

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX
APRIL 14, 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, April 14, 2026.

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

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

III. CONSENT AGENDA

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

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

IV. REGULAR AGENDA

2. PZ 2026-2683 – Consider disapproval of the Oncor Muscovy Minor Plat, 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. *Joe Ducay*

V. PUBLIC HEARINGS

3. **PZ-2026-2681** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow drive-through services for a restaurant, generally located at 103 NW Carlos G Parker Blvd, legally described as approximately 1.274 acres of land in the Wal-Mart Supercenter Addition, Lot 4, more particularly described by the Williamson Central Appraisal District Parcel R454458, Taylor, Williamson County, Texas *Joe Ducay*

VI. DISCUSSION ITEMS

4. Update regarding City Council actions on items referred by the Planning and Zoning Commission *Martin Griggs*
5. Quorum call for planning and zoning commission meeting for May 12, 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: April 08, 2026



**City Council Meeting
April 14, 2026
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 1.

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

Council Action to be Taken: Review and approve meeting minutes

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

PROPERTY DETAILS

Location

Physical and Natural Features

Land Use & Zoning

Transportation

Utilities

Surrounding Area Characteristics

Public Notification

Staff Analysis

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

4. RECOMMENDATION

Review and approve minutes from March P&Z meeting

5. FUNDING SOURCE

6. TIMELINE

N/A

7. OTHER OPTIONS

8. ATTACHMENTS

1. P&Z Minutes 03.10.2026

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

Amy Everhart
Nora Roy
Jim Newman
Annette Maruska
Joseph Gonzales
Craig Eulenfeld
Rick Selin

ABSENT

Barbara Aviles-Torsberg
Jim Buzan

STAFF PRESENT

Martin Griggs - Director
Joseph Ducay, Planning Manager
Preston Gunn, 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.)

1. Review and approve minutes from the meeting held on February 10, 2026.
 - *Annette Maruska made a motion to Approve the minutes as presented. Nora Roy seconded the motion. Motion passed (7-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

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.

- ***Planning Manager, Joseph Ducay, presented a brief presentation introducing the Preliminary Plat and provided staff's recommendation.***
- ***Annette Maruska motioned to Disapprove the Preliminary Plat as presented. Nora Roy seconded the motion. Motion passed (7-0).***

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 2, Block 57, Taylor, Williamson County, Texas

- ***Planning Manager, Joseph Ducay, presented a brief presentation introducing the Final Plat and provided staff's recommendation.***
- ***Annette Maruska motioned to Disapprove the Final Plat as presented. Nora Roy seconded the motion. Motion passed (7-0).***

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.

- ***Planning Manager, Joseph Ducay, presented a brief presentation introducing the Replat and provided staff's recommendation.***
- ***Annette Maruska motioned to Disapprove the Replat as presented. Nora Roy seconded the motion. Motion passed (7-0).***

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, 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

- *Planning Manager, Joseph Ducay, presented a brief presentation introducing the Replat and provided staff's recommendation.*
 - *Public hearing opened at 6:23pm*
 - *David Williams, Citizen of Taylor and local resident - Spoke about concerns the development might have with sidewalks & utilities, Joseph Ducay had covered this within the presentation. Mr Williams also spoke of concerns regarding parking for 21 units.*
 - *Sunshine Kapus – Sunrise Development Group LLC – spoke regarding the project and to discuss parking concerns.*
 - *Chair Everhart closed the public hearing at 6:31 P.M*
 - *Annette Maruska suggested that the plans for the apartments should be revised.*
 - *Craig Eulenfeld suggested that a less dense product should be presented.*
 - *Annette Maruska motioned to Disapprove the request. Rick Selin seconded the motion. Motion passed (6-1) Opposed by Joseph Gonzales*
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.
- *Public hearing opened at 6:48pm*
 - *Planning Manager, Joseph Ducay, presented a brief presentation introducing the Replat and provided staff's recommendation.*
 - *Tyler Turner – Citizen of Taylor and local resident – spoke regarding P5 zoning laws. And the demands on electricity and utilities.*
 - *Michael Aplin – Citizen of Taylor and local resident – spoke regarding the density of this development and how he feels this is inconsistent with the surrounding area. He also spoke regarding the parking.*
 - *Bonnie Cedurca – Citizen of Taylor and local resident – spoke regarding the cost of the homes. Concerns regarding potential future flooding. Spoke regarding the size of homes and size of the garage and parking spaces. Spoke regarding planting trees and the effect on the foundations of the homes.*
 - *Mark Lawrence – Citizen of Taylor and local resident – spoke against the development. Spoke regarding the high cost of the homes.*
 - *Kathleen Lawrence – Citizen of Taylor and local resident – spoke regarding the traffic concerns and parking.*

- *JoJo Heselmeyer – Citizen of Taylor and local resident – spoke of the business impact on the existing homes and bright 24 hour signage that does not fit in the current tranquil neighborhood that they have. Spoke regarding the trash hauling and foul smell that will bring. Increased traffic concerns in the neighborhood.*
- *Oscar Herrera – Herrera Civil Engineering PLLC - applicant – spoke on the neighborhood plan. He discussed that a Utility and Traffic impact analysis will be performed later in the process. He answered questions from the commissioners regarding the project.*
- *A representative from Trivik Builders spoke regarding the project and answered questions.*
- *Chair Everhart closed the public hearing at 7:50 P.M*
- *Rick Selin motioned to Disapprove the request. Annette Maruska seconded the motion. Motion failed with a vote of (3-4) Chair Everhart, Nora Roy, Jim Newman and Joseph Gonzales voting No.*

VI. DISCUSSION ITEMS

7. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
 - *Director of Development Services, Martin Griggs, gave an update on past agenda items.*
8. Discuss updates on the Vacant Building Ordinance
 - *Downtown Director, Niecy Baum, discussed updates on the Vacant Building Ordinance and answered questions from the Commissioners.*
9. Quorum call for planning and zoning commission meeting for the April 14 2026 meeting

10. ADJOURN Meeting was adjourned at 8:10 PM

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

Date:

DRAFT



**Planning & Zoning
Commission Meeting
April 14, 2026
Transmittal Letter**

Agenda Item Number: 2.

Agenda Title: **PZ 2026-2683 – Consider disapproval of the Oncor Muscovy Minor Plat, 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.**

Commission Action to be Taken: Consider the ONCOR Muscovy Minor Plat

Department Submitted: Department of Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	Consider the ONCOR Muscovy Minor Plat
APPLICANT:	Gage Blake, Kimley-Horn
ADDRESS/LOCATION:	Highway 79 W, TAYLOR, TX 76574
LEGAL DESCRIPTION:	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.
CURRENT ZONING:	EC:Employment Center
CURRENT USE:	Vacant
CASE HISTORY:	This is the First submission of the proposed Minor Plat

2. STAFF ANALYSIS / BACKGROUND

Staff Analysis

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

1. Plat drawing updates

2. Blank title items
3. Scale bar corrections
4. Plat notes missing
5. Right-of-way width not matching the Employment Center Plan

3. RECOMMENDATION

Consider Disapproval of the Oncor Muscovy Minor Plat, based on staff's analysis and staff comments.

4. TIMELINE

5. OTHER OPTIONS





6. ATTACHMENTS

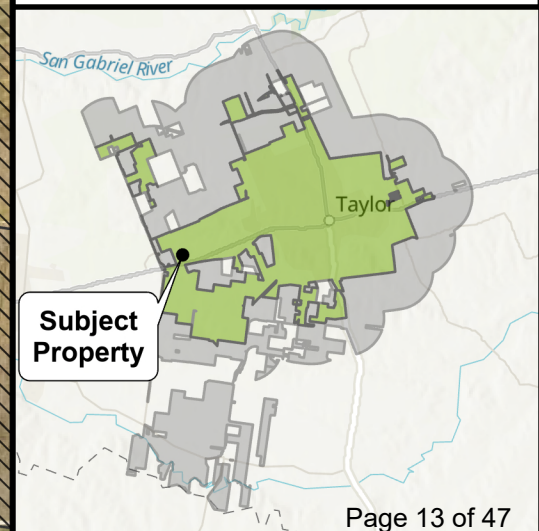
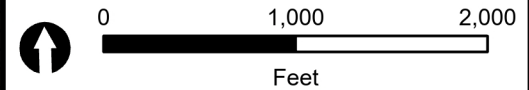
1. Location Map
2. Minor Plat
3. Plat Comments



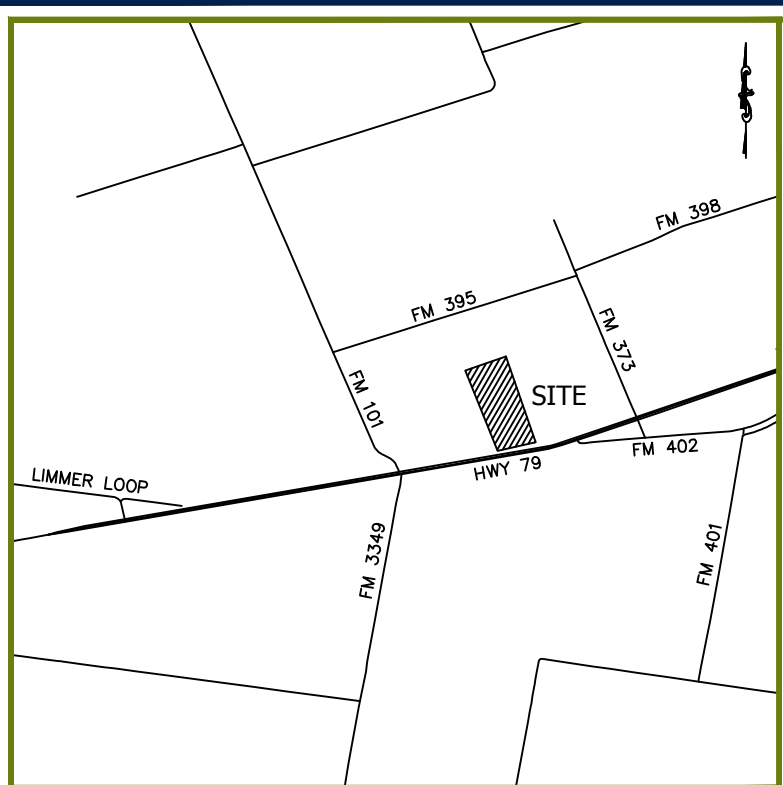
PZ-2026-2683

**Highway 79
Minor Plat
Location Map
Approximately 51 acres**

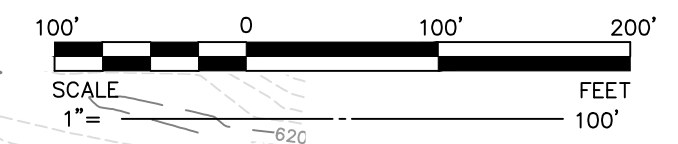
-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcel Boundary



Lot 1, Block 1, Muscovy Switch Addition Preliminary Plat
 City of Taylor Project Number (PZ-2025-____)
 Being a preliminary plat consisting of 51.19 acres, including 0.00 acres of
 right-of-way dedication, To create 1 lot, 0 reserves, part of and out of the
 James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas

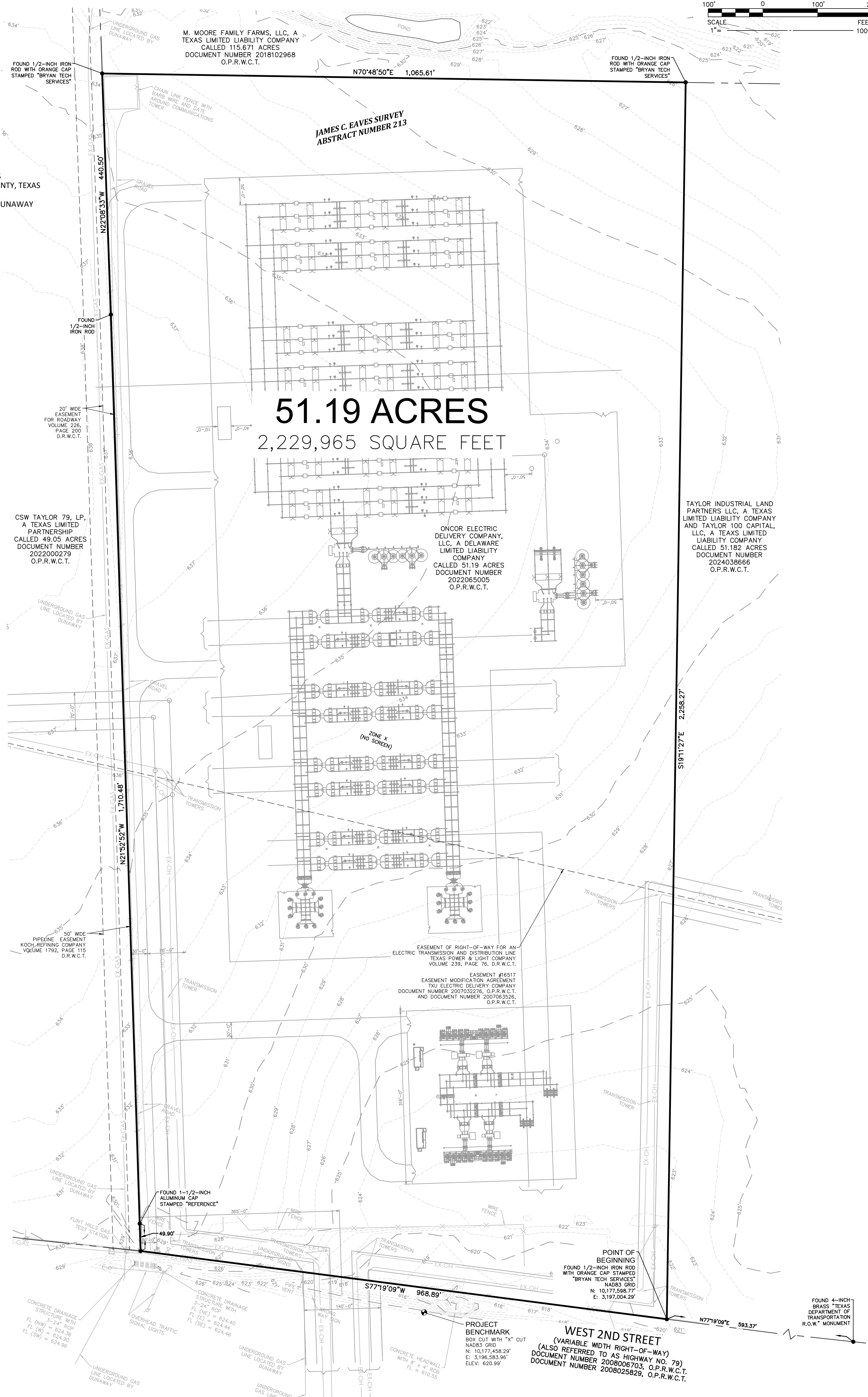


VICINITY MAP
 NOT TO SCALE



D.R.W.C.T. = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
 O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

● = SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" UNLESS OTHERWISE NOTED



51.19 ACRES
 2,229,965 SQUARE FEET

CSW TAYLOR 79, LP,
 A TEXAS LIMITED
 PARTNERSHIP
 CALLED 49.05 ACRES
 DOCUMENT NUMBER
 2022000279
 O.P.R.W.C.T.

ONCOR ELECTRIC
 DELIVERY COMPANY,
 LLC, A DELAWARE
 LIMITED LIABILITY
 COMPANY
 CALLED 51.19 ACRES
 DOCUMENT NUMBER
 2022065005
 O.P.R.W.C.T.

TAYLOR INDUSTRIAL LAND
 PARTNERS, LLC, A TEXAS
 LIMITED LIABILITY COMPANY
 AND TAYLOR 100 CAPITAL,
 LLC, A TEXAS LIMITED
 LIABILITY COMPANY
 CALLED 51.182 ACRES
 DOCUMENT NUMBER
 2024038566
 O.P.R.W.C.T.

PROJECT BENCHMARK:

Box Cut With "X" Cut in concrete at the westerly end of a traffic guard rail on the north side of West 2nd Street, approximately 521 feet east of a gravel drive approach at the southwest corner of the property, and approximately 3,091 feet east of the intersection with County Road 101.

NAD83 GRID Coordinates:
 N: 10,177,458.29'
 E: 3,196,583.96
 ELEV: 620.99'

NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System of 1983, Central Zone 4203. Distances and areas hereon are surface values. A combined scale factor of 0.99988593 was used for this project.
- Elevations are based on NAVD88 as determined by post processed static GPS observations.
- According to the graphical plotting of the Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, Panel 540 of 750, Map Number 48491C0540F, Map Revised Date: December 20, 2019, the subject property is located in Zone X (NO SCREEN) defined as "Areas of Minimal Flood Hazard." This statement does not reflect any type of flood study by this firm.
- The underground utilities shown hereon are based on visible appurtenant fixtures and above ground markings to determine the existence and approximate horizontal position of said utilities. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.
- According to the City of Taylor, Texas Zoning Map, the subject property is zoned EC: Employment Center.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

**PRELIMINARY - FOR REVIEW
 PURPOSES ONLY**



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

OWNER NAME AND ADDRESS
 Name: Oncor Electric Delivery Company, LLC
 Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
 Phone: 214-486-2000

SURVEYOR NAME AND ADDRESS
 Name: Dunaway Associates
 Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
 Phone: 817-335-1121 Fax: 817-335-3716

**Lot 1, Block 1
 Muscovy Switch
 Addition
 MINOR PLAT**

Situated in the
 James C. Eaves Survey, Abstract Number 213,
 City of Taylor, Williamson County, Texas
 (51.19 Acres or 2,229,965 Square Feet)

This plat was prepared in September 2025
 City of Taylor Project Number (PZ-2025-____)

Lot 1, Block 1, Muscovy Switch Addition Preliminary Plat
City of Taylor Project Number (PZ-2025-_____)
 Being a preliminary plat consisting of 51.19 acres, including 0.00 acres of right-of-way dedication, To create 1 lot, 0 reserves, part of and out of the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

WHEREAS, Oncor Electric Delivery Company, LLC, are the Owners of a tract of land situated in the James C. Eaves Survey, Abstract Number 213, City of Taylor, Williamson County, Texas; said parcel being all of that tract of land conveyed to Oncor Electric Delivery Company, LLC of record in Instrument Number 2022065005, Official Public Records, Williamson County, Texas, and being more particularly described as follows:

METES & BOUNDS DESCRIPTION

BEING a 51.19 acre tract of land situated in James C. Eaves Survey, Abstract Number 213, City of Taylor, Williamson County, Texas, and being all of a called 51.19 acre tract of land described in Special Warranty Deed to Oncor Electric Delivery Company, LLC, a Delaware limited liability company, as recorded in Document Number 2022065005, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), said 51.19 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod with orange cap stamped "BRYAN TECH SERVICES" for the southeast corner of said called 51.19 acre tract and the southwest corner of a called 51.182 acre tract of land described in Warranty Deed With Vendor's Lien to Taylor Industrial Land Partners LLC, a Texas limited liability company, and Taylor 100 Capital, LLC, a Texas limited liability company as recorded in Document Number 2024038666, O.P.R.W.C.T., on the northerly right-of-way line of West 2nd Street (a variable width right-of-way) (also referred to as Highway No. 79) as recorded in Special Warranty Deed to Williamson County, Texas as recorded in Document Number 2008006703, O.P.R.W.C.T., and in Special Warranty Deed to Williamson County, Texas as recorded in Document Number 2008025829, O.P.R.W.C.T., from which a found 4-inch brass "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." monument along the north line of said West 2nd Street bears North 77 degrees 19 minutes 09 seconds East, a distance of 593.37 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinates N: 10,177,598.77'; E: 3,197,004.29';

THENCE South 77 degrees 19 minutes 09 seconds West, along the common line between said 51.19 acre tract and said West 2nd Street, a distance of 968.89 feet to a set 5/8-inch iron rod with yellow plastic cap stamped "DUNAWAY ASSOC" for the southwest corner of said 51.19 acre tract and the southeast corner of a called 49.05 acre tract of land described in Special Warranty Deed to CSW Taylor 79, LP, a Texas limited partnership as recorded in Document Number 2022000279, O.P.R.W.C.T.;

THENCE North 21 degrees 52 minutes 52 seconds West, departing said common line, and along the common line between said 51.19 acre tract and said 49.05 acre tract, passing a found 1-1/2-inch aluminum disk stamped "REFERENCE" at a distance of 49.90 feet, and continuing in all a total distance of 1,710.48 feet to a found 1/2-inch iron rod for corner;

THENCE North 22 degrees 08 minutes 33 seconds West, continuing along said common line, a distance of 440.50 feet to a found 1/2-inch iron rod with orange cap stamped "BRYAN TECH SERVICES" for the northwest corner of said 51.19 acre tract and the southwest corner of a called 115.671 acre tract of land described in Warranty Deed to M. Moore Family Farms, LLC, a Texas Limited Liability Company as recorded in Document Number 2018102968, O.P.R.W.C.T., on the easterly line of said 49.05 acre tract;

THENCE North 70 degrees 48 minutes 50 seconds East, departing said common line, and along the common line between said 51.19 acre tract and said 115.671 acre tract, a distance of 1,065.61 feet to a found 1/2-inch iron rod with orange cap stamped "BRYAN TECH SERVICES" for the northeast corner of said 51.19 acre tract and the northwest corner of said 51.182 acre tract, on the southerly line of said 115.671 acre tract;

THENCE South 19 degrees 11 minutes 27 seconds East, departing said common line, and along the common line between said 51.19 acre tract and said 51.182 acre tract, a distance of 2,258.27 feet to the POINT OF BEGINNING and containing 51.19 acres or 2,229,965 square feet of land, more or less.

OWNER'S AND LIEN HOLDER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
 COUNTY OF _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (We), the undersigned, ONCOR ELECTRIC DELIVERY COMPANY, LLC being its duly authorized officer, owner(s) and lien holder(s) of the land shown on this plat, and designated as BROYLES SWITCH STATION ADDITION, LOT 1, BLOCK A, in the City of Palestine, Anderson County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this the _____ day of _____, 2025.

 Owner Signature

 Lien Holder Signature

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2025 by _____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

 Print Name

MY COMMISSION EXPIRES: _____

NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System of 1983, Central Zone 4203. Distances and areas hereon are surface values. A combined scale factor of 0.99988593 was used for this project.
- Elevations are based on NAVD88 as determined by post processed static GPS observations.
- According to the graphical plotting of the Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, Panel 540 of 750, Map Number 48491C0540F, Map Revised Date: December 20, 2019, the subject property is located in Zone X (NO SCREEN) defined as "Areas of Minimal Flood Hazard." This statement does not reflect any type of flood study by this firm.
- The underground utilities shown hereon are based on visible appurtenant fixtures and above ground markings to determine the existence and approximate horizontal position of said utilities. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.
- According to the City of Taylor, Texas Zoning Map, the subject property is zoned EC: Employment Center.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

AFFIDAVIT FOR RECORDATION

THE STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned affiant, who, first duly sworn upon his/her oath, did state:

"My name is _____. I am over the age of eighteen years. _____ (the "Owner",

whether one or more) is/are the sole owner(s) of the property described in the plat of the subdivision to be known as _____

_____ (the "Subdivision"). I am the Owner or authorized representative of the Owner. The original tax certificate(s) attached to the plat

of the Subdivision describe all of the property contained within the Subdivision and all taxing entities with jurisdiction over the Subdivision."

 (Signature)

 (Printed Name)

THE STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

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 person whose name is subscribed to the foregoing instrument.

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

 NOTARY PUBLIC in and for the State of Texas SEAL

My commission expires: _____

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
 COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, Robert Schurig, Registered Public Surveyor No. 6885 in the State of Texas, hereby, certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

 Robert Schurig
 Registered Professional Land Surveyor
 State of Texas, No. 6885

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.

**PRELIMINARY - FOR REVIEW
 PURPOSES ONLY**



OWNER NAME AND ADDRESS
 Name: Oncor Electric Delivery Company, LLC
 Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
 Phone: 214-486-2000

SURVEYOR NAME AND ADDRESS
 Name: Dunaway Associates
 Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
 Phone: 817-335-1121 Fax: 817-335-3716

**Lot 1, Block 1
 Muscovy Switch
 Addition
 MINOR PLAT**
 Situated in the
 James C. Eaves Survey, Abstract Number 213,
 City of Taylor, Williamson County, Texas
 (51.19 Acres or 2,229,965 Square Feet)

This plat was prepared in September 2025
 City of Taylor Project Number (PZ-2025-_____)



City of Taylor

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

Gage Blake
Kimley-Horn
6160 Warren Parkway, Suite 210
Frisco TX 75034
gage.blake@kimley-horn.com

Date: Wednesday, March 25,
2026

Address: Highway 79 W, TAYLOR, TX 76574. Parcel: R565218, Taylor 76574

Permit Number PZ-2026-2683

Dear Gage Blake,

Staff has completed its review of plans for the Oncor Muscovy Minor Plat that is to be located at Highway 79 W, TAYLOR, TX 76574. Parcel: R565218, 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 Parker McDowell. Should you have any questions or require additional information regarding any of these comments, please contact Parker McDowell at (512) 309-6797 or by email at parker.mcdowell@hdrinc.com.

***See attached PDF for additional comments**

- Remove the improvements from the plat
- Update project number to PZ-2026-2683
- Revise text to Minor plat
- update acreage to include the ROW indicated in the Employment Center plan
- The proposed ROW from the employment center plan needs to be shown on the plat
- provide a lot and block labels
- Is there a full bounds for the ROW for the TPL easement
- Overhead power line easement from the site plan is not shown on the plat
- update date of preparation and the project number

Engineering Department Review

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

*See Associated Documents for a pdf containing the following comments:

Engineering Review 01

Sheet 1 of 2

1. Show plat related items on the plat drawing. The drawing as shown can be submitted separately as a
2. Revise title
3. Update blank title items
4. Revise scale bar text shown
5. Existing easements shown does not provide a width. If easement is still required, a width should be established within the proposed subdivision
6. Provide a corner tie to the original abstract survey
7. Provide a utility easement along the frontage in accordance to Engineering Manual Sec.1.8

Sheet 2 of 2

1. Provide standard City plat notes
2. Revise certification blocks to be taken from City of Taylor
3. Update title, this appears to be the metes and bounds description
4. Update title to complete information shown
5. Update title to complete information shown

Fire Department Comments (PZ)

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

Reviewed the minor plat with no comments using the 2018 IFC B103.1 for the type and location of the project.

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

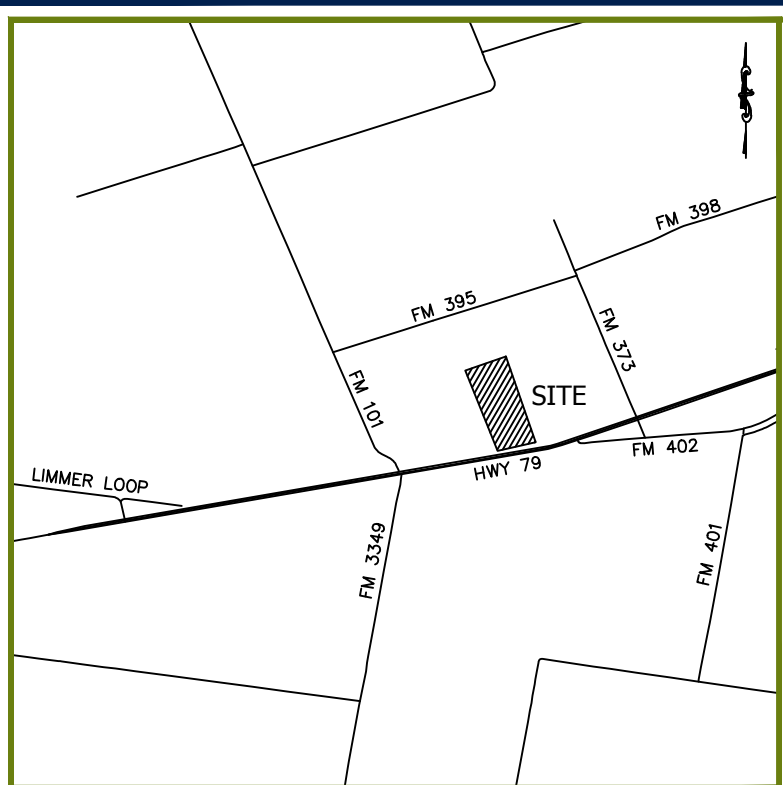
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached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

Thank you,

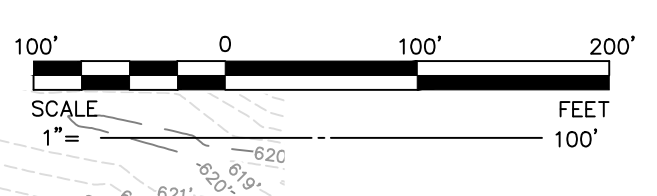


Parker McDowell

Attachment



Revise text to Minor plat
 Lot 1, Block 1, Muscovy Switch Addition Preliminary Plat
 City of Taylor Project Number (PZ-2025-____)
 Being a preliminary plat consisting of 51.19 acres, including 0.00 acres of right-of-way dedication, To create 1 lot, 0 reserves, part of and out of the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas
 PZ-2026-2683
 include the acreage to include the ROW indicated in the Employment Center plan

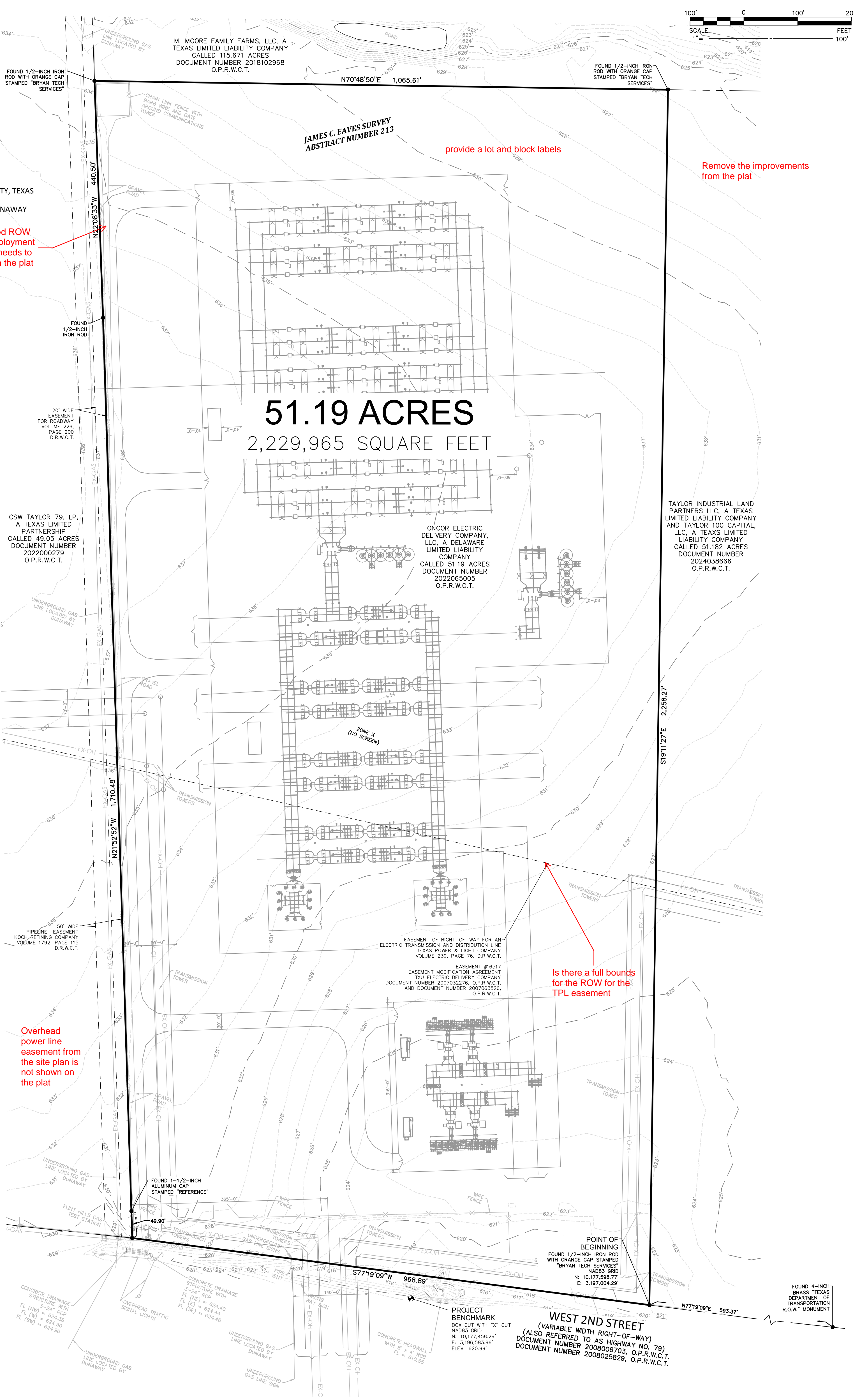


D.R.W.C.T. = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
 O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
 ● = SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" UNLESS OTHERWISE NOTED

The proposed ROW from the employment center plan needs to be shown on the plat

provide a lot and block labels

Remove the improvements from the plat



CSW TAYLOR 79, LP, A TEXAS LIMITED PARTNERSHIP CALLED 49.05 ACRES DOCUMENT NUMBER 2022000279 O.P.R.W.C.T.

ONCOR ELECTRIC DELIVERY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY CALLED 51.19 ACRES DOCUMENT NUMBER 2022065005 O.P.R.W.C.T.

TAYLOR INDUSTRIAL LAND PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY AND TAYLOR 100 CAPITAL, LLC, A TEXAS LIMITED LIABILITY COMPANY CALLED 51.182 ACRES DOCUMENT NUMBER 2024038566 O.P.R.W.C.T.

Overhead power line easement from the site plan is not shown on the plat

Is there a full bounds for the ROW for the TPL easement

PROJECT BENCHMARK:

Box Cut With "X" Cut in concrete at the westerly end of a traffic guard rail on the north side of West 2nd Street, approximately 521 feet east of a gravel drive approach at the southwest corner of the property, and approximately 3,091 feet east of the intersection with County Road 101.

NAD83 GRID Coordinates:
 N: 10,177,458.29'
 E: 3,196,583.96
 ELEV: 620.99'

NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System of 1983, Central Zone 4203. Distances and areas hereon are surface values. A combined scale factor of 0.99988593 was used for this project.
- Elevations are based on NAVD88 as determined by post processed static GPS observations.
- According to the graphical plotting of the Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, Panel 540 of 750, Map Number 48491C0540F, Map Revised Date: December 20, 2019, the subject property is located in Zone X (NO SCREEN) defined as "Areas of Minimal Flood Hazard." This statement does not reflect any type of flood study by this firm.
- The underground utilities shown hereon are based on visible appurtenant fixtures and above ground markings to determine the existence and approximate horizontal position of said utilities. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.
- According to the City of Taylor, Texas Zoning Map, the subject property is zoned EC: Employment Center.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

PRELIMINARY - FOR REVIEW PURPOSES ONLY

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

OWNER NAME AND ADDRESS
 Name: Oncor Electric Delivery Company, LLC
 Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
 Phone: 214-486-2000

SURVEYOR NAME AND ADDRESS
 Name: Dunaway Associates
 Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
 Phone: 817-335-1121 Fax: 817-335-3716

**Lot 1, Block 1
 Muscovy Switch
 Addition
 MINOR PLAT**

Situated in the
 James C. Eaves Survey, Abstract Number 213,
 City of Taylor, Williamson County, Texas
 (51.19 Acres or 2,229,965 Square Feet)

This plat was prepared in September 2025
 City of Taylor Project Number (PZ-2025-____)
 update date of preparation and the project number

Lot 1, Block 1, Muscovy Switch Addition Preliminary Plat
City of Taylor Project Number (PZ-2025-_____)
 Being a preliminary plat consisting of 51.19 acres, including 0.00 acres of right-of-way dedication, To create 1 lot, 0 reserves, part of and out of the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

WHEREAS, Oncor Electric Delivery Company, LLC, are the Owners of a tract of land situated in the James C. Eaves Survey, Abstract Number 213, City of Taylor, Williamson County, Texas; said parcel being all of that tract of land conveyed to Oncor Electric Delivery Company, LLC of record in Instrument Number 2022065005, Official Public Records, Williamson County, Texas, and being more particularly described as follows:

METES & BOUNDS DESCRIPTION

BEING a 51.19 acre tract of land situated in James C. Eaves Survey, Abstract Number 213, City of Taylor, Williamson County, Texas, and being all of a called 51.19 acre tract of land described in Special Warranty Deed to Oncor Electric Delivery Company, LLC, a Delaware limited liability company, as recorded in Document Number 2022065005, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), said 51.19 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod with orange cap stamped "BRYAN TECH SERVICES" for the southeast corner of said called 51.19 acre tract and the southwest corner of a called 51.182 acre tract of land described in Warranty Deed With Vendor's Lien to Taylor Industrial Land Partners LLC, a Texas limited liability company, and Taylor 100 Capital, LLC, a Texas limited liability company as recorded in Document Number 2024038666, O.P.R.W.C.T., on the northerly right-of-way line of West 2nd Street (a variable width right-of-way) (also referred to as Highway No. 79) as recorded in Special Warranty Deed to Williamson County, Texas as recorded in Document Number 2008006703, O.P.R.W.C.T., and in Special Warranty Deed to Williamson County, Texas as recorded in Document Number 2008025829, O.P.R.W.C.T., from which a found 4-inch brass "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." monument along the north line of said West 2nd Street bears North 77 degrees 19 minutes 09 seconds East, a distance of 593.37 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinates N: 10,177,598.77'; E: 3,197,004.29';

THENCE South 77 degrees 19 minutes 09 seconds West, along the common line between said 51.19 acre tract and said West 2nd Street, a distance of 968.89 feet to a set 5/8-inch iron rod with yellow plastic cap stamped "DUNAWAY ASSOC" for the southwest corner of said 51.19 acre tract and the southeast corner of a called 49.05 acre tract of land described in Special Warranty Deed to CSW Taylor 79, LP, a Texas limited partnership as recorded in Document Number 2022000279, O.P.R.W.C.T.;

THENCE North 21 degrees 52 minutes 52 seconds West, departing said common line, and along the common line between said 51.19 acre tract and said 49.05 acre tract, passing a found 1-1/2-inch aluminum disk stamped "REFERENCE" at a distance of 49.90 feet, and continuing in all a total distance of 1,710.48 feet to a found 1/2-inch iron rod for corner;

THENCE North 22 degrees 08 minutes 33 seconds West, continuing along said common line, a distance of 440.50 feet to a found 1/2-inch iron rod with orange cap stamped "BRYAN TECH SERVICES" for the northwest corner of said 51.19 acre tract and the southwest corner of a called 115.671 acre tract of land described in Warranty Deed to M. Moore Family Farms, LLC, a Texas Limited Liability Company as recorded in Document Number 2018102968, O.P.R.W.C.T., on the easterly line of said 49.05 acre tract;

THENCE North 70 degrees 48 minutes 50 seconds East, departing said common line, and along the common line between said 51.19 acre tract and said 115.671 acre tract, a distance of 1,065.61 feet to a found 1/2-inch iron rod with orange cap stamped "BRYAN TECH SERVICES" for the northeast corner of said 51.19 acre tract and the northwest corner of said 51.182 acre tract, on the southerly line of said 115.671 acre tract;

THENCE South 19 degrees 11 minutes 27 seconds East, departing said common line, and along the common line between said 51.19 acre tract and said 51.182 acre tract, a distance of 2,258.27 feet to the POINT OF BEGINNING and containing 51.19 acres or 2,229,965 square feet of land, more or less.

OWNER'S AND LIEN HOLDER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
 COUNTY OF _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (We), the undersigned, ONCOR ELECTRIC DELIVERY COMPANY, LLC being its duly authorized officer, owner(s) and lien holder(s) of the land shown on this plat, and designated as BROYLES SWITCH STATION ADDITION, LOT 1, BLOCK A, in the City of Palestine, Anderson County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this the _____ day of _____, 2025.

 Owner Signature

 Lien Holder Signature

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2025 by _____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

 Print Name

MY COMMISSION EXPIRES: _____

NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System of 1983, Central Zone 4203. Distances and areas hereon are surface values. A combined scale factor of 0.99988593 was used for this project.
- Elevations are based on NAVD88 as determined by post processed static GPS observations.
- According to the graphical plotting of the Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, Panel 540 of 750, Map Number 48491C0540F, Map Revised Date: December 20, 2019, the subject property is located in Zone X (NO SCREEN) defined as "Areas of Minimal Flood Hazard." This statement does not reflect any type of flood study by this firm.
- The underground utilities shown hereon are based on visible appurtenant fixtures and above ground markings to determine the existence and approximate horizontal position of said utilities. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.
- According to the City of Taylor, Texas Zoning Map, the subject property is zoned EC: Employment Center.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

AFFIDAVIT FOR RECORDATION

THE STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned affiant, who, first duly sworn upon his/her oath, did state:

"My name is _____. I am over the age of eighteen years. _____ (the "Owner",

whether one or more) is/are the sole owner(s) of the property described in the plat of the subdivision to be known as _____

_____ (the "Subdivision"). I am the Owner or authorized representative of the Owner. The original tax certificate(s) attached to the plat

of the Subdivision describe all of the property contained within the Subdivision and all taxing entities with jurisdiction over the Subdivision."

 (Signature)

 (Printed Name)

THE STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

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 person whose name is subscribed to the foregoing instrument.

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

 NOTARY PUBLIC in and for the State of Texas SEAL

My commission expires: _____

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
 COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, Robert Schurig, Registered Public Surveyor No. 6885 in the State of Texas, hereby, certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

 Robert Schurig
 Registered Professional Land Surveyor
 State of Texas, No. 6885

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.

**PRELIMINARY - FOR REVIEW
 PURPOSES ONLY**

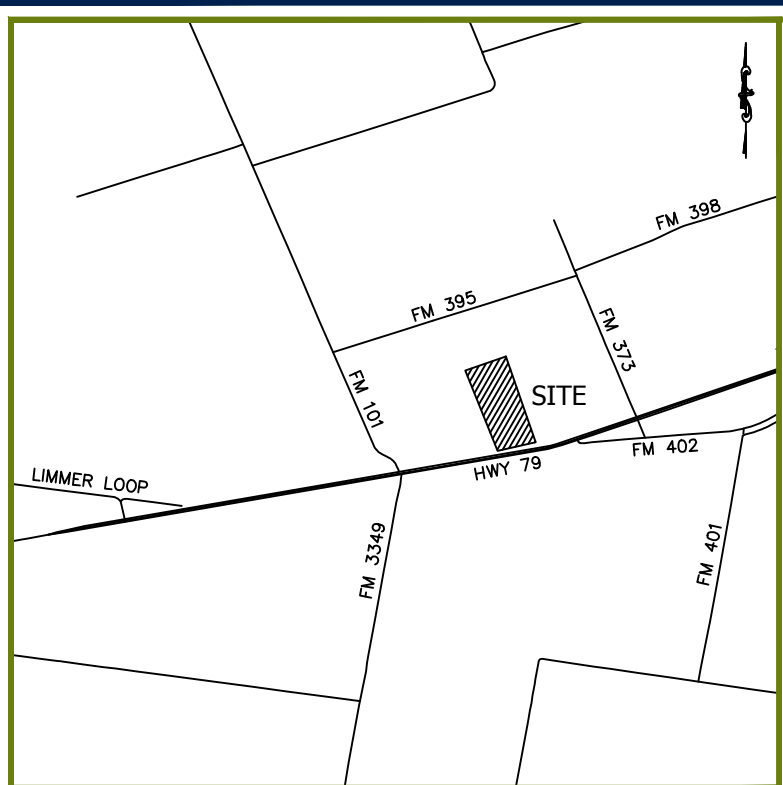


OWNER NAME AND ADDRESS
 Name: Oncor Electric Delivery Company, LLC
 Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
 Phone: 214-486-2000

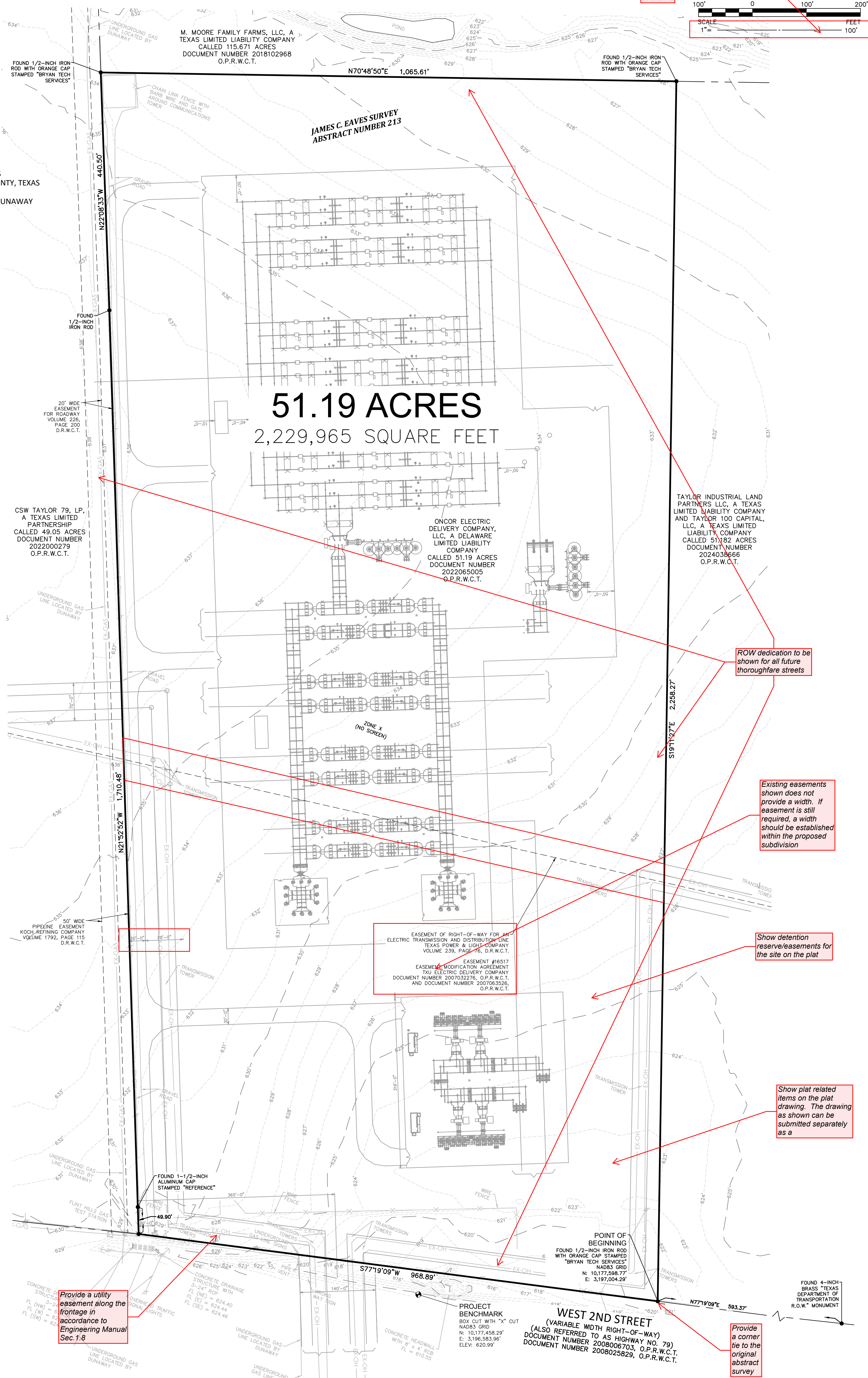
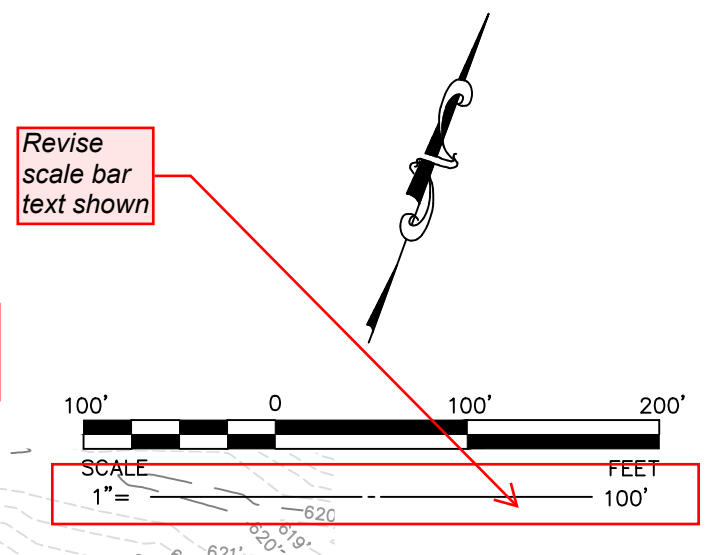
SURVEYOR NAME AND ADDRESS
 Name: Dunaway Associates
 Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
 Phone: 817-335-1121 Fax: 817-335-3716

**Lot 1, Block 1
 Muscovy Switch
 Addition
 MINOR PLAT**
 Situated in the
 James C. Eaves Survey, Abstract Number 213,
 City of Taylor, Williamson County, Texas
 (51.19 Acres or 2,229,965 Square Feet)

This plat was prepared in September 2025
 City of Taylor Project Number (PZ-2025-_____)



Lot 1, Block 1, Muscovy Switch Addition Preliminary Plat
 City of Taylor Project Number (PZ-2025-____)
 Being a preliminary plat consisting of 51.19 acres, including 0.00 acres of right-of-way dedication, To create 1 lot, 0 reserves, part of and out of the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas



51.19 ACRES
 2,229,965 SQUARE FEET

D.R.W.C.T. = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
 O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

● = SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" UNLESS OTHERWISE NOTED

Revise title
 Update blank title items

Revise scale bar text shown

ROW dedication to be shown for all future thoroughfare streets

Existing easements shown does not provide a width. If easement is still required, a width should be established within the proposed subdivision

Show detention reserve/easements for the site on the plat

Show plat related items on the plat drawing. The drawing as shown can be submitted separately as a

Provide a corner tie to the original abstract survey

Provide a utility easement along the frontage in accordance to Engineering Manual Sec. 1.8

PROJECT BENCHMARK:
 Box Cut With "X" Cut in concrete at the westerly end of a traffic guard rail on the north side of West 2nd Street, approximately 521 feet east of a gravel drive approach at the southwest corner of the property, and approximately 3,091 feet east of the intersection with County Road 101.
 NAD83 GRID Coordinates:
 N: 10,177,458.29'
 E: 3,196,583.96'
 ELEV: 620.99'

- NOTES:**
- The basis of bearings for this survey is the Texas State Coordinate System of 1983, Central Zone 4203. Distances and areas hereon are surface values. A combined scale factor of 0.99988593 was used for this project.
 - Elevations are based on NAVD88 as determined by post processed static GPS observations.
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**Lot 1, Block 1
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 City of Taylor Project Number (PZ-2025-____)

**PRELIMINARY - FOR REVIEW
 PURPOSES ONLY**

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

OWNER NAME AND ADDRESS
 Name: Oncor Electric Delivery Company, LLC
 Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
 Phone: 214-486-2000

SURVEYOR NAME AND ADDRESS
 Name: Dunaway Associates
 Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
 Phone: 817-335-1121 Fax: 817-335-3716

SEPTEMBER 12, 2025

SHEET 1 OF 2

B005700.429

Lot 1, Block 1, Muscovy Switch Addition Preliminary Plat
City of Taylor Project Number (PZ-2025-_____)

Being a preliminary plat consisting of 51.19 acres, including 0.00 acres of right-of-way dedication, To create 1 lot, 0 reserves, part of and out of the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas

Update title to complete information shown

Update title, this appears to be the metes and bounds description

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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THENCE South 77 degrees 19 minutes 09 seconds West, along the common line between said 51.19 acre tract and said West 2nd Street, a distance of 968.89 feet to a set 5/8-inch iron rod with yellow plastic cap stamped "DUNAWAY ASSOC" for the southwest corner of said 51.19 acre tract and the southeast corner of a called 49.05 acre tract of land described in Special Warranty Deed to CSW Taylor 79, LP, a Texas limited partnership as recorded in Document Number 2022000279, O.P.R.W.C.T.;

THENCE North 21 degrees 52 minutes 52 seconds West, departing said common line, and along the common line between said 51.19 acre tract and said 49.05 acre tract, passing a found 1-1/2-inch aluminum disk stamped "REFERENCE" at a distance of 49.90 feet, and continuing in all a total distance of 1,710.48 feet to a found 1/2-inch iron rod for corner;

THENCE North 22 degrees 08 minutes 33 seconds West, continuing along said common line, a distance of 440.50 feet to a found 1/2-inch iron rod with orange cap stamped "BRYAN TECH SERVICES" for the northwest corner of said 51.19 acre tract and the southwest corner of a called 115.671 acre tract of land described in Warranty Deed to M. Moore Family Farms, LLC, a Texas Limited Liability Company as recorded in Document Number 2018102968, O.P.R.W.C.T., on the easterly line of said 49.05 acre tract;

THENCE North 70 degrees 48 minutes 50 seconds East, departing said common line, and along the common line between said 51.19 acre tract and said 115.671 acre tract, a distance of 1,065.61 feet to a found 1/2-inch iron rod with orange cap stamped "BRYAN TECH SERVICES" for the northeast corner of said 51.19 acre tract and the northwest corner of said 51.182 acre tract, on the southerly line of said 115.671 acre tract;

THENCE South 19 degrees 11 minutes 27 seconds East, departing said common line, and along the common line between said 51.19 acre tract and said 51.182 acre tract, a distance of 2,258.27 feet to the POINT OF BEGINNING and containing 51.19 acres or 2,229,965 square feet of land, more or less.

AFFIDAVIT FOR RECORDATION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned affiant, who, first duly sworn upon his/her oath, did state:

"My name is _____, I am over the age of eighteen years, _____ (the "Owner",

whether one or more) is/are the sole owner(s) of the property described in the plat of the subdivision to be known as _____

_____ (the "Subdivision"). I am the Owner or authorized representative of the Owner. The original tax certificate(s) attached to the plat

of the Subdivision describe all of the property contained within the Subdivision and all taxing entities with jurisdiction over the Subdivision."

(Signature) _____

(Printed Name) _____

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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 person whose name is subscribed to the foregoing instrument.

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

NOTARY PUBLIC in and for the State of Texas SEAL

My commission expires: _____

Revise certification blocks to be taken from City of Taylor

OWNER'S AND LIEN HOLDER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (We), the undersigned, ONCOR ELECTRIC DELIVERY COMPANY, LLC being its duly authorized officer, owner(s) and lien holder(s) of the land shown on this plat, and designated as BROYLES SWITCH STATION ADDITION, LOT 1, BLOCK A, in the City of Palestine, Anderson County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this the _____ day of _____, 2025.

Owner Signature _____

Lien Holder Signature _____

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2025 by _____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

Print Name _____

MY COMMISSION EXPIRES: _____

NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System of 1983, Central Zone 4203. Distances and areas hereon are surface values. A combined scale factor of 0.99988593 was used for this project.
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- According to the City of Taylor, Texas Zoning Map, the subject property is zoned EC: Employment Center.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Provide standard City plat notes

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, Robert Schurig, Registered Public Surveyor No. 6885 in the State of Texas, hereby, certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Robert Schurig
Registered Professional Land Surveyor
State of Texas, No. 6885

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.

PRELIMINARY - FOR REVIEW
PURPOSES ONLY



Lot 1, Block 1
Muscovy Switch
Addition
MINOR PLAT

Situated in the
James C. Eaves Survey, Abstract Number 213,
City of Taylor, Williamson County, Texas
(51.19 Acres or 2,229,965 Square Feet)

This plat was prepared in September 2025
City of Taylor Project Number (PZ-2025-_____)

Update title to complete information shown

OWNER NAME AND ADDRESS

Name: Oncor Electric Delivery Company, LLC
Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
Phone: 214-486-2000

SURVEYOR NAME AND ADDRESS

Name: Dunaway Associates
Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
Phone: 817-335-1121 Fax: 817-335-3716

SEPTEMBER 12, 2025

8005700.429



Planning & Zoning Commission Meeting April 14, 2026 Transmittal Letter

Agenda Item Number: 3.

Agenda Title: **PZ-2026-2681 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow drive-through services for a restaurant, generally located at 103 NW Carlos G Parker Blvd, legally described as approximately 1.274 acres of land in the Wal-Mart Supercenter Addition, Lot 4, more particularly described by the Williamson Central Appraisal District Parcel R454458, Taylor, Williamson County, Texas**

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

Department Submitted: Department of Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit
APPLICANT:	Matthew Walls
ADDRESS/LOCATION:	103 NW Carlos G Parker Blvd.
LEGAL DESCRIPTION:	Generally located at 103 NW Carlos G Parker Blvd, legally described as approximately 1.274 acres of land in the Wal-Mart Supercenter Addition, Lot 4, more particularly described by the Williamson Central Appraisal District Parcel R454458, Taylor, Williamson County, Texas
CURRENT ZONING:	P5:Urban Center
CURRENT USE:	Vacant Restaurant
CASE HISTORY:	

2. STAFF ANALYSIS / BACKGROUND

The applicant is requesting a Special Use Permit (SUP) to allow for the redevelopment of the

former Applebee's restaurant site as a restaurant with drive-through services at 103 NW Carlos G Parker Boulevard. The subject property is located within the existing Wal-Mart Supercenter Addition retail center. The existing Applebee's building is proposed to be demolished in its entirety to allow for the reconfiguration of the site necessary to accommodate the new building layout, including the drive-through lanes, parking, and associated circulation. The proposed project requires an SUP because the drive-through use and associated site design necessitate deviations from certain P5: Urban Center dimensional and frontage standards.

Requested Deviations from the Taylor Made Land Development Code (LDC)

Pursuant to Section 2.2.10 of the LDC, the applicant has identified seven (6) deviations from the P5: Urban Center development standards necessary to accommodate the proposed restaurant with drive-through services:

1. Section 4.3.1.8 – P5 Build-to-Line (Range) – No Maximum Building Setback Required

The applicant is requesting a deviation from Section 4.3.1.8 to allow no maximum building setback where a build-to-line range of 0 to 15 feet is required. This request accommodates existing site constraints by allowing the building to be placed beyond the 15-foot build-to-line range while utilizing the area within the setback for drive-through lanes.

2. Section 4.3.1.8 – P5 Façade Build-Out – No Minimum

The applicant is requesting a deviation from Section 4.3.1.8 to allow a reduced façade build-out of approximately 20% where a minimum of 80% is required. Strict compliance with this code requirement would require eliminating one of the drive-through aisles necessary for adequate stacking and circulation and ensure safe and efficient restaurant operations.

3. Table 5.3.5(A) – P5 Building Orientation – Edge Yard Disposition

The applicant is requesting a deviation from Table 5.3.5(A) to allow the Edge Yard building disposition, which is not permitted in the P5 Zoning District. This request allows the building to be centrally located on the lot with setbacks on all sides to accommodate parking and drive-through circulation.

4. Section 4.3.1.8 – P5 Parking Location – Parking Allowed in First, Second, and Third Layers

The applicant is requesting a deviation from Section 4.3.1.8 to allow parking within the First and Second Layers, where parking is otherwise restricted to the Third Layer or on street. This request supports market demand and satisfies requirements of a private ECR agreement.

5. Section 5.2.2.2(4)(a) – P5 Drive-Through Service Limitations – Drive-Through Services in First, Second, and Third Layers

The applicant is requesting a deviation from Section 5.2.2.2(4)(a) to allow drive-through circulation within the First and Second Layers, where drive-through services are otherwise limited to the Third Layer with a Special Use Permit. Portions of the proposed drive-through circulation extend into the First and Second Layers to provide sufficient on-site queuing capacity and prevent drive-through overflow from impacting neighboring businesses within the retail center.

6. Section 5.4.3.1(2) – P5 Parking and Vehicle Circulation – No Maximum Limit for Parking Areas

The applicant is requesting a deviation from Section 5.4.3.1(2) to allow 45 parking spaces where a maximum of 41 spaces is permitted. The four additional spaces represent a minor deviation necessary to meet the minimum parking requirement of a private cross-access and parking agreement for the retail center.

Location

The subject property is located within the existing Walmart Supercenter commercial retail center, on the south side of NW Carlos G Parker Boulevard approximately 285 feet from the signalized intersection with N Main Street (Hwy 95). The site is a pad site of approximately 1.274 acres.

Physical and Natural Features

The subject property is an existing developed commercial site that was most recently occupied by an Applebee's restaurant. The existing building is proposed to be demolished to allow for the full reconfiguration of the site to accommodate the restaurant and drive-through layout. The property is not located within the 100-year floodplain.

Land Use & Zoning

Growth Sector – Infill Growth Sector (G-5): The subject property is located within the Infill Growth Sector (G-5), which is made up of areas that are already developed and served by infrastructure and are intended for higher intensity uses than are currently in place. The G-5 designation reflects the City's intent to direct reinvestment and intensification within the existing developed urban fabric. The proposed demolition of the existing Applebee's building and redevelopment of the site as a new restaurant is consistent with the intent of the Infill Growth Sector.

Future Land Use – Market Center: Regional: The subject property is designated as Market Center: Regional in the Taylor Comprehensive Plan Future Land Use Map. Market Centers are envisioned as mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. Regional Market Centers are the largest center type, attracting users from across the city and adjacent communities, often including destination retail and attractions alongside higher density mixed-use developments. The proposed restaurant with drive-through is a commercial use consistent with the retail and restaurant uses anticipated within a Market Center: Regional designation.

Current Zoning – P5: Urban Center Place Type: The subject property is currently zoned P5: Urban Center, which regulates a higher intensity mixture of building types accommodating commercial, retail, office, hotel, and residential uses. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining public frontage. The proposed restaurant is a permitted use within the P5 Place Type; however, the drive-through service component and the constraints of the existing developed site require deviations from certain P5 dimensional and frontage standards, necessitating the Special Use Permit and Deviations.

Transportation

The subject property fronts NW Carlos G Parker Boulevard to the north, identified as a Regional Road in the City of Taylor Transportation Master Plan. Vehicular access to the site is provided entirely through the internal drive aisle network of the adjacent Walmart Supercenter parcel, with no direct driveway connections to NW Carlos G Parker Boulevard. The proposed plan includes dual drive-thru lanes that wrap around the building, with vehicles accessing and exiting via the internal drive aisle network of the Walmart Supercenter parcel. The proposed site plan includes pedestrian accommodation near the building entry, and provides two bicycle racks with a total of four bicycle parking spaces

Utilities

The subject property is located within the City of Taylor's water and wastewater CCN service area. Existing water and wastewater infrastructure is available to serve the proposed use. The redevelopment will utilize established utility connections from the prior restaurant use.

Surrounding Area Characteristics

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P5: Urban Center	Infill Growth Sector (G-5)	Market Center: Regional	HEB Gas Station & Grocery (Across NW Carlos G Parker Blvd)
South	P5: Urban Center	Infill Growth Sector (G-5)	Market Center: Regional	Walmart
East	P5: Urban Center	Infill Growth Sector (G-5)	Market Center: Regional	Vacant (Owned by Walmart)
West	P5: Urban Center	Infill Growth Sector (G-5)	Market Center: Regional	Murphy Oil USA Gas Station

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Special Use Permit request. Ten (10) notices were mailed to surrounding property owners, a legal notice advertising the public hearing was published in the Taylor Press on March 22, 2026, property owner notices were sent on March 27, 2026, and a public hearing sign was posted on the subject property displaying the date, time, and location of the hearing. As of the date of writing this report, staff has not received any correspondence from residents either in favor of or in opposition to this request.

3. RECOMMENDATION

The Planning and Zoning Commission is charged with reviewing all requests for Special Use Permits and making a recommendation to City Council either in favor of or in opposition to each request. In determining a recommendation, staff has considered the following factors:

• Is the Special Use Permit consistent with the Comprehensive Plan?

Yes. The subject property is designated Market Center: Regional on the Future Land Use Map and is located within the Infill Growth Sector (G-5). A restaurant with drive-through services is consistent with the intent of both designations and with the applicable Land Use Policies, including the following:

LU5 - directs that new buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change. The proposed redevelopment of the existing building as a restaurant with drive-through services demonstrates exactly that adaptability within an established commercial site.

LU9 - directs that development patterns should maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas. The proposed use reinvests in an existing commercial pad site already served by all necessary infrastructure, consistent with this policy.

• Is the Special Use Permit compatible with the surrounding area?

Yes. All surrounding properties are zoned P5: Urban Center and designated as Market Center: Regional. The proposed restaurant is compatible with the existing commercial and retail character of the Walmart Supercenter retail center and along NW Carlos G Parker Boulevard.

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

Yes. The demolition of the existing building and redevelopment of the site as an active restaurant promotes safe and orderly development consistent with surrounding land uses.

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

Yes. The property is within the City of Taylor's water and wastewater CCN service area and existing utility infrastructure is available.

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

Yes. The LDC requires an SUP for drive-through uses in the P5 Place Type.

4. TIMELINE

Application received 03/06/2026
Legal Ad published in Taylor Press 03/22/2026
Property owner notices sent 03/27/2026

5. OTHER OPTIONS

6. ATTACHMENTS

- 1. Letter of Intent
- 2. Subject Property
- 3. Current Zoning
- 4. Proposed Zoning
- 5. Future Land Use
- 6. Growth Sector
- 7. Notification Map
- 8. Draft Ordinance

9. Exhibit A - Plat
10. Exhibit B - Proposed Plan

April 7, 2026

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

Subject: Specific Use Permit (SUP) Application for Chick-fil-A Restaurant with Drive-Through
103 NW Carlos G Parker Boulevard (former Applebee's Restaurant)
Lot 4, Wal Mart Supercenter Addition

Dear Development Services Department:

On behalf of the property owner and Chick-fil-A, this letter of intent is submitted to support the Special Use Permit (SUP) request for alternative development standards. Approval of the SUP will allow for redevelopment of the former Applebee's restaurant as a Chick-fil-A restaurant with drive-through services within the P5 Place Type zoning district.

Pursuant to Section 2.2.10 of the *Taylor Made Land Development Code* (LDC), Special Use Permits allow for approval of land uses or operating conditions that do not meet one or more criteria of the LDC but remain consistent with the intent of the LDC and the Comprehensive Plan. The proposed Chick-fil-A restaurant is consistent with the *Comprehensive Plan* and the stated purpose and intent of the LDC, while requiring limited flexibility from certain P5 dimensional and frontage standards to allow functional operation of the Chick-fil-A restaurant prototype.

The *Envision Taylor Comprehensive Plan* proposes Market Center: Regional land uses for this site. Market Centers are mixed-use areas anchored by a retail destination and serving surrounding residents, which is consistent with the redevelopment of the former Applebee's as a Chick-fil-A restaurant within the existing retail center anchored by a Walmart Superstore.

The proposed redevelopment of the site is compatible with surrounding existing and proposed land uses, and it satisfies many of the policy statements adopted with the *Comprehensive Plan* that are intended to guide decision-making. For example, the proposed development resembles the form and scale of traditional development patterns in Taylor. It creates and enhances special destinations and experiences within Taylor. It does not increase flood hazards or risks to existing neighborhoods. It helps support a jobs-housing balance allows people living in Taylor to also work in Taylor. It maximizes the use of existing infrastructure over expansion of new infrastructure, and it will generate sufficient revenue to help support long-term infrastructure maintenance.

This project was discussed during a Pre-Application Meeting with City staff on Wednesday, February 4, 2026. As documented in the Staff Notes from that meeting, the SUP process was recommended as the appropriate mechanism to consider the alternative development standards.

Approval of a Special Use Permit (SUP) with Conditions is requested. The special conditions are for development of a restaurant with drive-through services generally consistent with the site plan included as **Exhibit A**.

Proposed deviations from the *Taylor Made Land Development Code* include:

1. Section 4.3.1.8 P5 Build-to-Line (Range) – No maximum building setback required

The P5 Urban Center District requires a build-to-line range of 0 to 15 feet from the front property line. As a redevelopment site, the subject property is constrained by certain existing conditions from when the site was originally developed prior to the adoption of the current LDC. A platted 10-foot building setback is called out on the final plat (Wal-Mart Supercenter Addition) along NW Carlos G Parker Boulevard, and adjacent to that easement is a platted 10-foot drainage easement, which contains underground drainage infrastructure. The plat notes also mention that no structures are allowed in any easements, which prevents this site's building to be within the first 20' of the site.

The proposed layout allows for better utilization of the site. The building is located approximately 62 feet from the front property line. The increased setback allows for the drive-through lanes to be accommodated within portions of the setback that are not suitable for the building. Along this street frontage, pedestrian connections to the right-of-way will be maintained, and an outdoor seating area is proposed within this setback. Wrapping the drive-through lanes around the building and interior parking area allows for the drive-through stacking depth to be maximized within a compact area and not overflow into other areas of the retail center which could potentially impact neighboring businesses.

2. Section 4.3.1.8 P5 Façade Build-Out (Minimum) – Not applicable

The P5 Urban Center District requires a minimum façade build-out of 80% along the primary frontage. The proposed design provides nearly 20% façade build-out facing the NW Carlos G Parker Boulevard frontage. Strict compliance with this code requirement would require eliminating one of the drive-through aisles necessary for adequate stacking and circulation areas required for safe and efficient restaurant operations. Even if the building prototype were to be rotated 90 degrees, it would not meet this requirement simply due to the size of the building and lot dimensions.

3. Table 5.3.5(A) P5 Building Orientation – Not applicable

The LDC allows for three type of building placement orientations, which reflect the yard or setback created. Since the proposed site plan does not establish a build-to-line for the primary building, the building orientation (disposition) categories are not applicable to this project. The proposed front façade and main entrance is oriented toward the east internal parking area, east property line, and N Main Street (Hwy 95). This orientation improves pedestrian safety by reducing conflicts between pedestrian routes and drive-through circulation. Although other modes of transportation are feasible, most customers visiting this center and the Chick-fil-A will likely visit in a motor vehicle, whether that is in the drive-through lane or dining-in. Pedestrian connections from the public sidewalk to the entrance will be clearly defined and accessible as required for safe navigation through the site.

4. Section 4.3.1.8 P5 Parking Location – Parking allowed in First, Second, and Third Layers

The LDC restricts parking to the Third Layer or On-Street. Per the proposed site plan, a minimal number of parking stalls fall within the First and Second Layers, while most of the spaces are within the Third Layer. Although the parking spaces within the First and Second Layers are not deemed required parking by the Code, these parking spaces satisfy a market demand for the proposed use and the private ECR agreement (Doc. No. 2003072432) for the Walmart retail center which requires a minimum of 1 parking space for every 100 square feet of building area.

5. Section 5.2.2.2.4 P5 Drive-through Service Limitations – Drive-through services shall be permitted in First, Second and Third Layers

The LDC limits drive through services to the Third Layer and requires that a Special Use Permit for a drive-through be obtained. Portions of the proposed drive-through circulation extend into the Second and First Layers. The stacking configuration is designed to provide sufficient on-site queuing capacity.

6. Section 5.4.3.1(2) P5 Parking and Vehicle Circulation – No maximum limit for parking areas

In the P5 District, the LDC limits the size of the parking area to no larger than one-and-a-half times the size of the building footprint. The proposed building footprint is 4,472 square feet, which limits the area of the lot occupied by parking to 6,708 square feet or about 41 standard parking spaces. The site plan proposes 45 spaces which is only 4 more than the code maximum but is less than half of the existing number of parking spaces onsite, 93. The requested deviation of 4 spaces represents a minor deviation that is deemed necessary to meet the minimum allowed per the private ECR agreement (Doc. No. 2003072432) for the Walmart retail center, one parking space per 100 square feet of building area.

In conclusion, the proposed redevelopment of this site for a Chick-fil-A restaurant with drive-thru services is consistent with the objectives of the *Taylor Made Land Development Code* to promote safe, orderly development, support economic resilience, prioritize infill development, and maintain compatibility with surrounding land uses. The proposed development represents significant reinvestment in an existing commercial property, and requested Special Use Permit allows reasonable flexibility while preserving the intent of the *Land Development Code* and protecting public health, safety, and welfare. For these reasons, approval of the Special Use Permit application is respectfully requested.

Sincerely,



Matthew Walls, P.E.

Project Manager,


Pape-Dawson Engineers

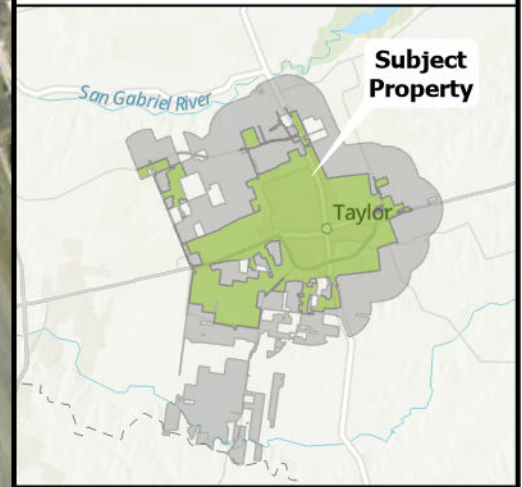


PZ-2026-2681

103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
1.274 Acres

Legend

-  Parcels
-  Subject Property



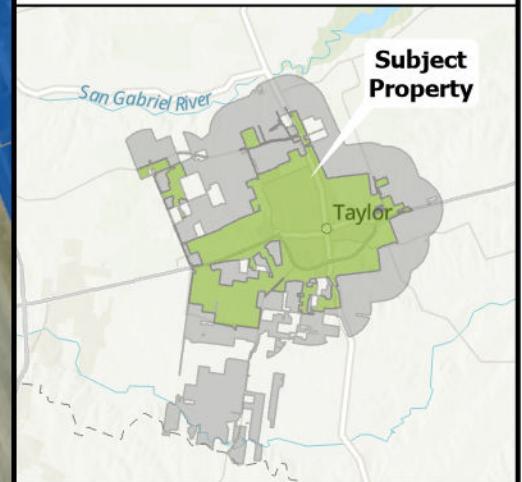


PZ-2026-2681

103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
1.274 Acres
Current Zoning

Legend

- Parcels
- Subject Property
- P2.5: Large Lot
- P3: Neighborhood
- P5: Urban Center



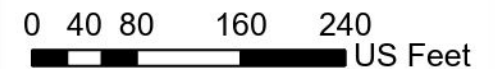
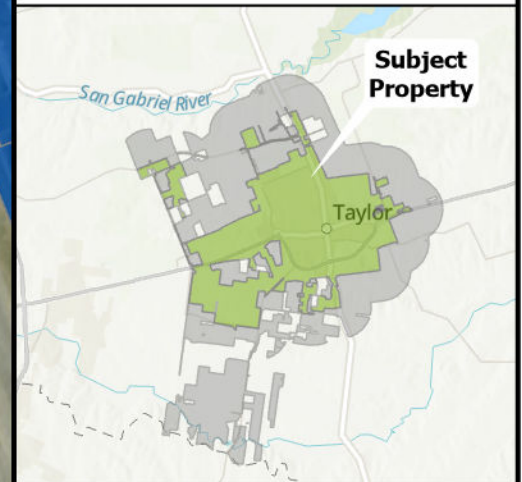


PZ-2026-2681

103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
1.274 Acres
Proposed Zoning

Legend

- Parcels
- Subject Property
- Special Use Permit
- P2.5: Large Lot
- P3: Neighborhood
- P5: Urban Center



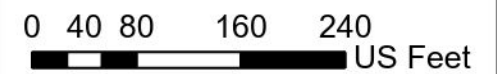
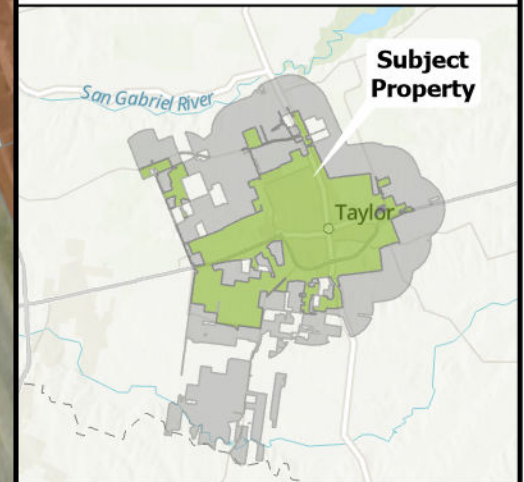


PZ-2026-2681

**103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
Future Land Use
1.274 Acres**

Legend

- | | |
|-----------------------------|--------------------------|
| Parcels | Employment: Community |
| Subject Property | Employment: Neighborhood |
| Future Land Use 2023 | Employment: Regional |
| Area of Minimal Change | Employment: Special Zone |
| Neighborhood Greenfield | Market: Community |
| Neighborhood Infill | Market: Neighborhood |
| Civic: Community | Market: Regional |
| Civic: Neighborhood | Open Space |



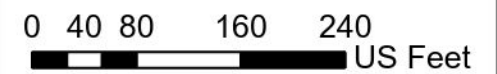
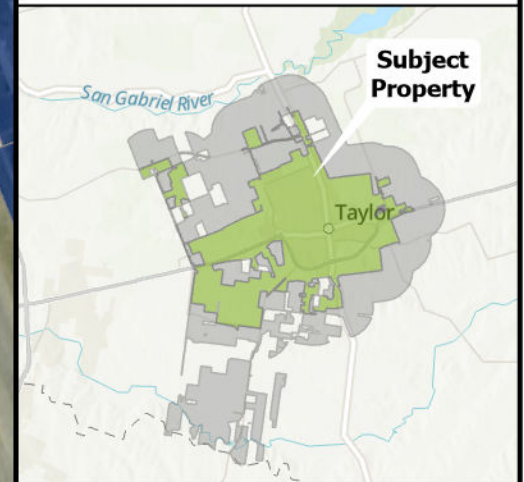
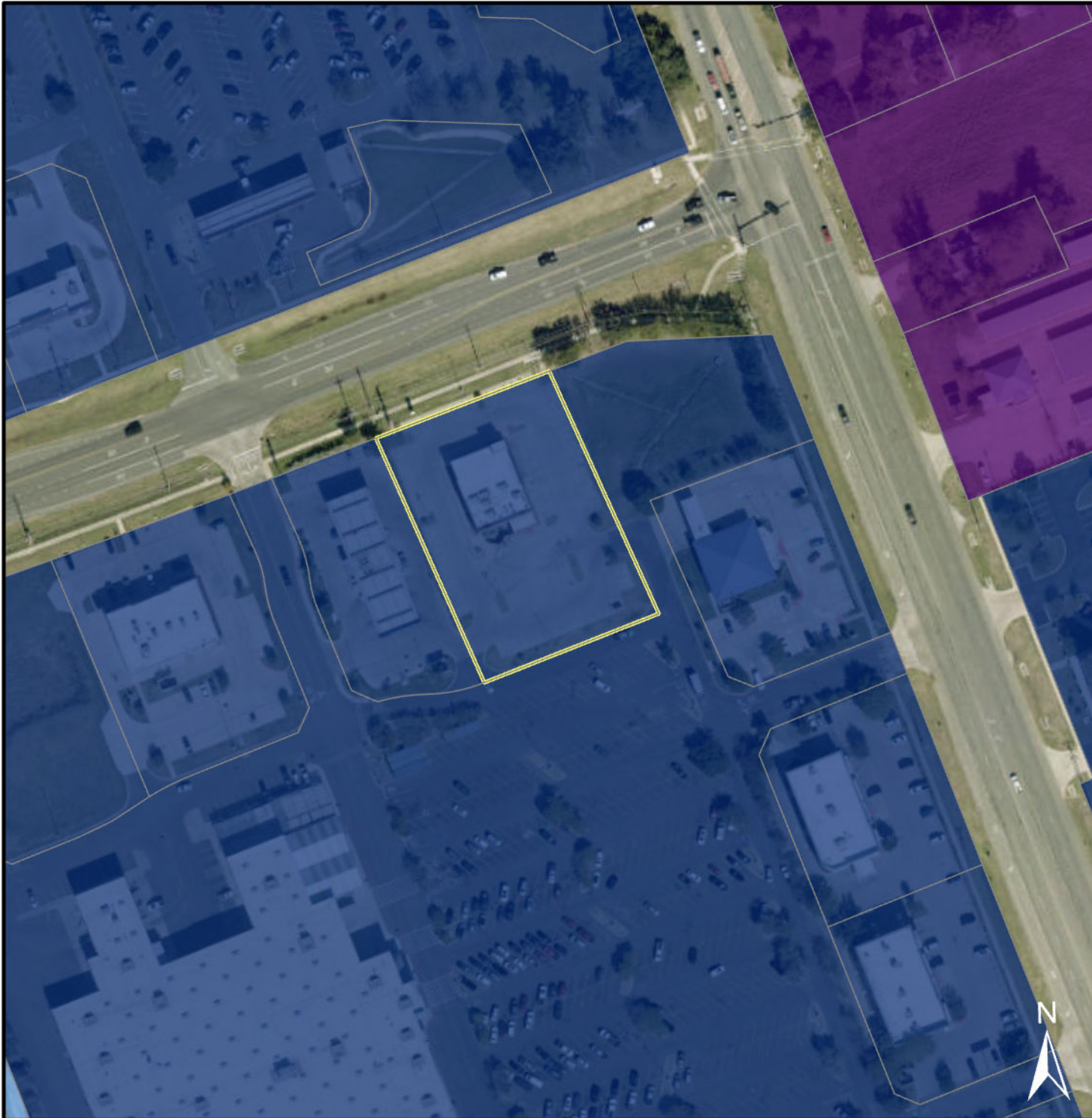


PZ-2026-2681

**103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
Growth Sector
1.274 Acres**

Legend

- | | |
|-----------------------------|--|
| Parcels | Controlled Growth Sector Tier I (G-2.1) |
| Subject Property | Controlled Growth Sector Tier II (G-2.2) |
| Growth Sector 2023 | Intended Growth Sector (G-3) |
| Preserved Open Sector (O-1) | Infill Neighborhood Sector (G-4) |
| Reserved Open Sector (O-2) | Infill Growth Sector (G-5) |
| Future Growth Sector (G-1) | |






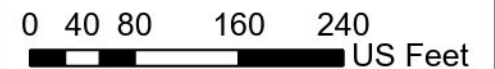
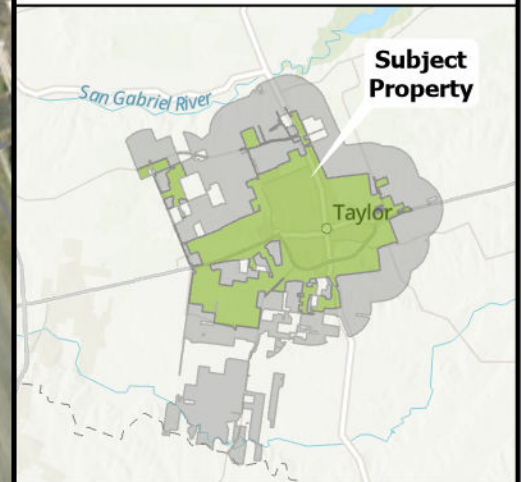


PZ-2026-2681

103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
1.274 Acres

Legend

-  Subject Property
-  200ft Buffer
-  Parcels
-  Notified Properties



ORDINANCE NO. 2026-00

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR DRIVE-THROUGH SERVICES GENERALLY LOCATED 103 NW CARLOS G PARKER BLVD, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL DISTRICT PARCEL R454458, 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 drive-through services in the third layer, 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 April 14th, 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 103 NW Carlos G Parker Blvd is approved for a Specific Use Permit for drive-through services.

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 24th day of April 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

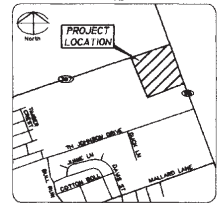
I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-00, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2026, and such Ordinance was duly introduced, 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.

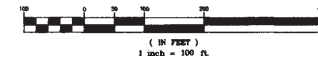
Lucy Aldrich
City Clerk

EXHIBIT A
(Legal Description/Survey)

VICINITY MAP



GRAPHIC SCALE



BASIS OF BEARINGS

Bearings are based on the east line of a called 117,800 acre tract described in a deed to KB Home Lone Star L.P. as recorded in Instrument No. 2002077942, Deed Records of Williamson County, Texas. (South 27°44'11" East)

NOTE

SIDEWALKS SHALL BE INSTALLED ON PRIVATE PROPERTY, ALONG THE PERIMETER OF THE SIDES ADJACENT TO ALL PUBLIC STREETS.

OWNERS

WAL-MART STORES, TEXAS L.P.
2001 S.E. 10TH STREET
BENTONVILLE, AR 72712-6489
(479) 204-0221
CONTACT: TODD TYMESON

JANE E. JONES
570 ELLSWORTH
MEMPHIS, TN 38111
(512) 365-6348
CONTACT: TED W. HEUL

PLAT PREPARER:
ENGINEER
DUNAWAY ASSOCIATES, INC.
1501 MERRIMAC CIRCLE, SUITE 100
FT. WORTH, TEXAS 76107
(817) 335-1121
CONTACT: THOMAS GALBREATH

SURVEYOR
CLARK-GEORAM
10711 N. PLANO ROAD, SUITE 100
DALLAS, TEXAS 75238
(214) 221-4848



CLARK-GEORAM INC.
Land Surveyors
10711 N. PLANO ROAD, SUITE 100, DALLAS, TEXAS 75238
PH: 214 221-4848 FAX: 214 221-4844

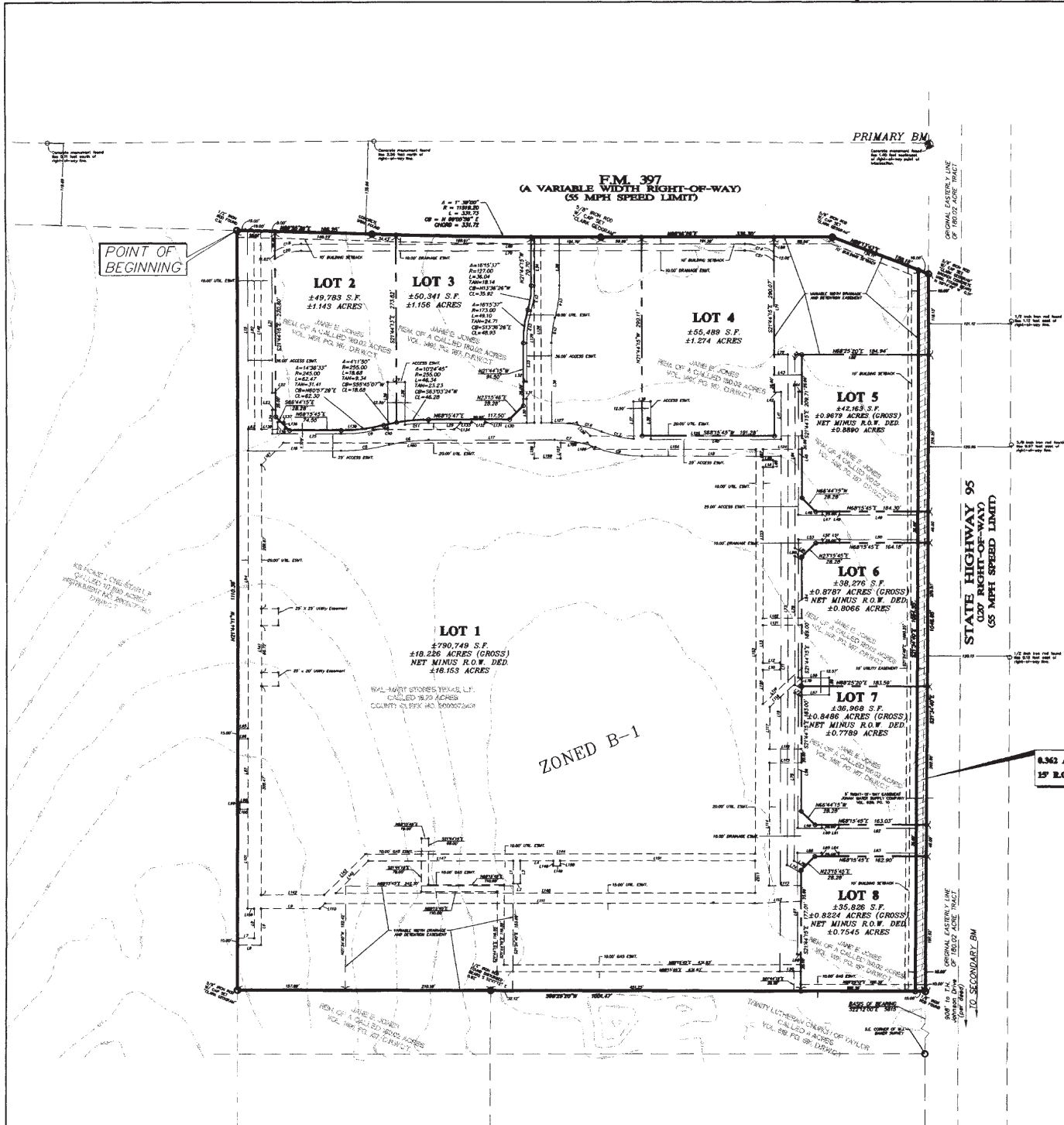
A FINAL PLAT OF
WAL-MART SUPERCENTER ADDITION
LOTS 1-8

an addition to the City of Taylor, situated in the W.J. Baker Survey, Abstract No. 65, and in the City of Taylor, Williamson County, Texas, and being part of a called 180.02 acre tract in an affidavit of heirship to Jane E. Jones as recorded in Volume 1491, Page 167, Deed Records of Williamson County, Texas, same being part of a 250 acre tract as described in Affidavit of Heirship recorded in Volume 388, Page 112, Deed Records of Williamson County, Texas.

THIS PLAT WAS PREPARED IN JUNE, 2003

THIS PLAT FILED IN CABINET Y SLIDE NO. 217 DATE: 02-18-04

PHOTOGRAPHIC MYLAR



TOTAL GROSS ACREAGE: 2532
TOTAL NET ACREAGE: 2496
R.O.W. DED. ACREAGE: 0.362
TOTAL # OF LOTS: 8

0.362 AC. (15,775.46 SQ.)
15' R.O.W. DEDICATION

Cabinet Y

Slide 219

OWNER'S CERTIFICATE LOT 1
STATE OF ARKANSAS §
COUNTY OF BENTON §

NOW, THEREFORE KNOW ALL ME BY THESE PRESENTS, THAT
Wal-Mart Stores Texas, L.P., a Texas limited partnership, does hereby adopt this plat of Lot 1, Wal-Mart Addition, an addition to the City of Taylor, Williamson County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use some. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Taylor, Texas.

Witness my hand this 20th day of October, 2003

[Signature]
(Signature of Owner)

The State of Arkansas

County of Benton

Before me, Donna Lee F. Kinard on this day personally appeared Jamy T. Shearman known to me (or proved to me) on the oath of _____ (Description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of October, A.D. 2003

[Signature]
Notary Signature



OWNER'S CERTIFICATE LOTS 2-8
STATE OF TEXAS §
COUNTY OF BENTON §

NOW, THEREFORE KNOW ALL ME BY THESE PRESENTS, THAT
Jane E. Jones, does hereby adopt this plat of Lots 2-8, Wal-Mart Addition, an addition to the City of Taylor, Williamson County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use some. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Taylor, Texas.

Witness my hand this 23rd day of October, 2003

[Signature]
(Signature of Owner)

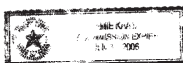
The State of Texas

County of Williamson

Before me, Jamie Moore on this day personally appeared Jane E. Jones known to me (or proved to me) on the oath of _____ (Description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23rd day of October, A.D. 2003

[Signature]
Notary Signature



STATE OF TEXAS §
COUNTY OF DALLAS §

According to this Surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Community Panel No. 4849100266 C, dated September 27, 1991, and Community Panel No. 4849100275 C, dated September 27, 1991, no portion of this property lies within a "Special Flood Hazard Area" (SFHA) inundated by 100-Year Flooding as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency. This "FIRM" map is for use in administering the NFIP. It does not necessarily show all areas subject to flooding, particularly from local sources of small sizes which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "FIRM".

[Signature]
Date: 9/17/2003
Registered Professional Land Surveyor



STATE OF TEXAS §
COUNTY OF DALLAS §

That I, Marvin P. Peruski, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my supervision, substantially in accordance with the Subdivision Regulations of the City of Taylor, Texas.

[Signature]
Date: 9/17/2003
Registered Professional Land Surveyor



STATE OF TEXAS §
COUNTY OF TARRANT §

I, Jeffrey T. Wooten, do hereby certify that the information contained on this plat complies with the subdivision ordinances and the storm water drainage policy of the City of Taylor, Texas.

[Signature]
Date: Sept 17, 2003
Registered Professional Engineer



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Approved this 12th day of August, 2003, A.D., by the Director of Community Development of the City of Taylor, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

[Signature]
Planning Commission Chairman

Approved this 12th day of August, 2003, A.D., by the Director of Community Development of the City of Taylor, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

[Signature]
Director of Community Development

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the 12th day of August, 2003, A.D., at 11:00 o'clock A.M., and duly recorded on the 12th day of February, 2004, at 1:54 o'clock P.M. in Slides 219, 218 and 217 of Cabinet Y.

WITNESS MY HAND AND SEAL OF THE County of said County at office in Georgetown, Texas, the date last above written.

[Signature]
NANCY E. RISTER, Clerk, County Court
Williamson County, Texas.



TOTAL ACREAGE: 243.3
TOTAL # OF LOTS: 8

LINE TABLE

LINE	LENGTH	BEARING
L1	33.48	N21°44'15"W
L2	10.00	S68°15'45"E
L3	33.48	S21°44'15"E
L4	48.26	N68°15'45"E
L5	43.28	N21°44'15"W
L6	53.28	N21°44'15"W
L7	25.01	N68°15'49"E
L8	35.01	N68°15'49"E
L9	86.02	N68°15'45"E
L10	25.50	N68°15'45"E
L11	10.00	N21°44'15"W
L12	25.50	N68°15'45"E
L13	55.09	N21°44'15"W
L14	14.61	N68°15'45"E
L15	321.99	S21°44'15"E
L16	135.55	N68°15'45"E
L17	182.79	N68°15'47"E
L18	201.28	S68°15'45"W
L19	753.00	S21°44'15"E
L20	30.00	N68°15'45"E
L21	235.95	S21°44'15"E
L22	5.00	S68°15'45"W
L23	5.00	S68°15'45"W
L24	35.00	S21°44'15"E
L25	99.55	N68°15'45"E
L26	66.83	S21°44'15"E
L27	25.00	S68°15'47"W
L28	62.13	S21°44'13"E
L29	142.50	N68°15'47"E
L30	35.00	N21°44'15"W
L31	5.00	N68°15'45"E
L32	5.00	N68°15'45"E
L33	56.50	N21°44'15"W
L34	70.66	S21°44'15"E
L35	70.40	N21°44'15"W
L36	116.55	N21°44'15"W
L37	54.73	S21°44'15"E
L38	25.00	N68°15'45"E
L39	55.21	S21°44'15"E
L40	188.78	S68°15'45"W
L41	69.32	S21°44'15"E
L42	10.00	N68°15'45"E
L43	40.00	S68°15'45"W
L44	5.00	S68°15'45"W
L45	180.32	S21°44'15"E
L46	35.00	N68°15'45"E
L47	5.00	S21°44'15"E
L48	5.00	S21°44'15"E
L49	114.29	N68°15'45"E
L50	114.19	N68°15'45"E
L51	5.00	N21°44'15"W
L52	5.00	N21°44'15"W
L53	35.00	N68°15'45"E
L54	201.50	S21°44'15"E
L55	45.00	S68°15'45"W
L56	25.00	S21°44'15"E
L57	45.00	S68°15'45"W
L58	195.50	S21°44'15"E

LINE TABLE

LINE	LENGTH	BEARING
L59	35.00	N68°15'45"E
L60	5.00	S21°44'15"E
L61	5.00	S21°44'15"E
L62	113.02	N68°15'45"E
L63	112.92	N68°15'45"E
L64	5.00	N21°44'15"W
L65	5.00	N21°44'15"W
L66	35.00	N68°15'45"E
L67	148.00	S21°44'15"E
L68	5.00	S68°15'45"W
L69	643.55	S68°15'26"W
L70	643.55	N68°15'26"W
L71	137.63	S21°44'15"E
L72	20.00	N68°25'20"E
L73	746.43	S21°44'15"E
L74	23.09	S81°44'15"E
L75	246.23	S21°44'15"E
L76	16.92	S81°44'15"E
L77	11.55	S81°44'15"E
L78	11.55	S81°44'15"E
L79	188.00	S21°44'15"E
L80	11.55	S81°44'15"E
L81	16.43	S81°44'15"E
L82	173.47	S68°25'20"E
L83	9.16	S23°15'45"W
L84	276.81	S21°44'15"E
L85	10.00	N21°44'15"W
L86	14.61	N68°15'45"E
L87	16.18	N21°44'15"W
L88	21.59	S21°44'15"E
L89	289.92	N21°44'15"W
L90	10.00	S68°15'45"W
L94	437.31	N21°44'15"W
L95	15.00	N68°15'49"E
L96	15.01	N68°15'49"E
L97	93.18	N21°44'15"W
L98	11.78	S68°15'45"W
L99	10.00	N21°44'15"W
L100	11.78	S68°15'45"W
L101	145.39	N21°44'15"W
L109	10.00	N68°15'45"E
L110	10.61	S23°15'45"W
L111	624.30	N68°15'45"E
L112	66.32	N66°06'09"E
L113	46.28	S68°15'45"W
L114	179.80	N21°44'15"W
L115	46.28	S68°15'45"W
L116	46.28	S68°15'45"W
L117	61.82	N21°44'15"W
L118	63.11	N25°25'24"E
L119	76.75	N25°25'24"E
L120	50.22	N21°44'15"W
L121	56.28	S68°15'45"W
L122	56.28	S68°15'45"W
L123	220.32	N21°44'15"W
L124	56.28	S68°15'45"W
L125	307.52	N68°15'45"E
L126	27.42	N66°44'15"E

LINE TABLE

LINE	LENGTH	BEARING
L127	52.03	N68°15'47"E
L128	271.08	S21°44'15"E
L129	271.16	S21°44'15"E
L130	72.20	N68°15'47"E
L131	5.00	S21°44'15"E
L132	5.00	S21°44'15"E
L133	14.90	N68°15'47"E
L134	13.27	N68°15'47"E
L135	244.95	S68°15'45"W
L136	10.10	S21°44'15"E
L137	10.00	S68°15'45"W
L138	10.10	S21°44'15"E
L139	23.73	S68°15'45"W
L140	289.63	N21°44'15"W
L141	628.81	N21°44'15"W
L142	91.88	N68°15'45"E
L143	84.69	S23°15'45"W
L144	566.06	N68°15'45"E
L145	67.01	S23°15'45"W
L146	609.30	N68°15'45"E
L147	209.68	N68°15'45"E
L148	7.24	N21°44'15"W
L149	10.00	S68°15'45"W
L150	7.24	N21°44'15"W
L151	283.98	N68°15'45"E
L152	47.38	N21°44'15"W
L153	591.00	N21°44'15"W
L154	235.38	S68°15'45"W
L155	14.14	N66°44'15"W
L156	38.77	N68°15'45"E
L157	23.24	N21°44'15"W
L158	38.50	N68°15'45"W
L159	23.24	S21°44'15"E
L160	363.09	N68°15'45"E
L161	45.36	N23°15'45"E

OWNERS
WAL-MART STORES, TEXAS L.P.
2001, S.E. 10TH STREET
BENTONVILLE, AR 72712-6489
(479) 204-0221
CONTACT: TODD TAYLOR

JANE E. JONES
570 ELLSWORTH
MEMPHIS, TN 38111
(912) 365-6348
CONTACT: TED W. HEUL

PLAT PREPARER:
ENGINEER
DUNAWAY ASSOCIATES, INC.
1501 MERRIMAC CIRCLE, SUITE 100
FT. WORTH, TEXAS 76107
(817) 335-1121
CONTACT: THOMAS GALBREATH

SURVEYOR
CLARK-GEOGRAM
10711 N. PLANO ROAD, SUITE 100
DALLAS, TEXAS 75238
(214) 221-4848



CLARK-GEOGRAM INC.
Land Surveyors
10711 N. PLANO ROAD, SUITE 100, DALLAS, TEXAS 75238
PH. 214.221.4848 FAX 214.221.4848

A FINAL PLAT OF

WAL-MART SUPERCENTER ADDITION

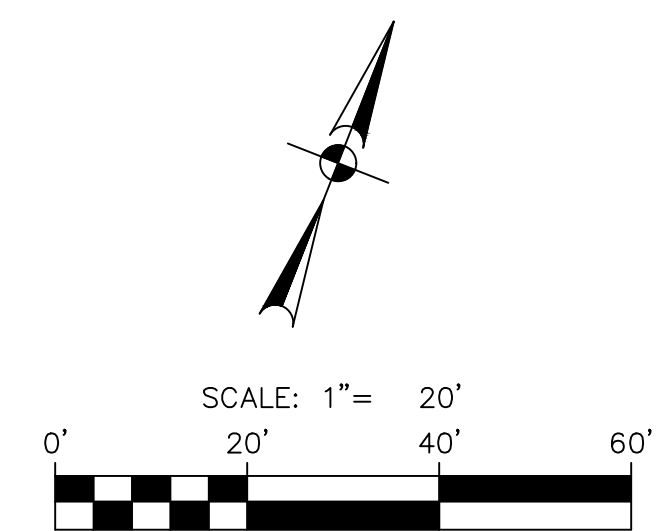
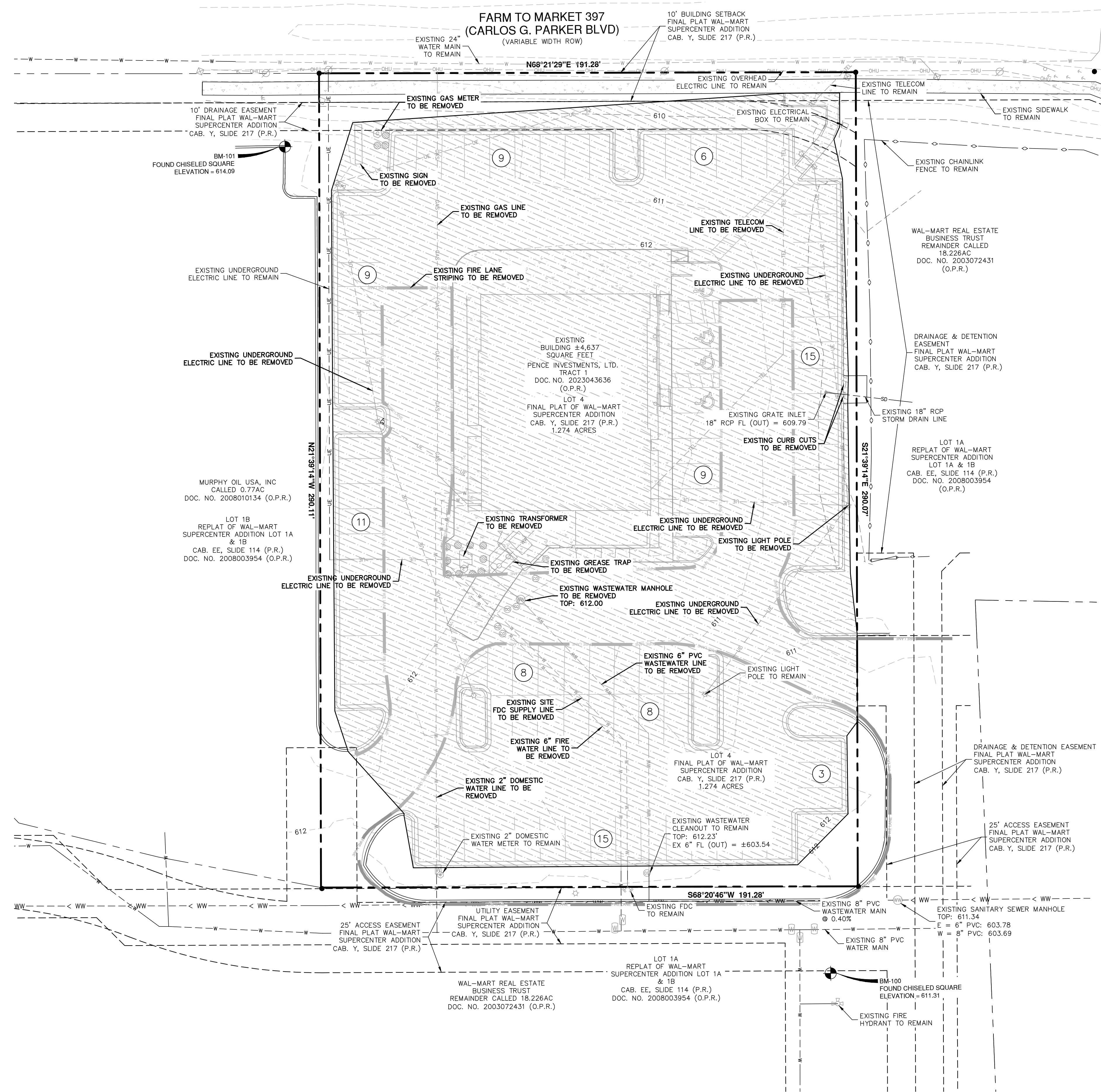
LOTS 1-8

an addition to the City of Taylor, situated in the W.J. Baker Survey, Abstract No. 65, and in the City of Taylor, Williamson County, Texas, and being part of a called 160.02 acre tract in an affidavit of heirship to Jane E. Jones as recorded in Volume 1491, Page 167, Deed Records of Williamson County, Texas, same being part of a 250 acre tract as described in Affidavit of Heirship recorded in Volume 388, Page 112, Deed Records of Williamson County, Texas.

THIS PLAT WAS PREPARED IN JUNE, 2003

THIS PLAT FILED IN CABINET Y, SLIDE NO. 219 DATE: 02-12-04

Date: Feb 27, 2026, 3:25pm User: ID: MWalls
 File: H:\Projects\5153\5153\05\301 Construction Documents\Civil\DWG\51558-05.dwg



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EXISTING CURB
	EXISTING CONTOUR LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM DRAIN
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING TELECOM LINE
	EXISTING GAS LINE
	EXISTING FIRE LANE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING WASTEWATER CLEANOUT
	EXISTING ELECTRIC METER
	EXISTING DRAINAGE MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING FDC
	EXISTING LIGHT POLE
	EXISTING BOLLARD
	EXISTING GUY ANCHOR
	EXISTING SIGN
	EXISTING OVERHEAD UTILITY POLE
	DEMOLITION AREA
	EXISTING SIDEWALK
	EXISTING PARKING STALL COUNT TOTAL SPACES: 93

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.

SURVEY NOTE:

1. EXISTING CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS, AND ARE COMPUTER GENERATED USING LIDAR DATA COLLECTED BY PAPE-DAWSON FROM DECEMBER 30, 2025.
- BENCHMARKS:**
 THE BEARINGS ARE BASED ON CENTRAL ZONE NAD 83 AND VERTICAL RELIEF NAVD88 WITH A COMBINED SCALE FACTOR OF 1.00012 WITH REFERENCE TO THE BASE POINT N: 0.000 E: 0.000
- BM 100:**
 CHISELED SQUARE
 ELEVATION: 611.31'
- BM 101:**
 CHISELED SQUARE
 ELEVATION: 614.09'

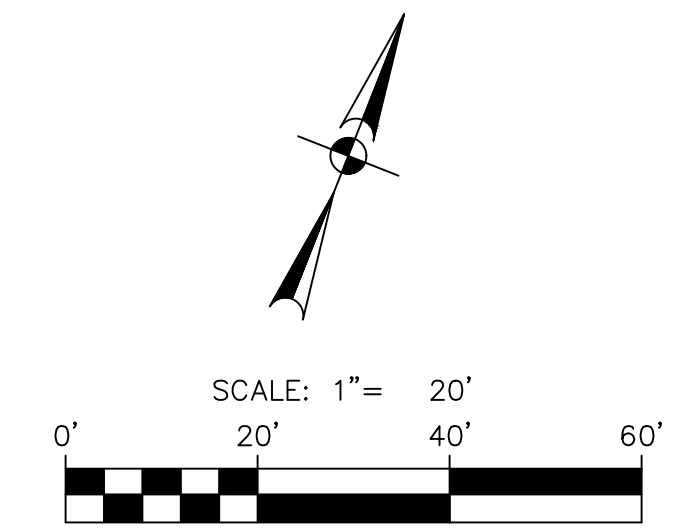
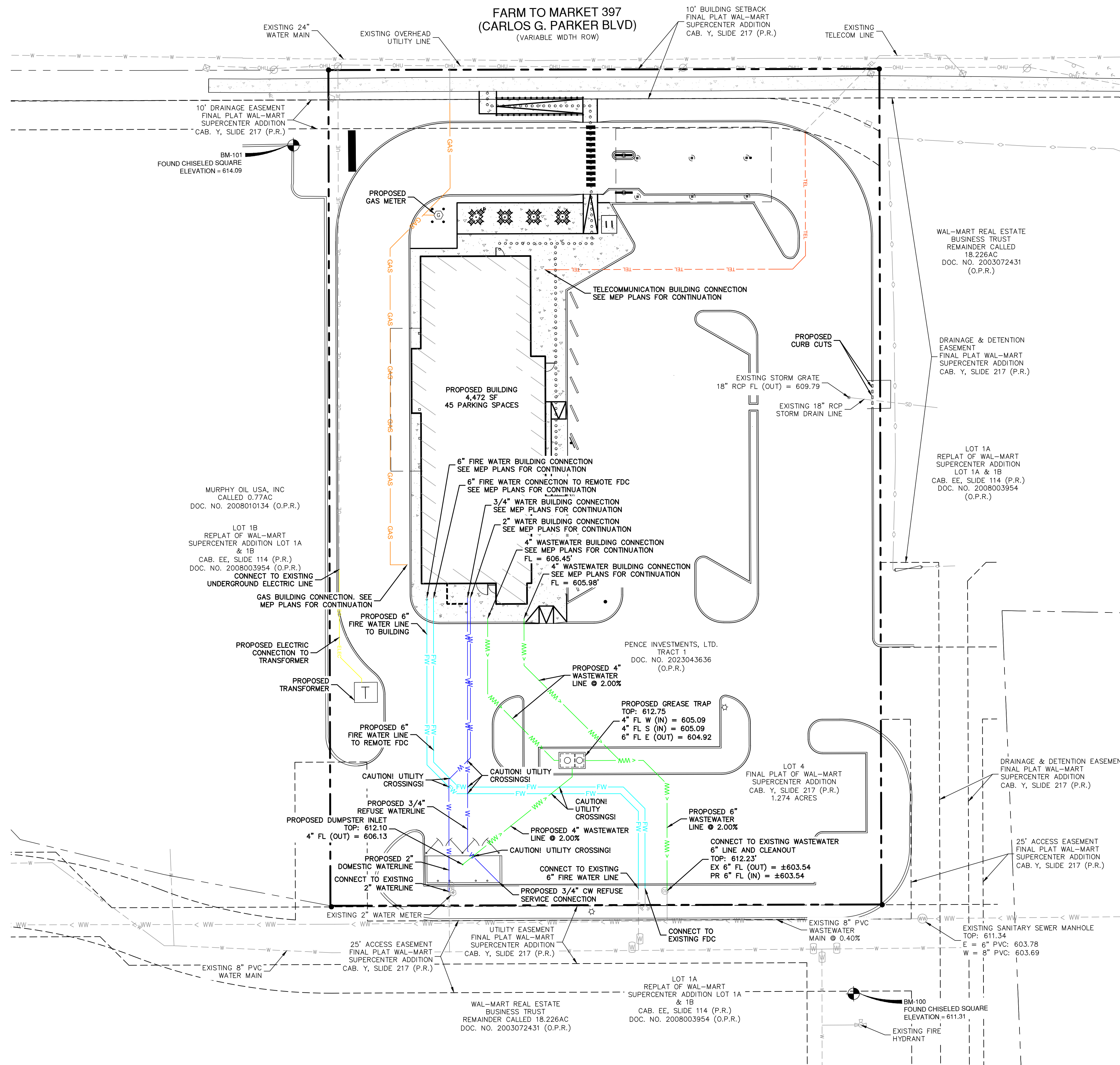
NO.	REVISION	DATE

PAPE-DAWSON
 18001 N MO-PAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 1 TEXAS SURVEYING FIRM #10028800

CFA #06344 - TAYLOR
 TAYLOR, TEXAS
 DEMOLITION PLAN

JOB NO. 51558-05
 DATE FEBRUARY 2026
 DESIGNER MPW
 CHECKED MPW DRAWN SG
 SHEET 01 OF 04

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



LEGEND

---	PROPERTY LINE
- - -	EASEMENT LINE
---	EXISTING WATERLINE
- - -	EXISTING WASTEWATER LINE
- - -	EXISTING STORM LINE
- - -	EXISTING UNDERGROUND ELECTRIC LINE
- - -	EXISTING TELECOM LINE
- - -	EXISTING FENCE
- - -	EXISTING GAS LINE
- - -	EXISTING OVERHEAD UTILITY LINE
- - -	EXISTING CURB
---	PROPOSED WATERLINE
---	PROPOSED FIRE LINE
---	PROPOSED WASTEWATER LINE
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING TELECOM LINE
---	PROPOSED GAS LINE
---	PROPOSED BUILDING ENTRANCE
○	EXISTING WASTEWATER MANHOLE
○	EXISTING WASTEWATER CLEANOUT
○	EXISTING FIRE HYDRANT
○	EXISTING WATER VALVE
○	EXISTING WATER METER
○	EXISTING FDC
○	EXISTING GATE
○	PROPOSED BOLLARD
○	PROPOSED BOLLARD WITH SIGN
○	PROPOSED GREASE TRAP
○	PROPOSED TRANSFORMER
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	PROPOSED BUILDING
---	OVER HEAD CANOPY AND/OR ROOF LINES (LOCATION OF ITEMS ARE APPROXIMATELY SHOWN, REFER TO ARCHITECTURE PLANS FOR EXACT DIMENSIONS.)

NO.	REVISION	DATE

PAPE-DAWSON
 18001 N. MO-PAC EXPY. BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #4701 TEXAS SURVEYING FIRM #10028000

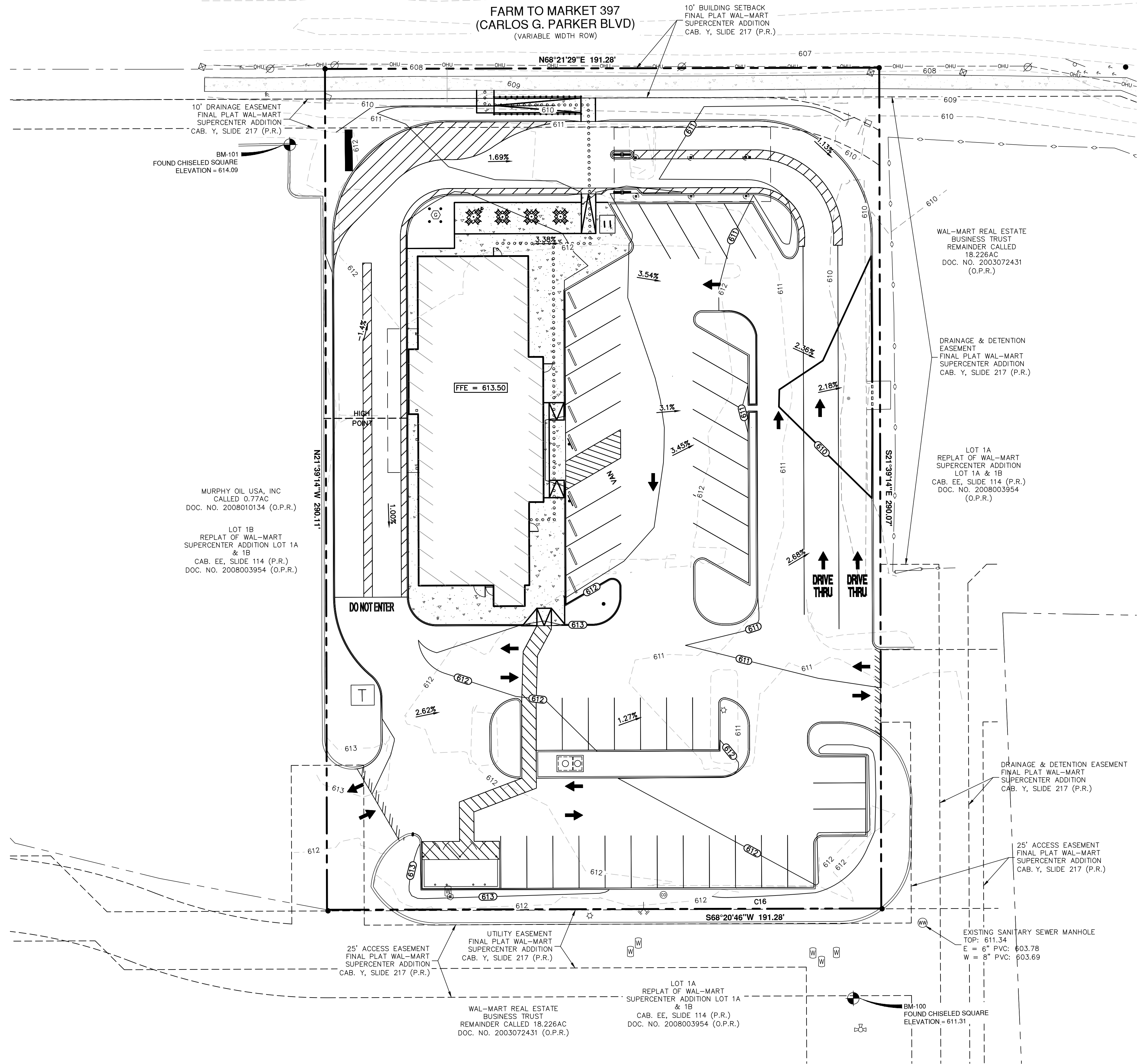
CFA #06344 - TAYLOR
 TAYLOR, TEXAS
PRELIMINARY UTILITY PLAN

JOB NO.	51558-05
DATE	FEBRUARY 2026
DESIGNER	MPW
CHECKED	MPW
DRAWN	SG
SHEET	02 OF 04

UTILITY	UTILITY COMPANY	CONTACT	PHONE
WATER	CITY OF TAYLOR	COURTNEY PERES	512-309-6288
WASTEWATER	CITY OF TAYLOR	COURTNEY PERES	512-309-6288
ELECTRIC	ONCOR	CHANDLER DOSKOCIL	254-658-1143
TELEPHONE/CABLE	AT&T	ADAM J. GORNEY	512-221-6637
GAS	ATMOS ENERGY	DANIEL STEVES	512-915-0983

Date: Feb 27, 2026, 2:49pm User ID: vbrooke
 File: H:\Projects\51558\51558\05\301 Construction Documents\DWG\51558-05.dwg

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LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PROPOSED CURB
	PROPOSED BUILDING ENTRANCE
	PROPOSED BUILDING
	PROPOSED HIGH POINT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	TOP OF CURB
	FACE OF CURB
	EXISTING GRADE
	FINISHED GRADE
	FINISHED FLOOR ELEVATION
	OVER HEAD CANOPY AND/OR ROOF LINES (LOCATION OF ITEMS ARE APPROXIMATELY SHOWN, REFER TO ARCHITECTURE PLANS FOR EXACT DIMENSIONS.)

GRADING NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FROM CONSTRUCTION OF THIS PROJECT.
4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT.
5. ALL BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. ADA GRADING NOTES:
 - 6.1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP [TAS 403.3]
 - 6.2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 405.2, 405.6]
 - 6.3. ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:48. [TAS 403.3]
 - 6.4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 302.1]
7. A HANDICAP RAMP, COMPLYING TO ADA STANDARDS, IS REQUIRED AT ALL POINTS WHERE THE CURB INTERSECTS THE SIDEWALK.
8. ALL EXISTING MANHOLE COVERS, METER BOXES, VALVE CASTINGS, POST INDICATOR VALVES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE.
9. ALL DISTURBED AREAS TO BE RE-VEGETATED.
10. ALL CURB SPOTS ARE LABELS AT THE BOTTOM OF CURB UNLESS OTHERWISE SPECIFIED.

NO.	REVISION	DATE

PAPE-DAWSON
 18001 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS SURVEYING FIRM #1028800

CFA #06344 - TAYLOR
 TAYLOR, TEXAS
PRELIMINARY GRADING PLAN

JOB NO. 51558-05
 DATE FEBRUARY 2026
 DESIGNER MPW
 CHECKED MPW DRAWN SG
 SHEET 03 OF 04

Date: Feb 27, 2026, 2:49pm User ID: vbrooke
 File: H:\Projects\51558\51558\05\301_Construction_Documents\Civil\51558-05.dwg
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