preliminary Plat Process.

Thank you for the opportunity to submit the 3rd Street Apartments Special Use Permit application for review and approval. We look forward to working with the City and community to bring more housing to the community.

Sincerely,

Sunshine R Kapus

Sunrise Development Group, LLC



LEGEND

- GREEN SPACE ■
- PARKING STALL COUNT X



NO.	REVISIONS	DATE

PROJECT: 3RD ST. APARTMENTS
TAYLOR, TEXAS

CLIENT: DAVID DOWNS

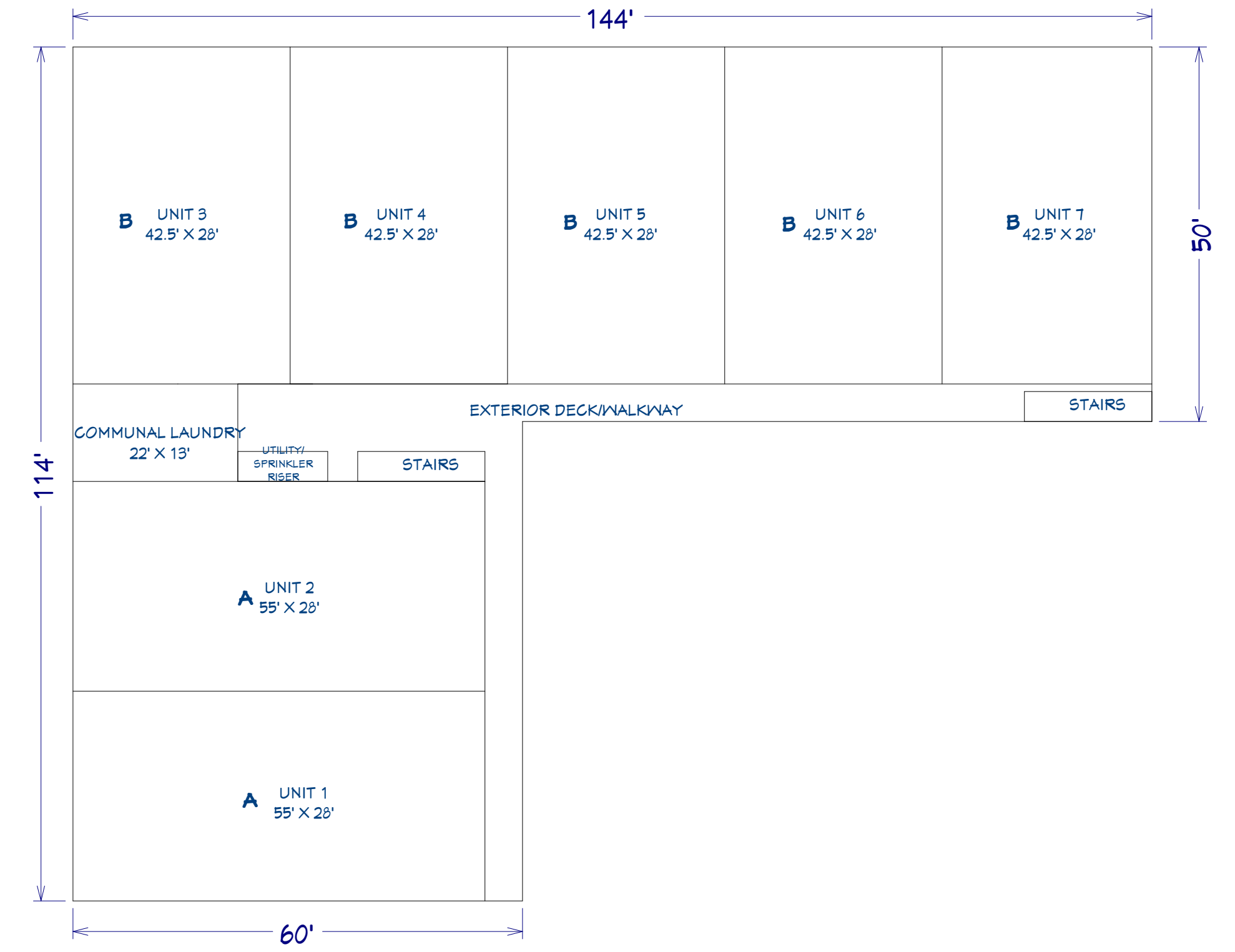
PROJECT NUMBER: 048-001

8049 BASSANO DR.
ROUND ROCK, TX 78665
PHONE (979) 739-1114
FIRM NO. #F-21943

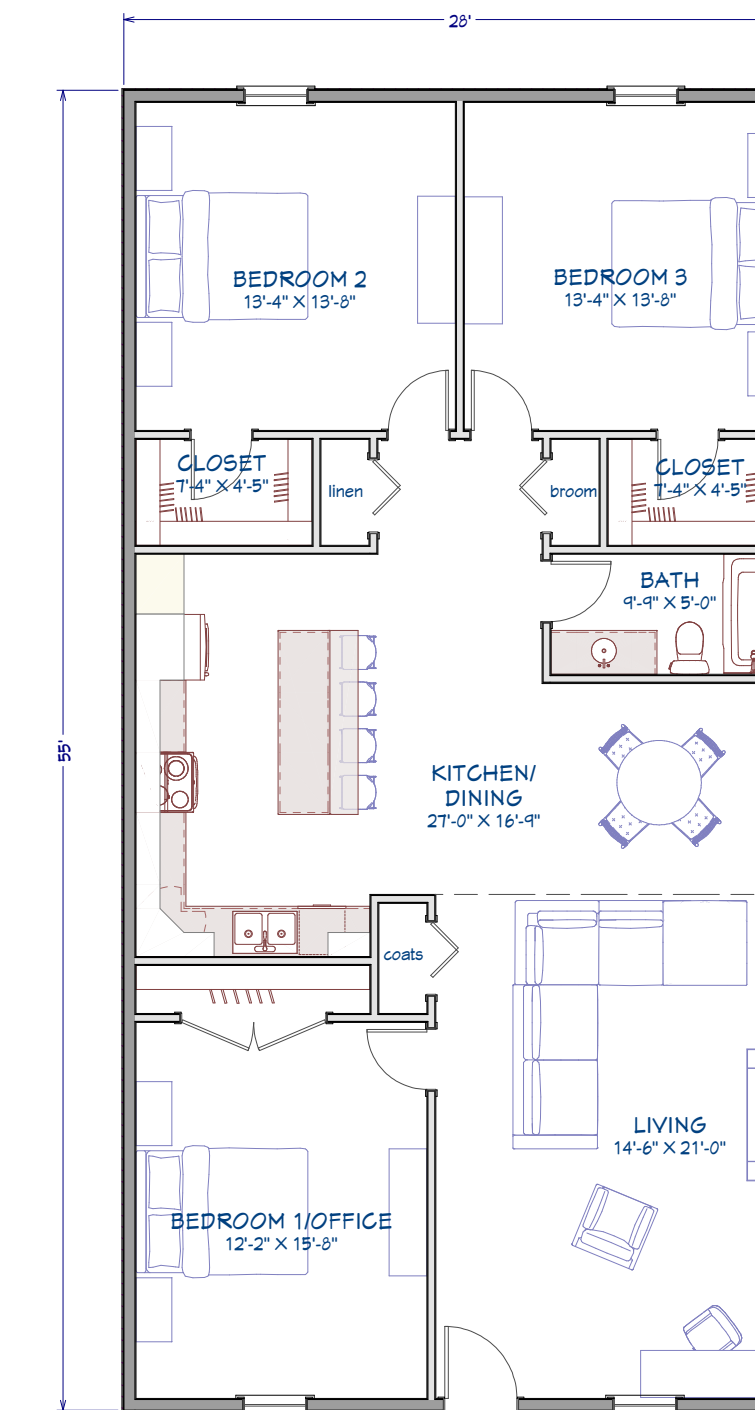
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SHANE CANNON, P.E. NO. 130531 ON JANUARY 22, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

SHEET TITLE: SITE PLAN

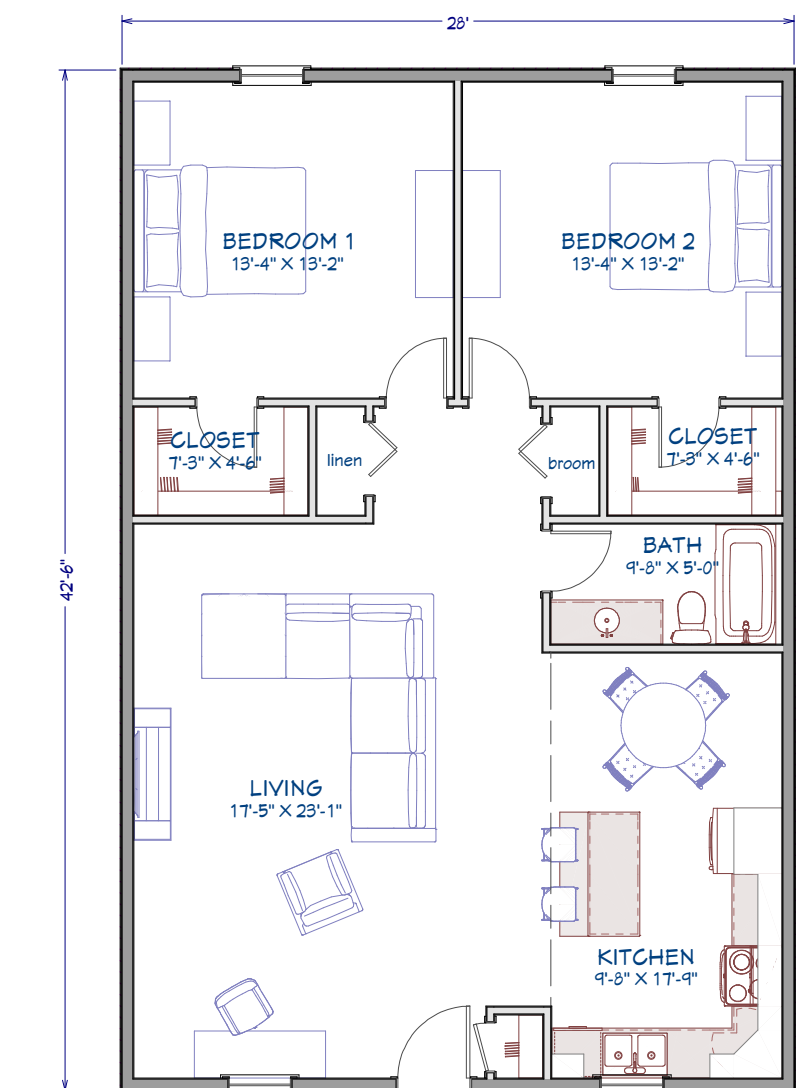
SHEET NUMBER: C-5



APPROXIMATE LAYOUT
7 UNITS/FLOOR x 3 FLOORS



UNIT A - 1540 S.F.
3 BED/1 BATH



UNIT B - 1190 S.F.
2 BED/1 BATH



NUMBER	DATE	REVISION	DESCRIPTION

Project Overview

PROJECT ADDRESS:
3RD STREET APARTMENTS
TAYLOR, TEXAS

CLIENT:
HJD HOMES

DRAWINGS PROVIDED BY:
REBECCA LANGMAN
CUSTOM HOME DESIGNER
Rebecca@RCHomeDesign.com
(406) 640-2263

DATE:
1/16/2026

LAYOUT SET
page 1 of 10

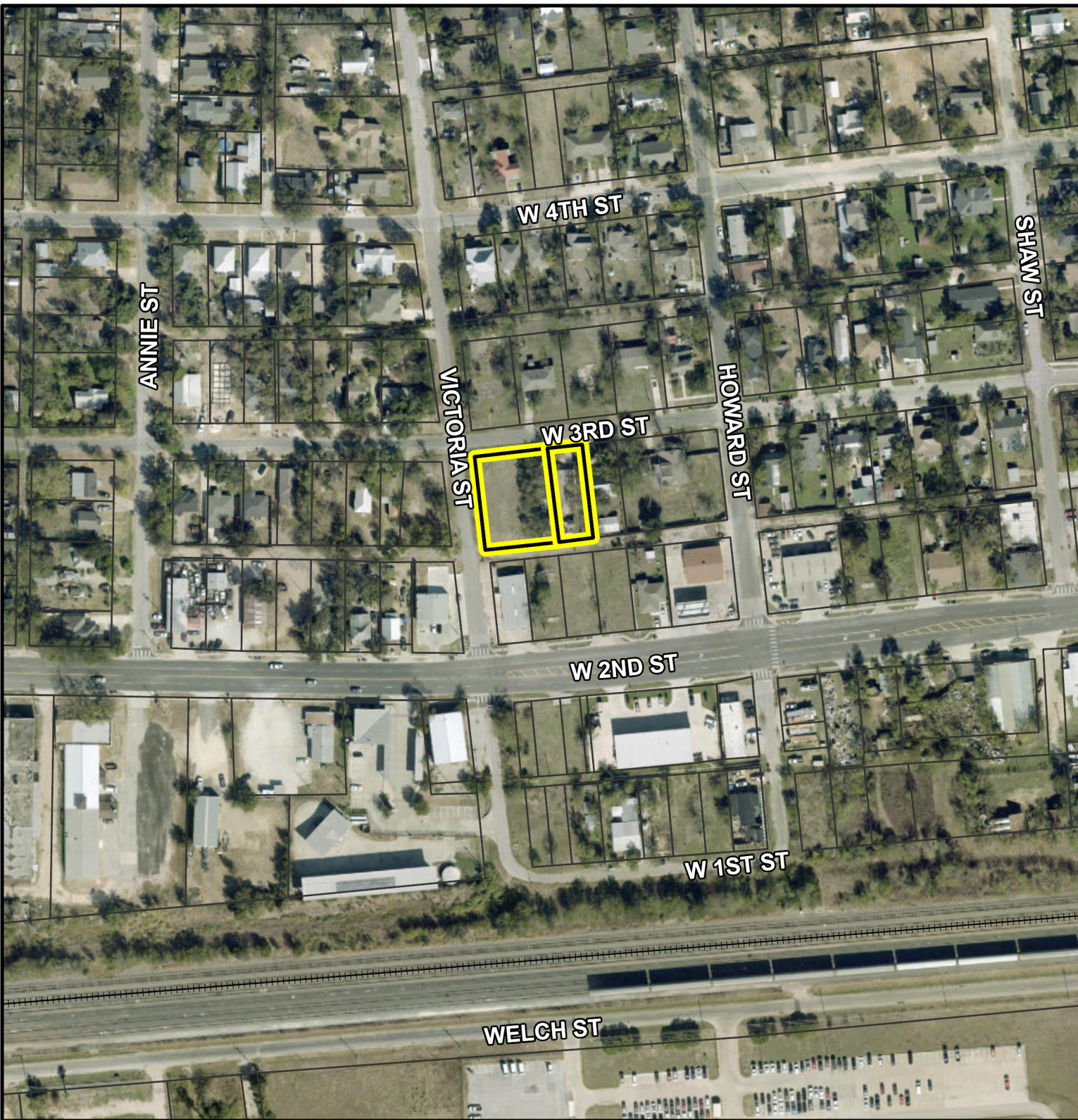
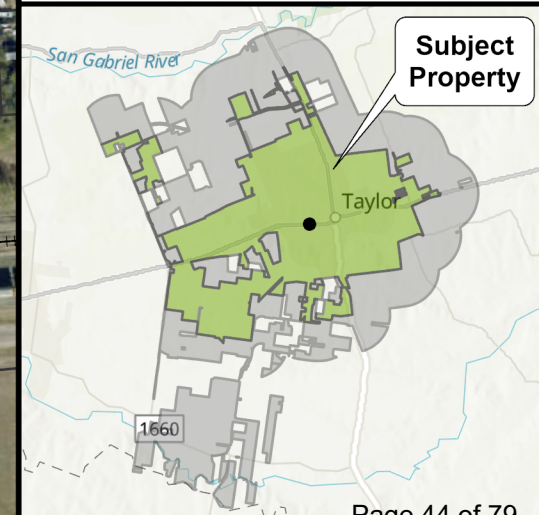
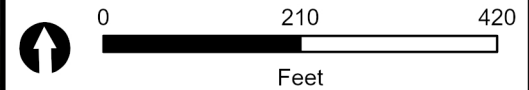
SHEET:
P-1



PZ-2026-2672

1019 & 1021 W 3rd St
Special Use Permit
Location Map
Approximately 0.43 acres

- Parcel Boundary
- Subject Property

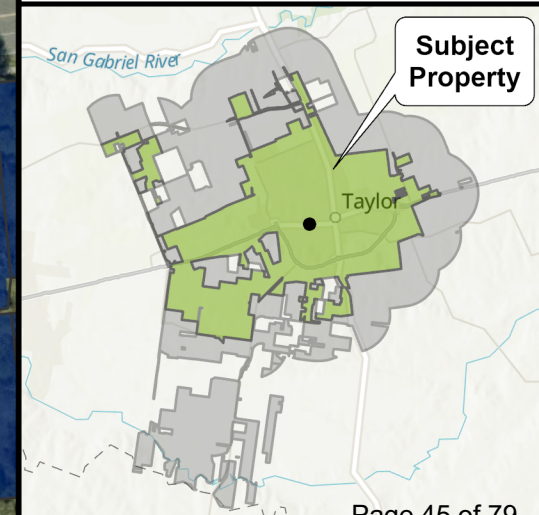
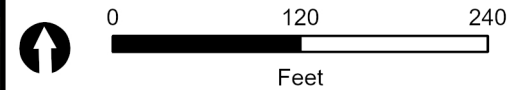




PZ-2026-2672

1019 & 1021 W 3rd St
Special Use Permit
Growth Sector Map
Approximately 0.43 acres

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





PZ-2026-2672

1019 & 1021 W 3rd St
Special Use Permit
Future Land Use Map
Approximately 0.43 acres

Subject Property

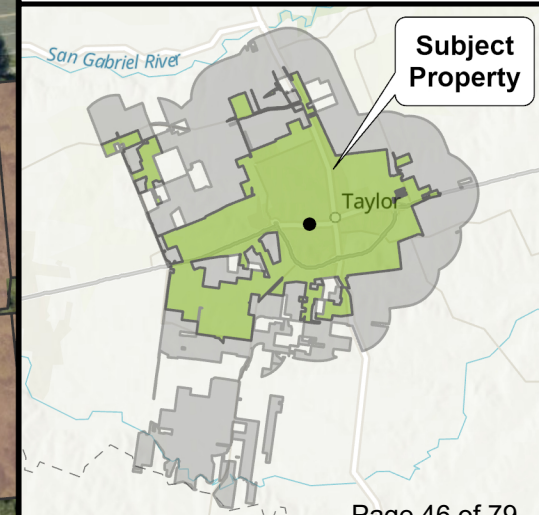
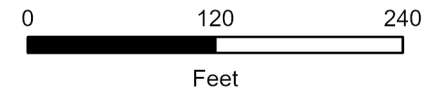
Parcel Boundary

Future Land Use

Area of Minimal Change

Neighborhood Infill

Market: Community





PZ-2026-2672

1019 & 1021 W 3rd St
Special Use Permit
Current Zoning Map
Approximately 0.43 acres

Subject Property

Parcel Boundary

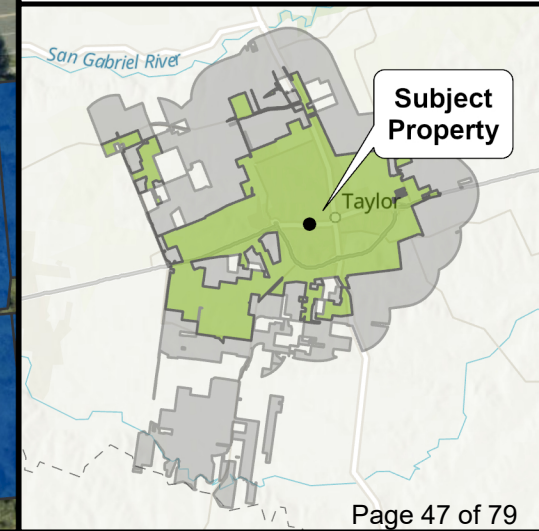
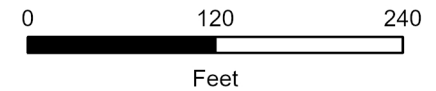
Place Type Zoning

P4: Mix

P5: Urban Center

EC: Employment Center

CS: Civic Space





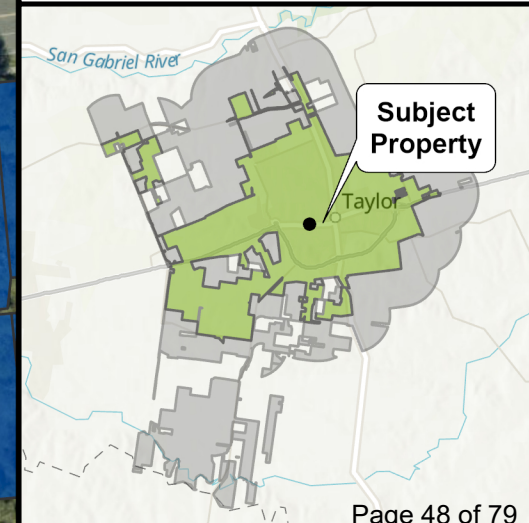
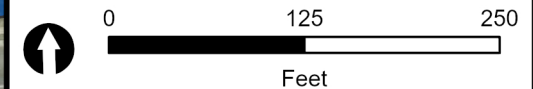
PZ-2026-2672

1019 & 1021 W 3rd St
Special Use Permit
Proposed Zoning Map
Approximately 0.43 acres

- Subject Property
- Special Use Permit
- Parcel Boundary

Place Type Zoning

- P4: Mix
- P5: Urban Center
- EC: Employment Center
- CS: Civic Space

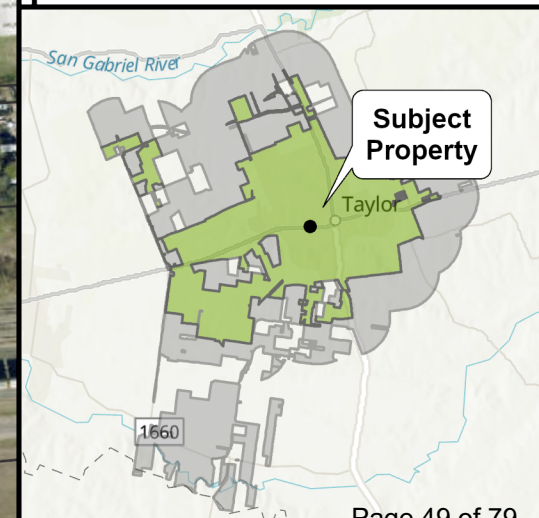
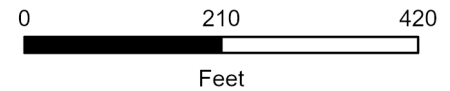




PZ-2026-2672

1019 & 1021 W 3rd St
Special Use Permit
Notification Map
Approximately 0.43 acres

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



Subject Property



ORDINANCE NO. 2026-00

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR 21 MULTIFAMILY RESIDENTIAL DWELLINGS GENERALLY LOCATED AT 1019 AND 1021 W 3RD STREET, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL DISTRICT PARCEL'S R016439 AND R016440, 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 March 26th, 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 request a Specific Use Permit for a 21 Multifamily Residential Dwellings, which is a use required to obtain a Specific Use Permit to grant approval within the P5 place type; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on March 10th, 2026, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

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

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

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

SECTION 2. The 1019 and 1021 W 3rd Street is approved for a Specific Use Permit for 21 Multifamily Residential Dwellings.

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 2026-00 was introduced before the Taylor City Council on the 26th day of March 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. 2026-00, 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)



City Council Meeting March 10, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 6.

Agenda Title: **PZ-2025-2555 Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Trenton Village, generally located at 3701 CR 367, legally described as approximately 39.34 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcels R018637 Taylor, Williamson County, Texas.**

Council Action to be Taken:

Department Submitted: Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

The applicant is requesting a Neighborhood Plan for 293 attached townhomes and 91,170 square feet of commercial and retail space on a 2.5-acre undeveloped site generally located at Carlos G Parker and North Drive. The property is in proximity to Spring Creek, North Bull Branch Creek, and the North Village developments. This application was submitted on 07/02/2025, prior to the approval of Ordinance 2025-15 on 12/06/2025, which established a Special Use Permit requirement for multifamily uses. As a result, this site is not subject to the Special Use Permit requirement.

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 Neighborhood Infill** which is envisioned for a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood-oriented retail and services.

The **current zoning is P2 – Rural Place Type** which regulates rural living and sparsely settled lands are to be located in a manner that does not cause a nuisance to more intensely inhabited areas. The Rural Place Type is a holding zone for newly annexed areas and new neighborhoods that have not yet had Place Type allocation.

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

- The applicant proposes the townhomes within the P4: Mix place type must be platted in a way that has each townhouse dwelling unit located on its own individual lot.
- A Warrant from the Land Development Code (LDC) section 3.8.5.1 is recommended to allow for parking to be permitted in civic space, allowing more parking in the community and making accessing the civic space easier.
- A Warrant from the LDC§3.8.2.9 & 3.8.2 (J) to allow for the development to exceed the maximum block length by up to 5% due to the restrictions of adjacent driveways and the FEMA flood plain
- A Warrant from LDC§3.8.2.9 requesting to reduce the minimum block length from 200 feet to 180 feet as the depth of a townhome, and ally and another townhome are under the required 200ft width to make up a block.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

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:

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

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

The development provides an increase in density that is unlike other proposed developments in the areas such as North Bull Branch Creek townhomes and North Village. It is an increase in density from the currently existing neighborhood across from North Drive and across Bull Branch Creek. The proposed development would provide more missing middle development and walk able commercial to the area. As proposed, the development partially meets the Future Land Use designation and Growth Sector.

The request is consistent with the following Land Use Policy in the Envision Taylor Comprehensive Plan:

- **LU8** — A jobs-housing balance that supports people living and working in Taylor should be encouraged.

- The addition of commercial sites would likely provide an increase in jobs available within Taylor. The site also provides 293 new dwellings which would support more people living in Taylor. The additional dwellings would also support the adjacent walkable commercial strip along Carlos G Parker
- **LU9** — Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
 - There are currently underutilized water and wastewater lines running along North Drive, Carlos G Parker, and Brushy Creek.
- **T1** —New streets should connect to Taylor’s existing street grid and should be consistent with traditional block sizes in Taylor.
 - The applicant proposes walking trails as block breaks which make the site consistent with Taylors’ walkable block structure. These block breaks also do not increase the amount of roadway for the city to maintain
- **T3** —The transportation network should encourage all modes of travel, including support for a future transit network.
 - The applicant is proposing an extension of the Bull Branch Trail which provides an alternative route across the city for pedestrians and cyclists.

2. Is the plan compatible with the surrounding area?

The Neighborhood Plan proposes an increase in density compared to the existing neighborhood across from North Drive. The proposed project is consistent with the North Bull Branch Creek and North Village developments that are proposed in the area. This density and utilization of existing infrastructure is partially consistent with the Infill Neighborhood Sector (G-4) and Future Land Use designation of Neighborhood Infill.

The adjacent neighborhoods primarily consist of the P3 Neighborhood Place Type, which is typically characterized by low-density residential development. P3 is intended to be located adjacent to higher-density place types that include some mixed-use buildings. The proposed P4: Mix Place Type serves as a transition between the lower-density P3 Neighborhood Place Type and the commercial-oriented P5: Urban Center Place Type along Carlos G. Parker Boulevard.

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. Any required up-sizing of city infrastructure would be required in the subdivision improvement phase of development.

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 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.

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

4. 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:

In determining a recommendation on a New Neighborhood Plan request, staff have considered 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?

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

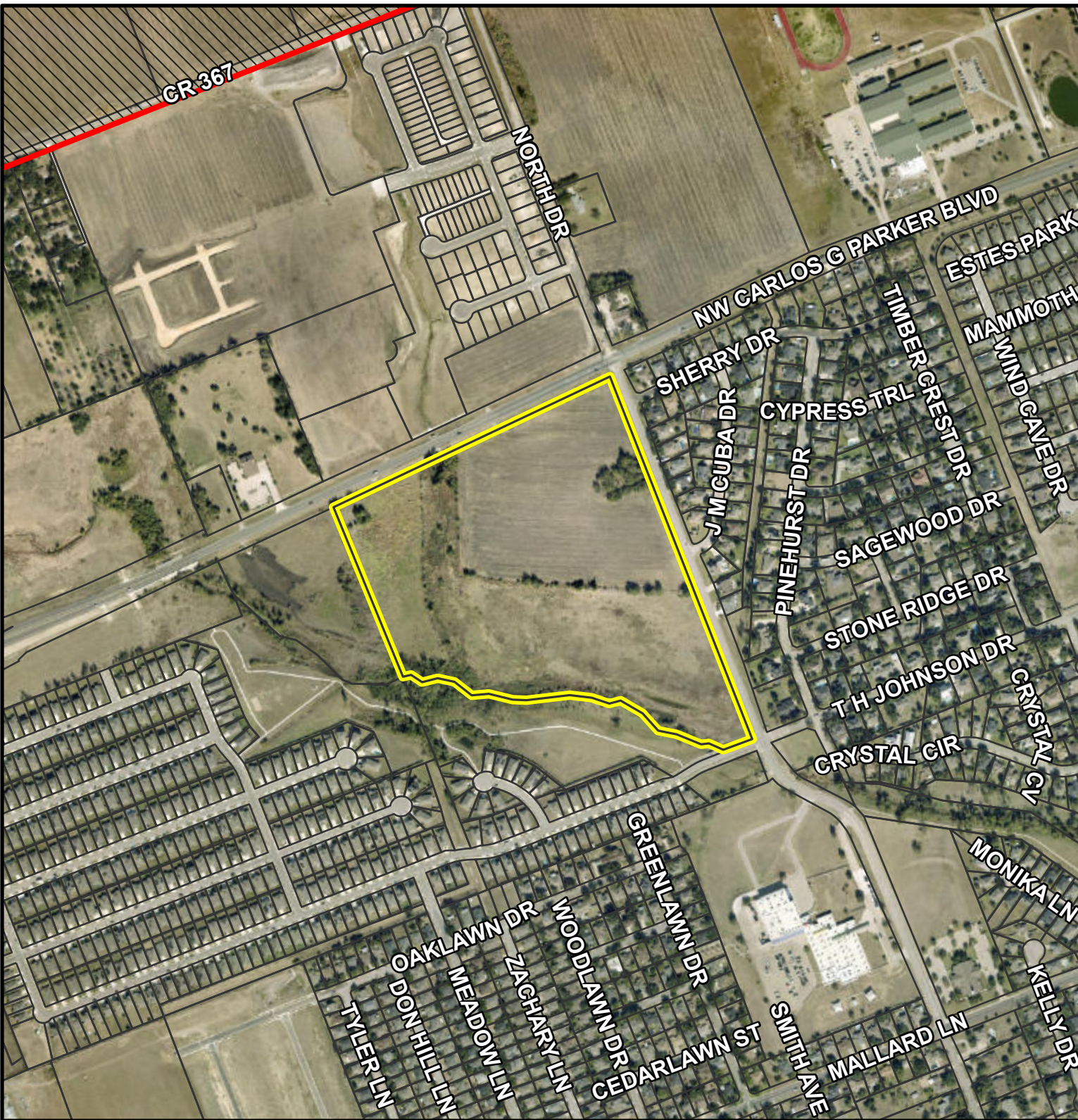
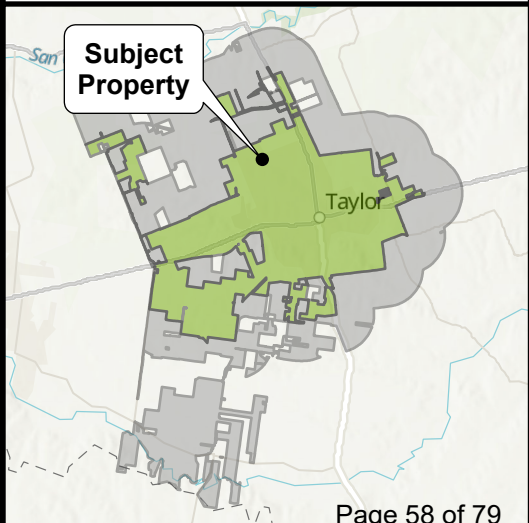
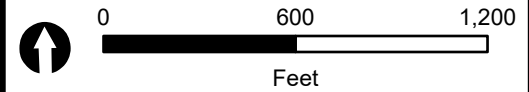
1. PZ 2025-2555 Location Map
2. PZ 2025-2555 Notification Map
3. PZ 2025-2555 Current Zoning
4. PZ 2025-2555 Future Land Use
5. PZ 2025-2555 Growth Sector
6. PZ 2025-2555 Floodplain Map
7. PZ 2025-2555 Proposed Zoning
8. PZ-2025-2555 - Trenton Village _Ordinance
9. PZ-2025-2555-survey_EXHIBIT A
10. PZ-2025-2555-Trenton Village Neighborhood Plan _Exhibit B



PZ-2025-2555

3701 CR 367
Neighborhood Plan
Location Map
Approximately 40 acres

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

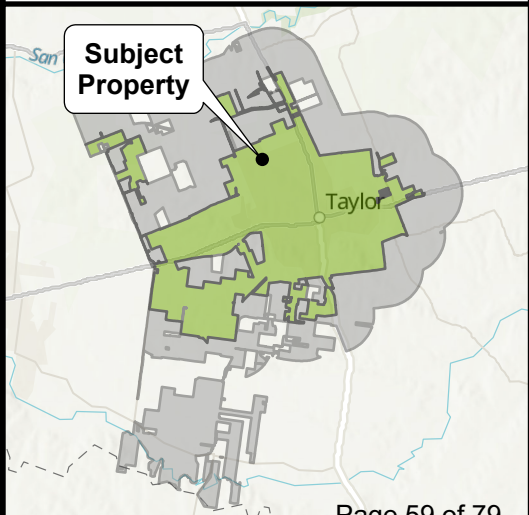
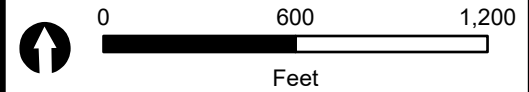




PZ-2025-2555

3701 CR 367
Neighborhood Plan
Notification Map
Approximately 40 acres

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





PZ-2025-2555

3701 CR 367
Neighborhood Plan
Current Zoning Map
Approximately 40 acres

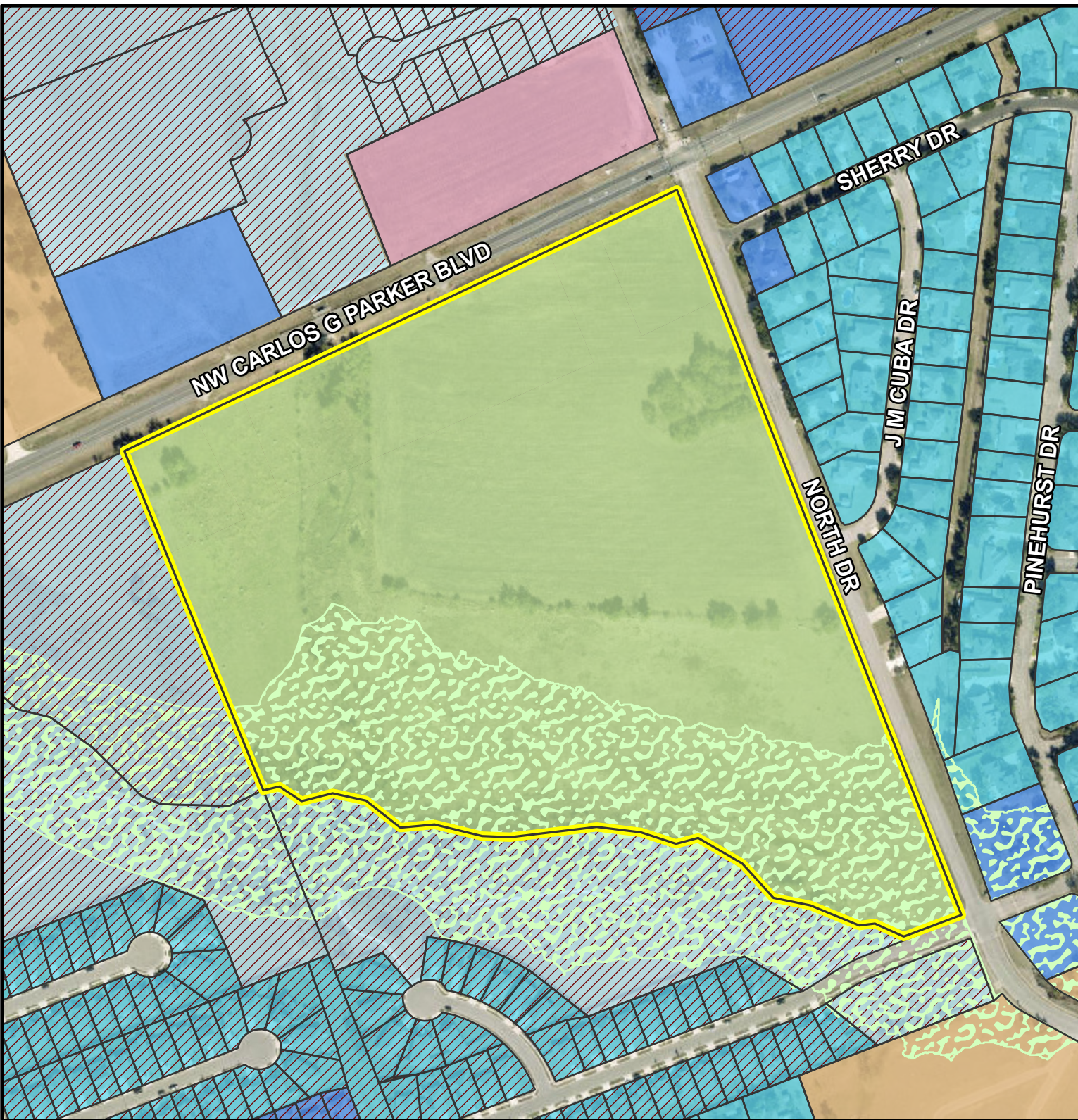
Subject Property	Place Type Zoning
Parcel Boundary	P2: Rural
Overlay Zoning	P2.5: Large Lot
Planned Development Overlay	P3: Neighborhood
P1: Nature	P4: Mix
	EC: Employment Center
	CS: Civic Space

0 300 600
Feet

Subject Property

Taylor

Page 60 of 79

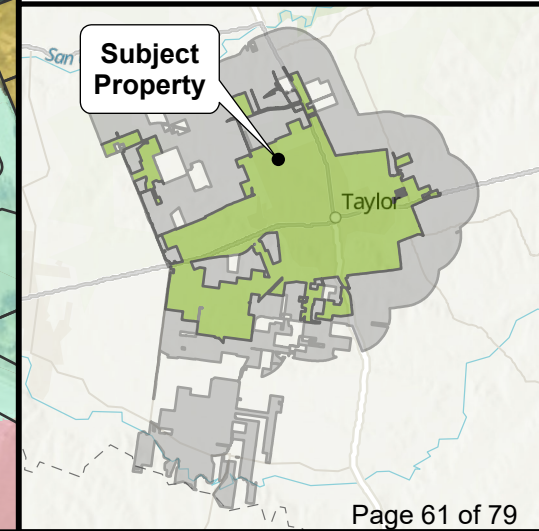




PZ-2025-2555

3701 CR 367
Neighborhood Plan
Future Land Use Map
Approximately 40 acres






- Subject Property
- Parcel Boundary
- Future Land Use**
 - Neighborhood Infill
 - Civic: Neighborhood
 - Open Space

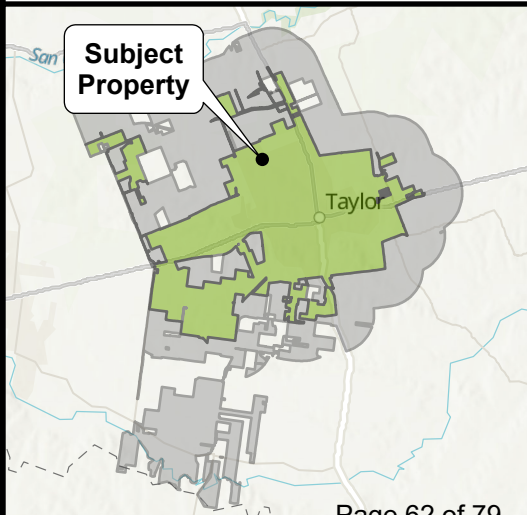




PZ-2025-2555

3701 CR 367
Neighborhood Plan
Growth Sector Map
Approximately 40 acres





-  Subject Property
-  Parcel Boundary
- Growth Sector**
 -  Preserved Open Sector (O-1)
 -  Reserved Open Sector (O-2)
 -  Infill Neighborhood Sector (G-4)

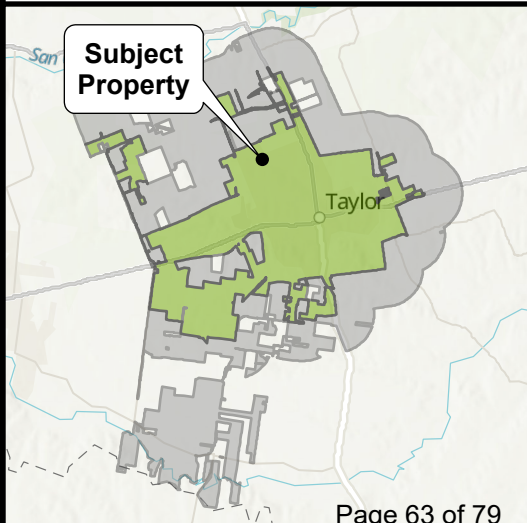
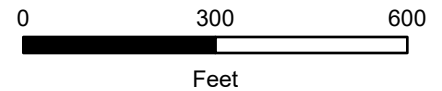




PZ-2025-2555

3701 CR 367
Neighborhood Plan
Floodplain Map
Approximately 40 acres

-  Subject Property
-  Parcel Boundary
-  Taylor 100-year Floodplain
-  FEMA 100-year Floodplain





PZ-2025-2555

3701 CR 367
Neighborhood Plan
Proposed Zoning Map
Approximately 40 acres

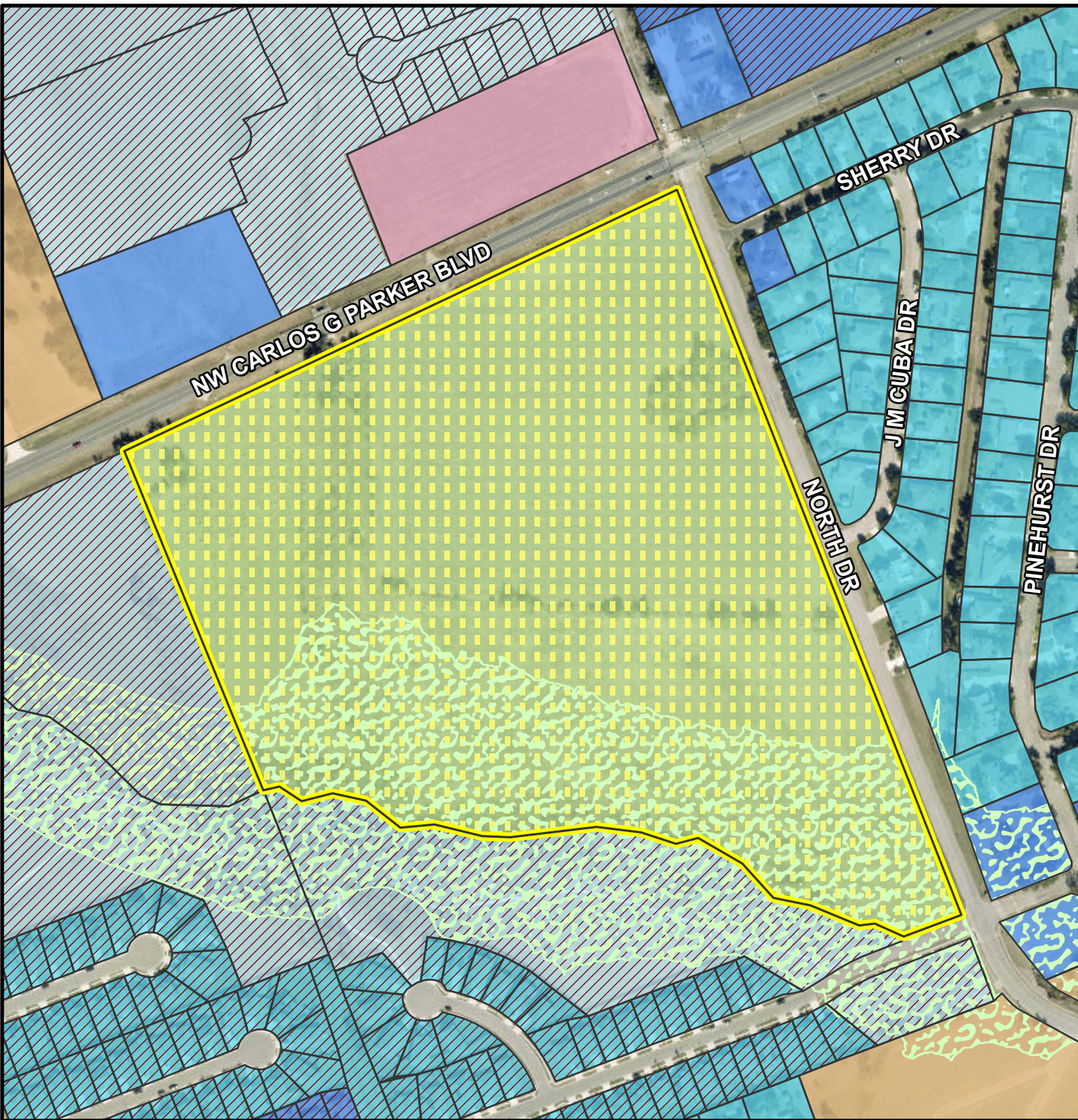
Subject Property	P2.5: Large Lot
Parcel Boundary	P3: Neighborhood
Overlay Zoning	P4: Mix
Neighborhood Plan Overlay	EC: Employment Center
Place Type Zoning	CS: Civic Space
P2: Rural	

0 300 600
Feet

Subject Property

Taylor

Page 64 of 79



ORDINANCE NO. 2026-XX

AN ORDINANCE APPROVING A NEIGHBORHOOD PLAN REFERRED TO AS TRENTON VILLAGE, GENERALLY LOCATED AT 3701 COUNTY ROAD 367, CONSISTING OF APPROXIMATELY 39.34 ACRES OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R018637 TAYLOR, WILLIAMSON COUNTY, TEXAS.; AMENDING THE OFFICAL 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 April 23, 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 Trenton Village; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on March 10, 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 April 10.

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

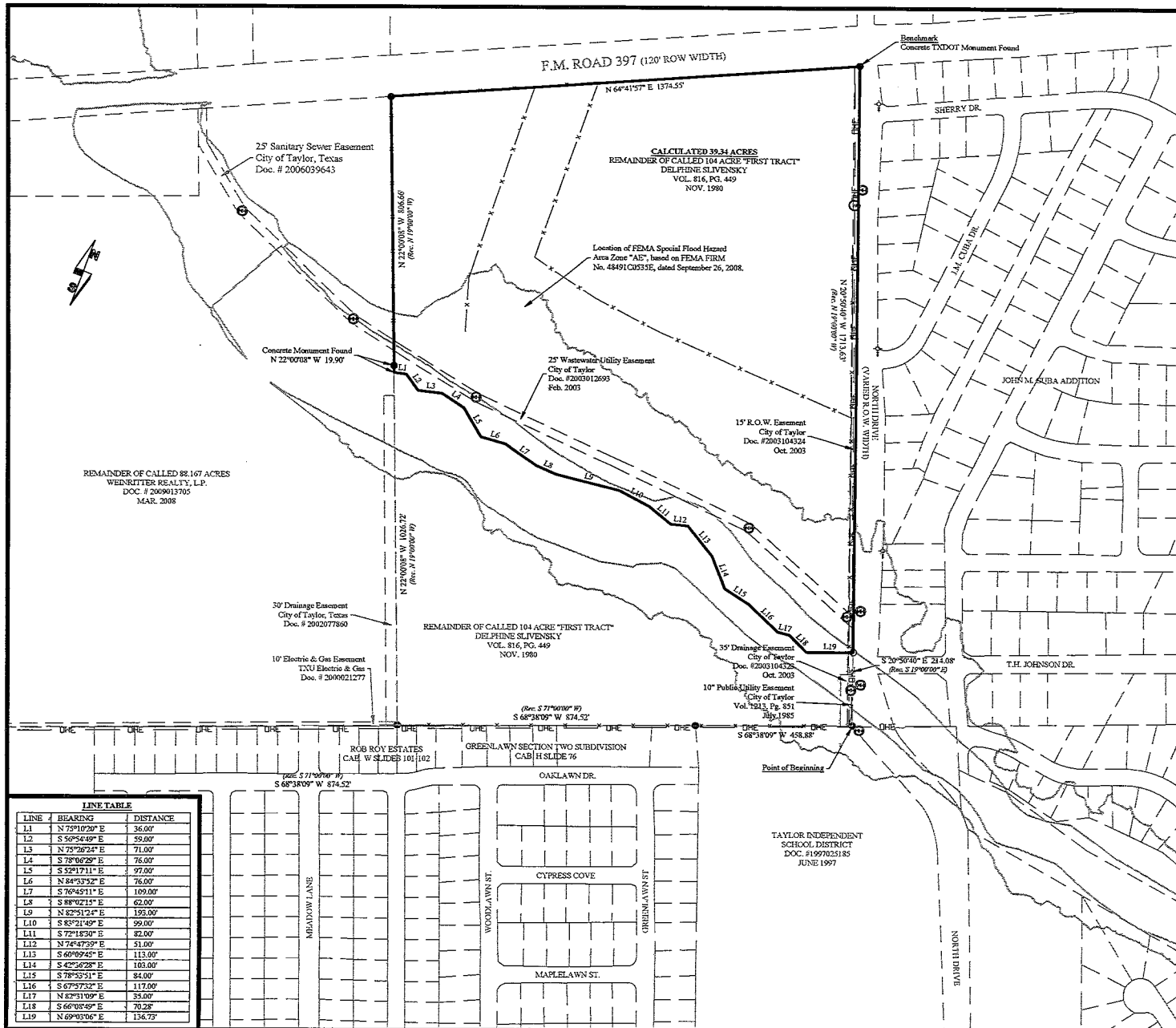
COUNTY OF WILLIAMSON

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))



TOPOGRAPHIC SURVEY LEGEND

- IRON ROD FOUND, UNLESS OTHERWISE NOTED
- 1/2" DIAMETER IRON ROD WITH CAP SET, MARKED "YALGO 6200"
- ⊕ SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT ASSEMBLY
- ⊕ WATER METER
- OHE — OVERHEAD ELECTRIC LINE
- X — FENCE

SURVEYOR'S NOTES:

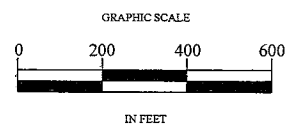
1. The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD 1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The Combined Correction Factor (CCF) is 0.999821. Grid distance = Ground distance x CCF. Portions of this tract are shown to be within a Special Flood Hazard Area Zone AE, per FEMA's Flood Insurance Rate Map (FIRM) Panel for Williamson County, Texas, panel number 48491C0535E, effective date of September 26, 2008. This surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.
2. This survey was performed with the benefit of a title commitment provided by American Abstract & Title Company, Inc., Killeen, Texas, as an agent for Fidelity National Title Insurance Company, GF No. 18057053, effective date of September 11, 2018. Only easements listed on said title commitment and relative to the surface of subject property may be shown hereon.
3. Interior fencing, temporary buildings, and other items deemed by this surveyor as not related to boundary line determination may not be shown hereon.
4. The utilities shown hereon have been identified from field survey observations only and this surveyor makes no guarantee that said utilities comprise all such utilities in the area, either in service or abandoned.
5. This survey was made in accordance with and satisfies the requirements of the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey, and conforms to the current standards promulgated by the Texas Board of Professional Land Surveying.

SURVEYOR'S CERTIFICATE

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frohish
Registered Professional Land Surveyor
State of Texas No. 6200

LINE	BEARING	DISTANCE
L1	N 75°10'20" E	36.00'
L2	S 50°54'49" E	59.00'
L3	N 75°26'24" E	71.00'
L4	S 78°06'29" E	76.00'
L5	S 52°17'11" E	97.00'
L6	N 44°53'32" E	76.00'
L7	S 70°42'11" E	109.00'
L8	S 88°02'15" E	62.00'
L9	N 82°51'24" E	193.00'
L10	S 85°21'49" E	99.00'
L11	S 72°15'30" E	82.00'
L12	N 75°42'59" E	51.00'
L13	S 60°09'45" E	113.00'
L14	S 42°56'28" E	103.00'
L15	S 78°53'51" E	84.00'
L16	S 67°57'32" E	117.00'
L17	N 82°11'09" E	35.00'
L18	S 66°08'49" E	70.28'
L19	N 69°03'06" E	136.75'



BENCHMARK
CONCRETE TXDOT MONUMENT FOUND AT THE SOUTHWEST INTERSECTION OF FM ROAD 397 & NORTH DRIVE
Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203
N: 1019244.42
E: 329667.84
Z: 608.79 (NAVD83-Geoid4203)

EXHIBIT "B"
39.34 ACRE TRACT SITUATED IN, AND BEING OUT OF, THE W.J. BAKER SURVEY, ABSTRACT NO. 65, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered Engineering Firm F-10264
Texas Registered Surveying Firm 10194095

SHEET
1
OF
1

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/18/2019	LEF

PROJECT NUMBER: PF-18 SLIVENSKY	CLIENT NAME: BWB LAND INVESTMENTS, LP
CHECKED BY: BTW	CLIENT LOCATION: KILLEEN, TX
APPROVED BY: LEF	
AUTHORIZED BY: BWB	

PRINTED ON: APR 18, 2019

CITY OF TAYLOR FLOODPLAIN INFORMATION

A PORTION OF THE TRACT IS LOCATED WITHIN THE CITY OF TAYLOR FLOODPLAIN.

FEMA FLOODPLAIN INFORMATION:

THE SUBJECT IS LIES WITHIN THE FOLLOWING FEMA FLOOD ZONES:

- ZONE X: AREA OF MINIMAL FLOOD HAZARD (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- ZONE AE: FEMA ZONE AE IS A HIGH-RISK FLOOD ZONE IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). IT REPRESENTS AREAS WITH A 1% ANNUAL CHANCE OF FLOODING (ALSO CALLED THE 100-YEAR FLOODPLAIN). THESE ZONES ARE DETERMINED THROUGH DETAILED FLOOD STUDIES AND HAVE BASE FLOOD ELEVATIONS (BFE) ASSIGNED, WHICH INDICATE THE EXPECTED ELEVATION OF FLOODWATERS DURING THE BASE (100-YEAR) FLOOD EVENT.
- REGULATORY FLOODWAY: A FEMA REGULATORY FLOODWAY RUNS THROUGH THE SOUTHERN PORTION OF THE TRACT.

THIS DATA WAS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON FEMA FIRM MAPS:

- 48491C0531F, DATED DECEMBER 20, 2019
- 48491C0533F, DATED DECEMBER 20, 2019

LEGAL DESCRIPTION:

AW0065 - BAKER, WM. J. SUR., ACRES 39.34

NEIGHBORHOOD PLAN FOR TRENTON VILLAGE

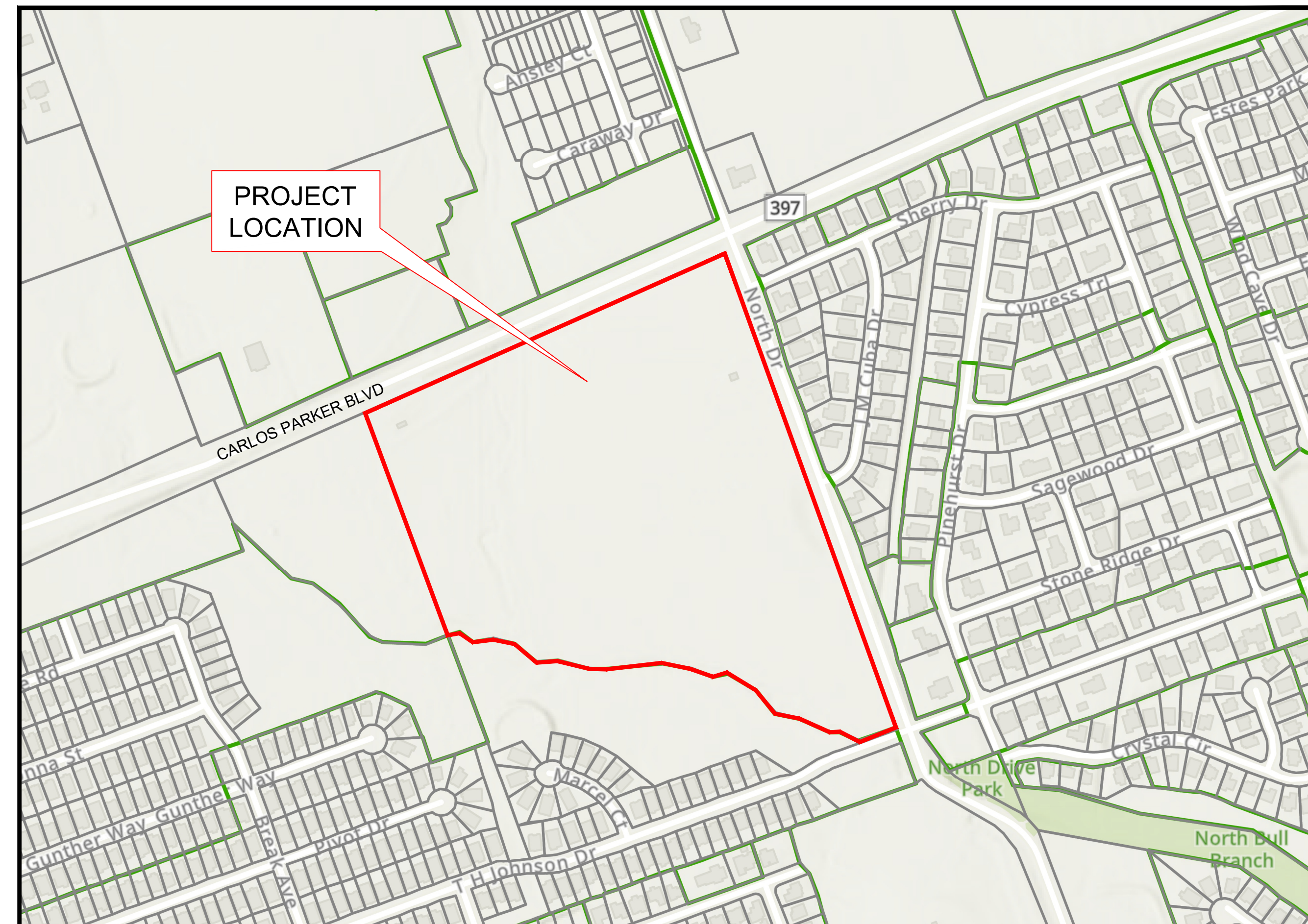
3701 CR 367
TAYLOR, TEXAS 76574

PROJECT NO: PZ-2025-2555

INITIAL SUBMITTAL DATE: 07/03/2025

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	Existing Conditions
03	Elevation Analysis
04	Site Context Plan
05	Comprehensive Plan Excerpts
06	Master Plan Context
07	Place Type Designation
08	Thoroughfare Types
09	Dimension Plan
10	Fire Apparatus Access

VICINITY MAP



GENERAL NOTES

1. THIS NEIGHBORHOOD PLAN PROVIDES A GENERAL CONCEPTUAL LAYOUT INTENDED TO GUIDE FUTURE STAGES OF DEVELOPMENT. THE PROPOSED LAYOUT WAS DESIGNED BASED ON EXISTING SITE CONSTRAINTS AND PUBLICLY AVAILABLE INFORMATION. THE PLANS INCLUDED HEREIN DEMONSTRATE HOW THE PROPOSED DEVELOPMENT ALIGNS WITH THE CITY OF TAYLOR COMPREHENSIVE PLAN AND THE CITY OF TAYLOR LAND DEVELOPMENT CODE. WHERE APPLICABLE, ANY DEVIATIONS FROM THESE STANDARDS OR ADDITIONAL REQUIREMENTS NECESSARY FOR COMPLIANCE ARE ALSO IDENTIFIED.
2. OTHER SCENARIOS AND REFINEMENTS TO THE DESIGN ARE ANTICIPATED AND SHALL BE PERMITTED WITHIN THE BOUNDS OF THE REQUIREMENTS IN THESE PLANS.

STATE OF TEXAS

COUNTY OF WILLIAMSON,

I, OSCAR HERRERA, P.E., DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

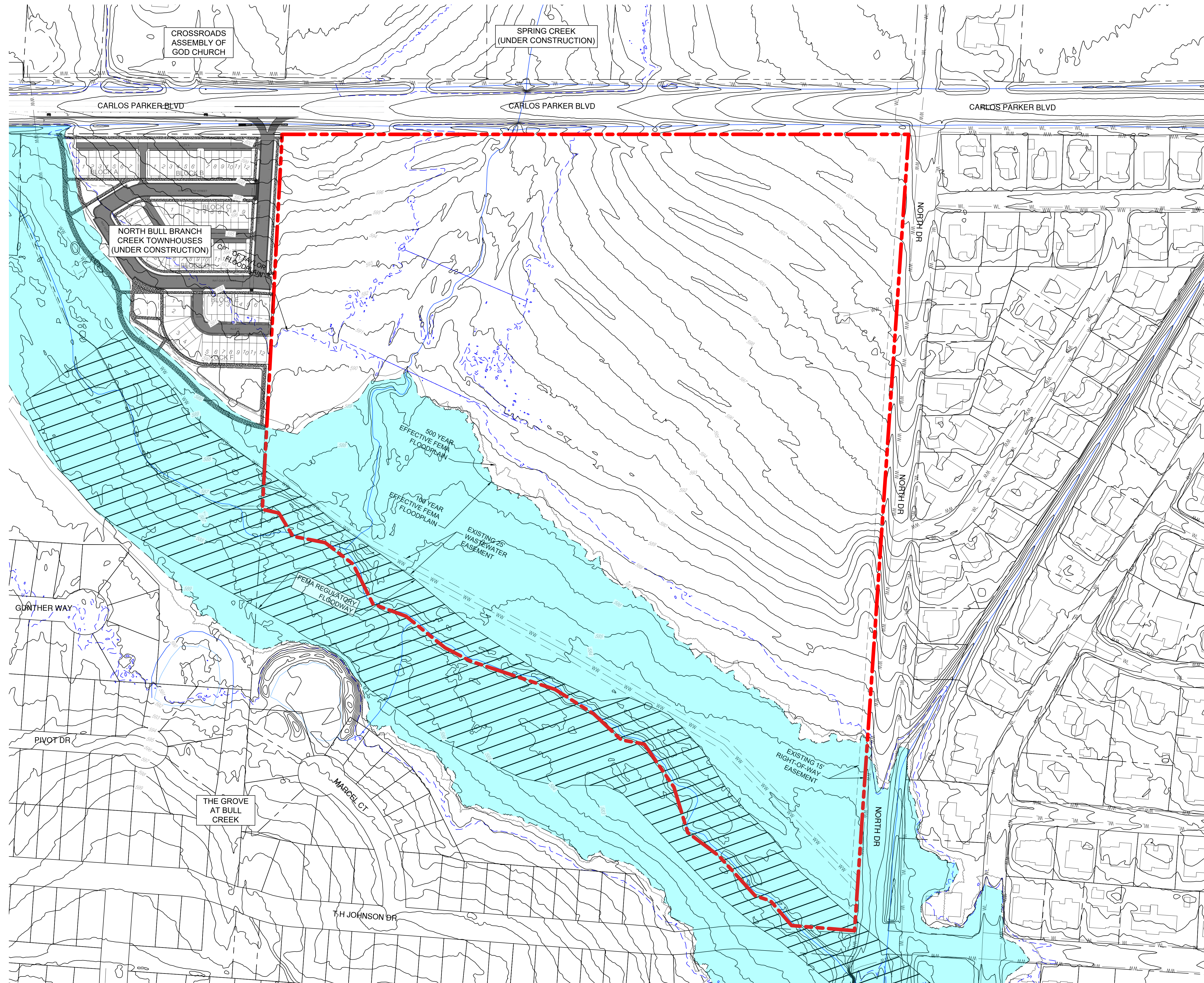


Oscar Herrera
OSCAR HERRERA, P.E. 12/29/2025
DATE



Phone (956) 756-4419
TBPE Firm Reg. #: F-27134

NOT FOR CONSTRUCTION. THE DESIGN IS SUBJECT TO CHANGE.



N

SCALE: 1" = 100'

100 50 0 100 200

LEGEND

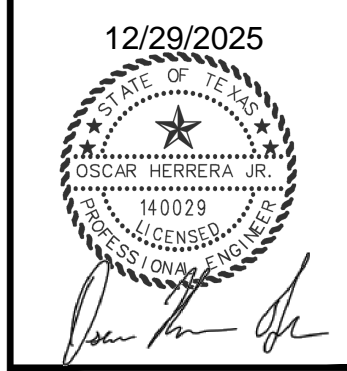
- EXISTING CONTOUR LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- LAKE
- PROPERTY LINE
- CITY OF TAYLOR FLOODPLAIN
- FEMA 100-YR FLOODPLAIN
- FEMA 500-YR FLOODPLAIN
- MUSTANG CREEK CENTERLINE
- FEMA 100-YR FLOODPLAIN
- FEMA REGULATORY FLOODPLAIN

**TRENTON VILLAGE
NEIGHBORHOOD PLAN
EXISTING CONDITIONS**

TAYLOR, TEXAS

NO.	DESCRIPTION	DATE

DATE: 8/19/2025
 DESIGNED BY: OH
 DRAWN BY: OH
 CHECKED BY: OH
 DRAWING NAME: EXISTING CONDITIONS



**HERRERA
CIVIL ENGINEERING**

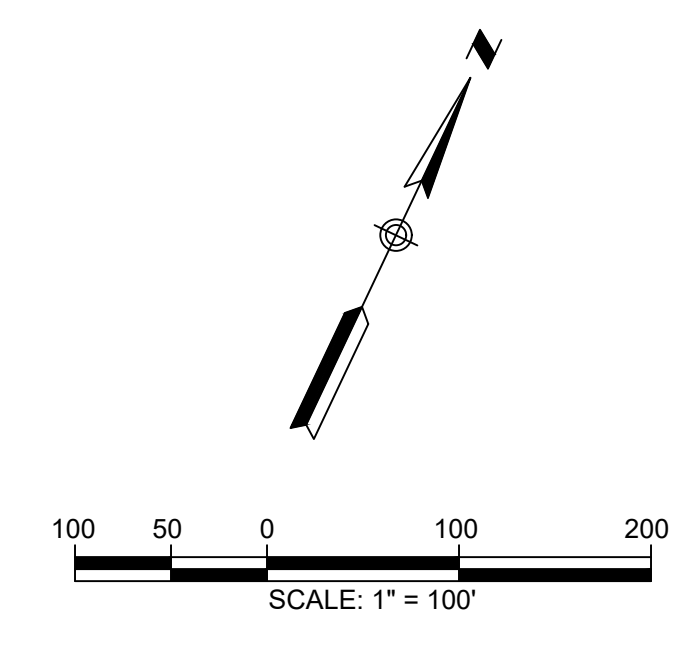
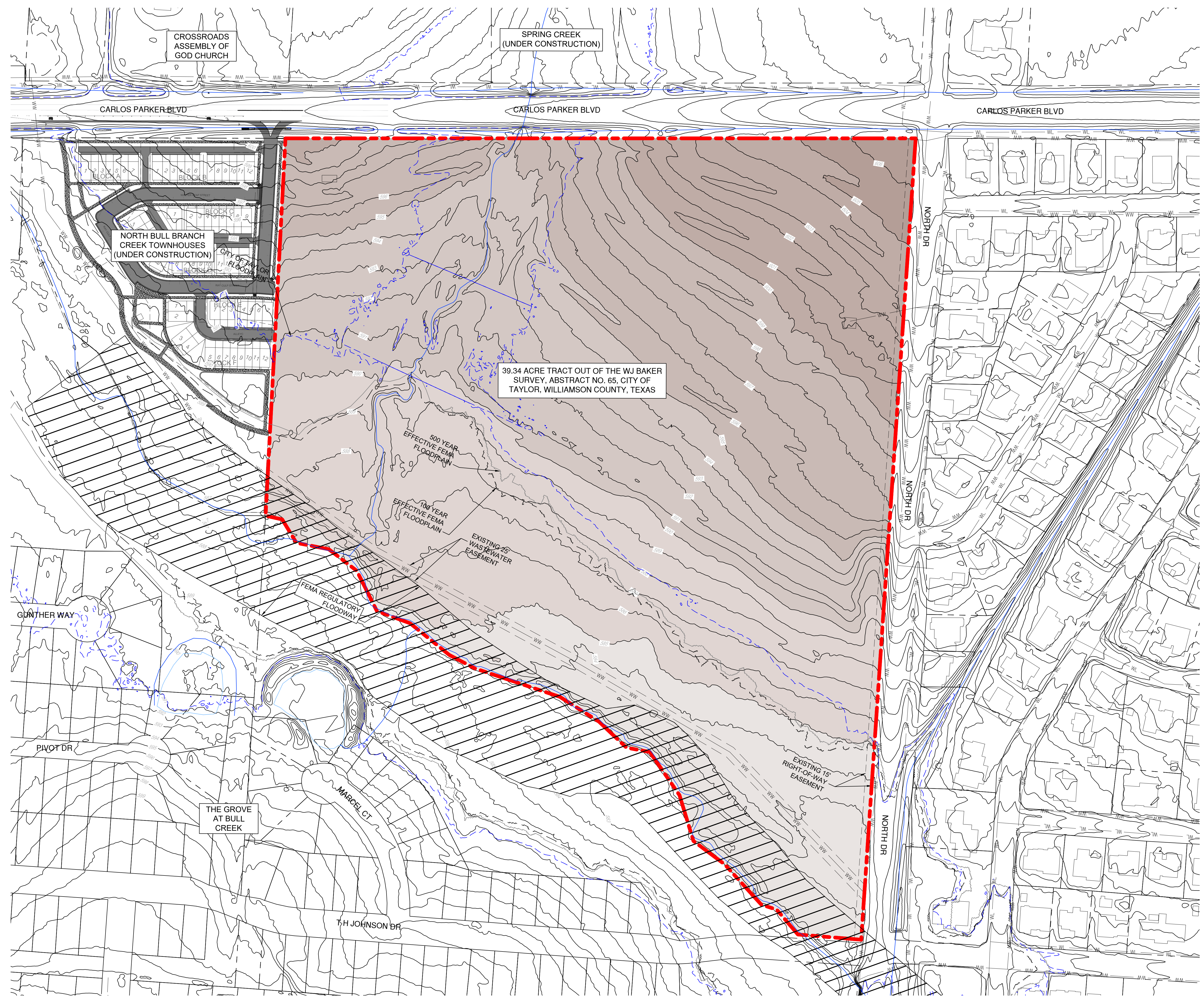
Phone: (956) 756-4419
 TBPE Firm Reg. #: F-27134

JOB NUMBER:
25-006

EXHIBIT A

SHEET NO.
02
OF 10 SHEETS

C:\Users\oscar.herrera\OneDrive - Herrera Civil Engineering PLLC\2025 Projects\25-006 - Trenton Village - Non-CAD Sheets\01 Existing Conditions.dwg
 User: Oscar Herrera
 Date Modified: Aug 06, 25 - 08:30
 Plot Date/Time: Dec 29, 25 - 17:44:29



Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area (SF)	Color
1	580.00	585.00	260,453.86	
2	585.00	590.00	455,173.35	
3	590.00	595.00	426,636.62	
4	595.00	600.00	354,547.66	
5	600.00	605.00	185,217.02	
6	605.00	610.00	28,865.13	
7	610.00	615.00	0.00	

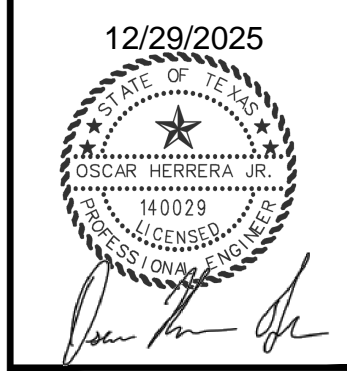
- LEGEND**
- EXISTING CONTOUR LINE
 - EXISTING WATER LINE
 - EXISTING WASTEWATER LINE
 - LAKE
 - PROPERTY LINE
 - CITY OF TAYLOR FLOODPLAIN
 - FEMA 100-YR FLOODPLAIN
 - FEMA 500-YR FLOODPLAIN
 - BULL BRANCH CREEK CENTERLINE
 - FEMA REGULATORY FLOODPLAIN

39.34 ACRE TRACT OUT OF THE WJ BAKER SURVEY, ABSTRACT NO. 65, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

TRENTON VILLAGE NEIGHBORHOOD PLAN ELEVATION ANALYSIS
TAYLOR, TEXAS

NO.	DATE	DESCRIPTION

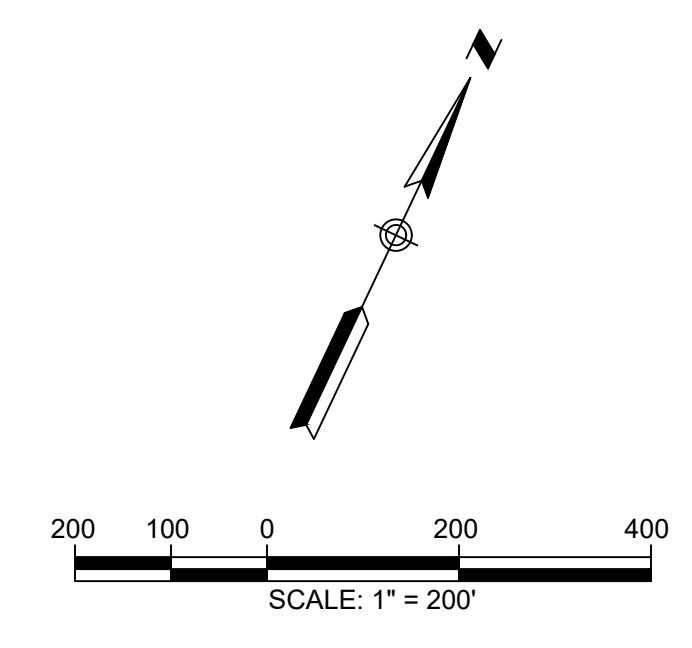
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 DESIGNED BY: OH
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 CHECKED BY: OH
 DRAWING NAME: ANALYSIS.DWG



HERRERA CIVIL ENGINEERING
 Phone: (956) 756-4419
 TBPE Firm Reg. #: F-27134

JOB NUMBER: 25-006
EXHIBIT B
 SHEET NO. **03**
 OF 10 SHEETS

C:\Users\oscar.herrera\OneDrive - Herrera Civil Engineering PLLC\2025 Projects\25-006 - Trenton Village - Non-CAD Sheets\02 Elevation Analysis.dwg
 User: Oscar Herrera
 Last Modified: Aug 06, 25 - 08:31
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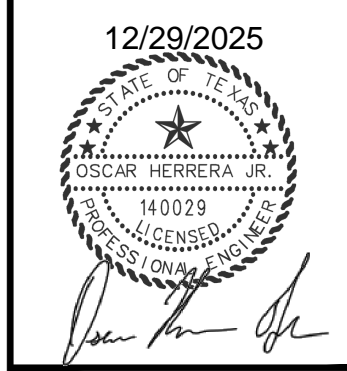
LEGEND

	EXISTING CONTOUR LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	LAKE
	PROPERTY LINE

**TRENTON VILLAGE
NEIGHBORHOOD PLAN
SITE CONTEXT PLAN**
TAYLOR, TEXAS

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE:	01/19/2025
DESIGNED BY:	OH
DRAWN BY:	OH
CHECKED BY:	OH
DRAWING NAME:	SITE CONTEXT PLAN.DWG



HERRERA CIVIL ENGINEERING

 Phone: (956) 756-4419
 TBPE Firm Reg. #: F-27134

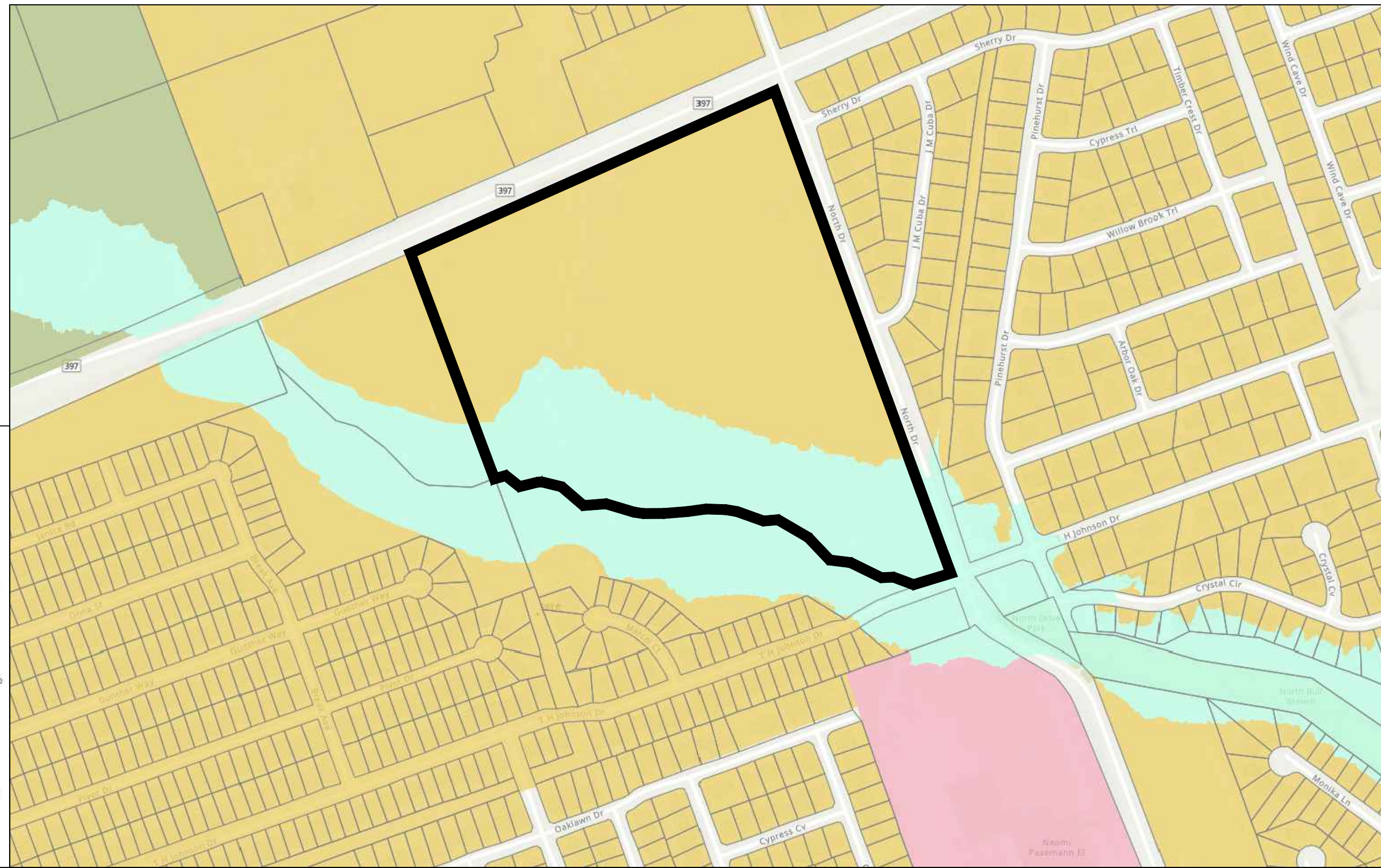
JOB NUMBER:	25-006
EXHIBIT C	
SHEET NO.	04
OF 10 SHEETS	

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 User: Oscar Herrera
 Last Modified: Dec 29, 2024 14:49
 Plot Date/Time: Dec 29, 2024 17:44:44

Planning

Future Land Use

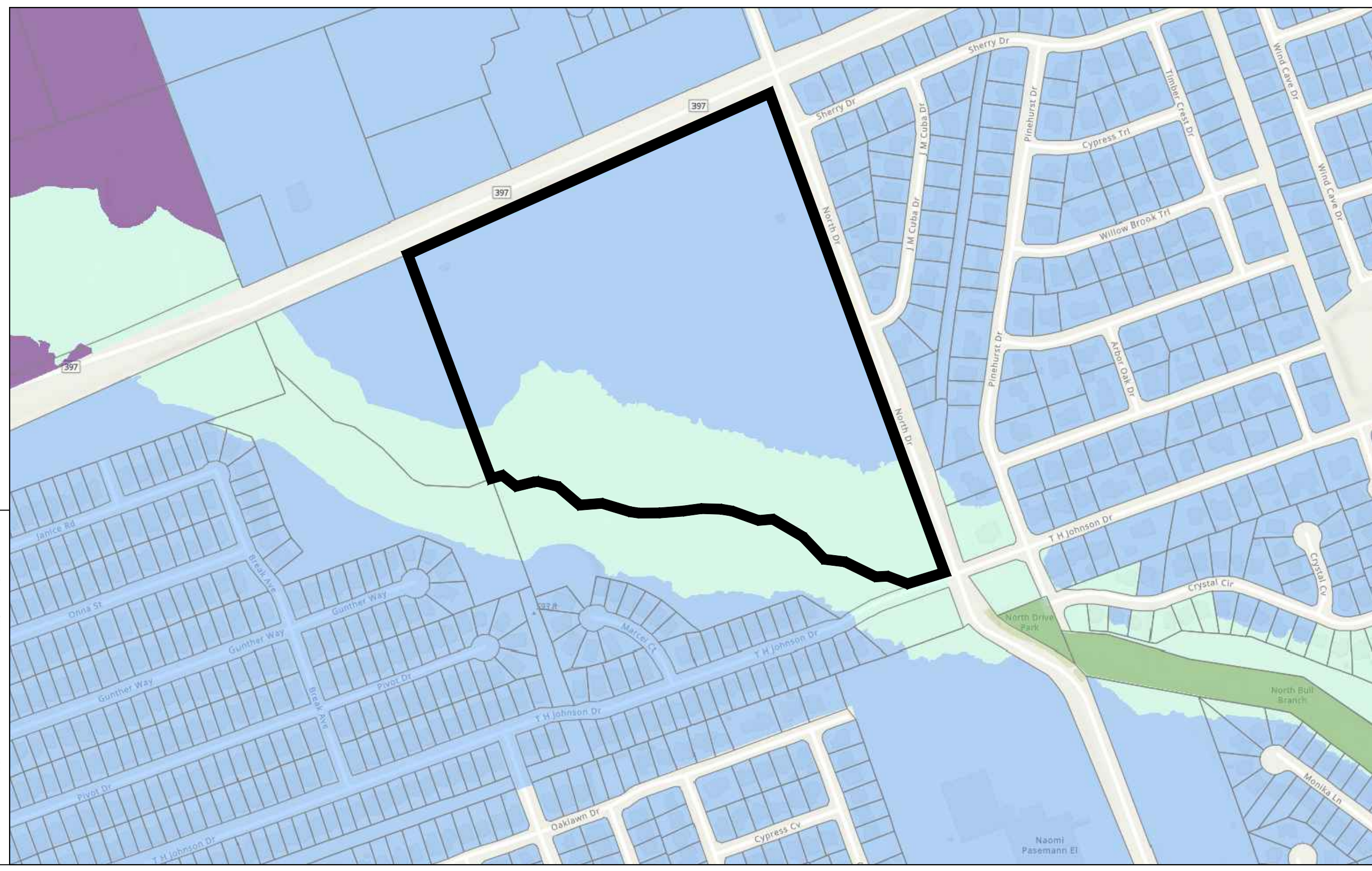
- Area of Minimal Change
- Civic: Community
- Civic: Neighborhood
- Employment: Community
- Employment: Neighborhood
- Employment: Regional
- Employment: Special Zone
- Market: Community
- Market: Neighborhood
- Market: Regional
- Neighborhood Greenfield
- Neighborhood Infill
- Open Space



Planning

Growth Sector

- Preserved Open Sector (O-1)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)
- Controlled Growth Sector Tier II (G-2.2)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)
- Reserved Open Sector (O-2)



Transportation

Transportation Master Plan

- Existing Trails**
- Proposed Trails**
- Regional Roads**
 - Regional Road Existing
 - Regional Road Proposed
- Community Boulevard**
 - Community Boulevard Existing
 - Community Boulevard Proposed
- Multimodal Corridor**
- Neighborhood Avenue**
 - Neighborhood Avenue Existing
 - Neighborhood Avenue Proposed

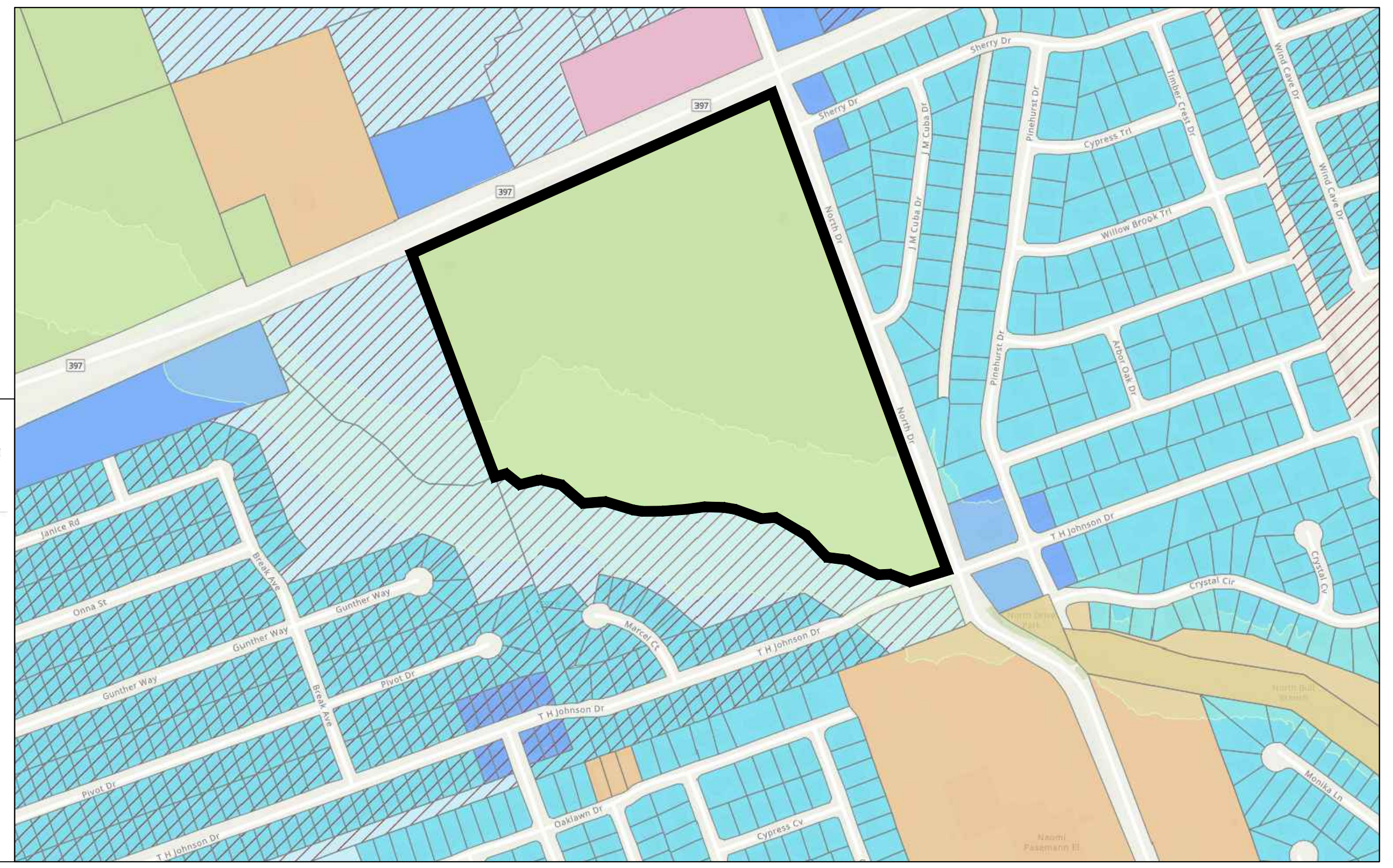


Overlay Zoning

- Planned Development Overlay
- P1: Nature

Place Type Zoning

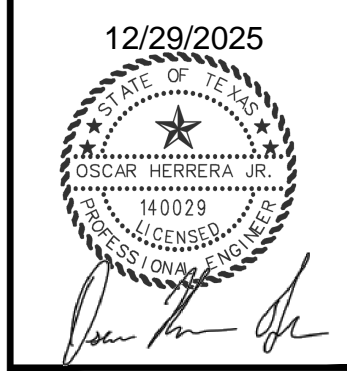
- P2: Rural
- P2C: Rural Commercial
- P2.5: Large Lot
- P3: Neighborhood
- P3M: Manufactured Housing
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- CS: Civic Space
- Unknown



TRENTON VILLAGE
 NEIGHBORHOOD PLAN
 COMPREHENSIVE PLAN EXCERPTS
 TAYLOR, TEXAS

NO.	REVISIONS	DESCRIPTION	BY	DATE

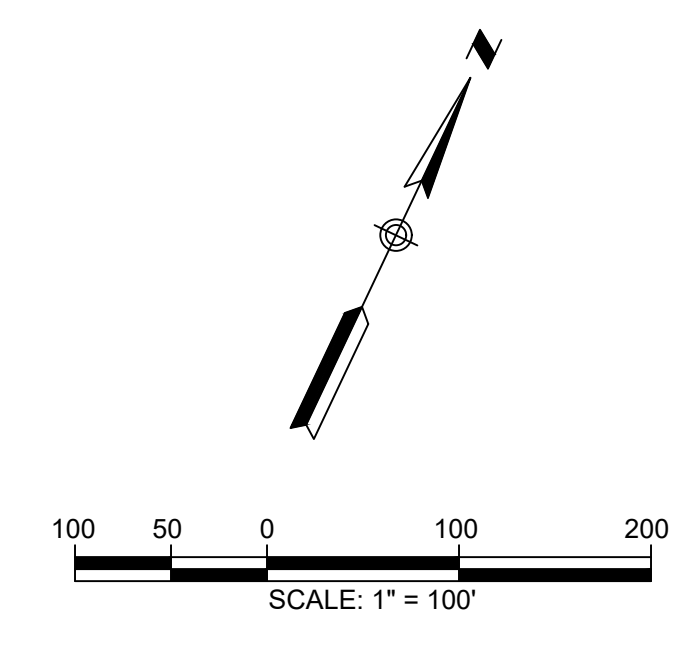
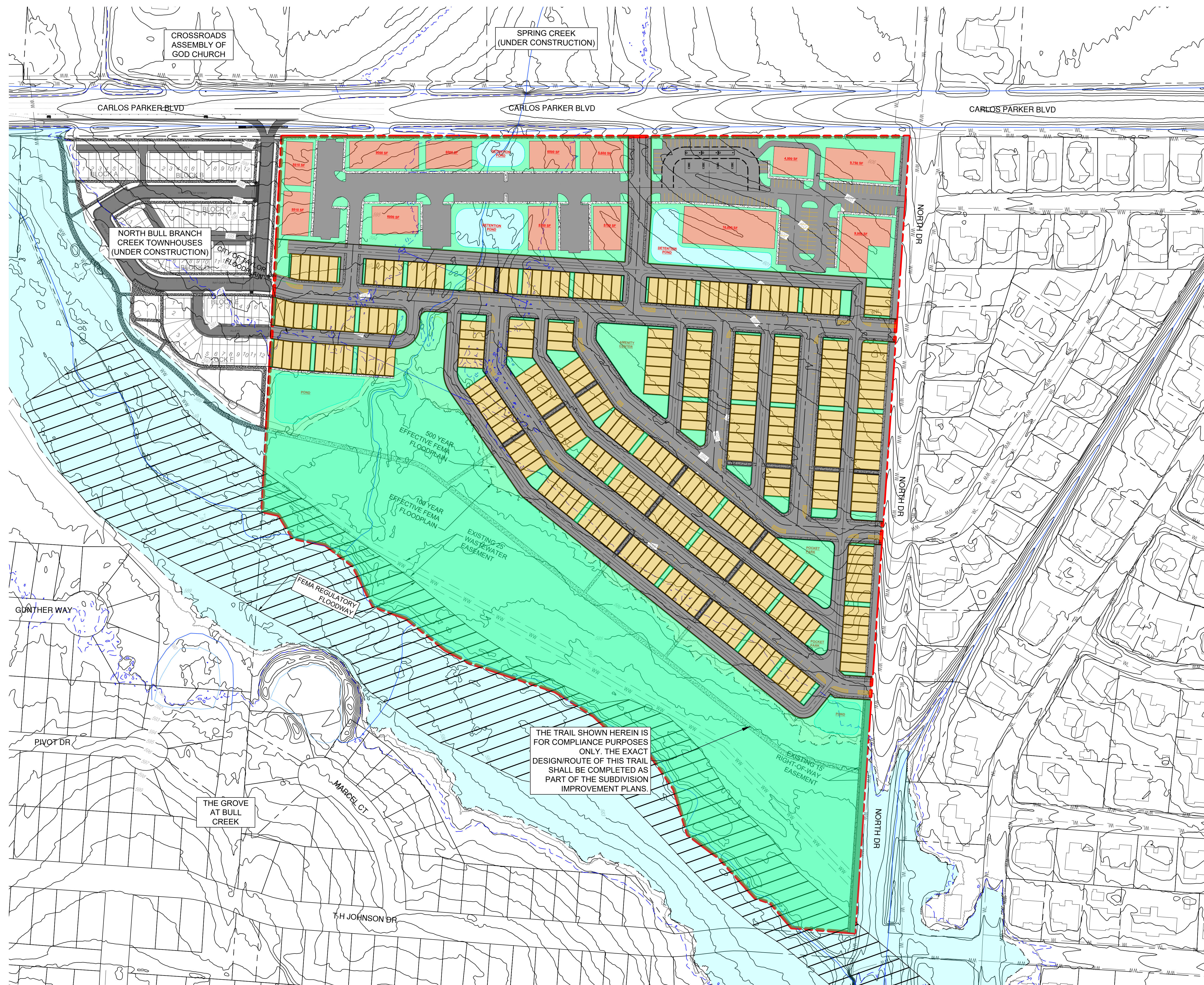
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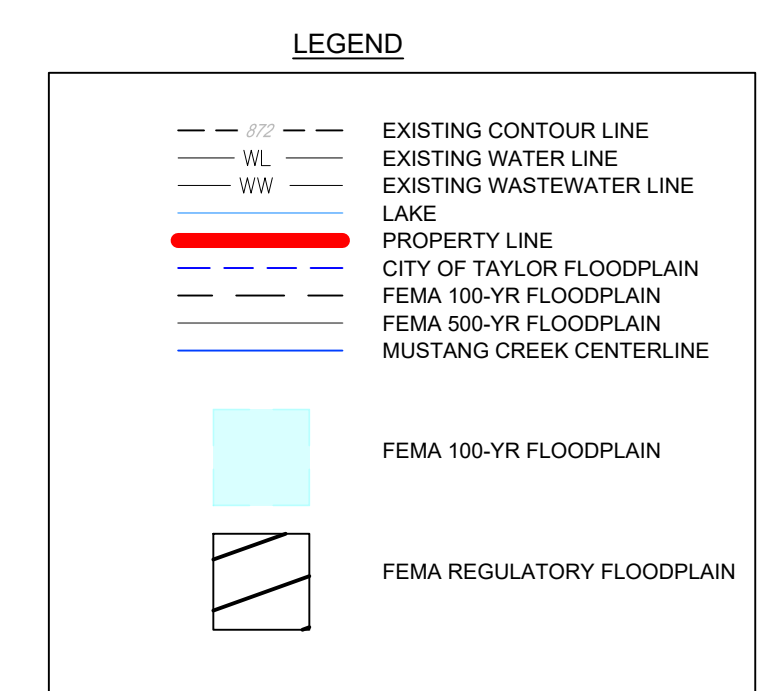
HERRERA CIVIL ENGINEERING

Phone: (956) 756-4419
 TBPE Firm Reg. #: F-27134

JOB NUMBER:	01
EXHIBIT D	
SHEET NO.	05
OF 07 SHEETS	



- PROPOSED BREAKDOWN:**
- COMMERCIAL: 7.87 AC
 - TOWNHOUSES: 8.59 AC
 - CIVIC SPACE: 13.44 AC
 - RIGHT OF WAY: 9.19 AC



- PROPOSED DEVELOPMENT PROGRAM:**
- COMMERCIAL (P-5) : 7.87 ACRES, WITH APPROXIMATELY 95,266 SQUARE FEET OF COMMERCIAL BUILDING SPACE INTENDED TO SERVE NEIGHBORHOOD AND COMMUNITY NEEDS.
 - TOWNHOUSE RESIDENTIAL (P-4): 8.59 ACRES, ACCOMMODATING APPROXIMATELY 293 TOWNHOME UNITS TO EXPAND HOUSING CHOICE AND SUPPORT URBAN INFILL GOALS.
 - CIVIC SPACE (CS): 13.44 ACRES DEDICATED FOR PUBLIC OR SEMI-PUBLIC USE, PROVIDING OPEN SPACE AND COMMUNITY AMENITIES CONSISTENT WITH CITY PRIORITIES.
 - RIGHT-OF-WAY: 9.19 ACRES TO SUPPORT INTERNAL CIRCULATION AND CONNECTIVITY. (THIS INCLUDES THE EXISTING 15' RIGHT OF WAY EASEMENT DEDICATED ALONG NORTH DRIVE)

THE TRAIL SHOWN HEREIN IS FOR COMPLIANCE PURPOSES ONLY. THE EXACT DESIGN/ROUTE OF THIS TRAIL SHALL BE COMPLETED AS PART OF THE SUBDIVISION IMPROVEMENT PLANS.

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 User: Oscar Herrera
 Date Modified: Dec 29, 2025 - 17:43
 Plot Date/Time: Dec 29, 2025 - 17:48:03

TRENTON VILLAGE NEIGHBORHOOD PLAN
MASTER PLAN CONTEXT
 TAYLOR, TEXAS

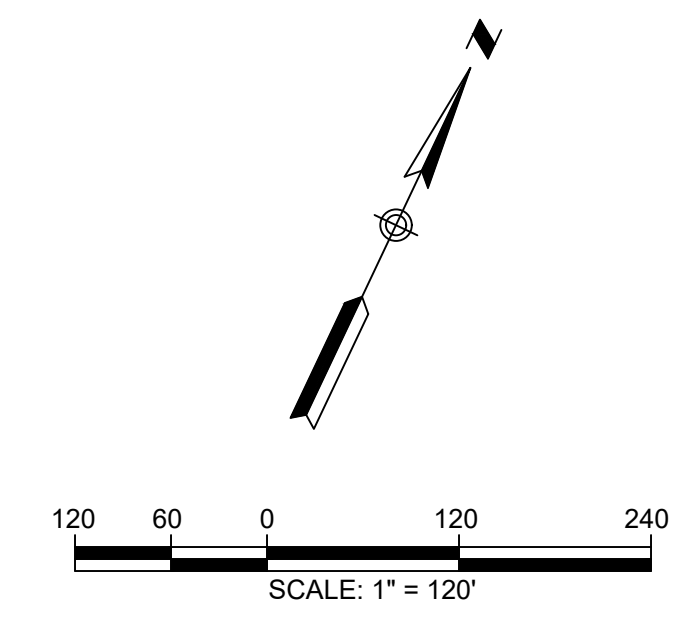
NO.	REVISIONS DESCRIPTION	DATE	BY

DATE: 8/6/2025
 DESIGNED BY: OH
 DRAWN BY: OH
 CHECKED BY: OH
 DRAWING NAME: MASTER PLAN CONTEXT.DWG

12/29/2025

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 TBPE Firm Reg. #: F-27134

JOB NUMBER: 25-006
EXHIBIT E
 SHEET NO. **06**
 OF 10 SHEETS



Place Type	Permitted for a TND LDC Table 3.6.1(A)	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min	12.94 ac. 13.11%	0.00 ac.	12.94 ac.	5 ac. min
P2	0%	0.11 ac. 0.11%	0.11 ac.	0.00 ac.	-
P2.5	0%	32.92 ac. 33.36%	32.92 ac.	0.00 ac.	-
P3	10-30%	22.81 ac. 23.11%	22.81 ac.	0.00 ac.	-
P4	40-60%	14.64 ac. 14.73%	5.95 ac.	8.59 ac.	8-10 ac.
P5	10-30%	7.87 ac. 7.97%	0.00 ac.	7.87 ac.	7-10 ac.
CS	10% min	16.46 ac. 16.68%	3.03 ac.	13.44 ac.	4 ac. min.
EC	0%	3.99 ac. 4.04%	3.99 ac.	0.00 ac.	-
Total	100%	98.7 ac. 100%	68.80 ac.	29.90 ac.	-

DESIGN STANDARDS:

CITY OF TAYLOR LAND DEVELOPMENT CODE: 3.8.5.1
 - A WARRANT IS RECOMMENDED TO ALLOW PARKING TO BE PROPOSED IN CIVIC SPACE IN ORDER TO ALLOW FOR INCREASED PARKING THROUGHOUT THE COMMUNITY.

CITY OF TAYLOR LAND DEVELOPMENT CODE: 3.8.2.9 & 3.8.2 (J)
 - DUE TO THE RESTRICTIONS IMPOSED BY ADJACENT DRIVEWAYS AND THE FEMA FLOODPLAIN, A WARRANT IS RECOMMENDED TO ALLOW THE DEVELOPMENT TO EXCEED BY UP TO 5% THE MAXIMUM BLOCK LENGTHS LISTED IN THE CITY OF TAYLOR LDC SECTIONS LISTED ABOVE.

CITY OF TAYLOR LAND DEVELOPMENT CODE: 3.8.2.9
 - A WARRANT IS BEING REQUESTED TO REDUCE THE MINIMUM BLOCK LENGTHS FROM 200 TO 180 FEET.

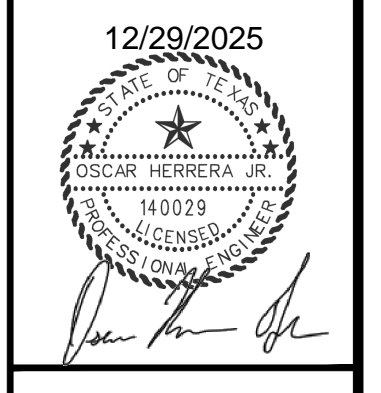
NOTES:

- TOWNHOUSE BUILDINGS ARE PROPOSED WITHIN THE P-4 PORTION OF THE DEVELOPMENT. THE DEVELOPMENT SHALL BE PLATTED SUCH THAT EACH TOWNHOUSE DWELLING UNIT IS LOCATED ON ITS OWN LOT.

TRENTON VILLAGE NEIGHBORHOOD PLAN
PLACE TYPE DESIGNATION
 TAYLOR, TEXAS

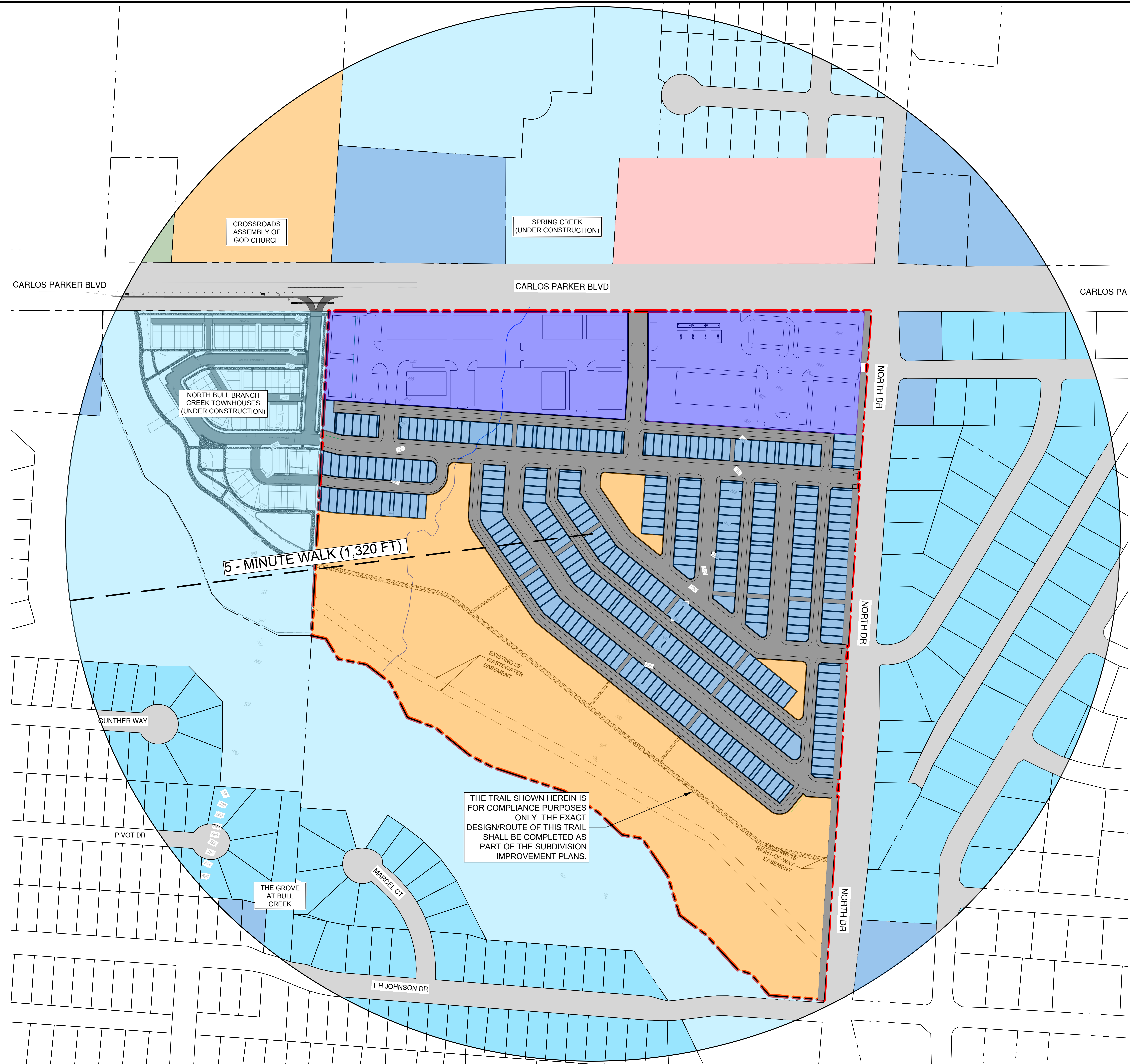
NO.	DATE	BY	DESCRIPTION

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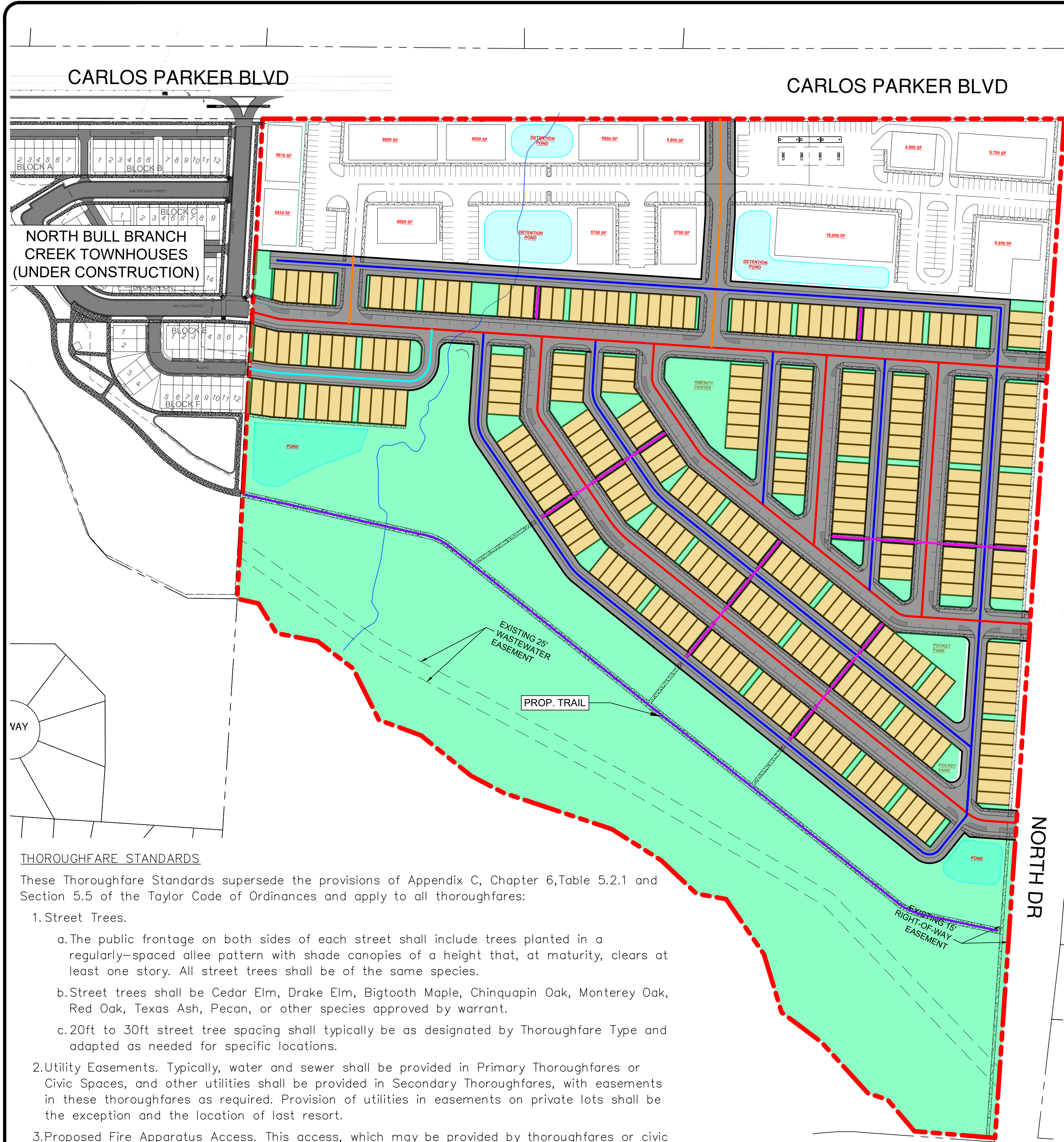
HERRERA CIVIL ENGINEERING
 Phone: (956) 756-4419
 TBPE Firm Reg. #: F-27134

JOB NUMBER: 25-006
EXHIBIT F
 SHEET NO. **07**
 OF 10 SHEETS



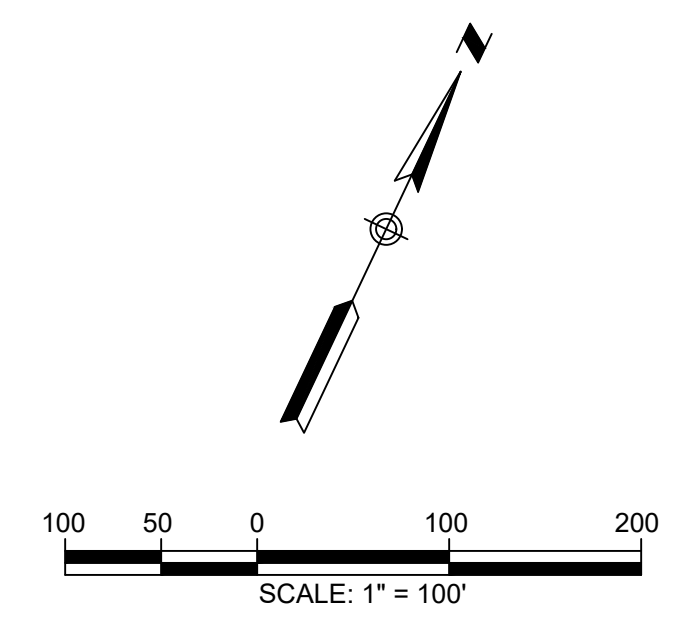
THE TRAIL SHOWN HEREIN IS FOR COMPLIANCE PURPOSES ONLY. THE EXACT DESIGN/ROUTE OF THIS TRAIL SHALL BE COMPLETED AS PART OF THE SUBDIVISION IMPROVEMENT PLANS.

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 Last Modified: Dec 29, 25 - 17:42
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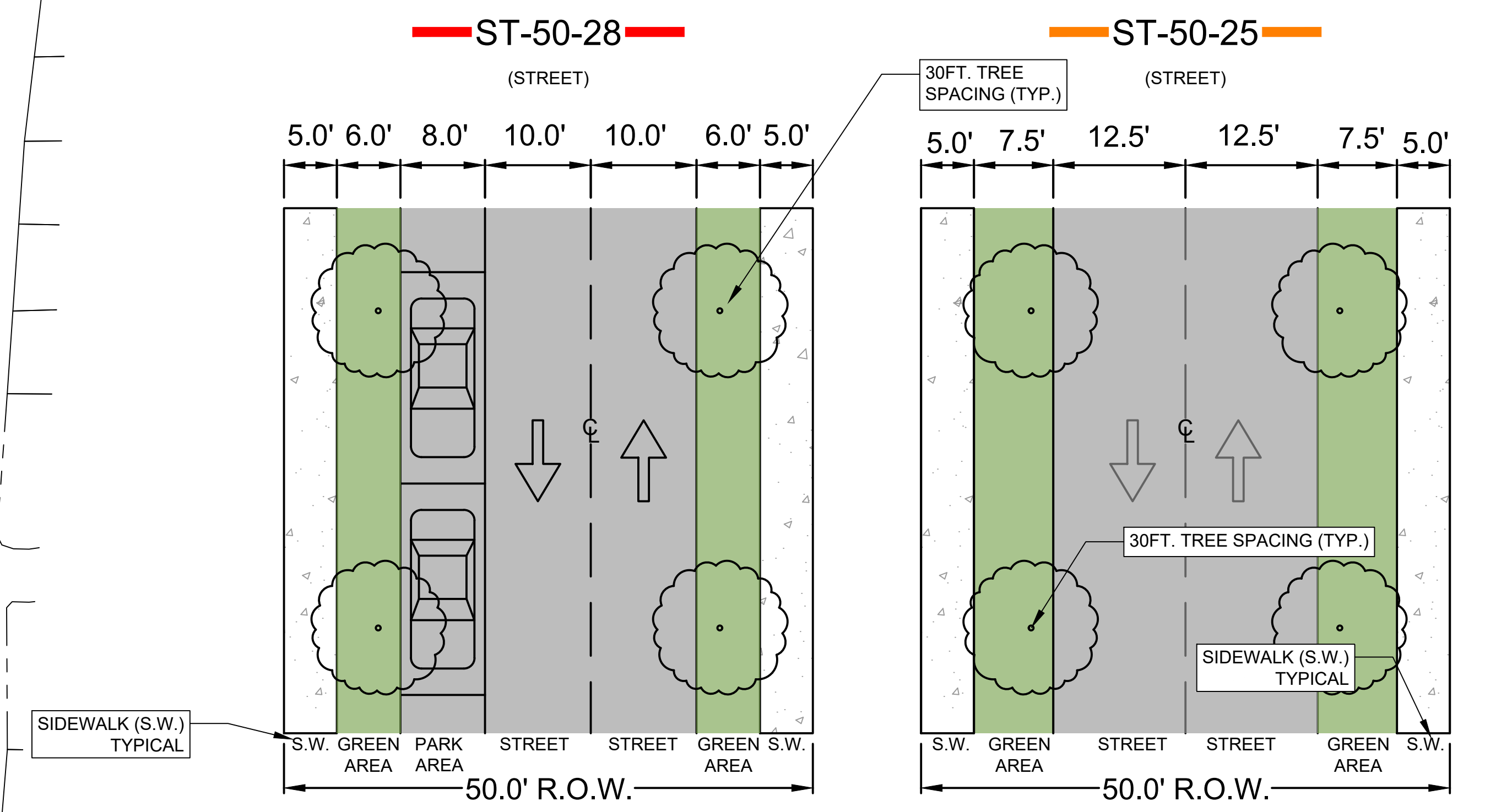


LEGEND

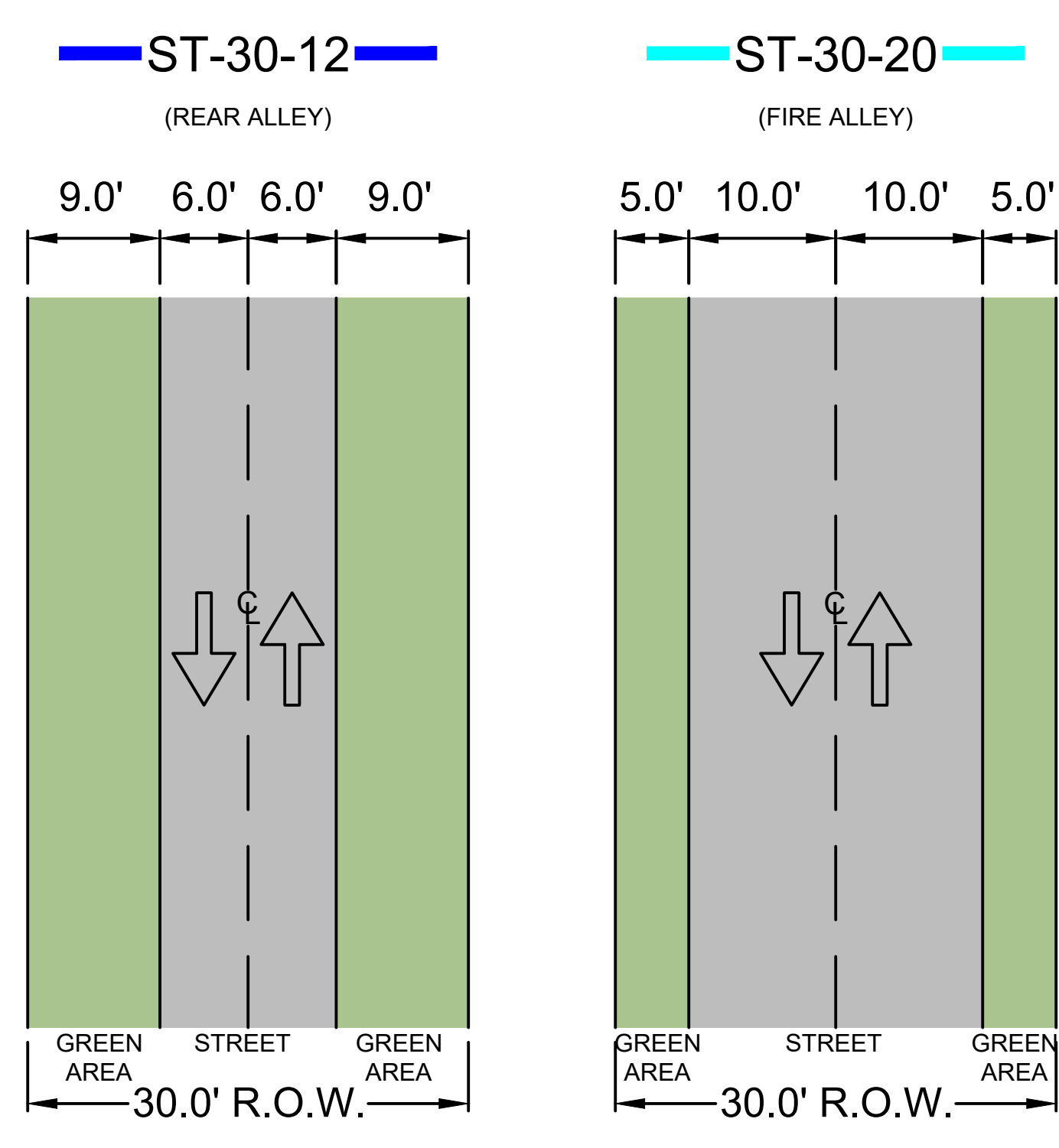
PRIMARY TYPES				
	NAME	TYPE	ROW	PAVEMENT
ST-50-28	STREET	ST	50	28
ST-50-25	STREET	ST	50	25
SECONDARY TYPES				
	NAME	TYPE	ROW	PAVEMENT
ST-30-12	REAR ALLEY	RA	30	12
ST-30-20	FIRE ALLEY	FA	30	20



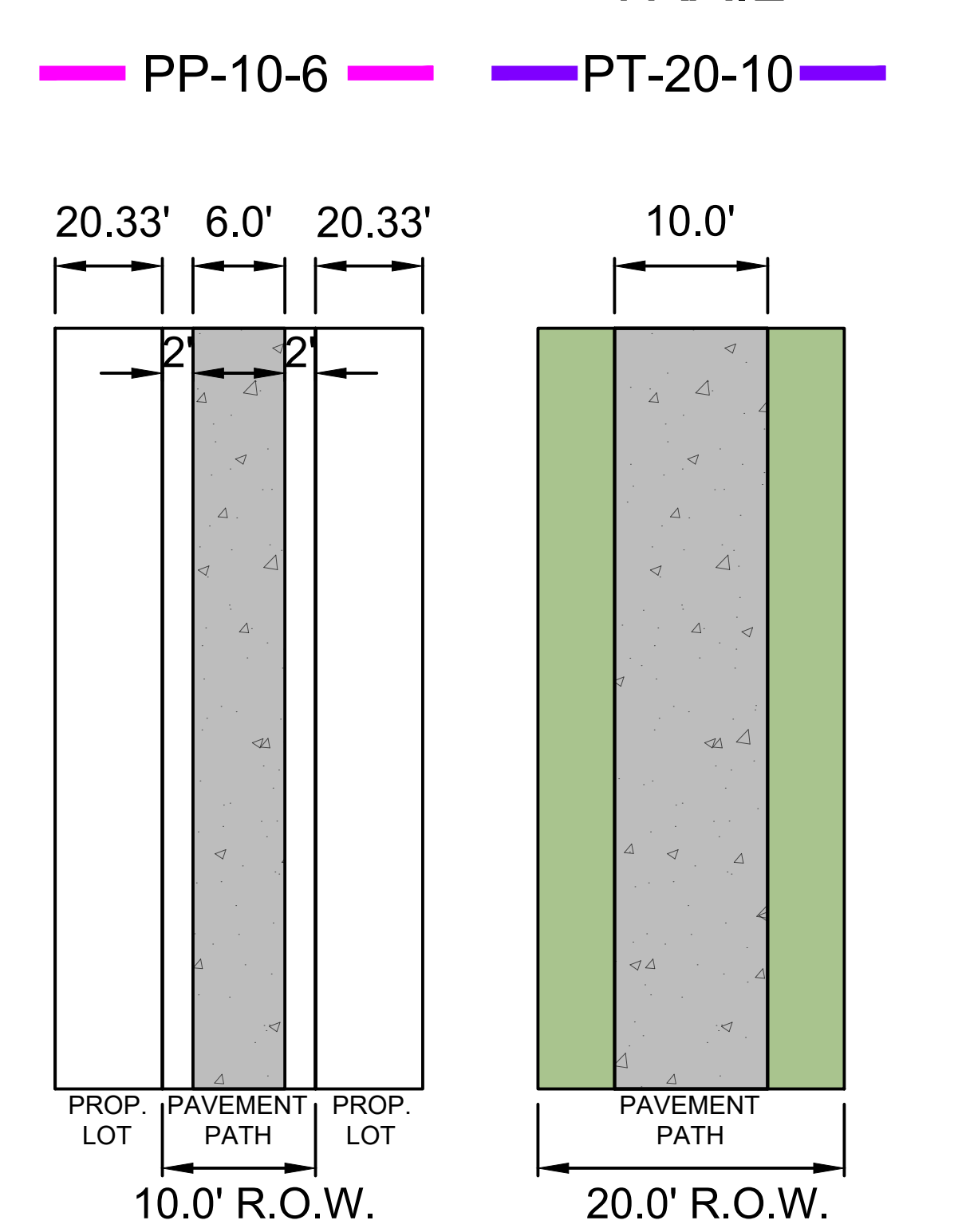
PRIMARY TYPES



SECONDARY TYPES



PEDESTRIAN PATH



THOROUGHFARE STANDARDS

These Thoroughfare Standards supersede the provisions of Appendix C, Chapter 6, Table 5.2.1 and Section 5.5 of the Taylor Code of Ordinances and apply to all thoroughfares:

- Street Trees.
 - The public frontage on both sides of each street shall include trees planted in a regularly-spaced alley pattern with shade canopies of a height that, at maturity, clears at least one story. All street trees shall be of the same species.
 - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, Pecan, or other species approved by warrant.
 - 20ft to 30ft street tree spacing shall typically be as designated by Thoroughfare Type and adapted as needed for specific locations.
- Utility Easements. Typically, water and sewer shall be provided in Primary Thoroughfares or Civic Spaces, and other utilities shall be provided in Secondary Thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
- Proposed Fire Apparatus Access. This access, which may be provided by thoroughfares or civic spaces, shall be paved or otherwise structurally stabilized with a clear width of 20 feet and a 15-foot inside turning radius (see Fire Apparatus Access Diagram). Paving materials other than asphalt or concrete on fire apparatus access routes shall be subject to approval by the City.
- Other Thoroughfare Standards. Angled and offset intersections are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys. Refer to City of Taylor Engineering Manual and coordinate with the City Engineer.
- Block dimensions are non-binding and are intended to demonstrate compliance with the City Standards for block lengths and perimeter.

TRENTON VILLAGE
NEIGHBORHOOD PLAN
THOROUGHFARE TYPES
TAYLOR, TEXAS

NO.	DATE	DESCRIPTION

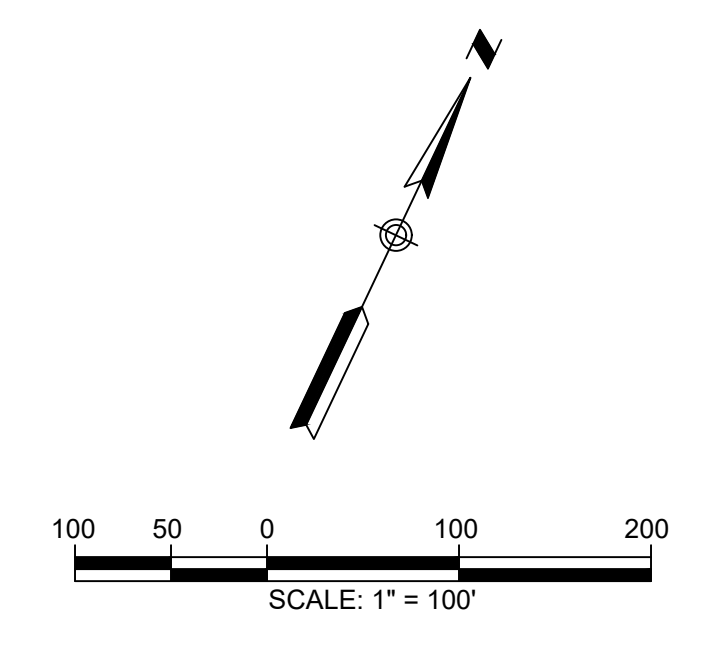
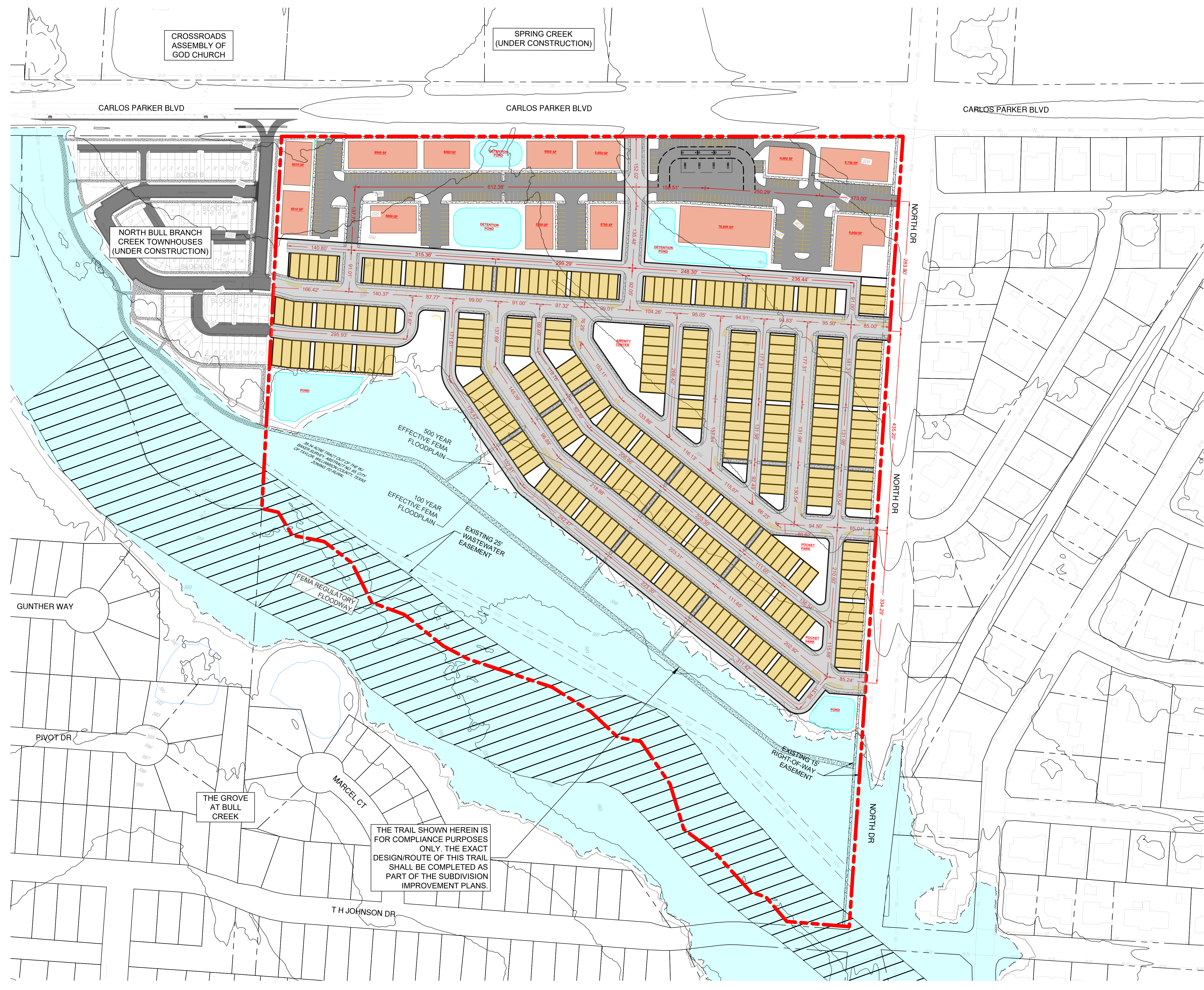
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DRAWN BY: OH
CHECKED BY: OH
DRAWING NAME: THOROUGHFARE TYPES



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TBE Firm Reg. #: F-27134

JOB NUMBER:
25-006
EXHIBIT G
SHEET NO.
08
OF 10 SHEETS

C:\Users\oscar.herrera\OneDrive - Herrera Civil Engineering PLLC\2025 Projects\25-006 - Trenton Village - Her/CAD Sheets\07 Thoroughfare Types.dwg
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 Plot Date/Time: Dec 29, 2024 17:44:53



LEGEND

- EXISTING CONTOUR LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- LAKE
- PROPERTY LINE
- CITY OF TAYLOR FLOODPLAIN
- FEMA 100-YR FLOODPLAIN
- FEMA 500-YR FLOODPLAIN
- MUSTANG CREEK CENTERLINE
- FEMA 100-YR FLOODPLAIN
- FEMA REGULATORY FLOODPLAIN

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TRENTON VILLAGE NEIGHBORHOOD PLAN
DIMENSION PLAN
TAYLOR, TEXAS

NO.	DATE	BY	REVISIONS DESCRIPTION

DATE: 12/29/2025
 DESIGNED BY: OH
 DRAWN BY: OH
 CHECKED BY: OH
 OR DIMENSION DRAWING NAME: PLAN.DWG

12/29/2025

HERRERA CIVIL ENGINEERING
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 TBPE Firm Reg. #: F-27134

JOB NUMBER: 25-006
EXHIBIT H
 SHEET NO. **09**
 OF 10 SHEETS

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 Last Modified: Dec 29, 2025 15:32
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