

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX
MAY 12, 2026, 4:00 PM

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 3:30 p.m. on Tuesday, May 12, 2026.

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

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

III. DISCUSSION ITEMS

1. Take action to elect officers (Chair, Vice Chair and Secretary)
Joe Ducay
2. Update regarding City Council actions on items referred by Planning and Zoning Commission
Martin Griggs
3. Quorum call for planning and zoning commission meeting for June 9, 2026 meeting
Martin Griggs

IV. CONSENT AGENDA

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

4. Review and approve minutes from the meeting held on April 14, 2026. *Joe Ducay*

V. REGULAR AGENDA

5. 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*
6. PZ-2025-2622 – Consider Conditional approval of the Castlewood Phases 2&3 Subdivision Replat Block 9, Lots 1R, 2, 3, and 5, generally located at FM 973 and W Wesley Miller Lane and Streamwood Trail, consisting of 4.5156 acres of land in the Castlewood Phase 2 & 3, Block 9, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R630334, Taylor, Williamson County, Texas. *Joe Ducay*

VI. PUBLIC HEARINGS

- 7. **PZ-2025-2524** Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as KMV Holdings, generally located at 397 FM/369 CR, legally described as approximately 7.7957 acres of land in the S. Pharrass Survey, Abstract No. 496, more particularly described by the Williamson Central Appraisal District Parcels R430433, Taylor, Williamson County, Texas *Joe Ducay*

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

VII. ADJOURN

The Commission may vote and/or act upon each of the items listed in this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally Justified under the Open Meetings Act.

I certify that the notice of this meeting was posted in the City of Taylor Hall Lobby continuously for three business days before the date of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by: Beverley Ashton, Planning Technician Date: May 6, 2026



**City Council Meeting
May 12, 2026
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 4.

Agenda Title: Review and approve minutes from the meeting held on April 14, 2026.

Council Action to be Taken: Review and approve minutes from the meeting held on April 14, 2026.

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>
<ul style="list-style-type: none">•	<ul style="list-style-type: none">•

4. RECOMMENDATION

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. P&Z Minutes 04.14.2026

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

April 14, 2026, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

<u>PRESENT</u>	<u>ABSENT</u>	<u>STAFF PRESENT</u>
Amy Everhart	Craig Eulenfeld	Martin Griggs - Director
Barbara Aviles-Toresberg	Rick Selin	Joseph Ducay - Planning Manager
Annette Maruska	Jim Buzan	
Jim Newman		
Joseph Gonzales		
Nora Roy		

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.)

- *Margarette Williams – Citizen of Caldwell, Texas – spoke regarding project PZ 2026-2672– note that PZ 2026-2672 is not on this agenda.*

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 March 10, 2026.
 - *Joseph Gonzales made a motion to Approve the minutes as presented. Nora Roy seconded the motion. Motion passed (6-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

1. 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.
 - *Planning Manager, Joseph Ducay, presented a brief presentation introducing the Minor Plat and provided staff's recommendation.*
 - *Joseph Gonzales motioned to Disapprove the Replat as presented. Barbara Aviles-Toresberg seconded the motion. Motion passed (6-0).*

V. PUBLIC HEARINGS

1. **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 Parcels R454458, Taylor, Williamson County, Texas
 - *Planning Manager, Joseph Gonzales introduced the case and provided staff's recommendation.*
 - *Chair Everhart opened the public hearing at 6:16pm.*
 - *Aparna Joneja – Representative of Chick Fil A – Spoke to address questions from the commissioners*
 - *Chair Everhart closed the public hearing at 6:19 P.M*
 - *Jim Newman motioned to Approve the request. Barbara Aviles-Toresberg seconded the motion. Motion passed (6-0)*

VI. DISCUSSION ITEMS

2. 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.*
3. Quorum call for planning and zoning commission meeting for May 12, 2026 meeting

VII. ADJOURN Meeting was adjourned at 6:24 PM

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

DRAFT



**Planning & Zoning
Commission Meeting
May 12, 2026
Transmittal Letter**

Agenda Item Number: 5.

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 Second 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. Provide a corner tie to the original abstract survey
3. Provide a 20 ft Utility easement along the frontage
4. Plat notes must be located in one place
5. Update title
6. 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

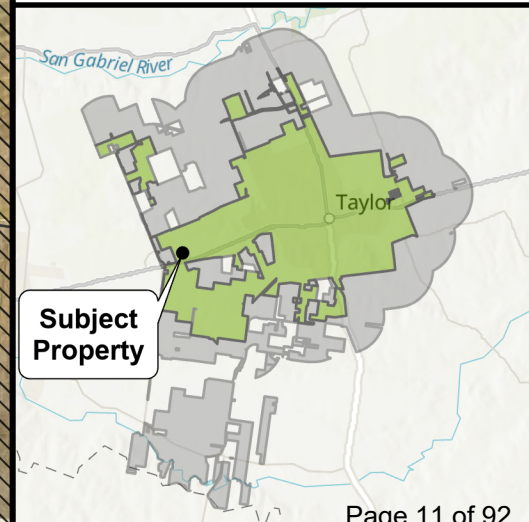
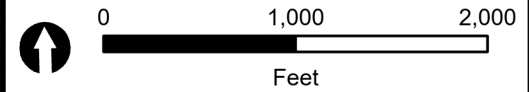
1. Location Map
2. Minor Plat
3. Planning Comments



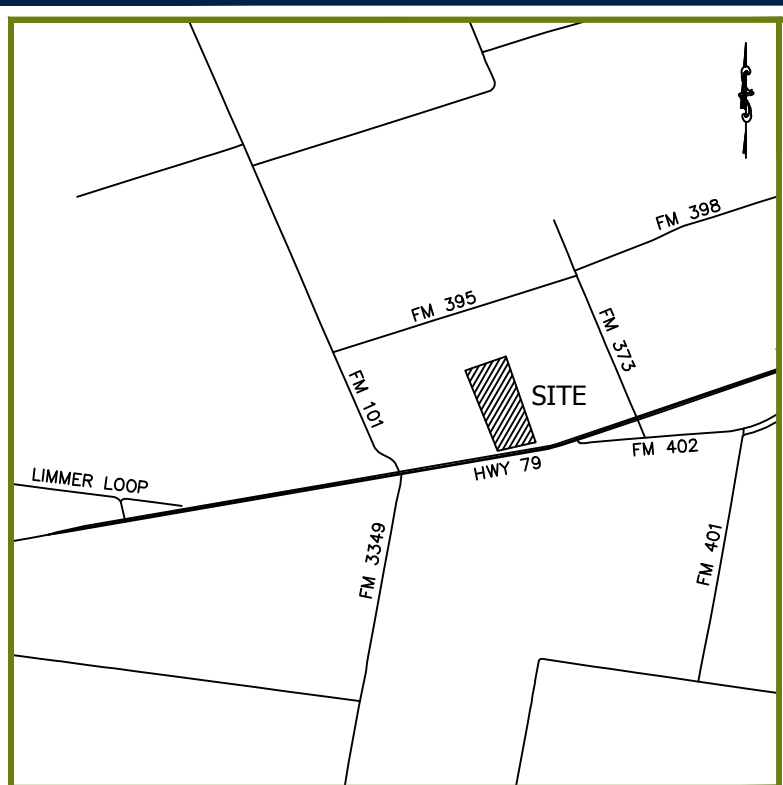
PZ-2026-2683

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

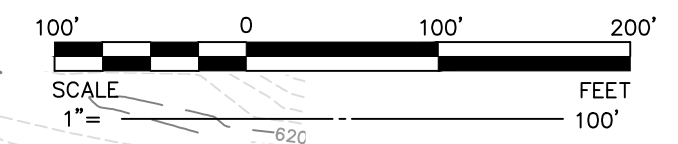
-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcel Boundary



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

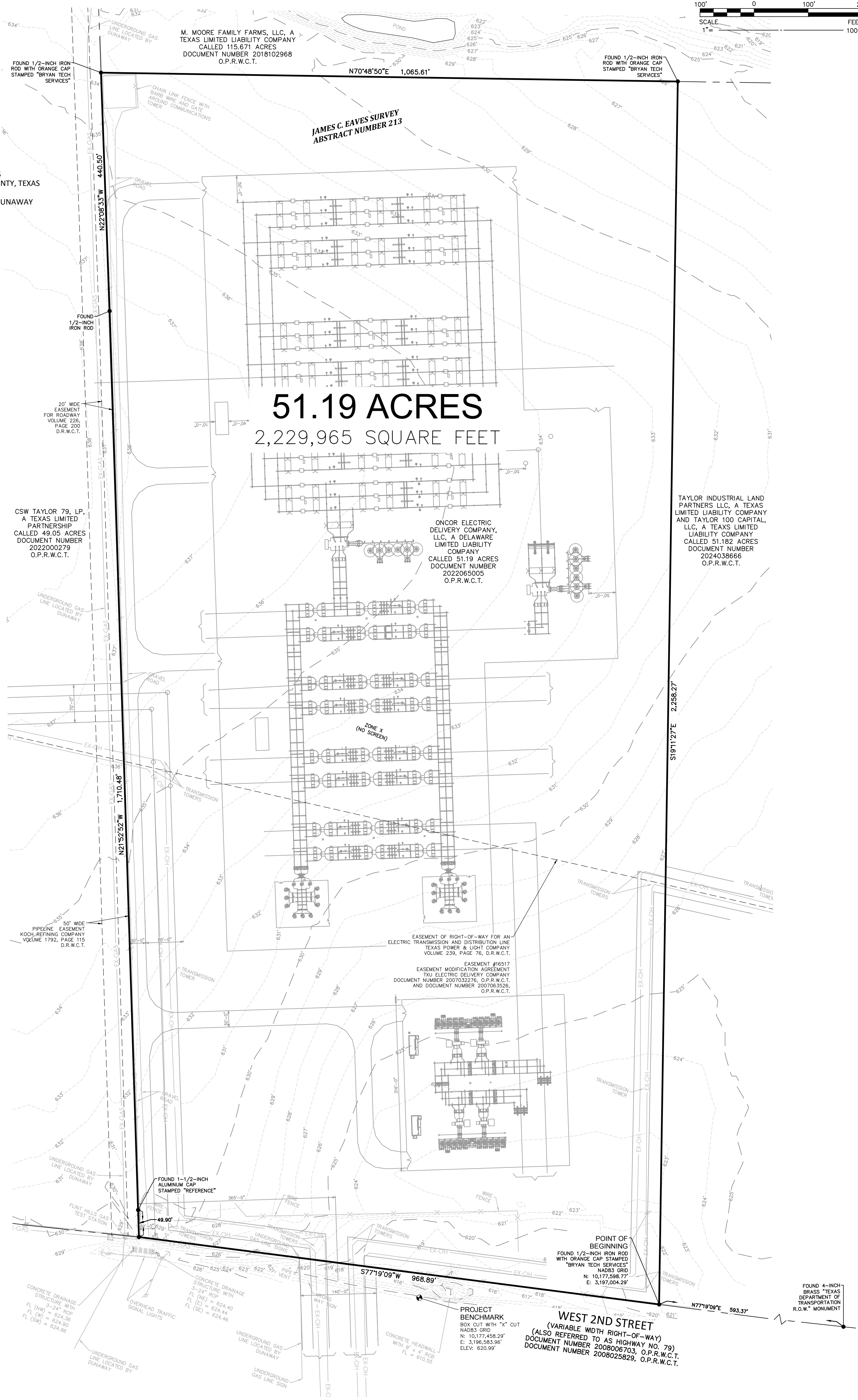


VICINITY MAP
NOT TO SCALE



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-____)

PLOT BY: Robert Henry ON: Friday, September 12, 2025 11:18:41 AM FILEPATH: P:\0320\0320\0320\0320\Muscovy Switch Minor Plat (RC) (SUR).dwg

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: Monday, May 4, 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 Review 02:

1. Resolve Outstanding Engineering Comments
2. Remove "Preliminary — For Review Purposes Only" notation prior to recording

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

Engineering Review 02

Sheet 1 of 2

1. Show plat related items on the plat drawing. The drawing as shown can be submitted separately as an exhibit
2. Provide a corner tie to the original abstract survey
3. Unresolved: Provide a utility easement along the frontage in accordance to Engineering Manual Sec.1.8. Along TxDOT roads, this is a 20-ft minimum easement
4. Verify inclusion of ROW dedication for access road.
5. Keep plat notes in one location (already on Sheet 2)

Sheet 2 of 2

1. Unresolved: Revise certification blocks to be taken from City of Taylor
2. Unresolved: Update title, this appears to be the metes and bounds description

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) 309-6268, or by e-mail at joseph.ducay@taylor.tx.gov.

Thank you,

Joseph Ducay

Attachment



**Planning & Zoning
Commission Meeting
May 12, 2026
Transmittal Letter**

Agenda Item Number: 6.

Agenda Title: **PZ-2025-2622 – Consider Conditional approval 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.**

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

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

APPLICANT:	Thomas Lombardi, Kimley-Horn
ADDRESS/LOCATION:	Generally located at FM 973 and W. Wesley Miller Lane and Streamwood Trail
LEGAL DESCRIPTION:	Legally described as approximately 4.51 acres of land situated in Castlewood Subdivision Phases 2&3 Replat Block 9, Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R630334, Taylor, Williamson County, Texas.
CURRENT ZONING:	P4: Mix
CURRENT USE:	Vacant Land
CASE HISTORY:	This is the fourth submission of the proposed Replat

2. STAFF ANALYSIS / BACKGROUND

The Applicant has met the minimum stands of the LDC and Engineering Manual. Staff

recommends Conditional Approval of the proposed replat pending compliance with the outstanding comments listed in the comment letter and listed below:

1. Bearing and distance noted must match in both locations where it is shown on the plat.
2. Metes and bounds description must be correct.

3. RECOMMENDATION

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

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

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

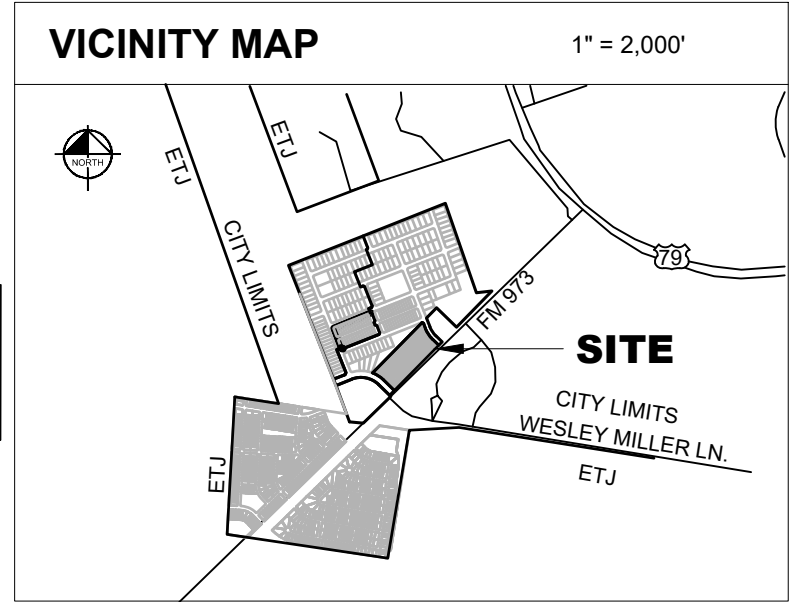
LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N45°33'01"W	24.00'	C6	6°43'23"	24.50'	2.87'	N47°48'41"E	2.87'
L2	S45°32'56"E	9.24'	C7	28°59'14"	50.50'	25.55'	N58°56'37"E	25.28'
L3	S00°48'30"E	29.99'	C8	39°10'10"	24.50'	16.75'	N53°51'10"E	16.42'
L4	S44°26'54"W	21.98'	C9	19°05'29"	24.50'	8.16'	S82°58'59"W	8.13'
L5	S45°33'06"E	57.97'	C10	28°58'52"	24.51'	12.40'	S58°56'37"W	12.26'
L6	N21°56'59"E	24.53'	C11	33°55'23"	24.50'	14.51'	S27°29'18"W	14.29'
L7	N66°56'59"E	20.20'						
L8	S66°56'59"W	17.08'						
L9	N45°31'04"W	19.15'						
L10	S44°26'59"W	15.00'						
L11	S45°31'04"E	19.15'						
L12	N21°56'59"E	22.51'						
L13	S45°33'17"E	27.86'						
L14	S45°33'01"E	31.29'						

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

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

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

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE

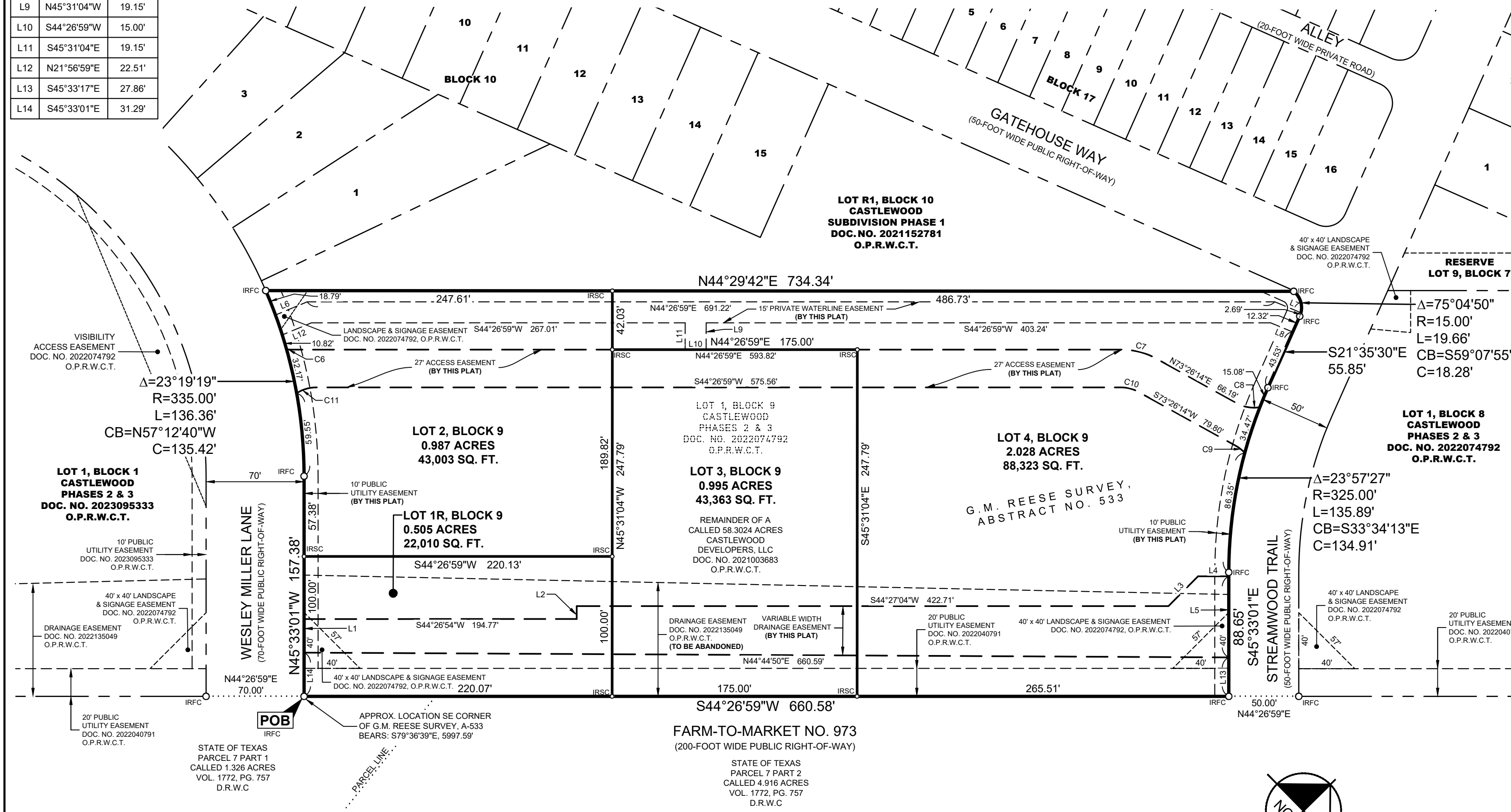


STANDARD NOTES:

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

FLOOD STATEMENT:

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



PROPERTY DESCRIPTION 4.516 ACRES

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

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

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

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

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

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

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

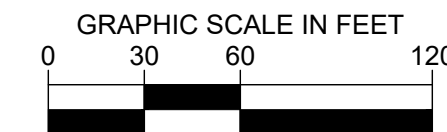
THENCE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STREAMWOOD TRAIL AND THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 9, THE FOLLOWING COURSES:

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

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

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

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



OWNER/DEVELOPER:

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

APPLICANT:

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

SURVEYOR:

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

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

PZ-2025-2622

Kimley»Horn

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GDW	KHA	JAN. 2026	069278809	1 OF 2

PHASE 3, LOT 9, BLOCK 1

PROPERTY DESCRIPTION

4.516 ACRES

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

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

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

SURVEYORS CERTIFICATION:

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CELINA, COLLIN COUNTY, TEXAS, THIS 26th DAY OF January, 2026.

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

PRELIMINARY

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

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

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

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2026.

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

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

DEVELOPMENT SERVICES DIRECTOR

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

_____, DIRECTOR DATE: _____

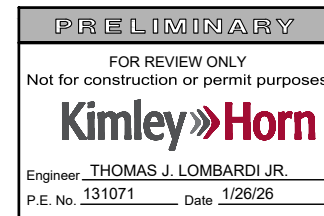
ENGINEERS CERTIFICATION:

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

I, THOMAS J. LOMBARDI JR., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, COUNTY, TEXAS, THIS _____ DAY OF _____, 2026.

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



WILLIAMSON COUNTY CLERK

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 202__ A.D., AT _____ O'CLOCK _____.M., AND DULY RECORDED THIS THE _____ DAY OF _____, 202__ A.D., AT _____ O'CLOCK _____.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY

PLANNING & ZONING COMMISSION

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

_____, CHAIRMAN DATE

_____, SECRETARY DATE

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

PZ-2025-2622



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

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

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

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PZ-2025-2622

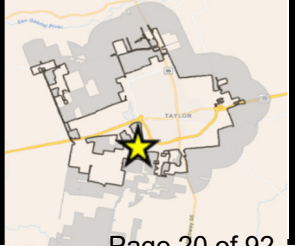
FM 973 and W
Wesley Miller Lane
and Streamwood
Trail
Re-Plat
Location Map

Approximately
4.5156 Acres

Subject Property 



Vicinity Map
Subject Property 





Planning & Zoning Commission Meeting May 12, 2026 Transmittal Letter

Agenda Item Number: 7.

Agenda Title: **PZ-2025-2524 Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as KMV Holdings, generally located at 397 FM/369 CR, legally described as approximately 7.7957 acres of land in the S. Pharrass Survey, Abstract No. 496, more particularly described by the Williamson Central Appraisal District Parcels R430433, Taylor, Williamson County, Texas**

Commission Action to be Taken: Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	A request to approve a Neighborhood Plan for a mixed-use development on an approximately 7.8-acre undeveloped site located at the northwest corner of Carlos G Parker Blvd (FM 397) and Justin Lane.
APPLICANT:	NORA Engineering & Planning LLC, Candace Craig, PE (on behalf of property owner KMV Holdings)
ADDRESS/LOCATION:	Northwest corner of Carlos G Parker Blvd (FM 397) and Justin Lane, Taylor, TX 76574
LEGAL DESCRIPTION:	7.7957 acres, more or less, out of the Samuel Pharrass Survey, Abstract No. 496, City of Taylor, Williamson County, Texas. Said 7.7957 acres being a remainder of 8.00 acres described in Special Warranty Deed recorded in Document No. 2022132473 in the Official Public Records for Williamson County, Texas, save and except 0.2161 of an acre dedicated for right-of-way purposes as described in a deed recorded in Document No. 2020139764 in the Official Public Records for Williamson County, Texas.
CURRENT ZONING:	P5 – Urban Center
CURRENT USE:	Undeveloped / Vacant
CASE HISTORY:	Pre-Application Meeting: April 2, 2025 (COT No. PZ 2025-2458). Application

	submitted: 06/03/2025.
--	------------------------

2. STAFF ANALYSIS / BACKGROUND

NORA Engineering & Planning LLC, on behalf of property owner KMV Holdings, is requesting approval of a Neighborhood Plan an approximately 7.8-acre undeveloped site located at the northwest corner of Carlos G Parker Blvd (FM 397) and Justin Lane in the City of Taylor, Williamson County, Texas. The property is greater than 2.5 acres and is therefore required to proceed through the Neighborhood Plan process. The applicant is proposing to develop the site with a mix of commercial and residential land uses, including a hotel, retail space, and multifamily apartments, along with civic space and pedestrian amenities.

The proposed plan consists of two lots on the 7.8-acre tract. Lot 1 proposes mixed-use commercial uses, including a hotel and retail. Lot 2 proposes a large apartment use, with the alternative of developing large commercial uses such as a hotel, retail, and storage units. The applicant has proposed a mix of P4: Mix, P5: Urban Center, and CS: Civic Space. Four Warrants from the Land Development Code are requested concurrently with this neighborhood plan regarding Block Perimeter, Block Length, Civic Space, and Place Type Allocation Percentage.

Location:

The subject property is located on the northwestern side of Taylor at the intersection of Carlos G Parker Blvd (FM 397) and Justin Lane. The site is situated at the northwest corner of that intersection on an approximately 7.8-acre undeveloped tract.

Physical and Natural Features:

The subject property is currently undeveloped and vacant. The site has minimal topographic relief, with slopes of 0–5% and most of the site at less than 1% grade. The flat topography and absence of existing vegetation reduce site development constraints. The site is located outside any FEMA-100 year floodplain. Building heights on the site are constrained by the Airport Hazard Zone applicable to properties within approximately one mile of Taylor Municipal Airport; heights will comply with FAA regulations as described in the Letter of Intent.

Land Use & Zoning

The subject property is located within the Intended Growth Sector (G-3), which consists of areas with access to existing or planned transportation and infrastructure located on the periphery of existing developed areas. Growth policies for the G-3 sector encourage the development or redevelopment of these areas as compact residential and mixed-use developments.

The subject property is assigned the Future Land Use designation of Market Center – Community, which is envisioned for mixed-use and walkable places. Market Center – Community should act to serve several neighborhoods within the city and is anchored by a retail destination where surrounding residents go to obtain daily goods and services.

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

Surrounding Area Characteristics

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P2: Rural	Intended Growth Sector (G-3)	Neighborhood Greenfield	Agricultural
South (Across Justin Ln)	P5: Urban Center	Intended Growth Sector (G-3)	Market Center – Community	Vacant

West (Across NW Carlos G Parker)	P5: Urban Center/Planned Development Overlay	Intended Growth Sector (G-3)	Market Center – Community	Vacant – Planned Development Taylor Heights
East	EC: Employment Center	Infill Neighborhood Sector (G-4)	Market Center – Community	Commercial Use

Transportation:

The subject property is adjacent to Carlos G Parker Blvd (FM 397), which is identified as a Regional Road in the Master Transportation Plan and is maintained by TxDOT. Justin Lane, which borders the site to the south, is classified as a Community Boulevard in the Master Transportation Plan. The Neighborhood Plan proposes to upgrade Justin Lane to the full community boulevard cross section, which includes a 100-foot right-of-way, 12-foot sidewalks on both sides, landscaping, and a median. Where the proposed cross section extends west of the site, it will transition to match the existing pavement width pending development of the adjacent master-planned property.

Utilities:

The applicant proposes to construct a sanitary sewer line to serve the development. The alignment is as shown in the submitted plan; staff notes that this may be subject to change pending further coordination. The development is anticipated to connect to an existing 24-inch water line. An extension across the subject property is expected to be required to serve as a distribution line for adjacent tracts, including Taylor Heights. Final utility sizing and extension requirements will be confirmed during the subdivision improvement phase. Any required upsizing of city infrastructure will be addressed at the subdivision improvement phase of development.

Warrants:

The applicant is requesting four (4) warrants from the Land Development Code with this Neighborhood Plan.

1. **Block Perimeter — Private Drives in Lieu of Public Streets LDC §3.8.2.8:** A warrant is requested to utilize private drives in lieu of public streets to satisfy the maximum block perimeter requirement of 1,320 feet for the P5 Place Type. The use of private streets in lieu of public streets is proposed to meet the intent of the standard while accommodating the site’s configuration.
2. **Block Length — Exceeding 330 Feet LDC §3.8.2.8:** A warrant is requested to exceed the maximum block length of 330 feet for the P5 Place Type; the Neighborhood Plan proposes a maximum block length of 423 feet due to the site’s configuration and the use of private streets.
3. **Stormwater Drainage Area as Civic Space LDC §3.8.5.2(4):** A warrant is requested to allow the stormwater drainage area to count toward the minimum civic space requirement. The integration of the drainage facility into the overall open space design is the basis for this request.
4. **TND Place Type Allocation LDC §3.6.1.3:** The Neighborhood Plan proposes a Place Type allocation of 72% P5, 9% P4, and 19% CS. This does not meet the Traditional Neighborhood Development standard, which requires 5% P1, 10–30% P3, 40–60% P4, and 10–30% P5.

3. RECOMMENDATION

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

1. **Is the Neighborhood Plan consistent with the Comprehensive Plan?**
 - The proposed Neighborhood Plan is consistent with the Envision Taylor Comprehensive Plan. The site’s Future Land Use designation is Market Center – Community, which anticipates walkable, mixed-use development anchored by

retail serving daily needs. The proposed hotel, retail, and commercial uses on Lot 1 are consistent with this designation. The site is located in the Intended Growth Sector (G-3), which encourages compact residential and mixed-use development in areas served by or planned for infrastructure. The proposed multi-family meets the intention of this Growth Sector. The request is consistent with the following policies in the Comprehensive Plan:

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

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

2. Is the plan compatible with the surrounding area?

- The subject property is situated at the intersection of two classified roadways, Carlos G Parker Blvd (FM 397) and Justin Lane, consistent with the character of a P5 Urban Center location. The proposed hotel, retail, and commercial uses on Lot 1 are typical of uses found in P5 Urban Center Place Types and are compatible with the anticipated commercial corridor context. Airport Hazard Zone height restrictions limit development intensity; the plan's design reflects these constraints. The Planned Development for Taylor Heights is planned to the west of the property.

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

- Staff analysis indicates that the proposed plan will likely promote public health, safety, and general welfare.

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

- Adequate infrastructure to support the proposed Neighborhood Plan is anticipated to be available. The applicant proposes to construct a sanitary sewer line to serve the development; the alignment as shown in the submitted plan may be subject to change pending further coordination. The development is anticipated to connect to an existing 24-inch water line; a water line extension across the subject property is expected to be required to serve adjacent tracts, including Taylor Heights. Final utility sizing and extension requirements will be confirmed during the subdivision improvement phase. Any required upsizing of city infrastructure will be addressed at the subdivision improvement phase of development.

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

- Any property over 2.5 acres is required to go through the Neighborhood Plan process. The subject property is 7.8 acres in size making this Neighborhood Plan necessary.

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning

Commission members consider the following factors:

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

4. TIMELINE

Planning and Zoning: 5/12/2026
City Council Public Hearing: 5/28/2026
City Council Vote: 6/11/2026

5. OTHER OPTIONS





6. ATTACHMENTS

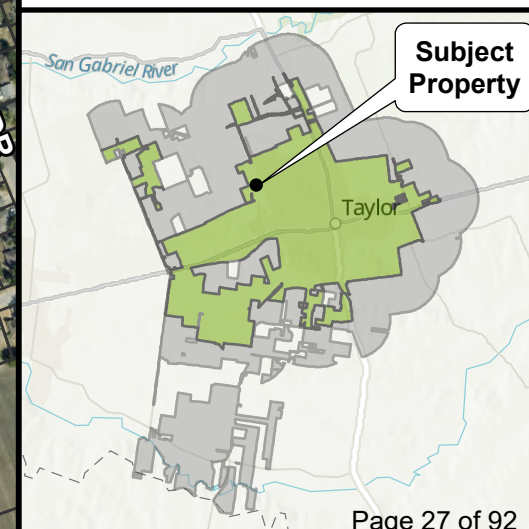
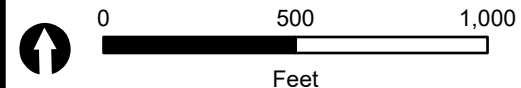
- 1. PZ 2025-2524 Location Map
- 2. PZ 2025-2524 Notification Map
- 3. PZ 2025-2524 Current Zoning
- 4. PZ 2025-2524 Future Land Use
- 5. PZ 2025-2524 Growth Sector
- 6. PZ 2025-2524 Floodplain Map
- 7. PZ 2025-2524 Proposed Zoning
- 8. Letter of Intent
- 9. Exhibit A - Metes and Bounds
- 10. Exhibit B - Neighborhood Plan
- 11. PZ-2025-2524 - Draft Ordinance



PZ-2025-2524

397 FM/ 369 CR
Neighborhood Plan
Location Map
Approximately 7.8 acres

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels

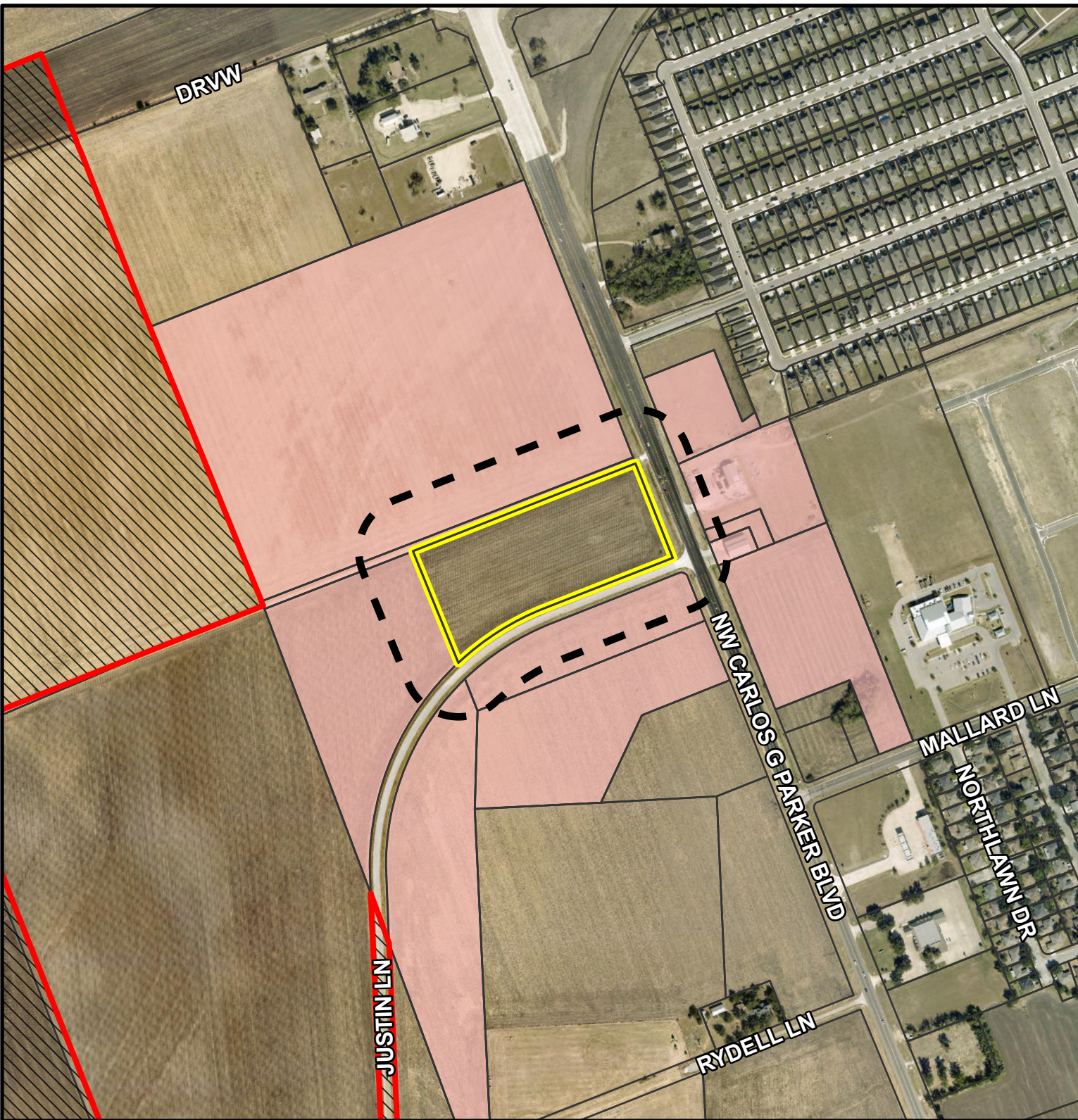
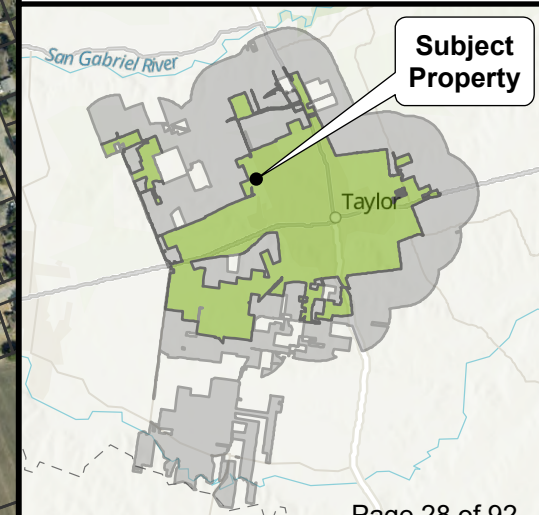




PZ-2025-2524

397 FM/ 369 CR
Neighborhood Plan
Notification Map
Approximately 7.8 acres

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

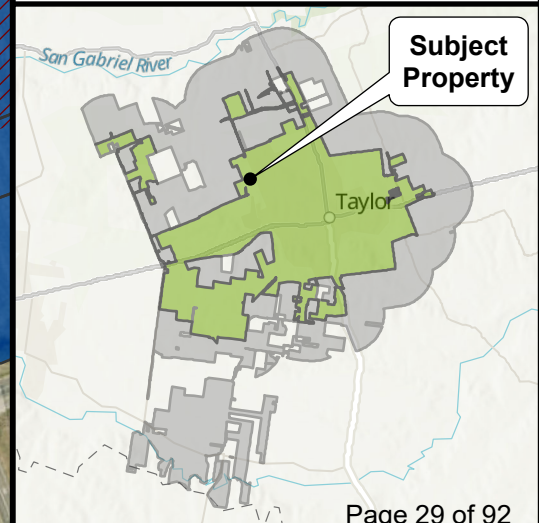
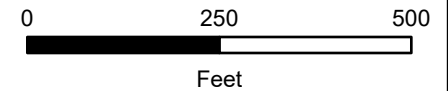




PZ-2025-2524

**397 FM/ 369 CR
Neighborhood Plan
Current Zoning Map
Approximately 7.8 acres**

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





PZ-2025-2524

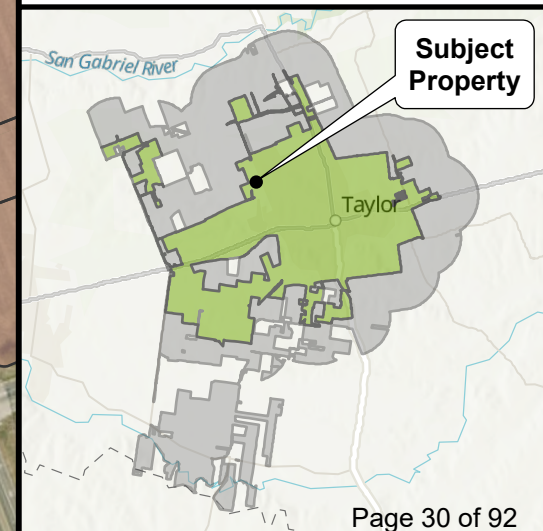
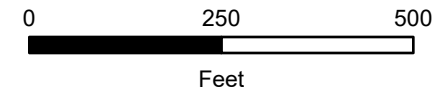
397 FM/ 369 CR
Neighborhood Plan
Future Land Use Map
Approximately 7.8 acres

Subject Property

Parcels

Future Land Use

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

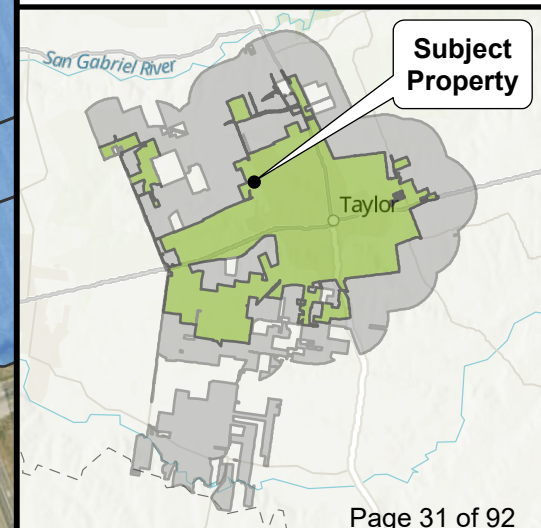




PZ-2025-2524

**397 FM/ 369 CR
Neighborhood Plan
Growth Sector Map
Approximately 7.8 acres**

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



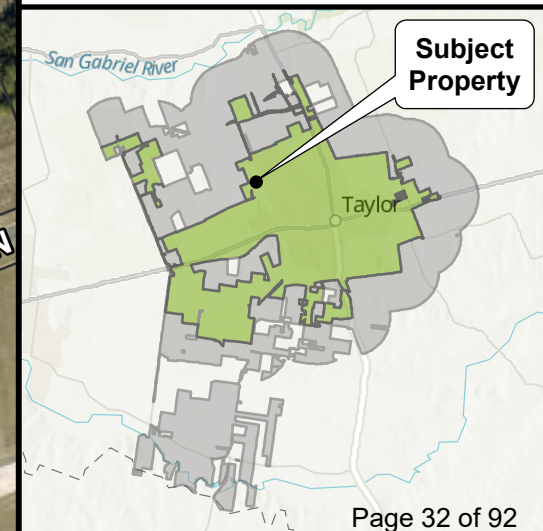


PZ-2025-2524

397 FM/ 369 CR
Neighborhood Plan
Floodplain Map
Approximately 7.8 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

Note: No floodplain present

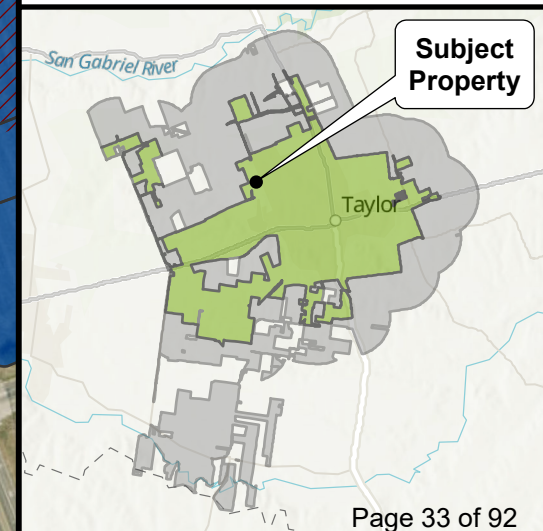
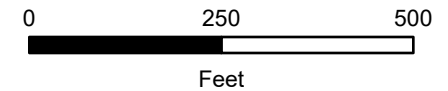


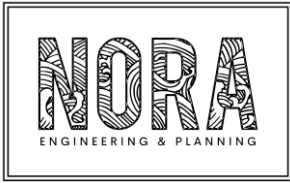


PZ-2025-2524

**397 FM/ 369 CR
Neighborhood Plan
Proposed Zoning Map
Approximately 7.8 acres**

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





1/20/2026

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

RE: Neighborhood Plan Application for SEG Operations Taylor, Texas
Letter of Intent

Dear City Planning Staff:

Please accept this letter as our intent to develop a Neighborhood Plan in the City of Taylor (COT). This application follows our discussion in the pre application meeting on April 2, 2025 (COT No. PZ 2025-2458). This Project is being submitted for Design Review.

Project Overview

SEG Operations Taylor, Texas is a Neighborhood Plan for a project consisting of a mix of commercial and residential land uses. The project is on a 7.7-acre site and is located within the City of Taylor city limits, in Williamson County, Texas. The site is located on the northwest corner of Carlos G Parker (FM397) and Justin Lane (See **Exhibit 1, Location Map**). The site is zoned P5 (Urban Center) Place Type and is located in the Airport Hazard Zone. The site is currently an undeveloped tract of land.

The proposed project is programmed to be mixed-use. The proposed land uses include a 120-room hotel with an 8,000-square-foot retail/restaurant and 120 apartment dwelling units. Alternative land uses in-lieu of apartments include additional hotel/lodging, 10,000 SF of retail and/or 50,000 SF of storage units.

Legal Description

The legal description of the property is:

7.7957 acres, more or less, out of the Samuel Pharass Survey, A-496, City of Taylor, Williamson County, Texas. Said 7.7957 acres being a remainder of 8.00 acres described in Special Warranty Deed recorded in Document No. 2022132473 in the Official Public Records for Williamson County, Texas, save and except 0.2161 of an acre, dedicated for right-of way purposes as described in a deed recorded in Document No. 2020139764 in the Official Public Records for Williamson County, Texas.

Letter of Intent_SEG Operations.docx

The deeds referenced in the legal description are included in **Exhibit 2, Deeds**.

Airport Hazard Zone

This property is subject to FAA regulations for improvements in the airport hazard area. Buildings on this site shall comply with FAA regulations on height and building material.

Neighborhood Plan Standards

In accordance with the Land Development Code (LDC), projects that are greater than 2.5-acres but less than a pedestrian shed shall use the traditional neighborhood development (TND) pattern or the development pattern of the adjacent and surrounding neighborhood. The project is designed based on the TND pattern. The adjacent property is currently undeveloped. However, the city has approved the masterplan for the property to the west.

Place Type

The site is zoned P5 (Urban Center) Place Type and shall remain P5 with this application. The proposed building types are large apartments, mixed-use commercial, and small or large commercial. Since the area around the site is pre-dominantly undeveloped, the uses are proposed to be compatible with and to serve the existing land uses in the pedestrian shed as well as the proposed uses shown in the approved master plans in the vicinity.

Street Types & Blocks

Carlos G Parker Blvd (FM 397) is a TxDOT roadway. Using funding from the 2019 Williamson County road bond, the county widened the segment of Carlos G Parker Blvd from CR 366 to Justin Lane. The segment along the site frontage is a 3-lane cross section including a center turn lane.

The City of Taylor's Transportation Plan classifies Justin Lane as an existing community boulevard.

According to the city's standard street cross section, community boulevards require 100 feet of right-of-way. This project proposes to upgrade Justin Lane according to the 2-lane community boulevard cross section. It is anticipated that this site will be developed before the development of the masterplan to the west. In this scenario, the street paving will transition to match the existing pavement section.

Within the property, a warrant is requested to exceed maximum block length as defined by the LDC. Private streets in easements and pedestrian ways are arranged in a grid with short blocks. Alignment of pedestrian ways were provided for direct linkages to other buildings and civic areas.

Civic Spaces

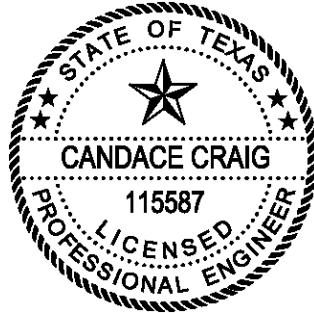
SEG Operations proposes approximately 1.16 acres of civic space - the equivalent of 10% of this 7.7-acre tract. Civic spaces include pocket parks and a pool that serve the hotel patrons and residents. A conference space is also available for public use.

We look forward to Staffs' review and comments on this neighborhood plan application. If you have any questions or need additional information during review, please contact me by e-mail at ccraig@noraeng.com or by phone at (737) 264-3081.

Sincerely,
NORA Engineering & Planning LLC

Candace Craig

Candace Craig, PE
President



Enclosures:

Exhibits

1. Location Map
2. Deeds

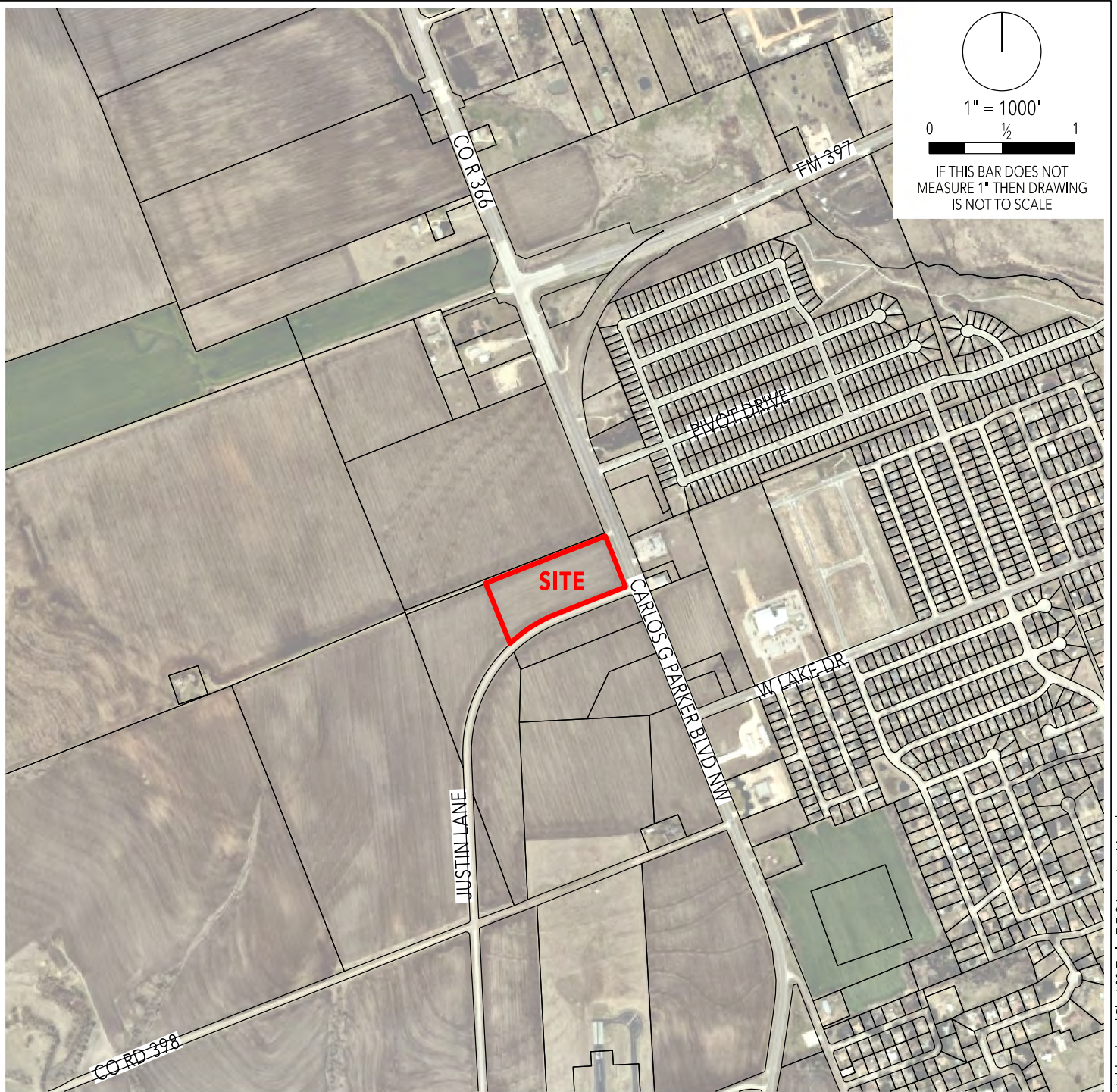


EXHIBIT 1: LOCATION MAP

SEG OPERATIONS TAYLOR TX
FM 397 & JUSTIN LN | TAYLOR, TX 76574



TBPELS # F-23249
 5114 BALCONES WOODS DR
 SUITE 307-122
 AUSTIN, TX 78759
 WWW.NORAENG.COM
 (737) 264-3081

DATE: 5/29/2025 | PROJ. NO.: 25-102 | PAGE 1 OF 1

S:\Projects\Levantino Taylor_7.7 Acres - 25-102\CAD\Plans\Neighborhood Plan\00-Taylor7.7-S-Location Map.dgn

SPECIAL WARRANTY DEED

Date: November 29, 2022

Grantor: DAVID WAYNE STAGLIK

Grantor's Mailing Address:

1901 Hwy 237
Round Top, Texas 78954
Fayette County

Grantee: REBECCA L. STAGLIK

Grantee's Mailing Address:

17909 Lungo Street
Pflugerville, Texas 78660
Travis County

Consideration:

The division of property ordered by the 353rd District Court of Travis County, Texas, in Cause No. D-1-FM-21-005363, styled "In the Matter of the Marriage of Rebecca Staglik and David Wayne Staglik and in the Interest of Makayla Rue Staglik," and ten dollars and other valuable consideration paid by Grantee.

Property (including any improvements):

8.00 acres of land, more or less, out of the Samuel Pharrass survey, Abstract No. 496 situated in Williamson County, Texas, and more particularly described by metes and bounds in the Warranty Deed with Vendor's Lien dated August 6, 2002 executed by Larry Wayne Rydell and Faye Patterson Rydell to David W. Staglik recorded in Document No. 2002060658 in the Official Public Records of Williamson County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Conveyance:

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022132473

Pages: 3 Fee: \$30.00

12/01/2022 12:21 PM

MBARRICK

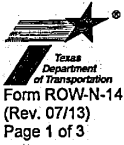


Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

15/ITC/MH/ 2022187 -GTN



DEED

CR366/FM 397 Intersection Right of Way

TxDOT ROW CSJ: 0320-04-028

Parcel No.: 1

Grantor(s), whether one or more:

David W. Staglik and Rebecca Lynn Staglik

Grantor's Mailing Address (including county):

1901 S. Highway 237
Round Top, TX 78954

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

Texas Department of Transportation
125 E. 11th Street
Austin, Texas 78701
Travis County



Consideration:

The sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Williamson County, Texas, being more particularly described in the attached Exhibit A (the "Property").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("Retained Improvements") located on the Property, to wit: NONE

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTORS:

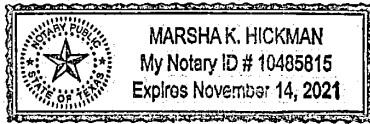
David W. Staglik

David W. Staglik

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on November 4, 2020 by
David W. Staglik, in the capacity and for the purposes and consideration recited herein.



[Signature]
Notary Public—State of Texas

GRANTORS:

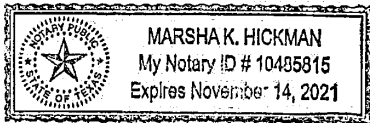
Rebecca Lynn Staglik

Rebecca Lynn Staglik

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on November 4, 2020 by
Rebecca Lynn Staglik, in the capacity and for the purposes and consideration recited herein.



[Signature]
Notary Public—State of Texas

EXHIBIT A

County: Williamson
 Highway: County Road 366
 Project Limits: From Carlos G. Parker Blvd. to Chandler Rd.

Page 1 of 5
 May 8, 2020

PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF a 9,413 square foot (0.2161 of one acre) parcel of land out of the Samuel Pharass Survey, Abstract No. 496, in Williamson County, Texas, and being a portion of that tract described as 8.000 acres conveyed to David W. Staglik by Warranty Deed with Vendor's Lien dated August 6, 2002, as recorded in Document No. 2002060658, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.); said 9,413 square foot (0.2161 of one acre) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found in the south line of said 8.000 acre tract, being in the north right-of-way line of Justin Lane (Justin Ln., 60-foot wide), described as 4.0453 acres conveyed to the City of Taylor by deed dated July 28, 2000, as recorded in Document No. 2000057186, O.P.R.W.C.T.;

THENCE, N 68°25'08" E, along the south line of said 8.000 acre tract and the north right-of-way line of Justin Ln., a distance of 509.72 feet to a 1/2-inch iron rod with a "McGray & McGray" cap set in the proposed west right-of-way line of Carlos G. Parker Boulevard (Carlos G. Parker Blvd.), for the **POINT OF BEGINNING**, 86.02 feet left of Engineer's Baseline Station 21+44.31, and having Surface Coordinates of North=10,189,897.59, East=3,206,434.06;

- 1) **THENCE**, N 21°27'49" W, along the proposed west right-of-way line of Carlos G. Parker Blvd., across said 8.000 acre tract, a distance of 375.68 feet to a 1/2-inch iron rod with a "McGray & McGray" cap set 84.80 feet left of Engineer's Baseline Station 25+19.99, being in the north line of said 8.000 acre tract and the south line of that tract described as Tract 1 conveyed to the Walther Family Limited Partnership by Contribution Deed dated August 19, 2005, as recorded in Document No. 2005069305, O.P.R.W.C.T., said Tract 1 being further described as 66.44 acres in Volume 1995, Page 750, Deed Records, Williamson County, Texas (D.R.W.C.T.), from which a 1/2-inch iron rod found at the most southerly southwest corner of said 66.44 acre tract, bears S 68°19'37" W, along the north line of said 8.000 acre tract and the south line of said 66.44 acre tract, passing at a distance of 880.22 feet a point at the northwest corner of said 8.000 acre tract, continuing along the south line of said 66.44 acre tract, a distance of 1,937.75 feet for a total distance of 2,817.97 feet;

EXHIBIT A

County: Williamson
 Highway: County Road 366
 Project Limits: From Carlos G. Parker Blvd. to Chandler Rd.

Page 2 of 5
 May 8, 2020

PROPERTY DESCRIPTION FOR PARCEL 1

- 2) **THENCE, N 68°19'37" E**, along the north line of said 8.000-acre tract and the south line of said 66.44-acre tract, a distance of 24.80 feet to a point at the northeast corner of said 8.000-acre tract and the southeast corner of said 66.44-acre tract, being in the existing west right-of-way line of Carlos G. Parker Boulevard (Carlos G. Parker Blvd., 120-foot wide), and being in the west line of a called 3.541 acres conveyed to the State of Texas by deed, as recorded in Volume 766, Page 268, D.R.W.C.T.;
- 3) **THENCE, S 21°39'00" E**, along the east line of said 8.000-acre tract and the existing west right-of-way line of Carlos G. Parker Blvd., a distance of 350.74 feet to a point at the southeast corner of said 8.000-acre tract, being in the existing north right-of-way line of Justin Ln., for the beginning of a curve to the right, from which a 1/2-inch iron rod with a plastic cap found (destroyed), bears S 62°30'17" W, a distance of 1.08 feet;

THENCE, along the south line of said 8.000-acre tract and the existing north right-of-way line of Justin Ln., the following two (2) courses, numbered 4 through 5:

- 4) with said curve to the right, an arc distance of 40.16 feet, through a central angle of 92°02'35", having a radius of 25.00 feet, and a chord bearing S 24°26'52" W, a chord distance of 35.98 feet to a 1/2-inch iron rod with a plastic cap found (destroyed), and
- 5) S 68°25'08" W, a distance of 0.10 feet to the **POINT OF BEGINNING** and containing 9,413 square feet (0.2161 of one acre) of land, more or less.

All bearings and coordinates shown are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum 1983 (NAD 83) 2011 Adjustment, Epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00011. All measurements are in U.S. Survey Feet.

Right-of-entry was unable to be obtained at the time of survey. Monuments along the proposed right-of-way line were unable to be set, where noted.

EXHIBIT A

County: Williamson
Highway: County Road 366
Project Limits: From Carlos G. Parker Blvd. to Chandler Rd.

Page 3 of 5
May 8, 2020

PROPERTY DESCRIPTION FOR PARCEL 1

A parcel plat of even date was prepared in conjunction with this property description.

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

That I, Troy R. Thomas, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 8th day of May, 2020 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512)451-8591
TBPELS Survey Firm# 10095500

PRELIMINARY

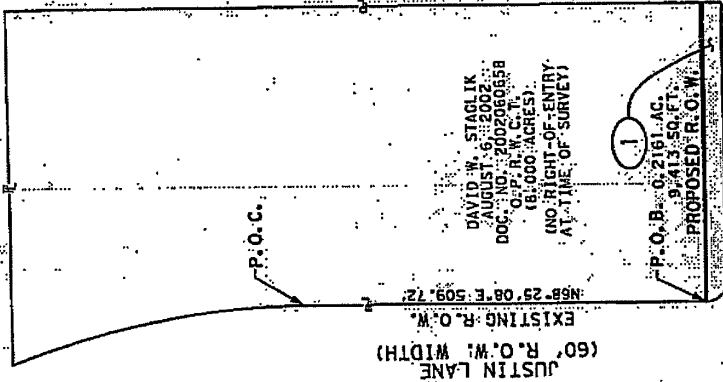
~~This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.~~

Troy R. Thomas, Reg. Professional Land Surveyor No. 6130
2020/Descriptions/CR 366 Williamson County/Parcel 1

**SAMUEL PHARASS SURVEY
ABSTRACT NO. 496**

LEGEND

- FOUND TADOT TYPE I MONUMENT
- FOUND IRON ROD (1/2" UNLESS NOTED)
- FOUND IRON PIPE (1/2" UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- 1/2" IRON ROD W/ "MCGRAY & MCGRAY" CAP SET (UNLESS NOTED)
- (XXXX) RECORD INFORMATION
- PROPERTY LINE (OWNERSHIP DIVISION)
- APPROXIMATE SURVEY LINE
- DEED LINE (OWNERSHIP IN COMMON)
- DISTANCE NOT TO SCALE (N.T.S.)
- POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- BUILDING SETBACK LINE
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL PUBLIC RECORDS COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- (1) PARCEL NUMBER FOR R.O.W. ACQUISITION



REVISIONS

DEED	ACQUISITION	REMAINING LT
8,000 AC. (348,480 SQ. FT.)	0,2161 AC. (9,413 SQ. FT.)	7,784 AC. (339,067 SQ. FT.)

MCGRAY & MCGRAY
LAND SURVEYORS, INC.
TBRELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgray.com

**PARCEL PLAT SHOWING
PROPOSED R.O.W. AT
PARCEL 1
CR 366 - CARLOS G. PARKER BLVD.
TO CHANDLER RD.,
WILLIAMSON COUNTY, TEXAS**

DATE: MAY 2020 SCALE: N.T.S.

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. ALL ADJUSTMENTS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00011. UNITS - U.S. SURVEY FEET.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER INTERESTS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.
3. ABSTRACTING AND FIELD SURVEYING WERE PERFORMED FROM JANUARY 2020 THROUGH MAY 2020.
4. PLANIMETRICS SHOWN HEREON WERE COLLECTED BETWEEN SEPTEMBER 2017 AND DECEMBER 2017.
5. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
6. RIGHT-OF-ENTRY WAS UNABLE TO BE OBTAINED AT THE TIME OF SURVEY. MONUMENTS ALONG THE PROPOSED R.O.W. LINE WERE UNABLE TO BE SET WHERE NOTED.

DAVID W. STAGLIK
AUGUST 6, 2002
DOC. NO. 2002060658
O.P. R.W.C.T.
(8,000 ACRES)
(NO RIGHT-OF-ENTRY AT TIME OF SURVEY)

P.O.B. 0,2161 AC.
9,413 SQ. FT.
PROPOSED R.O.W.

EXISTING R.O.W.
CARLOS G. PARKER BLVD
(1120' R.O.W. WIDTH)

PROPERTY INSET
NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used for any purpose as a deed or survey document.

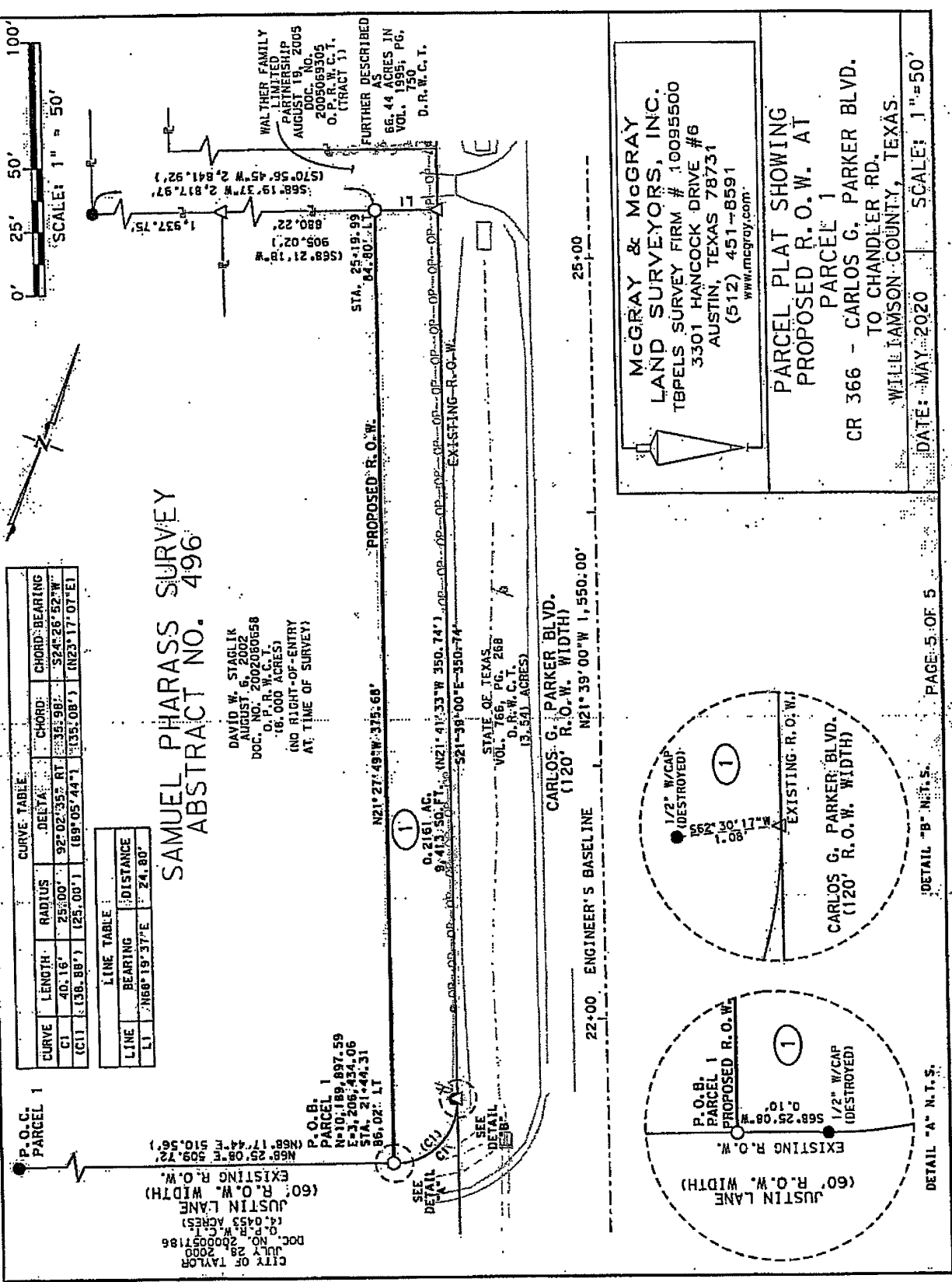
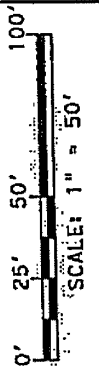
TROY R. THOMAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6130

PAGE 4 OF 5

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	40.16'	25.00'	92° 02' 35" RT
(C1)	(36.88')	(25.00')	(189° 05' 44" T) (135.08') (N23° 17' 07" E)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68° 19' 37" E	24.80'

**SAMUEL PHARASS SURVEY
ABSTRACT NO. 496**



CITY OF TAYLOR
JULY 28, 2000
DOC. NO. 2000097186
O. P. R. W. C. T.
14.6453 ACRES

JUSTIN LANE
(60' R.O.W. WIDTH)
EXISTING R.O.W.
N68° 29' 09" E 509.72'
(N68° 17' 44" E 510.56')

P.O.B. PARCEL 1
N=10,189,897.59
E=3,206,434.06
STA. 21+44.31
86.02' LT

DAVID W. STAGLIK
AUGUST 6, 2002
DOC. NO. 2002080658
O. P. R. W. C. T.
16.000 ACRES
(NO RIGHT-OF-ENTRY
AT TIME OF SURVEY)

WALTER FAMILY
LIMITED
PARTNERSHIP
AUGUST 19, 2005
DOC. NO. 200508305
O. P. R. W. C. T.
(TRACT 1)
FURTHER DESCRIBED
AS
66.44 ACRES IN
VOL. 1985, PG.
750
D. R. W. C. T.

STATE OF TEXAS
VOL. 766, PG. 268
D. R. W. C. T.
(3.54) ACRES

CARLOS G. PARKER BLVD.
(120' R.O.W. WIDTH)
N21° 39' 00" W 1,550.00'

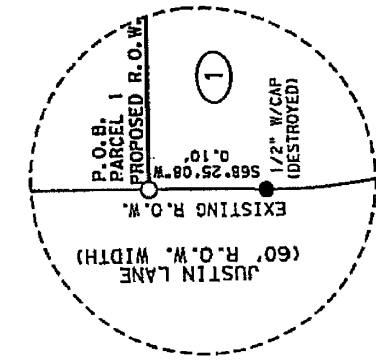
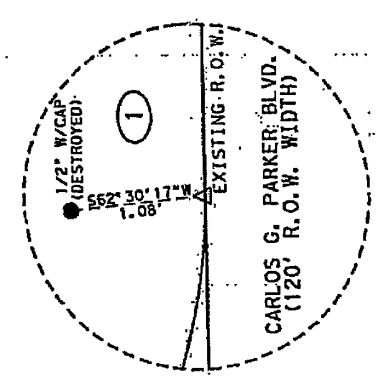
22' 00" ENGINEER'S BASELINE

25' 00"

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PROPOSED R.O.W. AT
PARCEL 1
CR 366 - CARLOS G. PARKER BLVD.
TO CHANDLER RD.
WILLE TAYLOR COUNTY, TEXAS.**

DATE: MAY 2020 SCALE: 1" = 50'



PAGE 5 OF 5

DETAIL "B" N.T.S.

DETAIL "A" N.T.S.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020139764

Pages: 9 Fee: \$49.00

11/09/2020 10:27 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Exhibit "A"

STATE OF TEXAS §
§
§
COUNTY OF WILLIAMSON §

A TRACT OR PARCEL OF LAND CONTAINING 7.7957 ACRES, (339,580 SQUARE FEET), SITUATED IN THE SAMUEL PHARRASS SURVEY, ABSTRACT NO. 496, WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 63 ACRE TRACT OF LAND AS CONVEYED TO DONALD RAY RYDELL AND LARRY WAYNE RYDELL BY INSTRUMENT RECORDED IN VOLUME 561, PAGE 366, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7.7957 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 8.00 ACRE TRACT OF LAND AS CONVEYED TO REBECCA L. STAGLIK BY INSTRUMENT RECORDED IN DOCUMENT NO. 2022132473 AND BEING DESCRIBED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002060658 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN CALLED 0.2161 ACRE TRACT OF LAND AS CONVEYED TO THE STATE OF TEXAS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020139764 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7.7957 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 2002060658 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS).

BEGINNING at a capped, (Precision Surveyors), iron rod set on the west right-of-way line of Northwest Carlos G. Parker Boulevard, (FM 397, right-of-way varies per Document No. 2020139764 of the Official Public Records of Williamson County, Texas), for the southeast corner of the remainder of that certain called 66.44 acre tract of land as conveyed to Walther Family Limited Partnership by instrument recorded in Document No. 2005069305 of the Official Public Records of Williamson County, Texas, same being the southwest corner of that certain called 0.0136 acre tract of land as conveyed to the State of Texas by instrument recorded in Document No. 2020162954 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said 0.2161 Acre Tract, same being the northeast corner and the POINT OF BEGINNING of the herein described tract;

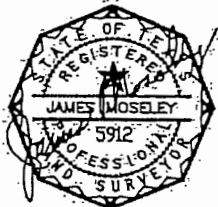
Thence, S 21°30'09" E, along the west right-of-way line of Northwest Carlos G. Parker Boulevard, same being the west line of said 0.2161 Acre Tract, a distance of 376.06 feet to a capped, (Precision Surveyors), iron rod set for the intersection of the west right-of-way line of Northwest Carlos G. Parker Boulevard with the northerly right-of-way line of Justin Lane, (60.00 foot right-of-way per Document No. 2000057186 of the Official Public Records of Williamson County, Texas), for the southwest corner of said 0.2161 Acre Tract, same being the southeast corner of the herein described tract;

Thence, S 68°17'44" W, along the northerly right-of-way line of Justin Lane, a distance of 510.46 feet, (Call 510.56 feet), to the point of curvature of a curve to the left;

Thence, Southwesterly, along the northerly right-of-way line of Justin Lane, with the arc of said curve to the left, having an included angle of 21°01'53", a radius of 1,030.00 feet, a chord that bears, S 57°48'15" W, a chord distance of 375.96 feet, for an arc distance of 378.08 feet to a 1/2" iron rod found for the southeast corner of that certain called 67.616 acre tract of land as conveyed to Taylor Heights, LLC by instrument recorded in Document No. 2022055423 of the Official Public Records of Williamson County, Texas, same being the southwest corner of the herein described tract;

Thence, N 21°41'33" W, along the common line of said 67.616 Acre Tract, a distance of 444.65 feet, (Call 444.94 feet), to a 1/2" iron rod found on the common line of the remainder of said 66.44 Acre Tract, for the northeast corner of said 67.616 Acre Tract, same being the northwest corner of the herein described tract;

Thence, N 68°18'16" E, (Call N 68°21'18" E), along the common line of the remainder of said 66.44 Acre Tract a distance of 881.37 feet to the POINT OF BEGINNING and containing 7.7957 acres or 339,580 square feet, more or less.



See Drawing Attached

James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. SA2024-02218
October 22, 2024

② The Hay Legal Group PLLC
411 W. 5th St.
E Suite 300
Austin, TX 78701

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2026009773

Fee: \$33.00
02/06/2026 02:26 PM VDONNELLY



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas



KMV HOLDINGS TAYLOR TX

NEIGHBORHOOD PLAN # PZ-2025-2524
 MAY 30, 2025
 REVISED: APRIL 06, 2026

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GROWTH SECTORS	6
THOROUGHFARE PLAN	7
TREE AND SLOPE ANALYSIS	8

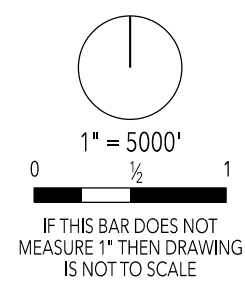
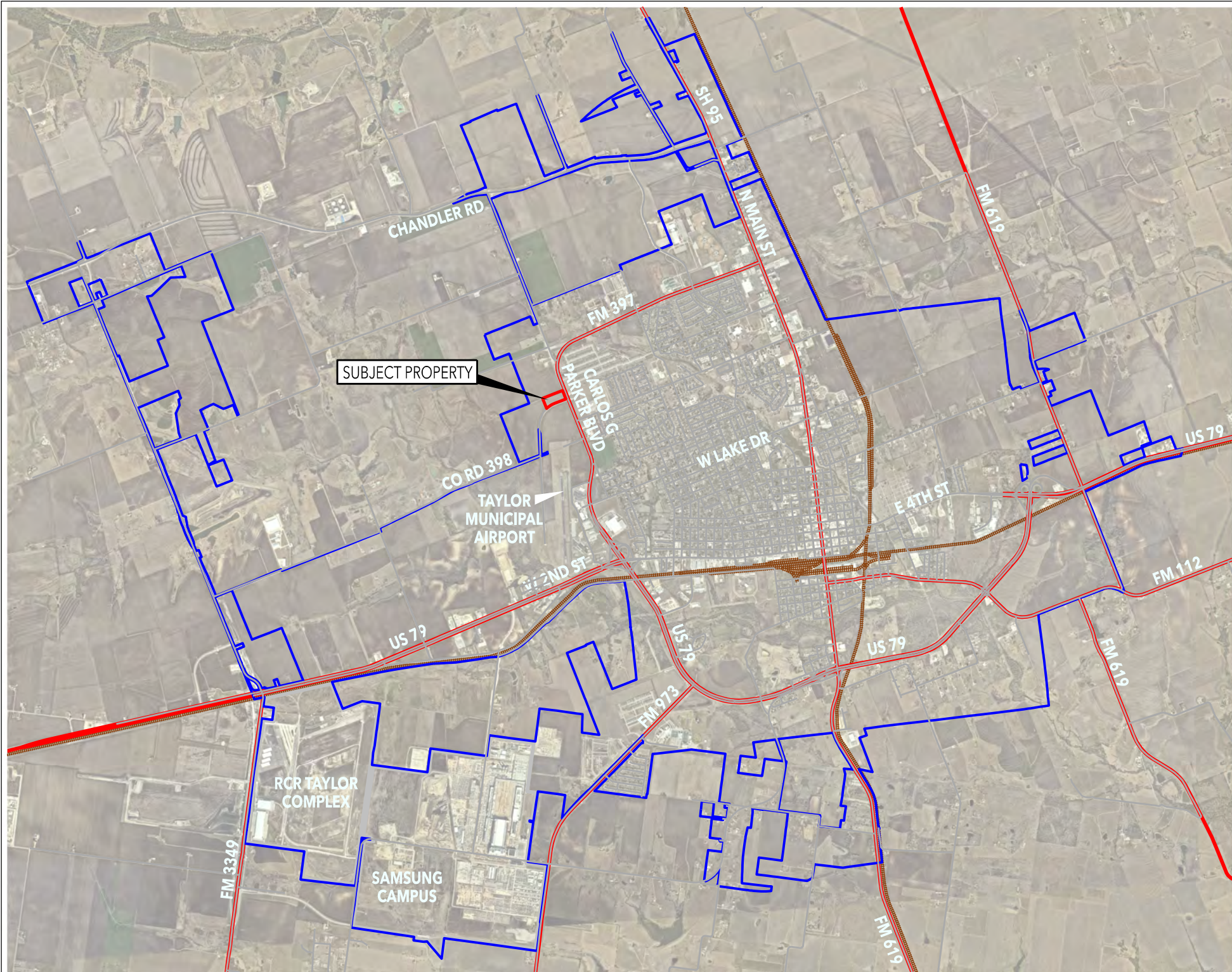
PROPOSED NEIGHBORHOOD PLAN

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 FM 397 & JUSTIN LN | TAYLOR, TX 76574



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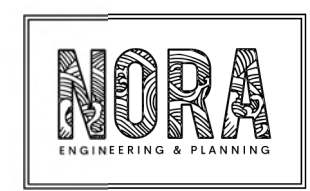
LEGEND

	CITY BOUNDARY
	SUBJECT PROPERTY
	RAILROADS
	MAJOR ROADWAYS

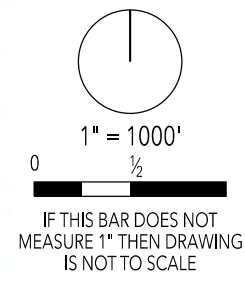
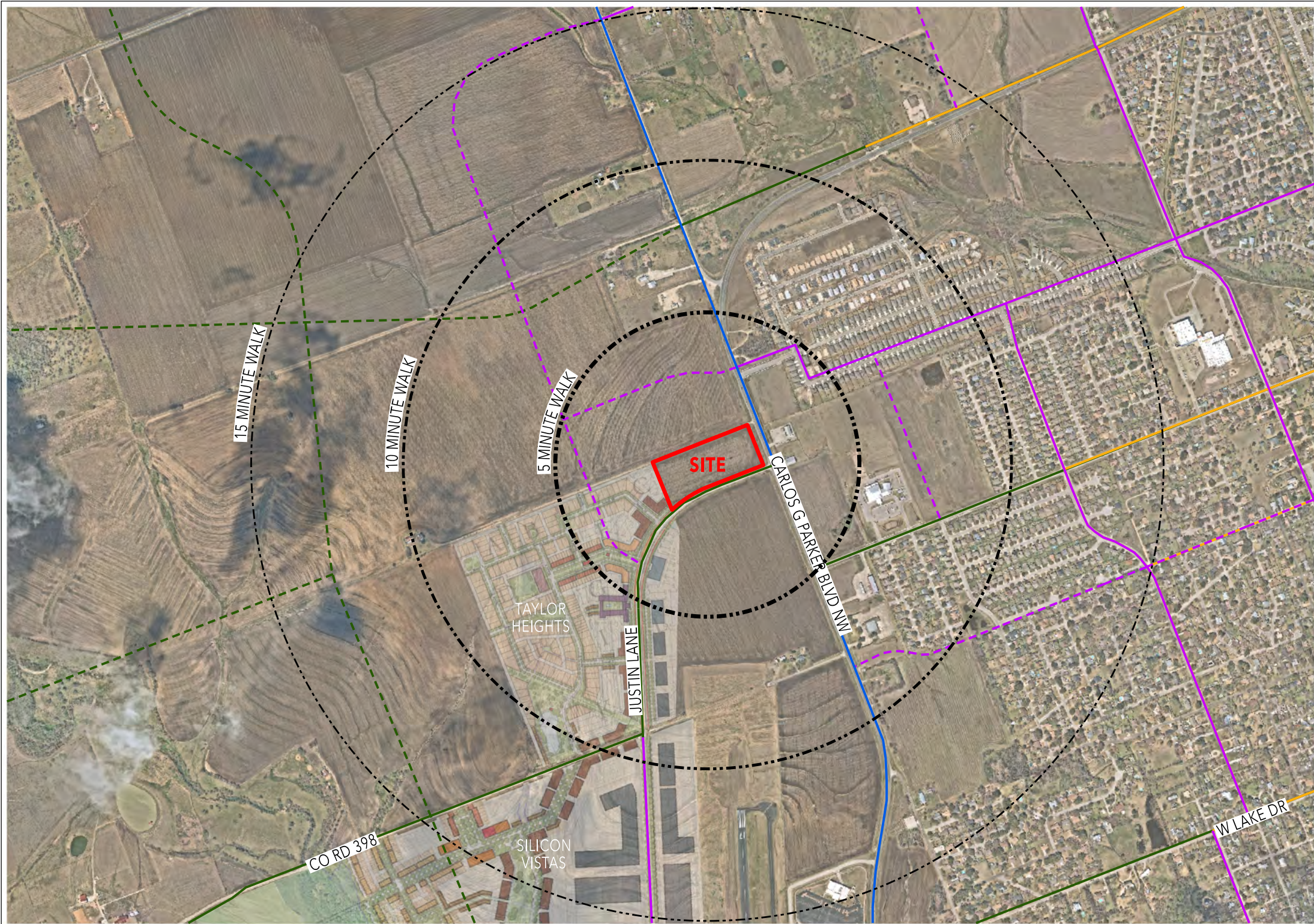
EXISTING CONDITIONS REGIONAL CONTEXT MAP

THE PROPERTY IS ON A 7.7-ACRE SITE LOCATED AT THE NW CORNER OF CARLOS G. PARKER BLVD. & JUSTIN LANE. THE PROPERTY IS LESS THAN A MILE NORTH OF THE AIRPORT AND APPROXIMATELY 3 MILES FROM DOWNTOWN TAYLOR AND THE SAMSUNG CAMPUS.

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LEGEND

- SUBJECT PROPERTY
- 5 MINUTES WALKABLE LINE
- 10 MINUTES WALKABLE LINE
- 15 MINUTES WALKABLE LINE
- COMMUNITY BOULEVARD
- COMMUNITY BOULEVARD PROPOSED
- NEIGHBORHOOD AVENUE EXISTING
- NEIGHBORHOOD AVENUE PROPOSED
- REGIONAL ROAD EXISTING
- MULTIMODAL CORRIDOR

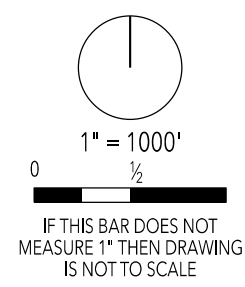
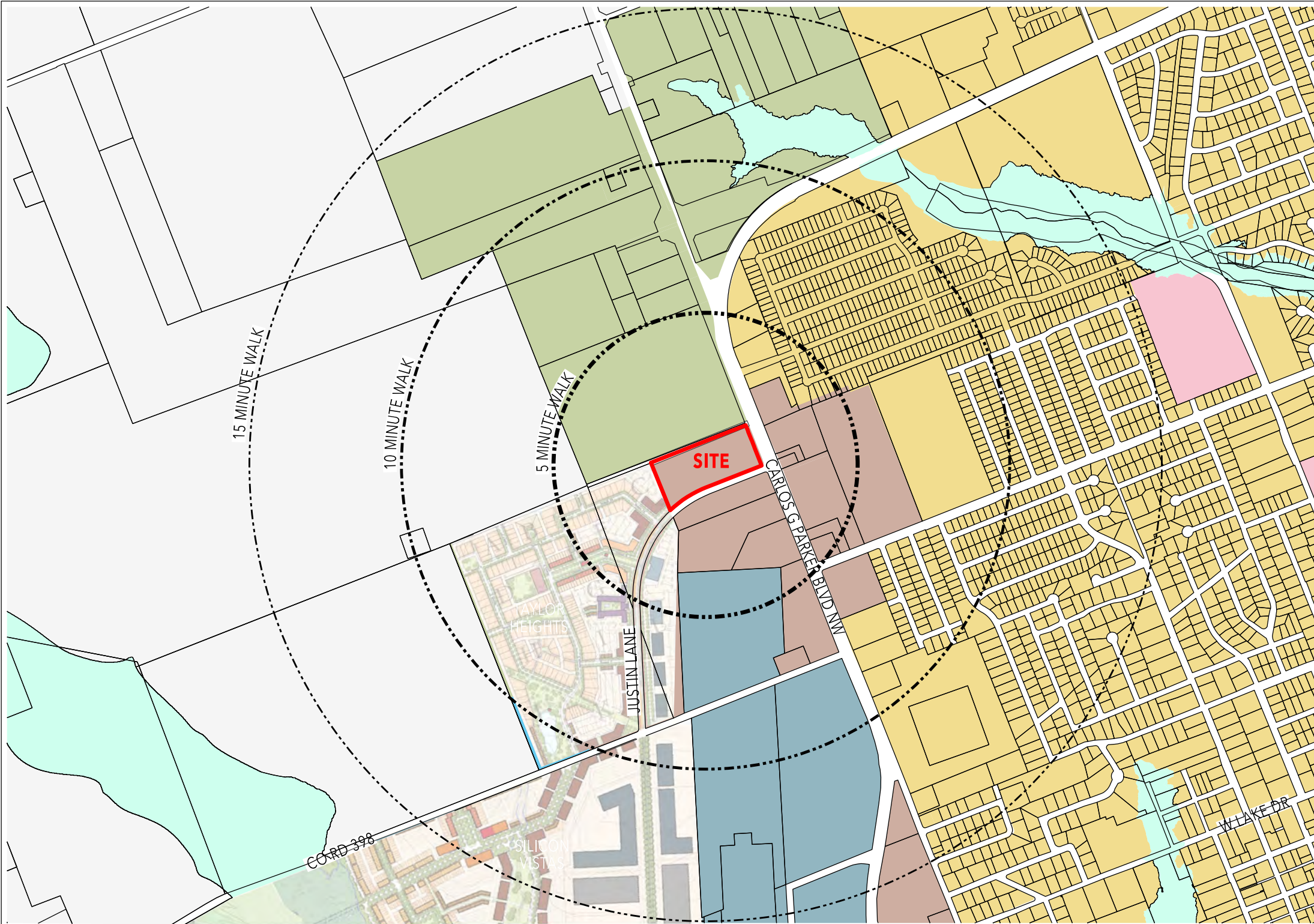
EXISTING CONDITIONS
SITE IN CONTEXT

THE AREA AROUND THE SITE WITHIN THE 5-MINUTE PEDESTRIAN SHED IS PREDOMINATELY UNDEVELOPED. BUILDING HEIGHTS ARE LIMITED BY THE AIRPORT HAZARD ZONING. THE CITY OF TAYLOR HAS APPROVED MASTER PLANS FOR SEVERAL PROJECTS TO THE WEST AND SOUTH WITHIN WALKING DISTANCE FROM THE SITE.

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LEGEND	
	SUBJECT PROPERTY
	MARKET CENTER - COMMUNITY
	EMPLOYMENT - REGIONAL
	EMPLOYMENT - COMMUNITY
	EMPLOYMENT - SPECIAL ZONE
	NEIGHBORHOOD GREENFIELD
	NEIGHBORHOOD INFILL
	CIVIC - NEIGHBORHOOD
	OPEN SPACE
	AREA OF MINIMAL CHANGE

MARKET CENTERS

WALKABLE, MIXED-USE AREAS ANCHORED BY A RETAIL DESTINATION WHERE SURROUNDING RESIDENTS GO TO GET DAILY GOODS AND SERVICES.

EXISTING CONDITIONS

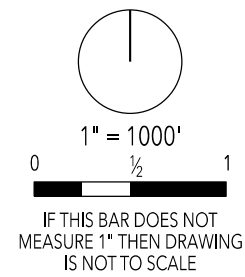
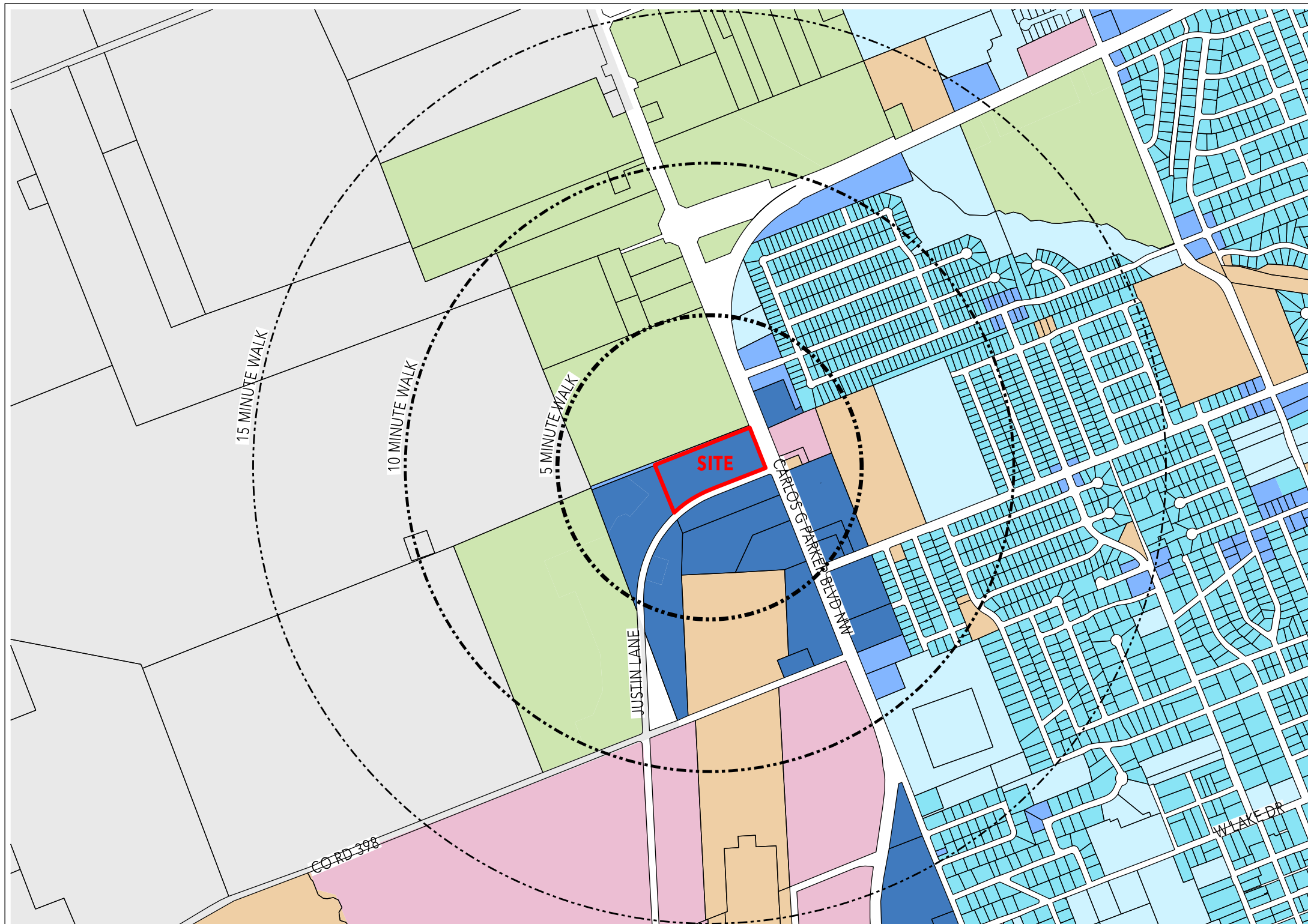
FUTURE LAND USE

THE CITY OF TAYLOR FUTURE LAND USE MAP IDENTIFIES THE SITE AS A COMMUNITY MARKET CENTER. THE SITE IS SITUATED IN CLOSE PROXIMITY TO EXISTING NEIGHBORHOODS EAST OF CARLOS G PARKER AND MINUTES FROM PROPOSED NEIGHBORHOODS IN THE APPROVED MASTER PLANS WEST AND SOUTH OF THE SITE.

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LEGEND	
	SUBJECT PROPERTY
	P2 - RURAL
	P2.5 - LARGE LOT
	P4 - MIX
	P5 - URBAN CENTER
	EMPLOYMENT CENTER
	CIVIC SPACE
	ETJ BOUNDARY

P5 - URBAN CENTER DEVELOPMENT CHARACTERISTICS

- HIGHER INTENSITY MIXTURE OF BUILDING TYPES
- *
- ACCOMMODATE COMMERCIAL, RETAIL, OFFICES, HOTELS, AND RESIDENTIAL.
- *
- HIGH PEDESTRIAN AND VEHICLE TRAFFIC.
- *
- CONTINUOUS LINE OF BUILDINGS SET CLOSE TO WIDE SIDEWALKS AT PUBLIC FRONTAGE.

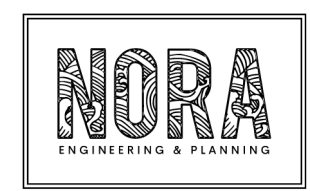
BUILDING TYPES ALLOWED

SMALL & LARGE APARTMENT, SMALL & LARGE COMMERCIAL, LIVE/WORK, MIXED-USE COMMERCIAL, CARTS, KIOSKS, FOOD TRAILERS, TEMPORARY COMMERCIAL, COMMERCIAL ACCESSORY, & CIVIC BUILDINGS

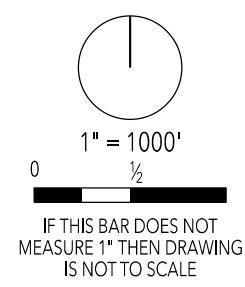
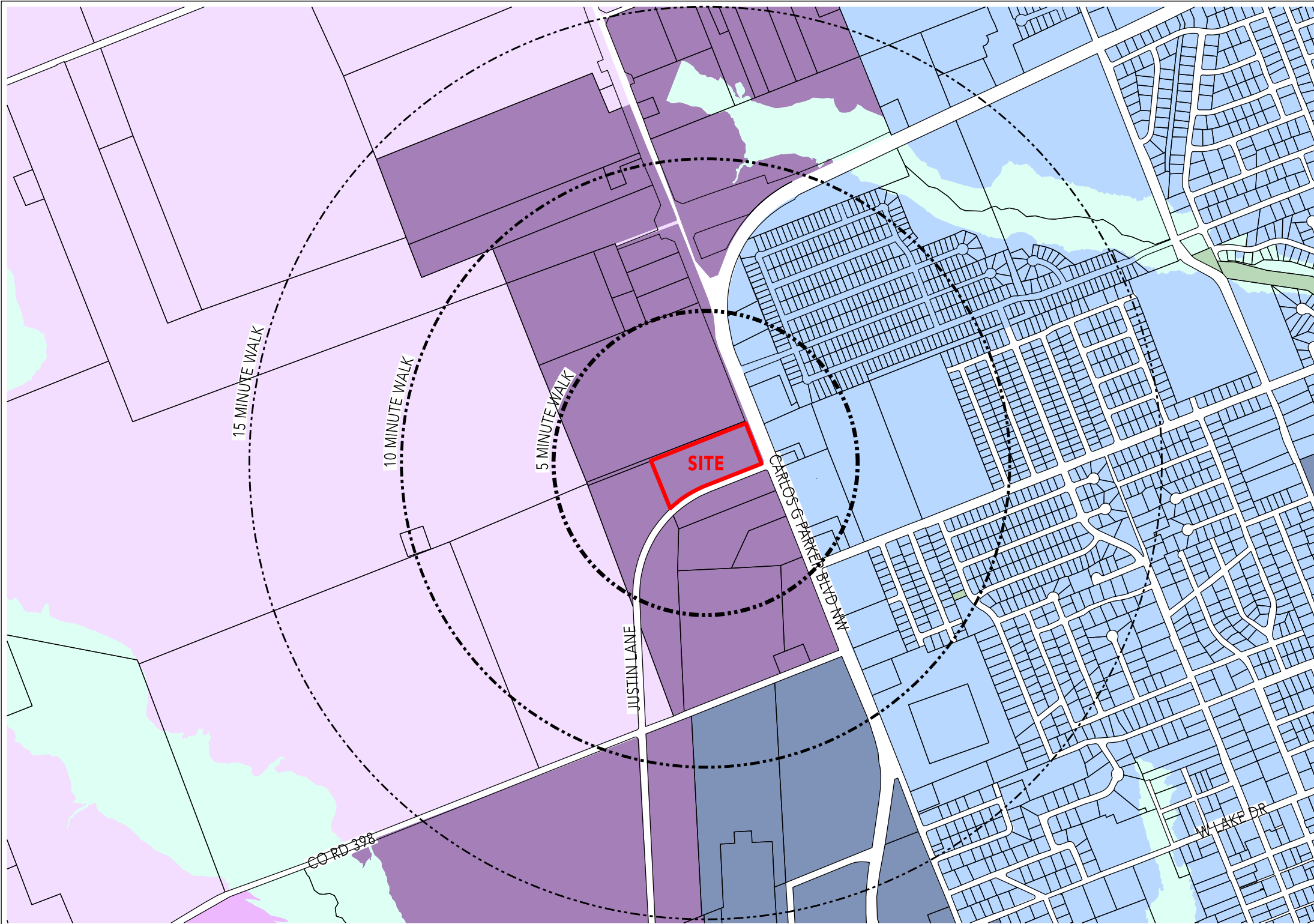
EXISTING CONDITIONS

PLACE TYPE
THE SITE IS IN THE P5 - URBAN CENTER PLACE TYPE DISTRICT.

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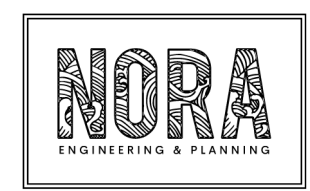


LEGEND	
	SUBJECT PROPERTY
	INTENDED GROWTH SECTOR (G-3)
	INFILL NEIGHBORHOOD SECTOR (G-4)
	INFILL GROWTH SECTOR (G-5)
	FUTURE GROWTH SECTOR (G-1)
	OPEN SECTOR (O-2)
	PRESERVED OPEN SECTOR (O-1)

EXISTING CONDITIONS GROWTH SECTORS

THE SITE IS LOCATED IN THE INTENDED GROWTH SECTOR (G3). THE INTENDED GROWTH SECTOR CONSISTS OF AREAS WITH ACCESS TO EXISTING OR PLANNED TRANSPORTATION AND INFRASTRUCTURE, AND IS LOCATED ON THE PERIPHERY OF EXISTING DEVELOPED AREAS. GROWTH POLICIES SHOULD ENCOURAGE THE DEVELOPMENT OR REDEVELOPMENT OF THESE AREAS AS COMPACT RESIDENTIAL AND MIXED-USE DEVELOPMENTS.

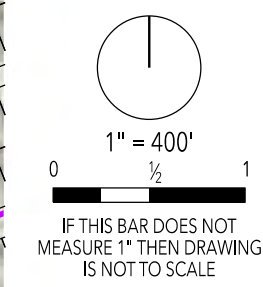
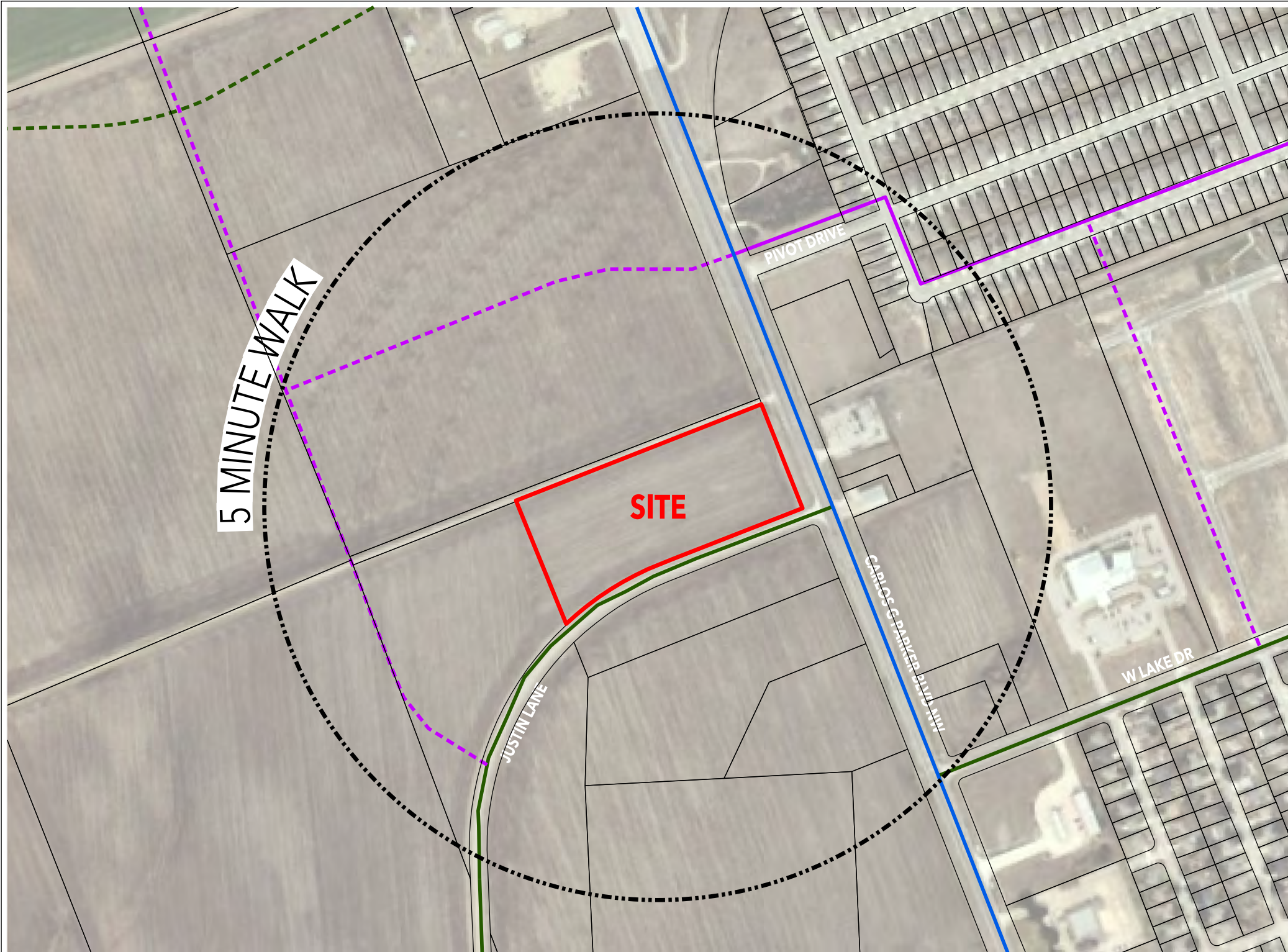
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DATE: 4/6/2026 | PROJ. NO.: 25-102 | PAGE 6 OF 17

S:\Projects\Levantino Taylor_7.7 Acres - 25-102\CAD\Plans\Neighborhood Plan\06-Taylor_7.7-S-Growth_Sectors.dgn



LEGEND	
—	SUBJECT PROPERTY
—	PARCEL LINE
—	REGIONAL ROAD EXISTING
—	NEIGHBORHOOD AVENUE EXISTING
- - -	NEIGHBORHOOD AVENUE PROPOSED
—	COMMUNITY BOULEVARD EXISTING
- - -	COMMUNITY BOULEVARD PROPOSED

CARLOS G PARKER BLVD
EXISTING REGIONAL ROAD

CARLOS G PARKER BLVD (FM 397) IS A TXDOT ROADWAY.

JUSTIN LANE
EXISTING COMMUNITY BOULEVARD

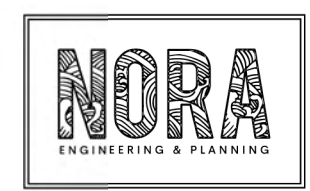
THE CITY OF TAYLOR'S TRANSPORTATION PLAN CLASSIFIES JUSTIN LANE AS AN EXISTING COMMUNITY BOULEVARD.

*
 ACCORDING TO THE CITY'S STANDARD STREET CROSS SECTION, COMMUNITY BOULEVARDS REQUIRE 100 FEET OF RIGHT-OF-WAY

EXISTING CONDITIONS
THOROUGHFARE PLAN

THE SITE IS LOCATED AT THE NORTHWEST CORNER OF CARLOS G PARKER BLVD (EXISTING REGIONAL ROAD) AND JUSTIN LANE (EXISTING COMMUNITY BOULEVARD).

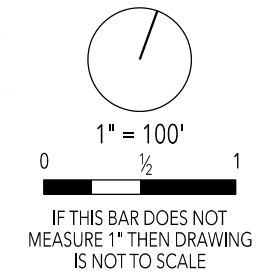
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DATE: 4/6/2026 | PROJ. NO.: 25-102 | PAGE 7 OF 17

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LEGEND

- SUBJECT PROPERTY
- 1-FT CONTOUR
- 5-FT CONTOUR

EXISTING CONDITIONS

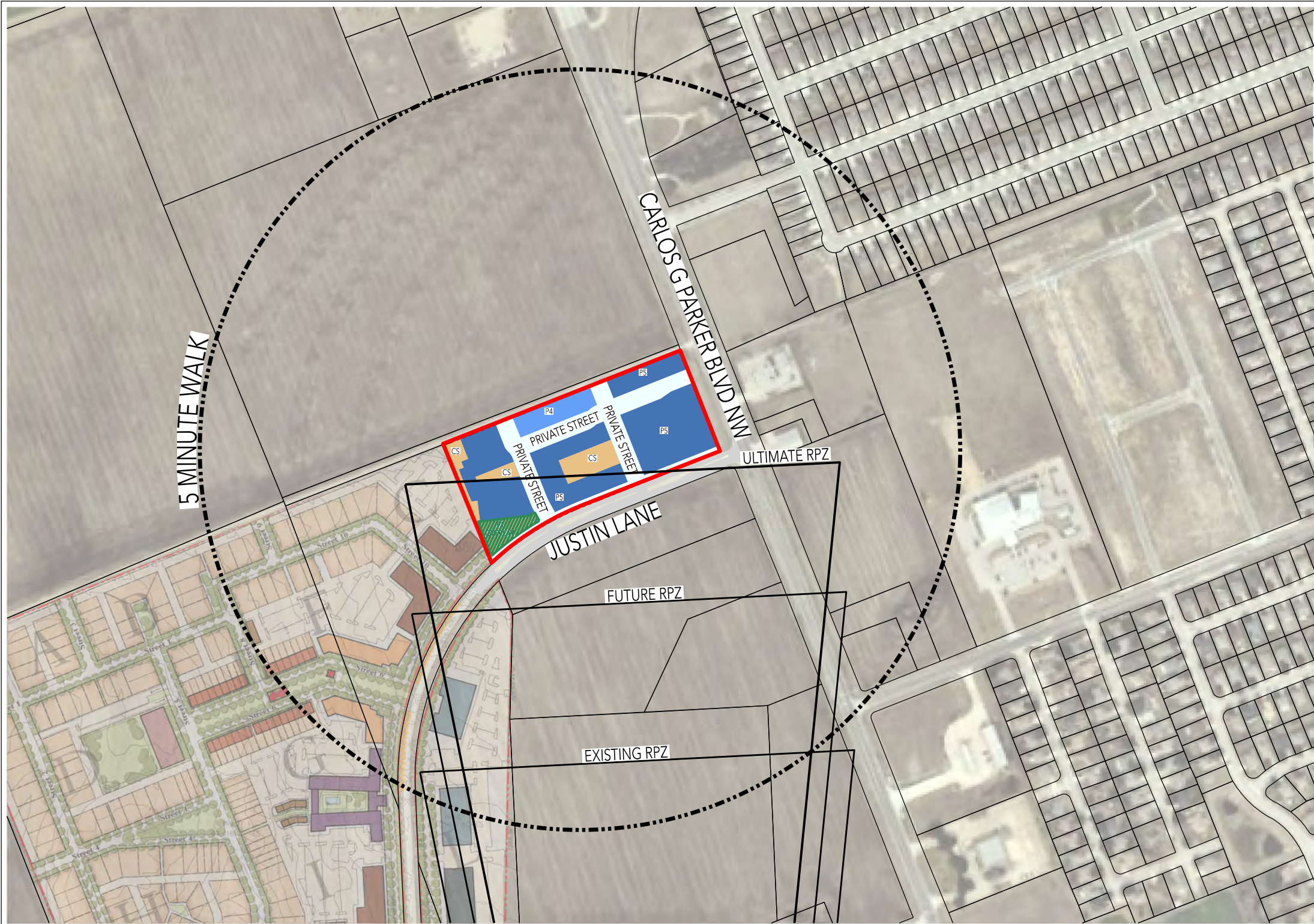
TREE AND SLOPE ANALYSIS

THE SITE IS VERY FLAT WITH SLOPES THAT ARE 0% - 5%, AND MOST OF THE SITE IS < 1%.
 THERE ARE NO EXISTING TREES ON THE SITE.
 ACCORDING TO THE FEMA FLOOD INSURANCE MAP, THE SITE IS NOT WITHIN A FLOODPLAIN.

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LEGEND

- SUBJECT PROPERTY
- PARCEL LINE
- - - 5 MINUTES WALKABLE LINE
- P1 OVERLAY
- P4 PLACE TYPE
- P5 PLACE TYPE
- CS PLACE TYPE

- NOTES**
1. THIS PLAN PROVIDES THREE POINTS OF INGRESS AND EGRESS FOR FIRE DEPARTMENT/EMS.
 2. THE PROPOSED ACCESS DRIVES WILL BE DESIGNED IN ACCORDANCE WITH THE CITY AND TXDOT CRITERIA AS APPLICABLE.
 3. PRIVATE INDOOR AMENITY SPACE IS AVAILABLE ADJACENT TO THE POOL AREA.
 4. THE P4 DISTRICT INCLUDES A RESERVABLE SPACE FOR PRIVATE OR COMMUNITY EVENTS.
 5. THE JUSTIN LANE CROSS SECTION WILL TRANSITION TO MATCH THE EXISTING PAVEMENT WIDTH WEST OF THE SITE
 6. THE BUILDING HEIGHTS WILL RESPECT THE HEIGHT LIMITS PERMITTED BY THE FAA

SITE AREA	7.80	ACRE
ROW/ PRIVATE STREET	2.19	ACRE
SITE AREA - ROW/ PRIVATE STREET	5.60	ACRE

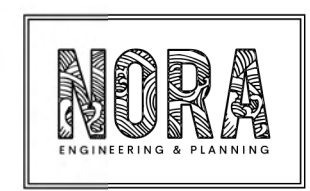
PLACE TYPE	TND REQ'D		PROVIDED	
	(%)	(ACRES)	(%)	(ACRES)
P1	5%	0.28	0%	0.00
P3	10-30%	0.56 - 1.68	0%	0.00
P4	40-60%	2.24 - 3.36	9%	0.50
P5	10-30%	0.56 - 1.68	72%	4.02
CS*	10%	0.56	19%	1.09
TOTAL			100%	5.60

* INCLUDING P1 OVERLAY

TND PLAN IN CONTEXT

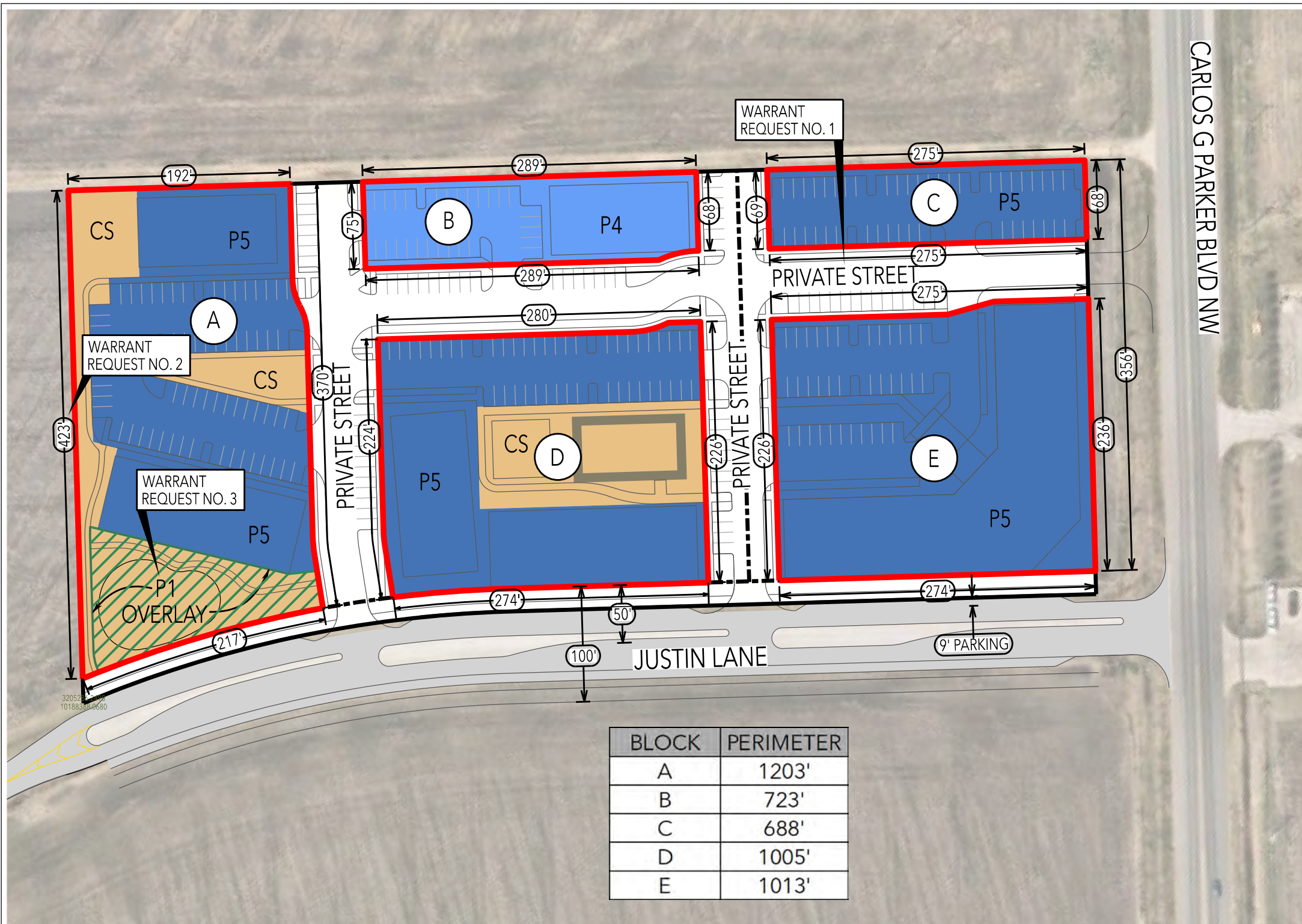
THE LDC SPECIFIES THAT PROJECTS >2.5 ACRES BUT LESS THAN A PEDESTRIAN SHED SHALL USE THE TND DEVELOPMENT PATTERN OR THE DEVELOPMENT PATTERN OF THE ADJACENT AND SURROUNDING NEIGHBORHOOD. THIS PROJECT VARIES FROM THE TND PLACE TYPE ALLOCATION. THE ADJACENT PROPERTIES ARE CURRENTLY UNDEVELOPED. HOWEVER, THE CITY HAS APPROVED THE MASTERPLAN FOR THE PROPERTY TO THE WEST. PRIVATE STREETS & PEDESTRIAN WAYS ARE ARRANGED IN A GRID WITH SHORT BLOCKS. ALIGNMENT OF PEDESTRIAN WAYS WAS PROVIDED FOR DIRECT LINKAGES TO OTHER BUILDINGS AND CIVIC AREAS.

KMV HOLDINGS TAYLOR TX
 FM 397 & JUSTIN LN | TAYLOR, TX 76574



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 SUITE 307-122
 AUSTIN, TX 78759
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 (737) 264-3081

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BLOCK	PERIMETER
A	1203'
B	723'
C	688'
D	1005'
E	1013'

1" = 100'
 1/2
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

LEGEND

- SUBJECT PROPERTY
- PROPOSED LOT LINE
- BLOCK
- P1 OVERLAY
- P4 PLACE TYPE
- P5 PLACE TYPE
- CS PLACE TYPE

WARRANT REQUESTS

1. BLOCK PERIMETER: THE MAXIMUM BLOCK PERIMETER FOR THE P5 PLACE TYPE IS 1320 FEET. A WARRANT IS REQUESTED TO UTILIZE PRIVATE DRIVES IN LIEU OF PUBLIC STREETS TO SATISFY THE MAXIMUM BLOCK PERIMETER REQUIREMENT.

2. BLOCK LENGTH:

MAXIMUM BLOCK LENGTH	
REQUIRED	REQUESTED
330'	423'

3. A WARRANT IS REQUESTED TO INCLUDE THE STORMWATER DRAINAGE AREA AS CIVIC SPACE.

4. A WARRANT IS REQUESTED TO VARY FROM THE TND PLACE TYPE ALLOCATION

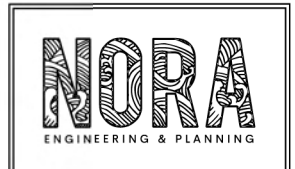
PLACE TYPE	TND REQ'D		PROVIDED	
	(%)	(ACRES)	(%)	(ACRES)
P1	5%	0.28	0%	0.00
P3	10-30%	0.56 - 1.68	0%	0.00
P4	40-60%	2.24 - 3.36	9%	0.50
P5	10-30%	0.56 - 1.68	72%	4.02
CS*	10%	0.56	19%	1.09
TOTAL			100%	5.60

* INCLUDING P1 OVERLAY

WARRANT REQUESTS

THIS PROJECT REQUESTS WARRANTS TO EXCEED MAXIMUM BLOCK LENGTH & PERIMETER AS DEFINED BY THE LDC AND TO INCLUDE THE STORMWATER FACILITY AREA AS CIVIC SPACE. A WARRANT TO VARY FROM THE TND PLACE TYPE ALLOCATION IS ALSO REQUESTED

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1" = 100'

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

LEGEND

- SUBJECT PROPERTY
- P1 OVERLAY
- P4 PLACE TYPE
- P5 PLACE TYPE
- CS PLACE TYPE

PLACE TYPE	TND REQ'D		PROVIDED	
	(%)	(ACRES)	(%)	(ACRES)
P1	5%	0.28	0%	0.00
P3	10-30%	0.56 - 1.68	0%	0.00
P4	40-60%	2.24 - 3.36	9%	0.50
P5	10-30%	0.56 - 1.68	72%	4.02
CS*	10%	0.56	19%	1.09
TOTAL			100%	5.60

* INCLUDING P1 OVERLAY

SITE AREA	7.80	ACRE
ROW/ PRIVATE STREET	2.19	ACRE
SITE AREA - ROW/ PRIVATE STREET	5.60	ACRE

REGULATING PLAN

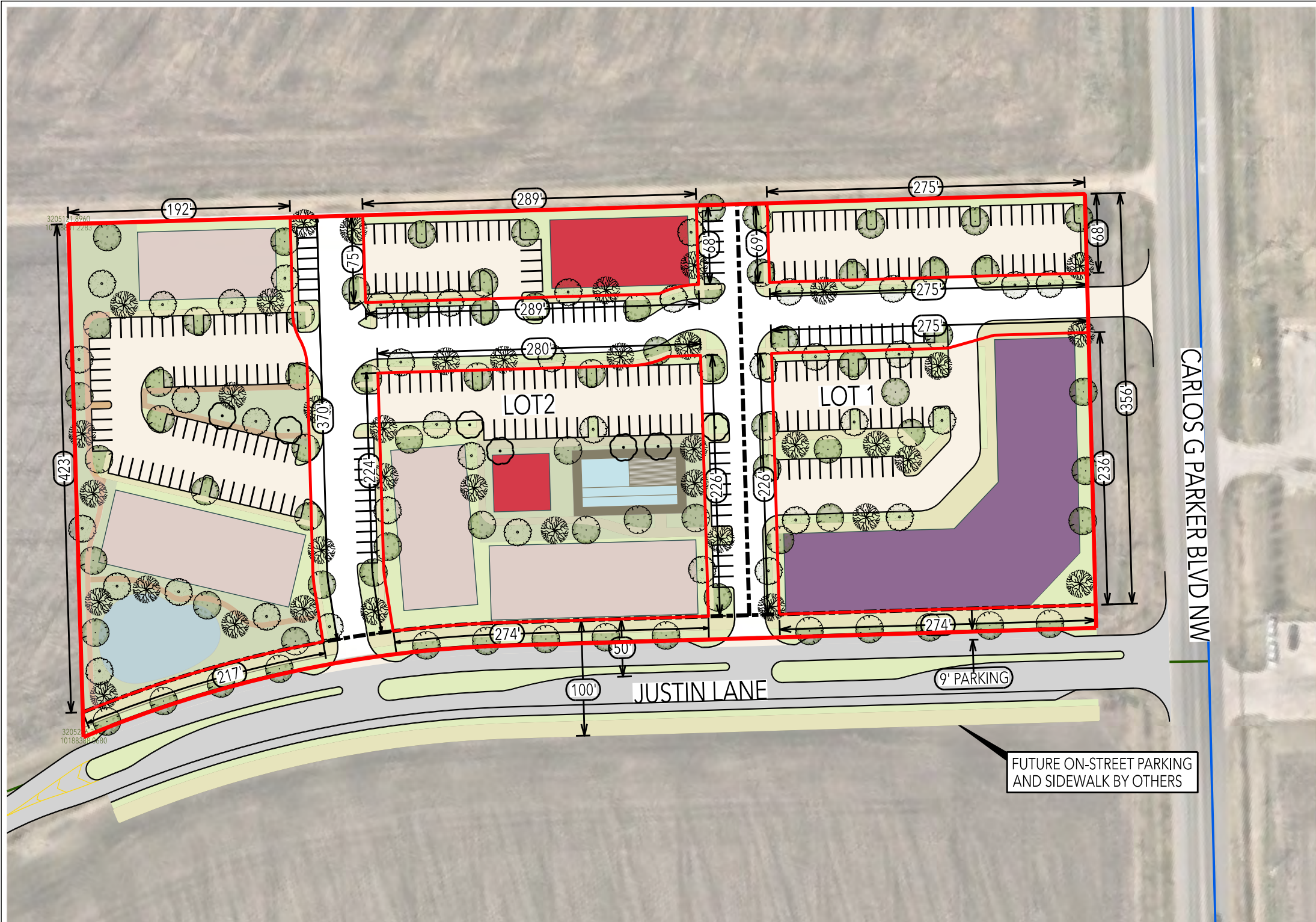
WHILE THIS PROJECT COMPLIES WITH THE PLACE TYPE ALLOCATION REQUIREMENTS FOR THE P1 AND CS DISTRICTS, THIS PROJECT VARIES FROM THE ALLOCATION REQUIREMENTS FOR THE P3, P4, AND P5 DISTRICTS. A WARRANT IS REQUESTED TO VARY FROM THE TND PATTERN PLACE TYPE ALLOCATION

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LEGEND

- SUBJECT PROPERTY
- PROPOSED LOT LINE
- MIXED USE COMMERCIAL HOTEL/RETAIL
- APARTMENT/ HOTEL/ RETAIL/STORAGE UNITS
- CIVIC - CONFERENCE COMMUNITY SPACE

PROGRAM AND KEY DESIGN ELEMENTS

DESCRIPTION	
LARGE APARTMENT*	120 DWELLING UNITS
MIXED-USE COMMERCIAL	120-ROOM HOTEL AND 8,000 SF RETAIL
SMALL \ LARGE COMMERCIAL*	APPROX. 200-ROOM HOTEL AND/OR 10,000 SF RETAIL & 50,000 SF STORAGE UNITS*
PARKING SPACES, PARKING QUANTITY INCLUDES SURFACE AND ON-STREET PARKING WITHIN THE SITE	303 PARKING SPACES (1.5 X BUILDING FOOTPRINT, MAX.)
CIVIC SPACE	PARKS, CONFERENCE HALL, CLUBHOUSE & TRAIL

* HOTEL, RETAIL AND STORAGE UNITS ARE PROPOSED AS ALTERNATIVE LAND USES IN LIEU OF APARTMENTS.

THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE SUBDIVISION AND SITE PLAN PROCESS.

ILLUSTRATIVE PLAN

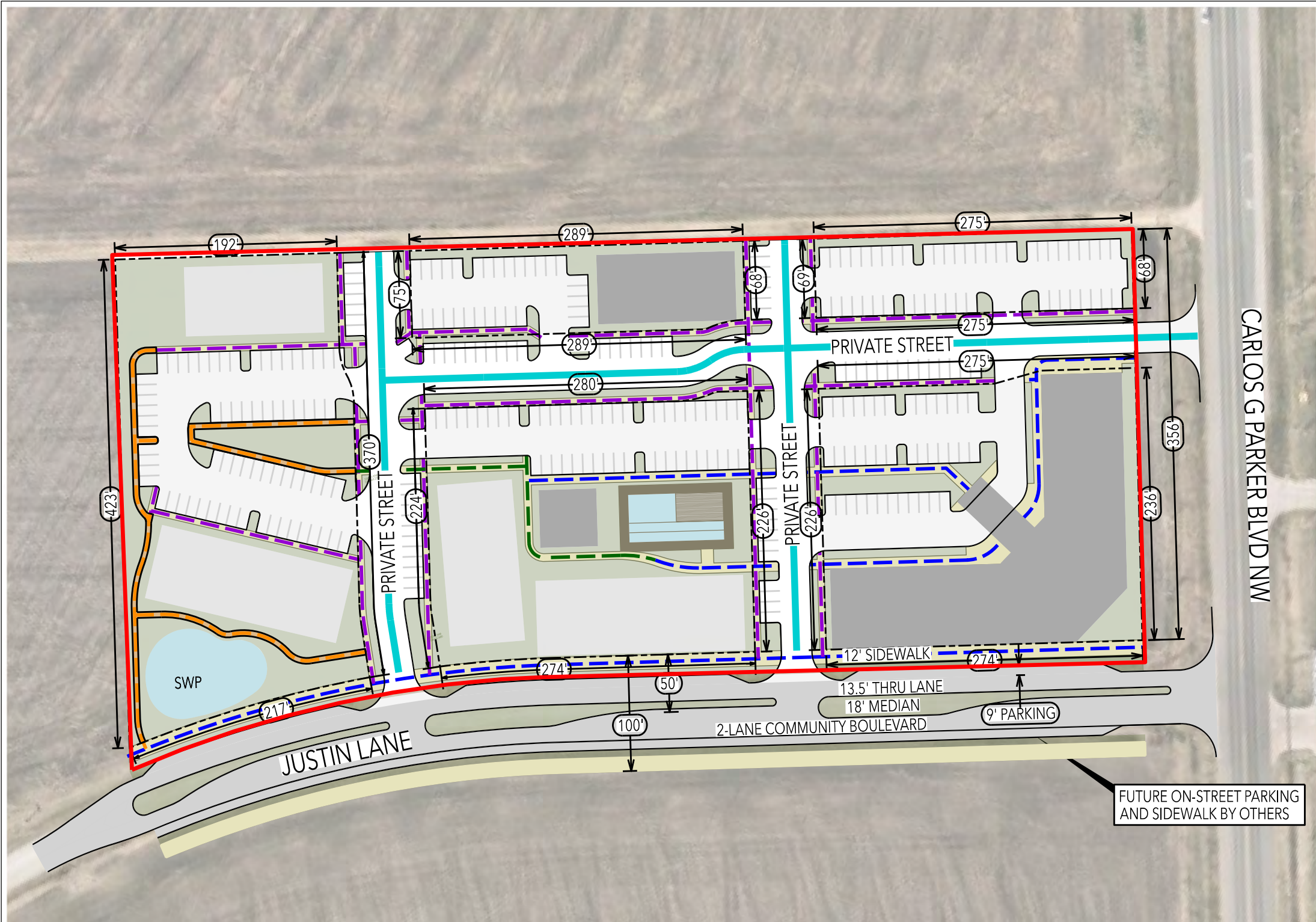
TWO LOTS ARE PROPOSED ON THIS THIS 7.8-ACRE TRACT. HOTEL AND RETAIL ARE PROPOSED ON LOT 1. THE PROSED LAND USES ON LOT 2 MAY INCLUDE MULTI-FAMILY WHICH REQUIRES A SPECIAL USE PERMIT. ALTERNATIVE USES ARE SMALL OR LARGE COMMERCIAL USES SUCH AS HOTEL RETAIL AND STORAGE UNIT.

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LEGEND

- SUBJECT PROPERTY
- PRIVATE STREET
- - - PATH
- - - 5' WIDE SIDEWALK
- - - 6' SIDEWALK
- - - 8' OR WIDER SIDEWALK

1" = 100'
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SITE THOROUGHFARE PLAN

THE LDC SPECIFIES A MAXIMUM BLOCK LENGTH OF 330 FEET & BLOCK PERIMETER OF 1,320 FEET FOR THE P5 PLACE TYPE. THIS PROJECT PROPOSES PRIVATE STREETS TO FORM THESE BLOCKS, WITH STUB-OUTS TO THE ADJACENT PROPERTY FOR FUTURE EXTENSIONS. SHADED SIDEWALKS ARE PROPOSED ON BOTH SIDES OF THE PRIVATE STREETS THAT CONNECT TO CIVIC AREAS ON THE SITE AND THE PUBLIC STREETS. BECAUSE THE BLOCKS ARE FORMED BY PRIVATE STREETS RATHER THAN PUBLIC STREETS, WARRANTS TO EXCEED MAXIMUM BLOCK LENGTH & PERIMETER ARE REQUESTED.

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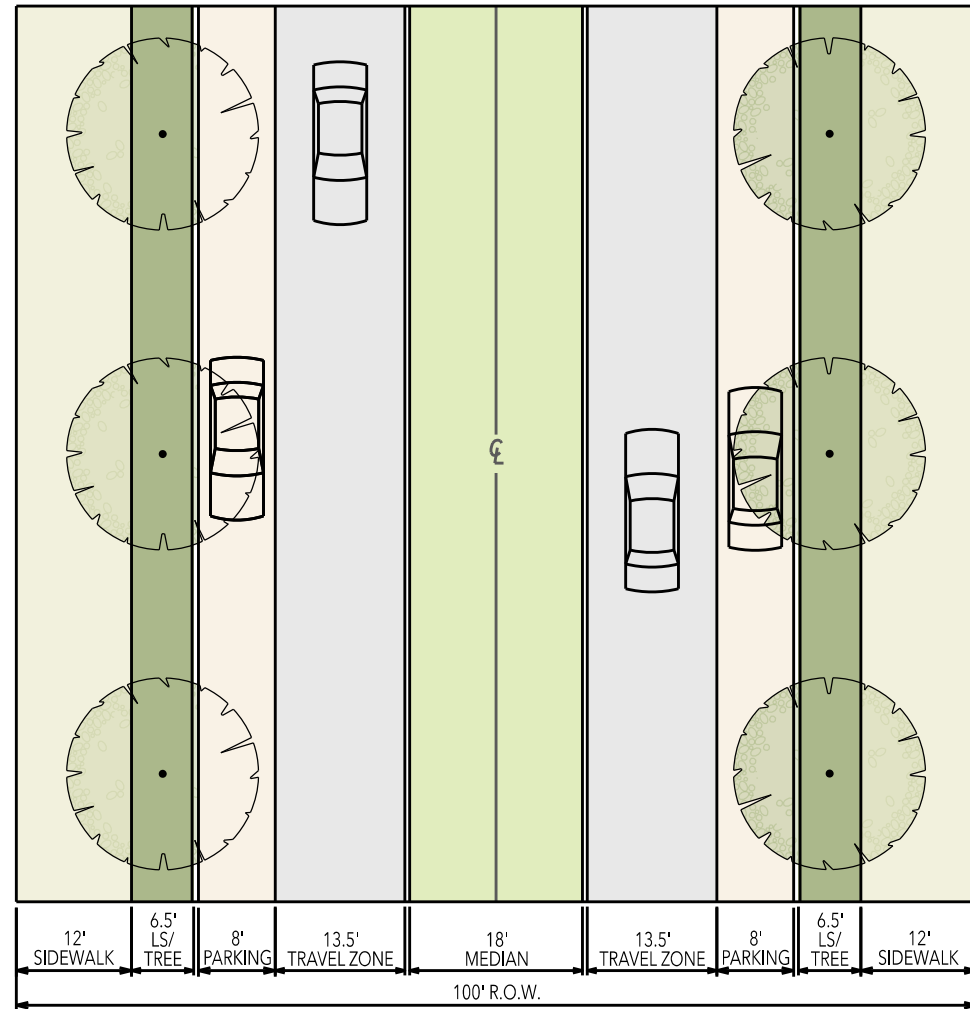


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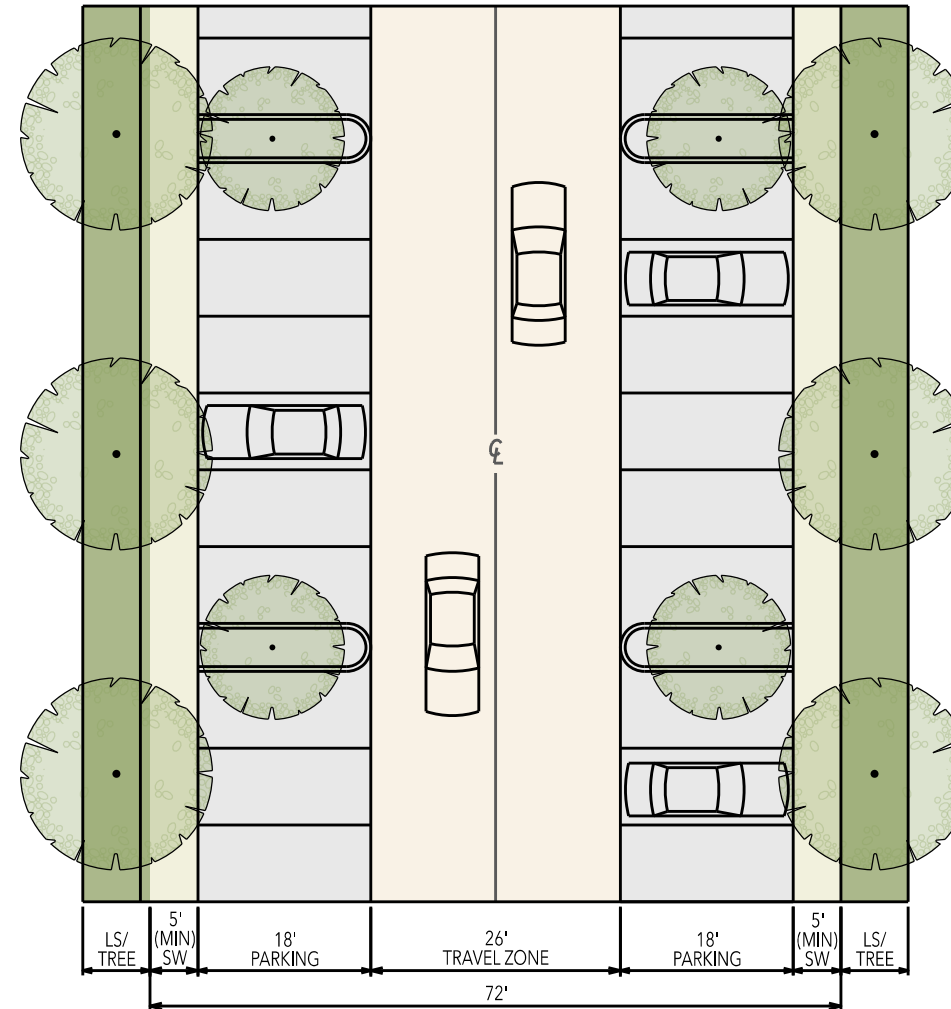
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JUSTIN LANE
COMMUNITY BOULEVARD



PRIVATE STREET (TYPE 1)
2-WAY W/ PARKING ON BOTH SIDE



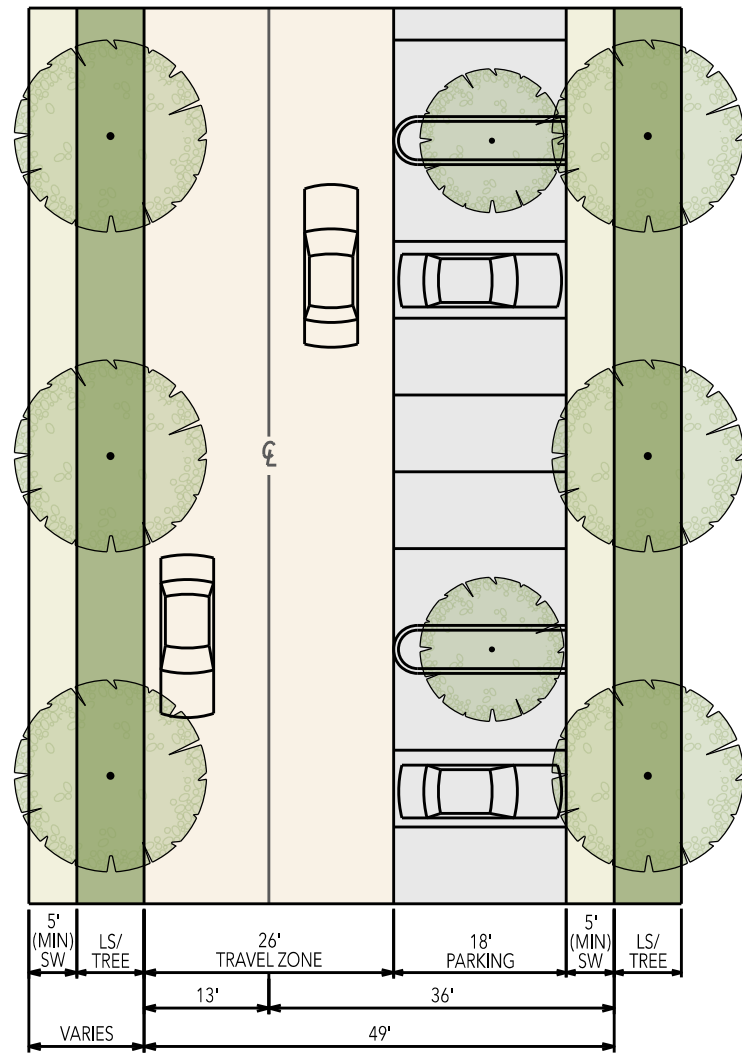
THOROUGHFARE PLAN TYPES

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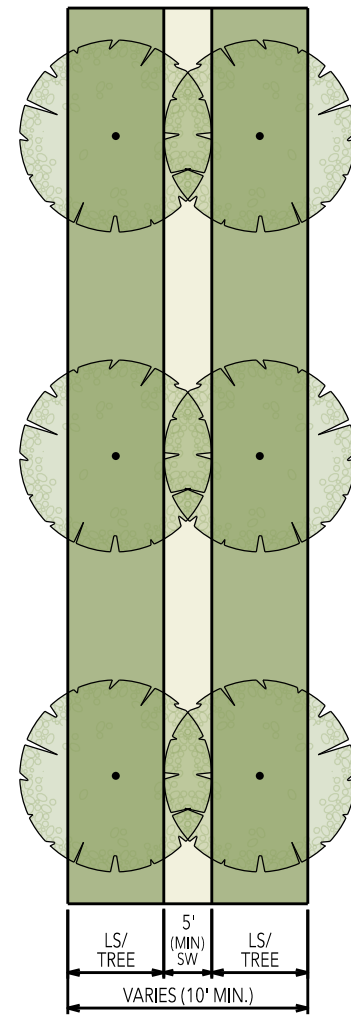


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PRIVATE STREET (TYPE 2)
2-WAY W/ PARKING ON ONE SIDE



PATH

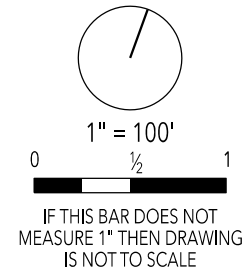


THOROUGHFARE PLAN TYPES

KMV HOLDINGS TAYLOR TX
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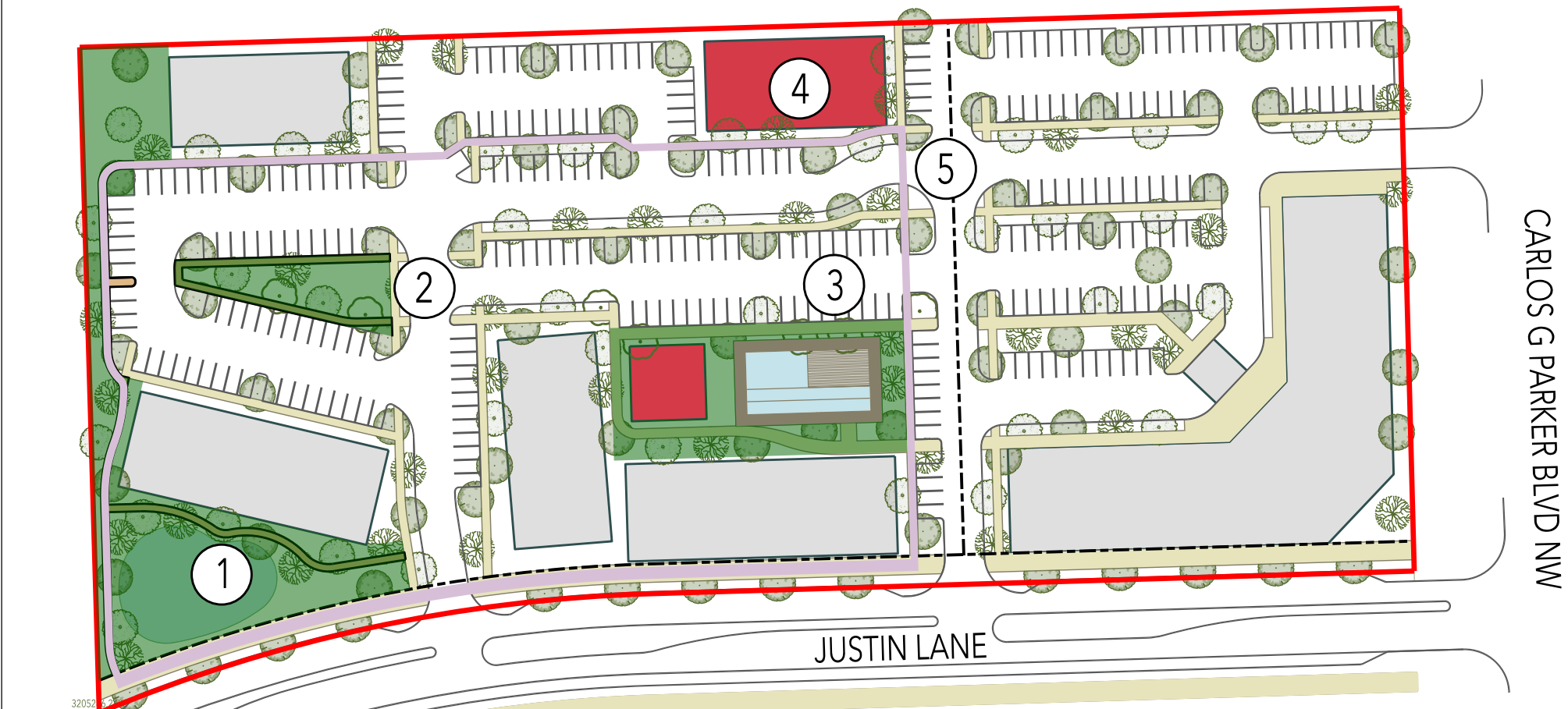
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LEGEND	
	SUBJECT PROPERTY
	CIVIC SPACE
	CIVIC BUILDING
	1/3 MILE TRAIL

THE CHARACTER OF EACH CIVIC SPACE IS DESCRIBED BELOW.

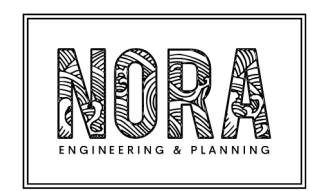
	DESCRIPTION
1	A MULTIFUNCTIONAL POCKET PARK THAT SERVES AS BOTH A STORM WATER DETENTION POND AND COMMUNITY RECREATION AREA. THE SPACE WILL HAVE PICNIC TABLES AND PARK BENCHES.
2	POCKET PARK - THE SPACE COULD BE A DOG PARK OR PLAY AREA SERVING THE COMMUNITY RESIDENTS. CROSSWALKS TO THE POCKET PARK WILL BE PROVIDED TO ENHANCE SAFETY AT PEDESTRIAN CROSSINGS. CROSSWALKS SHALL BE CLEARLY VISIBLE USING PAVEMENT MARKINGS OR BY PAVING WITH CONTRASTING COLORS.
3	A POCKET PARK / SQUARE - THIS AREA INCLUDES A CLUBHOUSE AND A POOL THAT SERVES RESIDENTS.
4	A CONFERENCE HALL WITHIN THAT CAN BE RESERVED BY THE PUBLIC FOR EVENTS SUCH AS MEETINGS, WEDDINGS, OR OTHER OCCASIONS.
5	1/3 MILE WALKING TRAIL



CIVIC SPACES

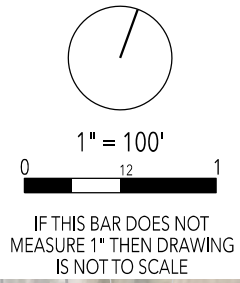
APPROXIMATELY 1.1 ACRE OF CIVIC SPACE IS PROPOSED - THE EQUIVALENT OF 14% OF THIS 7.8-ACRE TRACT.

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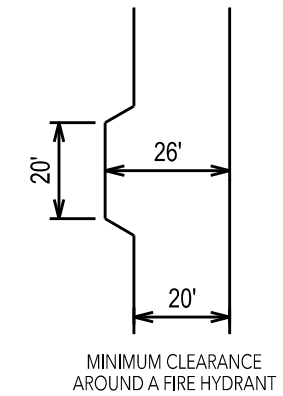
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FIRE APPARATUS ACCESS NOTES

1. APPLICANTS UNDERSTANDING OF THE RELEVANT STANDARDS FROM THESE FIRE APPARATUS ACCESS NOTES TO BE CONFIRMED BY THE CITY OF TAYLOR.
2. BUILDINGS 30 FEET TALL OR GREATER:
 - FIRE APPARATUS ACCESS ROADS SHALL BE 26 FEET CLEAR MINIMUM.
 - FIRE APPARATUS ACCESS ROADS SHALL BE BETWEEN 15 AND 30 FEET FROM THE BUILDING.
 - FIRE APPARATUS ACCESS ROADS SHALL PROVIDE ACCESS TO ONE COMPLETE SIDE OF THE BUILDING, AS DETERMINED BY THE FIRE OFFICIAL.
3. ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN EFFECTIVE INSIDE TURNING RADIUS OF 15 FEET.
4. ALL FIRE APPARATUS ACCESS ROADS SHALL BE A MAXIMUM DISTANCE OF 150 FEET FROM ALL PORTIONS OF ANY BUILDING.
5. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET (7925 MM), EXCLUSIVE OF ALL SHOULDERS (SEE GRAPHIC BELOW).



LEGEND

- 26-FOOT FIRE APPARATUS ACCESS ROAD
- PROPOSED BUILDINGS UNDER 30'
- PROPOSED BUILDINGS OVER 30'

FIRE APPARATUS ACCESS DIAGRAM

KMV HOLDINGS TAYLOR TX
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ORDINANCE NO. 2026-XX

AN ORDINANCE APPROVING A NEIGHBORHOOD PLAN REFERRED TO AS TRENTON VILLAGE, GENERALLY LOCATED AT 397 FM/369 CR, CONSISTING OF APPROXIMATELY 7.7957 ACRES OF LAND IN THE S. PHARRASS SURVEY, ABSTRACT NO. 496, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R430433, TAYLOR, WILLIAMSON COUNTY, TEXAS.; AMENDING THE OFFICAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on May 28, 2026, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve the Neighborhood Plan, referred to as KMV Holdings; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 12, 2026, to consider the zoning request, and recommended the Neighborhood Plan to the City Council; and

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

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

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

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

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2026-XX was introduced before the Taylor City Council on the 28nd day of May, 2026.

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

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2026, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2026.

Lucy Aldrich
City Clerk

EXHIBIT A
((Metes & Bounds/Legal Description/Survey))



Planning & Zoning Commission Meeting May 12, 2026 Transmittal Letter

Agenda Item Number: 8.

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

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

Department Submitted: Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

The subject properties are located at 1019 and 1021 W 3rd Street. The applicant is requesting a Special Use Permit for 21 multifamily residential dwelling units on a 0.43-acre site. 1019 W 3rd Street is a vacant lot and 1021 W 3rd Street contains an existing single-family residence. Both properties are zoned P5: Urban Center, which requires a Special Use Permit for Large Apartment building types per Ordinance 2025-15. The P5 Place Type is mostly found south of third street with the P4: Mix Place type found north of W 3rd. **This Special Use Permit request was presented to the Planning and Zoning Commission on March 10th, 2026; the Planning and Zoning Commission voted (6-1) to recommend disapproval of the request for 21 multifamily units. The applicant updated its visual renderings for the project prior to being presented at City Council. This case was brought to City Council on April 9th, 2026 for a Public Hearing. The City Council voted (4-0) to table the item, directing that the Special Use Permit request be brought back to the Planning and Zoning Commission to allow the Commission to consider the new renderings.**

The Future Land Use designation is Market: Community. Market Centers are mixed-use, walkable areas anchored by retail destinations where surrounding residents access daily goods and services. The Growth Sector is Infill Growth Sector (G-5), which encompasses already-

developed areas served by existing infrastructure and is intended for higher-intensity uses than are currently in place.

Staff has reviewed the submitted concept plan and identified the following items for the Commission's consideration. The concept plan proposes 27 of the 37 parking spaces (73%) within the public right-of-way utilizing on-street spaces, with the remaining 10 spaces provided in the off-street parking lot behind the building, accessible from the alley. The depicted circulation design requires vehicles utilizing the on-street spaces to back directly into a public roadway. Pursuant to LDC Sections 1.3.3(6) and 1.3.3(7), parking shall not detract from the streetscape and should generally be located to the side or rear of buildings, with alley access serving as the intended vehicle access route for rear lots. Staff recommends the applicant revise the parking layout and vehicular circulation design so that vehicles may maneuver on-site and exit in a forward motion prior to site development plan approval.

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

2. STAFF ANALYSIS / BACKGROUND

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

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

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

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

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

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

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

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

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

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

The subject properties sit at the corner of W 3rd Street and Victoria Street, within a predominantly low-intensity residential area consisting largely of single-family homes. While the properties are zoned P5: Urban Center, a place type that permits apartment building types, the current character of the immediate surroundings remains single-family residential in nature. Across W 3rd Street to the north, the P4: Mix Place Type is present, which permits a broader range of residential building types including townhomes and detached single-family homes, serving as a transition between the more intense P5: Urban Center and the established single-family neighborhood beyond.

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

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

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

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

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

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

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

3. RECOMMENDATION

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

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

4. TIMELINE

P&Z First Hearing: 03/10/2026
City Council Public Hearing: 04/09/2026
P&Z Second Hearing: 05/12/2026

5. OTHER OPTIONS

6. ATTACHMENTS

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

Special Use Permit

3rd Street Apartments

1019 & 1021 W 3rd St Taylor, TX 76574

January 30, 2026

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

Introduction and Overview

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

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





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

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

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

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

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

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

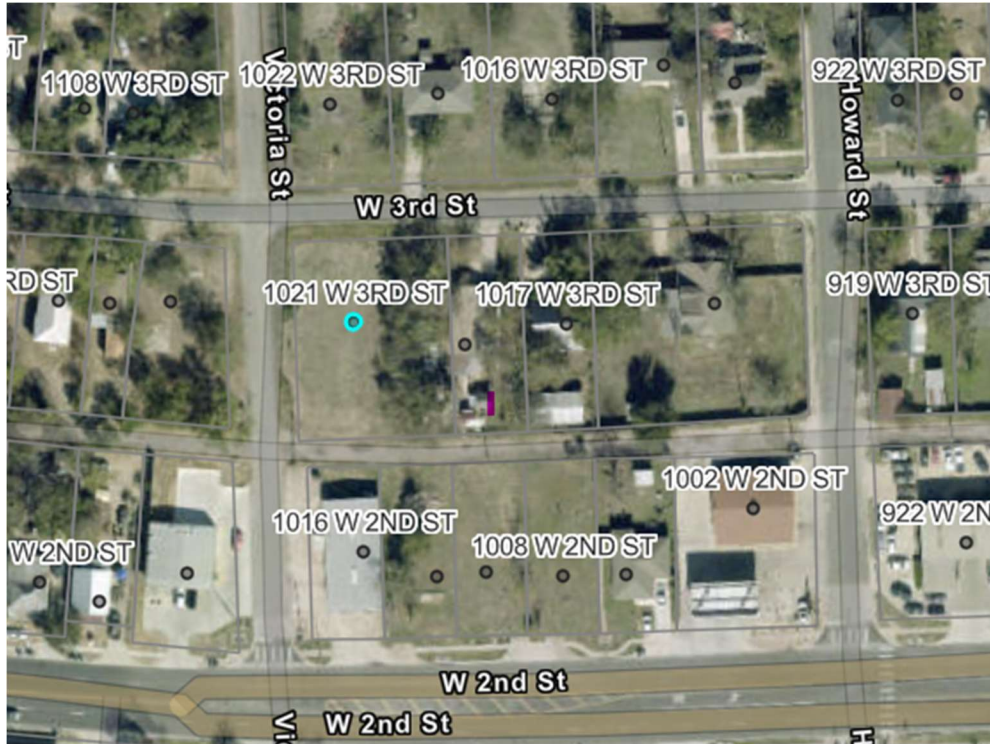
3. Explanation of how streets and utilities will serve the property.

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

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

Current use:

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













Property Acquisition and Entitlement :

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

Place Type Zoning: P5: Urban Center

Place Type Zoning

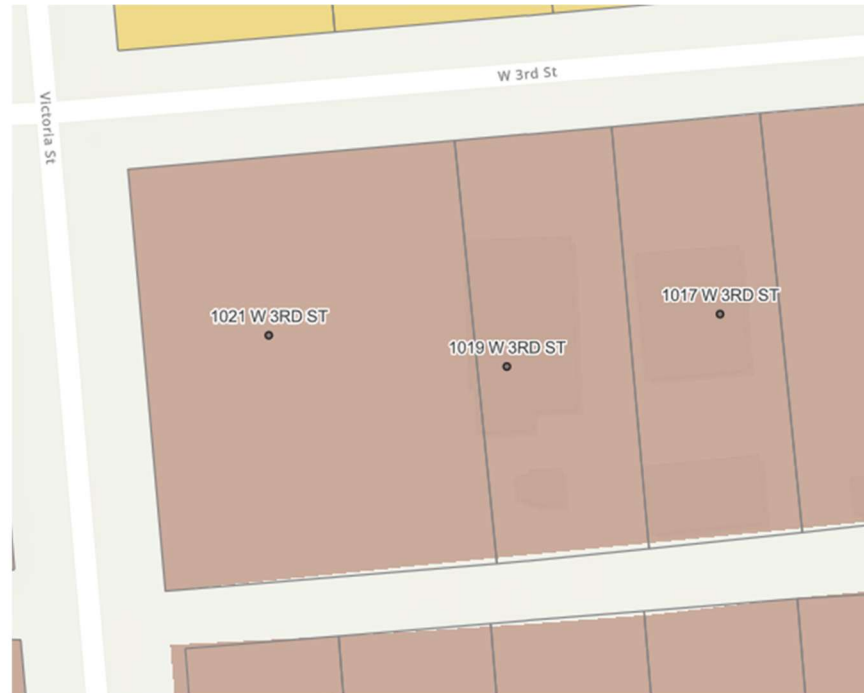
-  P2: Rural
-  P2C: Rural Commercial
-  P2.5: Large Lot
-  P3: Neighborhood
-  P3M: Manufactured Housing
-  P4: Mix
-  P5: Urban Center
-  EC: Employment Center
-  CS: Civic Space
-  Unknown



Future Land Use – Market Community

Future Land Use

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



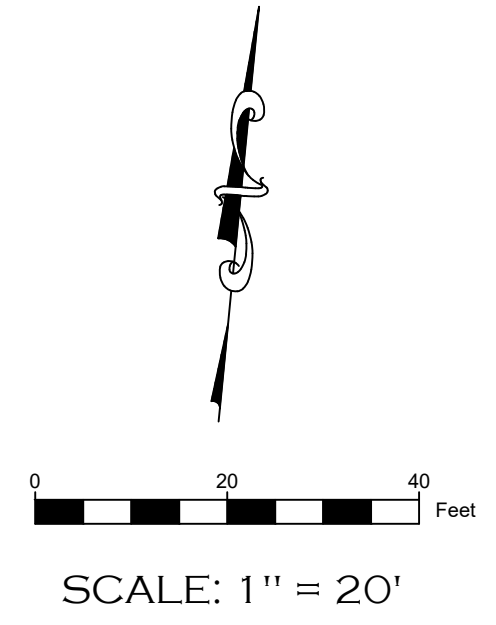
Drainage and Stormwater Detention: will be addressed during the Preliminary Plat Process.

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

Sincerely,

Sunshine R Kapus

Sunrise Development Group, LLC



LEGEND

GREEN SPACE ■

PARKING STALL COUNT X



1/22/2026

30% SET

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT: 3RD ST. APARTMENTS
TAYLOR, TEXAS

CLIENT: DAVID DOWNS

PROJECT NUMBER: 048-001



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

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

SHEET TITLE: SITE PLAN

SHEET NUMBER: C-5

REVISIONS

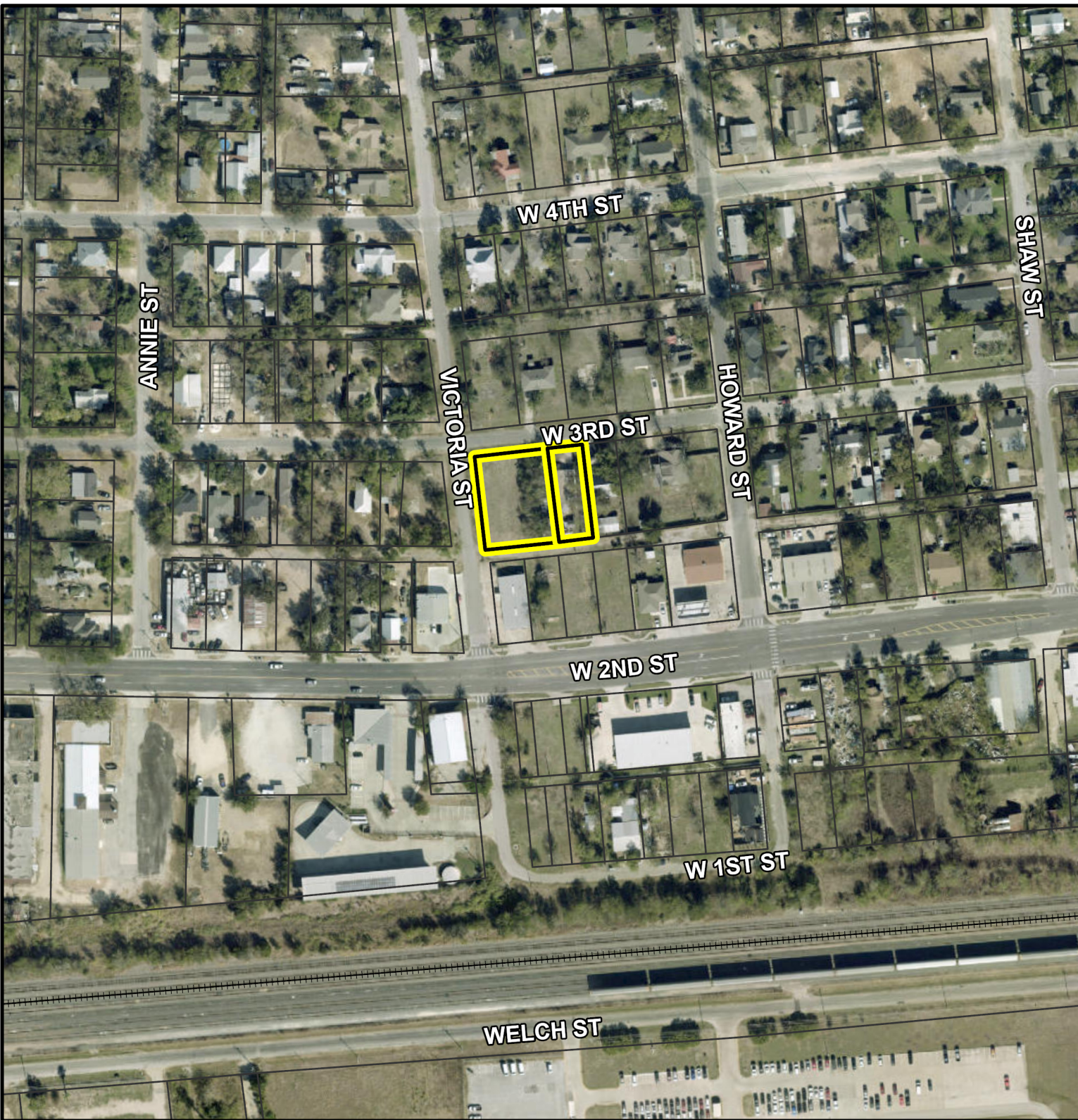
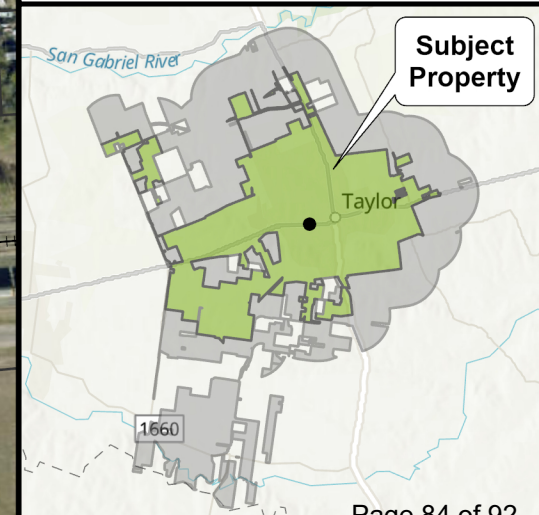
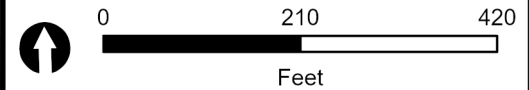
DATE



PZ-2026-2672

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

- Parcel Boundary
- Subject Property

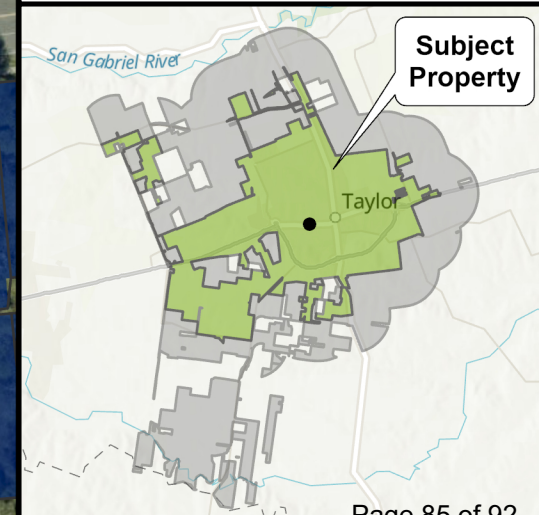
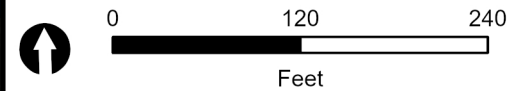




PZ-2026-2672

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

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





PZ-2026-2672

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

Subject Property

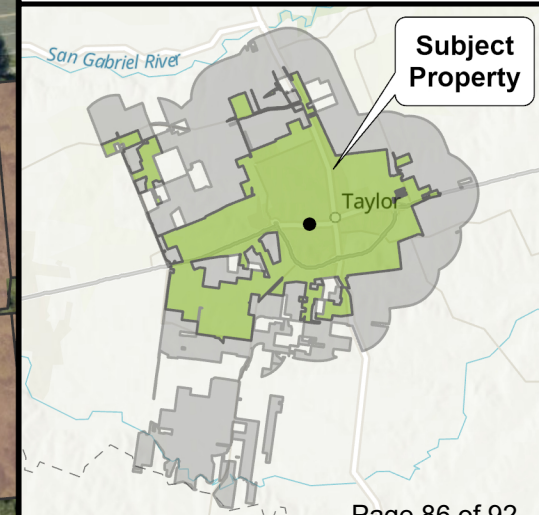
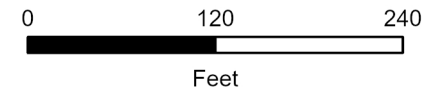
Parcel Boundary

Future Land Use

Area of Minimal Change

Neighborhood Infill

Market: Community





PZ-2026-2672

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

Subject Property

Parcel Boundary

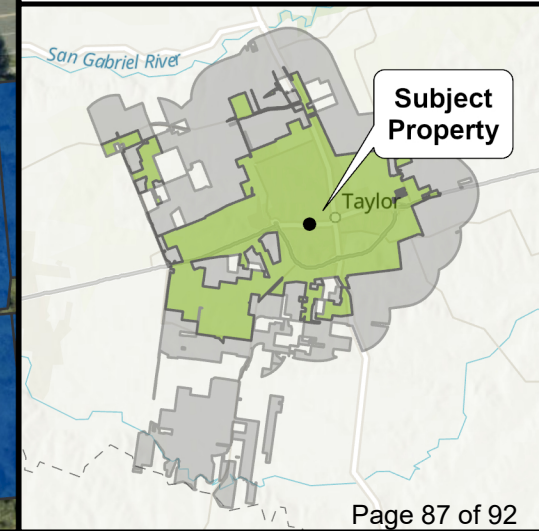
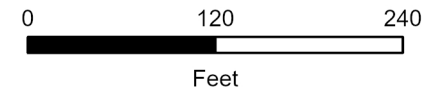
Place Type Zoning

P4: Mix

P5: Urban Center

EC: Employment Center

CS: Civic Space





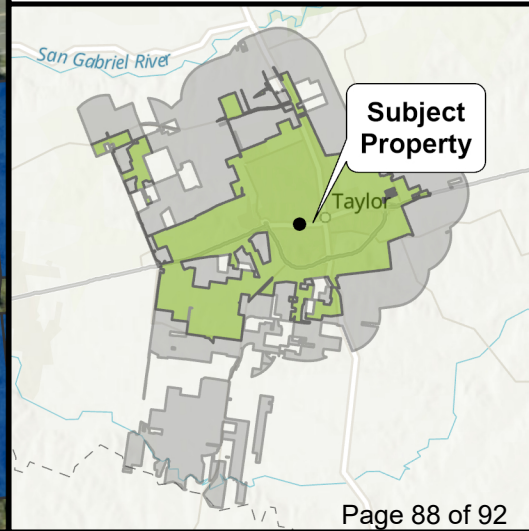
PZ-2026-2672

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

- Subject Property
- Special Use Permit
- Parcel Boundary

Place Type Zoning

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

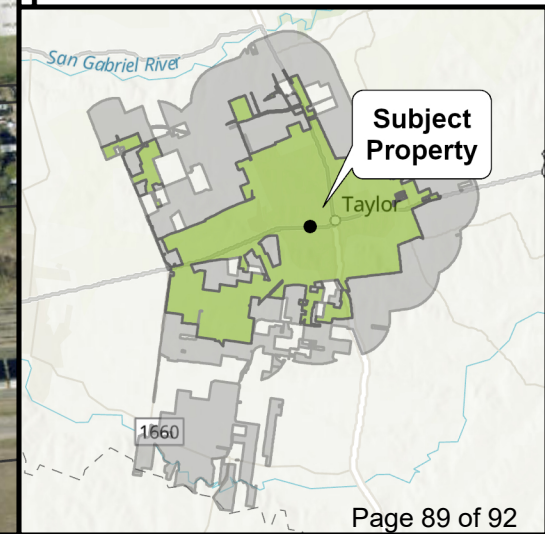
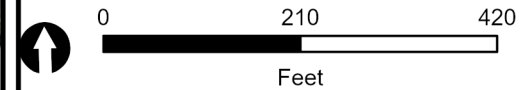




PZ-2026-2672

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

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



ORDINANCE NO. 2026-00

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR 21 MULTIFAMILY RESIDENTIAL DWELLINGS GENERALLY LOCATED AT 1019 AND 1021 W 3RD STREET, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL DISTRICT PARCEL'S R016439 AND R016440, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on March 26th, 2026, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Specific Use Permit for a 21 Multifamily Residential Dwellings, which is a use required to obtain a Specific Use Permit to grant approval within the P5 place type; and

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

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

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

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

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

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

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2026-00 was introduced before the Taylor City Council on the 26th day of March 2026.

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

Dwayne Ariliola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-00, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2026, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2026.

Lucy Aldrich
City Clerk

EXHIBIT A
(Legal Description/Survey)