

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX
JUNE 9, 2026, 6:00 PM

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, June 9, 2026.

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

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

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on May 12, 2026 *Joe Ducay*

IV. REGULAR AGENDA

2. PZ 2026-2683 – Consider conditional approval 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*
3. PZ 2026-2697 – Consider disapproval of the Replat of the RCR PHASE 2, BLOCK 2, LOT 3AAA and LOT 3AAB, generally located at 655 FM 3349, legally described as approximately 35.331 acres of land in the RCR-TAYLOR LOGISTICS PARK PH 2(BLK2LTS 1,2,3A RPLT), Lot 3AA, more particularly described by Williamson Central Appraisal District Parcel R679287, Taylor, Williamson County, Texas. *Joe Ducay*
4. PZ 2026-2699 – Consider disapproval of the Taylor Industrial Phase 1 – preliminary plat, for property generally located between US 79, Lorax Lane, and Justin Lane, legally described as approximately 329.476 acres of land situated in the William Kincaid Survey No. 5, Abstract No. 373, the Samuel Pharrass Survey No. 1, Abstract No. 496, and the H.G. Johnson Survey No. 6, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcels R019625, R635748, and R406314, Taylor, Williamson County, Texas. *Joe Ducay*
5. PZ 2026-2693 Consider disapproval of the Gateway Tract preliminary plat, for property generally located at 505 SW Carlos G Parker Blvd, consisting of approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly

described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas. *Joe Ducay*

6. PZ 2026-2698 – Consider disapproval of the North Village Phase 1 – Final plat, generally located at CR 367, at the intersection of NW Carlos G Parker Boulevard and North Drive, legally described as approximately 40.18 acres of land in the William J Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018652, Taylor, Williamson County, Texas. *Joe Ducay*

V. PUBLIC HEARINGS

7. PZ-2026-2696 Hold a public hearing and consider making a recommendation regarding a request for a Place Type change from P2.5:Large Lot to P3:Neighborhood for property located at 2103 Kent St, legally described as approximately 3.703 acres of land in the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018821, Taylor, Williamson County, Texas *Joe Ducay*
8. PZ-2026-2702 Hold a public hearing and consider making a recommendation regarding a request for a Place Type change from P2:Rural and P3:Neighborhood to P5:Urban Center for property generally located at 1201 South Rio Grande St, legally described as approximately 9.73 acres of land in the P. Coursey Survey, Abstract No. 131, more particularly described by the Williamson Central Appraisal District Parcels R019072, R019918, Taylor, Williamson County, Texas *Joe Ducay*
9. PZ 2025-2620 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan at 2700 & 2710 Davis Street, legally described as approximately 0.8331 acres of land in Terry Green, Lot 1 and Lot 2, more particularly described by the Williamson Central Appraisal District Parcels R344254, R344255, Taylor, Williamson County, Texas *Joe Ducay*

VI. DISCUSSION ITEMS

10. Update regarding City Council actions on items referred by the Planning and Zoning Commission. *Martin Griggs*
11. Quorum call for planning and zoning commission meeting for July 14, 2026

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: June 3, 2026



Planning & Zoning Commission Meeting June 9, 2026 Transmittal Letter

Agenda Item Number: 1.

Agenda Title: Review and approve minutes from the meeting held on May 12, 2026

Commission Action to be Taken: Review and approve minutes

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND

PROPERTY DETAILS

Location

Physical and Natural Features

Land Use & Zoning

Transportation

Utilities

Surrounding Area Characteristics

Public Notification

Staff Analysis

3. RECOMMENDATION

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

1. P&Z Minutes 05.13.2026

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

May 12, 2026, at 4:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

<u>PRESENT</u>	<u>ABSENT</u>	<u>STAFF PRESENT</u>
Nora Roy	None	Martin Griggs - Director
Joseph Gonzales		Joseph Duca - Planning Manager
Annette Maruska		John Atkinson – Planner
Amy Everhart		Beverly Ashton – Planning Technician
Barbara Aviles-Toresberg		
Jim Newman		
Craig Eulenfeld		
Rick Selin		
Jim Buzan		

I. CALL TO ORDER AND DECLARE A QUORUM

Chair Amy Everhart called the meeting to order and declared a quorum at 4:00 P.M.

II. CITIZENS COMMUNICATION

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

No citizens spoke at this time.

III. DISCUSSION ITEMS

1. Take action to elect officers (chair, vice chair and secretary)

Chair Everhart nominated Nora Roy for chair. Commissioner Newman seconded the motion. Motion passed unanimously (9-0).

Commissioner Buzan nominated Joseph Gonzales for vice-chair. Commissioner Newman seconded the motion. Motion passed unanimously (9-0).

Commissioner Aviles-Toresberg nominated Annette Maruska for Secretary. Commissioner Everhart seconded the motion. Motion passed unanimously (9-0).

2. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

Director Martin Griggs provided a report on the Chick-Fil-A case.

3. Quorum call for planning and zoning commission meeting for June 09, 2026, meeting

IV. 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.)

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

Vice-chair Gonzales made a motion to Approve the minutes as presented. Commissioner Newman seconded the motion. Motion passed unanimously (9-0).

V. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

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. .

Planning Manager Joseph Ducay presented a brief presentation introducing the Minor Plat and provided staff recommendation for disapproval.

Commissioner Newman made a motion to Disapprove the Minor Plat as presented. Commissioner Selin seconded the motion. Motion passed unanimously (9-0).

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.

Planning Manager Joseph Ducay presented a brief presentation introducing the Replat and provided staff's recommendation for Conditional Approval.

Commissioner Buzan made a motion to Approve the Replat with conditions as presented. Commissioner Newman seconded the motion. Motion passed unanimously (9-0).

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

Chair Roy opened the public hearing at 4:13 pm.

Planning Manager Joseph Ducay introduced the case and provided staff's recommendation for approval.

Commissioners asked further questions about the warrants that are part of the neighborhood plan.

Patrick Levantino, the property owner, and Candace Craig, the project engineer, spoke to address questions from the commissioners

Chair Roy closed the public hearing at 4:36 pm.

Vice chair Gonzales made a motion to recommend approval of the case as presented by staff. Commissioner Everhart seconded the motion. Motion passed (5-4) Commissioners Selin, Aviles-Torresberg, Eulenfeld, and Newman opposed.

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, 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

Chair Roy opened the public hearing at 4:38 pm.

Planning Manager Joseph Ducay introduced the case and provided staff's recommendation.

The applicant, Sunshine Kapus, spoke to address questions from the commissioners.

Greg Maxwell, a resident of Taylor, declined to speak at this time.

Margrette Williams, a resident of Taylor, spoke against the project.

The commissioners discussed the distinction between the formal notification and response process as opposed to informal methods of citizen communication.

Staff clarified that the formal notification process involves letters to the owner of the lot as verified by Williamson Central Appraisal District.

Chair Roy closed the public hearing at 5:05 pm.

Commissioners asked about the glazing requirement and staff clarified the current LDC standards.

The applicant, Sunshine Kaupas Kapus, spoke to address further questions from the commissioners.

Vice-chair Gonzales made a motion to recommend approval of the request. Chair Nora Roy seconded the motion. Motion failed (4-5) Annette Marushka, Barbara Aviles-Toresberg, Craig Eulenfeld, Rick Selin, and Jim Buzan opposed.

Commissioner Selin made a motion to recommend disapproval of the request. Commissioner Maruska seconded the motion. Motion passed (5-4) Joseph Gonzales, Nora Roy, Amy Everhart, and Jim Newman opposed.

VII. Mayor-Elect and Commissioner Jim Buzan tendered his resignation letter from the Planning and Zoning Commission to the Chair and the Commission.

VIII. ADJOURN Meeting was adjourned at 5:22 PM

Approved by Chair:	
	<i>Nora Roy, Chair</i>
Date:	
Attest by City Staff:	
	<i>City Staff -</i>
Date:	



Planning & Zoning Commission Meeting June 9, 2026 Transmittal Letter

Agenda Item Number: 2.

Agenda Title: **PZ 2026-2683 – Consider conditional approval 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 conditional approval of 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 Third submission of the proposed Minor Plat

2. STAFF ANALYSIS / BACKGROUND

Staff Analysis

The submitted Minor Plat meets the minimum requirements of the LDC and Engineering Manual, Therefore staff recommends Conditional Approval of the proposed Minor Plat referred to as Oncor Muscovy Minor Plat. With minor changes:

1. Document numbers

2. Taylor Floodplain (Atlas-14) to be shown on the plat.

3. RECOMMENDATION

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

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

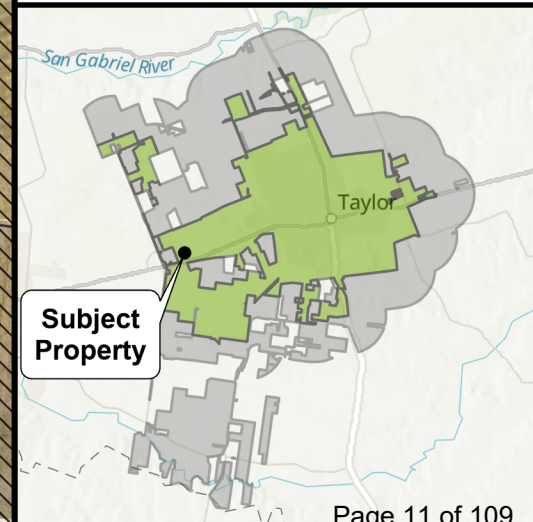
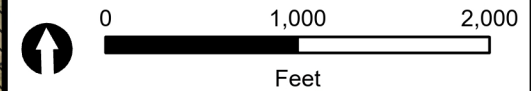
1. Location Map
2. Minor Plat

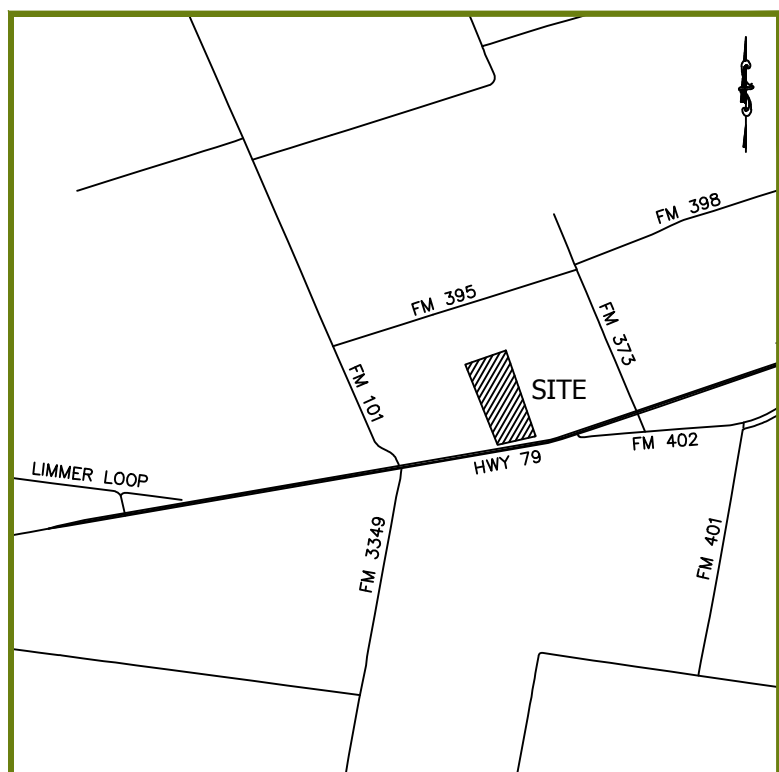


PZ-2026-2683

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

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





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

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:

1. 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.
2. Elevations are based on NAVD88 as determined by post processed static GPS observations.
3. 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.
4. 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.
5. According to the City of Taylor, Texas Zoning Map, the subject property is zoned EC: Employment Center.
6. 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.

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-)

PRELIMINARY - FOR REVIEW
PURPOSES ONLY



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

SHEET 1 OF 2

SEPTEMBER 12, 2025

B005700.429

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

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.

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-_____)

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



Planning & Zoning Commission Meeting June 9, 2026 Transmittal Letter

Agenda Item Number: 3.

Agenda Title: PZ 2026-2697 – Consider disapproval of the Replat of the RCR PHASE 2, BLOCK 2, LOT 3AAA and LOT 3AAB, generally located at 655 FM 3349, legally described as approximately 35.331 acres of land in the RCR-TAYLOR LOGISTICS PARK PH 2(BLK2LTS 1,2,3A RPLT), Lot 3AA, more particularly described by Williamson Central Appraisal District Parcel R679287, Taylor, Williamson County, Texas.

Commission Action to be Taken: Consider disapproval of the RCR PHASE 2, BLOCK 2, LOT 3AAA and LOT 3AAB

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	Replat of the RCR PHASE 2, BLOCK 2, LOT 3AAA and LOT 3AAB
APPLICANT:	Richard Heiges
ADDRESS/LOCATION:	655 FM 3349
LEGAL DESCRIPTION:	Legally described as approximately 35.331 acres of land in the RCR-TAYLOR LOGISTICS PARK PH 2(BLK2LTS 1,2,3A RPLT), Lot 3AA, more particularly described by Williamson Central Appraisal District Parcel R679287, Taylor, Williamson County, Texas.
CURRENT ZONING:	P2:Rural
CURRENT USE:	Vacant
CASE HISTORY:	This is the first submission of the proposed Replat

2. STAFF ANALYSIS / BACKGROUND

Staff Analysis

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

1. Corrections to block label, signature block and certificate headings
2. Show existing railroad
3. Proposed easement is on Lot 2A, this may require owner acknowledgment with this plat or have it completed by separate instrument
4. Provide a point of beginning on the plat drawing that correlates with the metes and bounds legal description

3. RECOMMENDATION

Consider disapproval of the RCR PHASE 2, BLOCK 2, LOT 3AAA and LOT 3AAB

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

1. _03a_PZ 2026-2697 location map
2. _03b_PZ-2026-2697-RCR Replat - Planning Review Letter
3. _03c_PZ-2026-2697-rcr taylor lot 3aa replat



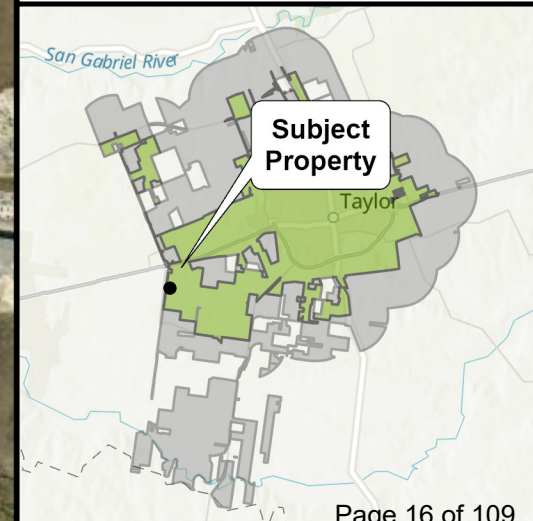
PZ-2026-2697

**655 FM 3349 - RCR Phase 2
Replat
Location Map
Approximately 35.331 acres**

-  Subject Property
-  City Limits
-  ETJ Boundary



0 1,000 2,000
Feet





City of Taylor

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

Richard Heiges
Mr.
435 Mason Park Blvd.
Katy TX 77450
rheiges@ritd-llc.com

Date: Tuesday, May 26, 2026

Address: 655 FM 3349, Taylor 76574

Permit Number PZ-2026-2697

Dear Richard Heiges,

Staff has completed its review of plans for the 655 FM 3349 - REPLAT OF PHASE 2, BLOCK 2, LOT 3AA to lot 3AAA and 3AAB that is to be located at 655 FM 3349, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Review 01

1. [Sheet 1] Block label missing — the plat title references "Block 2" throughout but no block label appears on the drawing itself. Label accordingly.
2. [Sheet 3] For replat, P&Z approval should not be needed and certificate can be removed.

Replat Review - Engineering Review 01 (**See Associated Documents section of the permit page to download a PDF containing the comments below.*)

1. Sheet 1 of 3 - Will an easement for the rail portion of the lot be required to tie-in to the existing rail?
2. Sheet 1 of 3 - Show existing railroad.
3. Sheet 1 of 3 - Proposed easement is on Lot 2A. May require owner acknowledgement with this plat or have it completed by separate instrument.
4. Sheet 1 of 3 - Provide a point of beginning on the plat drawing that correlates with the metes and bounds legal description.
5. Sheet 3 of 3 - For replat, P&Z approval should not be needed and certificate can be removed.
6. Sheet 3 of 3 - Include section symbols § for each certificate heading, as applicable (Typical)

Fire Department Review 01

1. Note #8 shall be replaced with the revised fire flow requirement wording:

The fire flow shall be the minimum fire flow as required per the adopted 2018 International Fire Code.

I spoke with Williamson County 9-1-1 addressing on 5/21/2026 to establish a new address for the division of this property. Please see the additional files area for the official address of this new division.

The new address will be 709 F.M. 3349 (lot 3AAA) and the original address point of 688 F.M. 3349 will remain for lot 3AAB.

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

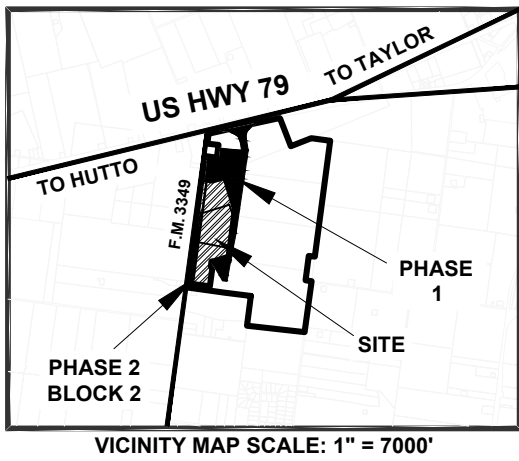
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached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

Thank you,

Joseph Ducay

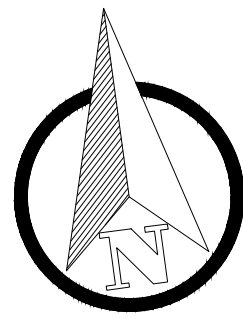
Attachment

C:\Users\rheiges\OneDrive\Documents\RITD\726 Odyssey-Taylorport Lot C\Project Files\01-Phase 1\02-Design\5-SURV\3-DWG\726 Ph2Lot3AA Replat.dwg * 5/1/2026 3:02 PM * Plotted by Richard Heiges



RCR-TAYLOR LOGISTICS PARK REPLAT OF PHASE 2, BLOCK 2, LOT 3AA

BEING A REPLAT OF RCR-TAYLOR LOGISTICS PARK PHASE 2, BLOCK 2, LOT 3AA CONSISTING OF 35.331 ACRES,
LYING IN PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AS RECORDED IN
INSTRUMENT NO. 2025056802 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

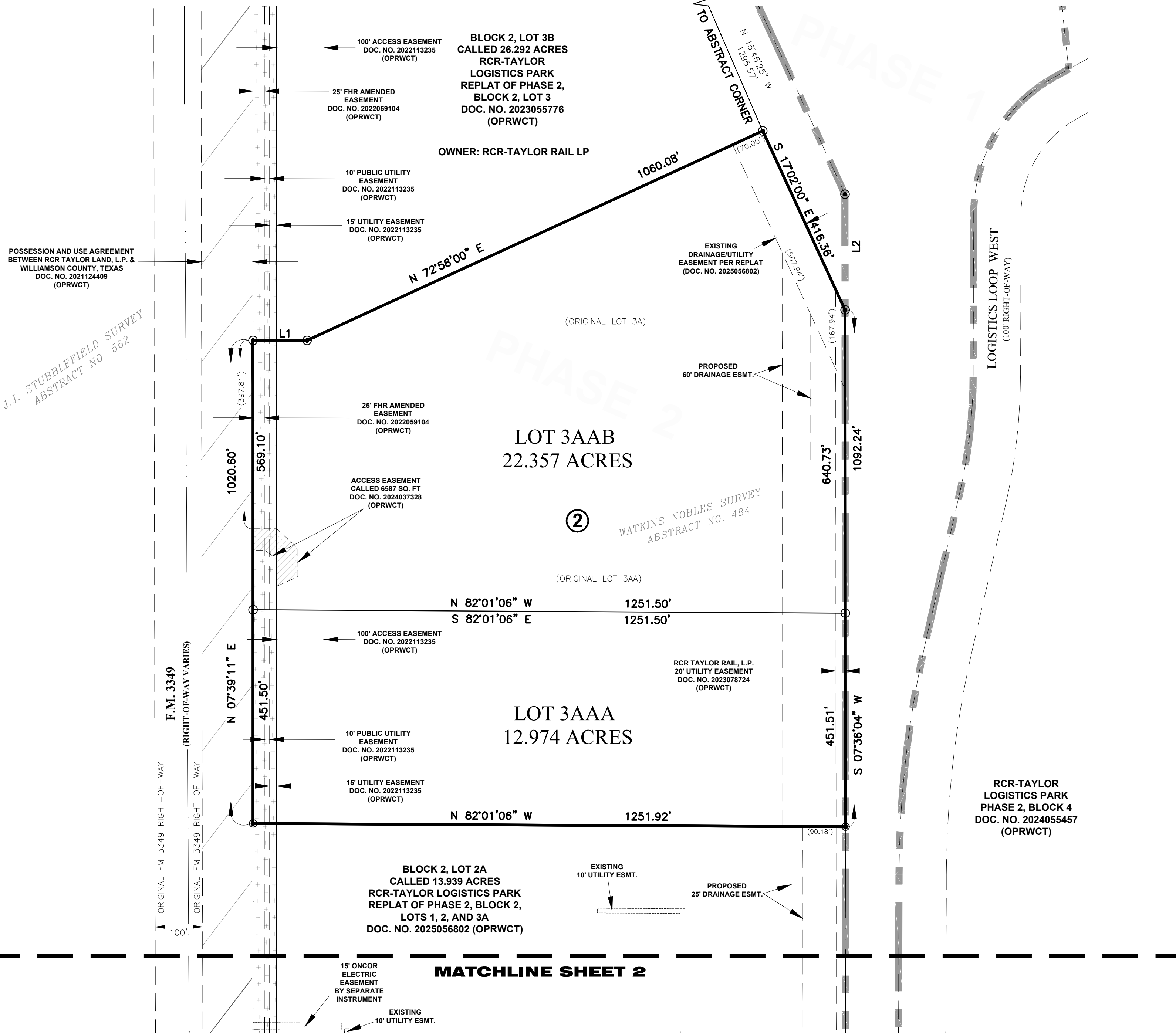


LEGEND

- FOUND 5/8" IRON ROD w/ CAP "RPLS 6452"
- SET 5/8" IRON ROD w/ CAP "RPLS 6452"
- FOUND 5/8" IRON ROD
- ORIGINAL ABSTRACT CORNER
- PHASE LINE
- APPROX. ABSTRACT LINE
- LANDSCAPE BUFFER (SEE NOTE 14)
- 4933 = CORNER MONUMENT AS SHOWN
- ALSO HAS A CAP MARKED "ROW 4933"
- 6452 = CORNER MONUMENT AS SHOWN
- ALSO HAS A CAP MARKED "RPLS 6452"
- (DRWCT) = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- (OPRWCT) = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P/O = PART OF RES = RESIDUE BM= BENCHMARK

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 82°20'49" E	113.81'
L2	N 07°36'04" E	244.73'



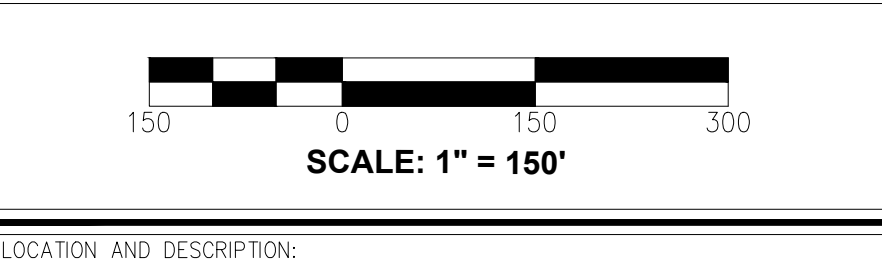
DATE 05/01/2026 DRAWN RH
CHECK RH APPRV'D RH

SURVEYOR
RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC
435 MASON PARK BOULEVARD, KATY, TX 77057

ENGINEER
ODYSSEY ENGINEERING GROUP
2500 TANGLEWILDE ST, SUITE 300
HOUSTON, TX 77063

OWNER
PARTNERS DEVELOPMENT COMPANY, LLC
5847 SAN FELIPE STREET, SUITE 1400
HOUSTON, TEXAS 77057

**REPLAT OF
PHASE 2, BLOCK 2,
LOT 3AA TO FORM
LOT 3AAA AND
LOT 3AAB**

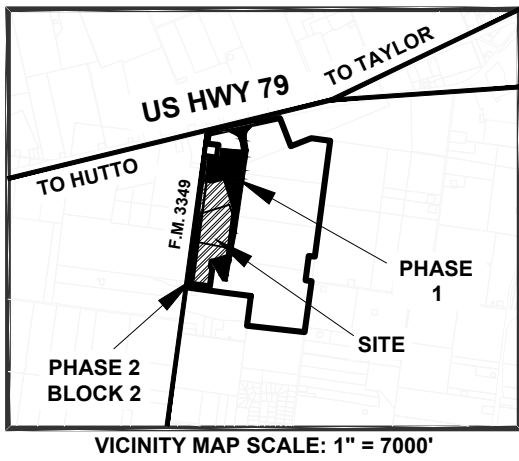


REV.	DATE	BY	DESCRIPTION



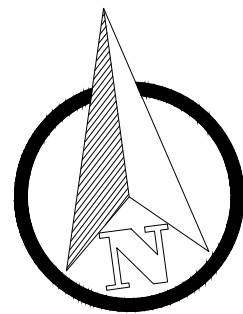
**SHT 1
OF 3**

C:\Users\rheiges\OneDrive\Documents\RITD\726 Odyssey-Taylorport Lot C\Project Files\01-Phase 1\02-Design\5-SURV\3-DWG\726 Ph2Lot3AA Replat.dwg * 5/1/2026 3:03 PM * Plotted by Richard Heiges



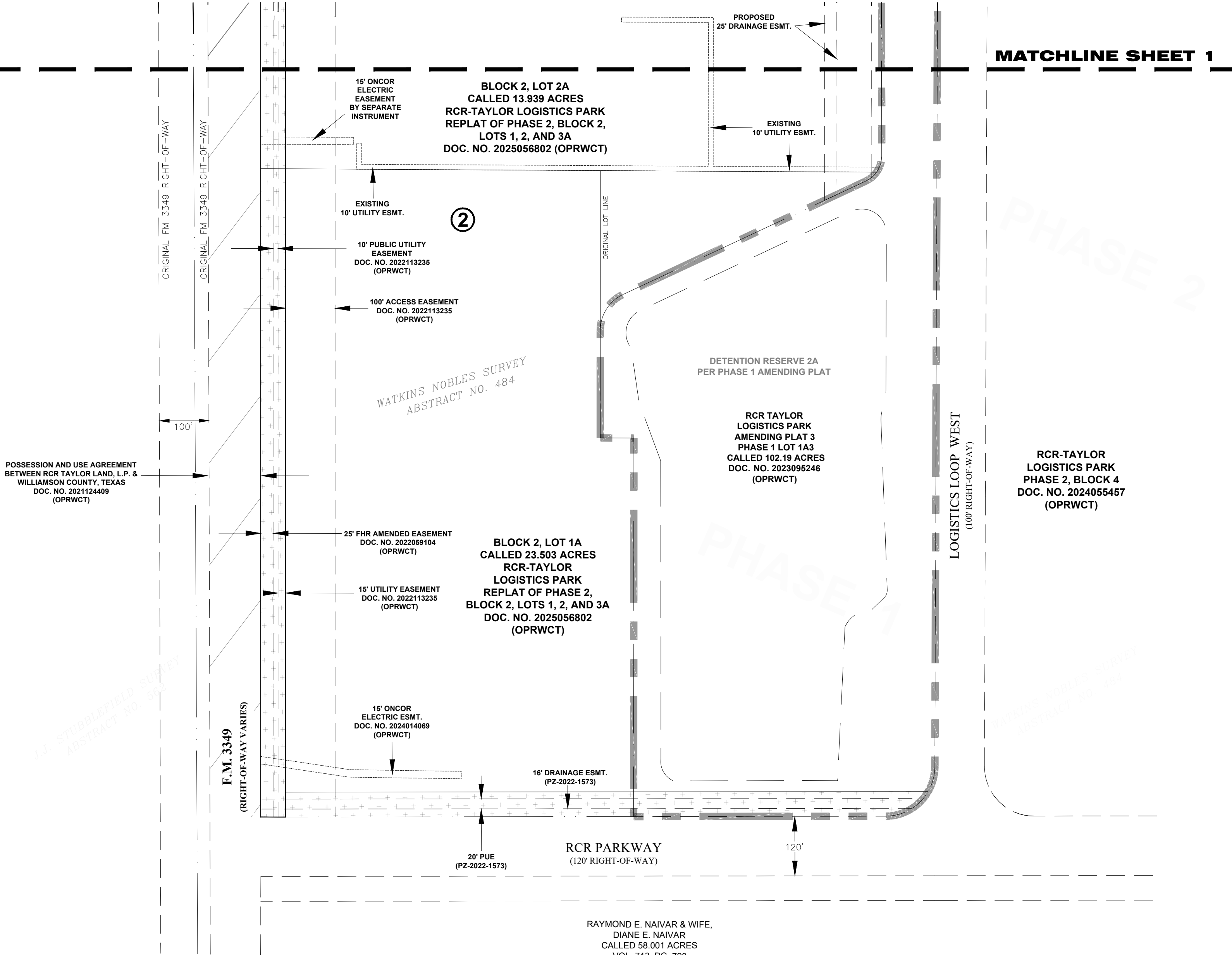
RCR-TAYLOR LOGISTICS PARK REPLAT OF PHASE 2, BLOCK 2, LOT 3AA

BEING A REPLAT OF RCR-TAYLOR LOGISTICS PARK PHASE 2, BLOCK 2, LOT 3AA CONSISTING OF 35.331 ACRES,
LYING IN PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AS RECORDED IN
INSTRUMENT NO. 2025056802 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND

- FOUND 5/8" IRON ROD w/ CAP "RPLS 6452"
- SET 5/8" IRON ROD w/ CAP "RPLS 6452"
- FOUND 5/8" IRON ROD
- ORIGINAL ABSTRACT CORNER
- PHASE LINE
- APPROX. ABSTRACT LINE
- LANDSCAPE BUFFER (SEE NOTE 14)
- 4933 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "ROW 4933"
- 6452 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "RPLS 6452"
- (DRWCT) = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- (OPRWCT) = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P/O = PART OF RES. = RESIDUE BM-BENCHMARK



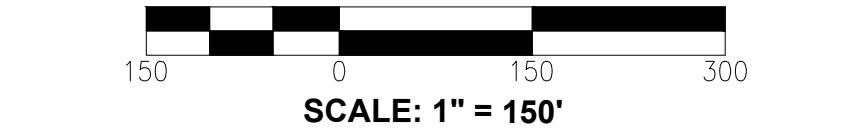
DATE 05/01/2026 DRAWN RH
CHECK RH APPRVD RH

SURVEYOR
RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC
435 MASON PARK BOULEVARD, KATY, TX 77057

ENGINEER
ODYSSEY ENGINEERING GROUP
2500 TANGLEWILDE ST, SUITE 300
HOUSTON, TX 77063

OWNER
PARTNERS DEVELOPMENT COMPANY, LLC
5847 SAN FELIPE STREET, SUITE 1400
HOUSTON, TEXAS 77057

**REPLAT OF
PHASE 2, BLOCK 2,
LOT 3AA TO FORM
LOT 3AAA AND
LOT 3AAB**



LOCATION AND DESCRIPTION:
RCR - TAYLOR LOGISTICS PARK
655 FM 3349, TAYLOR, TX 76574

REV.	DATE	BY	DESCRIPTION

RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC
435 MASON PARK BOULEVARD, KATY, TX 77450
(281) 392-4850 WWW.RITD-LLC.COM FIRM 10194405



**SHT 2
OF 3**

PROJ #: 726

CITY OF TAYLOR PROJECT PZ-2026-XXXX

C:\Users\rheiges\DC\ACCDocs\RITD\726 Odyssey-Taylorport Lot C\Project Files\01-Phase 1\02-Design\5-SURV\3-DWG\726 Ph2Lot3AA Replat.dwg * 5/1/2026 3:04 PM * Plotted by Richard Heiges

RCR-TAYLOR LOGISTICS PARK

REPLAT OF PHASE 2, BLOCK 2, LOT 3AA

BEING A REPLAT OF RCR-TAYLOR LOGISTICS PARK PHASE 2, BLOCK 2, LOT 3AA CONSISTING OF 35.331 ACRES,
LYING IN PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AS RECORDED IN
INSTRUMENT NO. 2025056802 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ {
WE, PDC TP 01 LOT C, LLC., ACTING THROUGH _____, MANAGER, OWNER OF 35.331 ACRES OF LAND SHOWN
HEREON AND BEING CONVEYED IN DEED RECORDED IN DOCUMENT NUMBER 2025056802 OF THE OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO
HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN
HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC
PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS
TO BE KNOWN AS RCR-TAYLOR LOGISTICS PARK, REPLAT OF PHASE 2, BLOCK 2, LOT 3AA.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2026.

_____, MANAGER, PDC TP 01 LOT C, LLC.

NOTARY'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ {
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY
APPEARED _____, KNOWN 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:

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203. DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.99988. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: CITY OF TAYLOR, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0840F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK ORDINANCE NUMBER 2022-25 OR AS AMENDED.
- THE CITY OF TAYLOR PUBLIC WORKS SHALL BE ALLOWED TO ACCESS EASEMENTS ADJACENT TO THE 10-FT PUE SHOWN IN ORDER TO MAINTAIN PUBLIC UTILITIES.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED. THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM; TYPICAL FIRE SUPPRESSION SYSTEMS AND FIRE PROTECTION WATER SUPPLY WILL COMPLY WITH CITY OF TAYLOR, TEXAS CODE REQUIREMENTS AND WILL BE DESIGNED ACCORDINGLY.
- STRUCTURES AND BUILDINGS CONSTRUCTED NEXT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER / DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER CITY OF TAYLOR PERMIT PZ-2019-1182 AND PZ-2022-1573. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
- SIDEWALKS SHALL NOT BE REQUIRED FOR PROPERTIES WITHIN RCR TAYLOR LOGISTICS PARK THAT HAVE PUBLIC ROAD ACCESS ALONG FM 3349.
- AN INDIVIDUAL SEWER TAP AND WATER TAP SHALL BE INSTALLED FOR EACH LOT.
- THE LANDSCAPE BUFFER SHOWN HEREON IS 50 FEET WIDE AND ADJACENT TO EXISTING AND PROPOSED RIGHTS-OF-WAY AS SHOWN HEREON. THE LANDSCAPING PLAN AND BUFFER LOCATION SHALL MEET THE REQUIREMENTS STATED IN THE RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT CODES THAT ARE IN EFFECT FOR ANY DEVELOPMENT OF THE PLATTED AREA SHOWN HEREON.
- NEXT TO THE 50-FOOT EASEMENT RUNNING ALONG F.M. 3349, THERE IS AN EXISTING 100-FOOT JOINT ACCESS EASEMENT AS ESTABLISHED BY THE RCR TAYLOR LOGISTICS PARK, PHASE 2 MINOR PLAT. WITHIN THE 100-FOOT JOINT ACCESS EASEMENT, A MINIMUM 35 FEET WIDE PAVEMENT MUST BE CONSTRUCTED. ADDITIONALLY, PERMANENT JOINT ACCESS EASEMENTS ARE HEREBY ESTABLISHED WHERE TxDOT DRIVEWAYS ARE APPROVED AND TEMPORARY CONSTRUCTION JOINT ACCESS EASEMENTS ARE HEREBY ESTABLISHED FOR TWO (2) YEARS OR UNTIL THE TIME CERTIFICATES OF OCCUPANCIES ARE OBTAINED FROM THE CITY OF TAYLOR FOR THE USE OF THE LAND OR BUILDINGS, WHICHEVER OCCURS FIRST. JOINT ACCESS EASEMENTS ARE TO PROVIDE ACCESS ACROSS ALL LOTS WITHIN THIS AND FUTURE PLATS ENCOMPASSING THESE PROPOSED LOTS. CROSS-ACCESS CANNOT BE OBSTRUCTED BY VEHICLES, FENCES, DUMPSTERS, CONSTRUCTION MATERIALS, OR ANY OTHER MEANS.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF RCR TAYLOR LOGISTICS PARK, PHASE 2, RECORDED AS DOCUMENT #2022113235 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION

BEGINNING AT A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR THE SOUTHWEST CORNER HEREOF AND OF LOT 3AA (CALLED 35.331 ACRES) OF RCR-TAYLOR LOGISTICS PARK REPLAT OF PHASE 2, BLOCK 2 LOTS 1, 2, AND 3A, AS RECORDED IN DOCUMENT NO. 2025056802 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, COMMON WITH THE NORTHWEST CORNER OF LOT 2A (CALLED 13.939 ACRES) OF SAID RCR TAYLOR LOGISTICS PARK REPLAT, ALSO BEING ON AN EAST LINE OF THE POSSESSION AND USE AGREEMENT BETWEEN RCR TAYLOR LAND, L.P. & WILLIAMSON COUNTY, TEXAS TRACT CALLED 12.327 ACRES AS RECORDED IN DOCUMENT NO. 2021124409 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE EAST RIGHT-OF-WAY LINE OF FM 3349;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID FM 3349 FOR THE WEST LINE HEREOF AND OF SAID LOT 3AA, N 07°39'11" E 1020.60 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) ON THE EAST RIGHT OF WAY LINE OF SAID FM 3349 FOR THE NORTHWEST CORNER HEREOF AND OF SAID LOT 3AA, COMMON WITH THE SOUTHWEST CORNER OF LOT 3B (CALLED 26.292 ACRES) OF RCR-TAYLOR LOGISTICS PARK REPLAT OF PHASE 2, BLOCK 2, LOT 3 AS RECORDED IN DOCUMENT NO. 2023055776 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG SOUTH AND WEST LINES OF SAID PHASE 2, BLOCK 2, LOT 3B, FOR NORTH AND EAST LINES HEREOF AND OF SAID LOT 3AA, THE FOLLOWING CALLS: S 82°20'49" E 113.81 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF AND OF SAID LOT 3B, N 72°58'00" E 1060.08 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN INTERIOR CORNER OF SAID LOT 3B, COMMON WITH THE NORTH CORNER HEREOF AND OF SAID LOT 3AA, AND S 17°02'00" E 416.36 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) ON A WEST LINE OF RCR TAYLOR LOGISTICS PARK AMENDING PLAT 3 PHASE 1, LOT 1A3 (CALLED 102.19 ACRES) AS RECORDED IN DOCUMENT NO. 2023095246 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE NORTHEAST CORNER HEREOF AND OF SAID LOT 3A, COMMON WITH AN EXTERIOR ANGLE POINT OF SAID LOT 3B, A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN ANGLE POINT OF SAID LOT 3B AND OF SAID LOT 1A3 BEARS N 07°36'04" E 244.73 FEET;

THENCE ALONG A PORTION OF A WEST LINE OF SAID LOT 1A3 FOR THE EAST LINE HEREOF AND OF SAID LOT 3AA, S 07°36'04" W 1092.24 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) ON A WEST LINE OF SAID LOT 1A3 FOR THE SOUTHEAST CORNER HEREOF AND OF SAID LOT 3AA, COMMON WITH THE NORTHEAST CORNER OF SAID LOT 2A;

THENCE ALONG THE NORTH LINE OF SAID LOT 2A FOR THE SOUTH LINE HEREOF AND OF SAID LOT 3AA, N 82°01'06" W 1251.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 35.331 ACRES OF LAND.

ENGINEER'S CERTIFICATION

I, DANIEL T. WOLTERMAN, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS RCR-TAYLOR LOGISTICS PARK REPLAT OF PHASE 2, BLOCK 2, LOT3AA, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS 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 48491C0840F. 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 EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____
COUNTY, TEXAS,
THIS _____ DAY OF _____, 2026

FOR REVIEW

DANIEL T. WOLTERMAN, P.E.
LICENSED PROFESSIONAL
ENGINEER NO. 147436

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
I, RICHARD W. HEIGES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6452 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. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
DATED THIS THE _____ DAY OF _____, 2026, A.D.

FOR REVIEW

RICHARD W. HEIGES
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 6452, STATE OF TEXAS

DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATION

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

(SIGNATURE) DATE
_____, DIRECTOR OF DEVELOPMENT SERVICES
(PRINTED NAME)

PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS RCR-TAYLOR LOGISTICS PARK, REPLAT OF PHASE 2, BLOCK 2, LOT 3AA HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE
____ DAY OF _____, 20 ____ A.D.

_____, CHAIRMAN DATE

_____, SECRETARY DATE

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {
I, _____, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

DATE 05/01/2026 CHECK RH		DRAWN RH APPRV'D RH		SURVEYOR RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 435 MASON PARK BOULEVARD, KATY, TX 77057		ENGINEER ODYSSEY ENGINEERING GROUP 2500 TANGLEWILDE ST, SUITE 300 HOUSTON, TX 77063		OWNER PARTNERS DEVELOPMENT COMPANY, LLC 5847 SAN FELIPE STREET, SUITE 1400 HOUSTON, TEXAS 77057																							
REPLAT OF PHASE 2, BLOCK 2, LOT 3AA TO FORM LOT 3AAA AND LOT 3AAB						<table><tr><td>REV.</td><td>DATE</td><td>BY</td><td>DESCRIPTION</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>		REV.	DATE	BY	DESCRIPTION																	 RITD RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC		SHT 3 OF 3	
								REV.	DATE	BY	DESCRIPTION																				
CITY OF TAYLOR PROJECT PZ-2026-XXXX				LOCATION AND DESCRIPTION: RCR - TAYLOR LOGISTICS PARK 655 FM 3349, TAYLOR, TX 76574		RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 435 MASON PARK BOULEVARD, KATY, TX 77450 (281) 392-4850 WWW.RITD-LLC.COM FIRM 10194405		PROJ #: 726																							



City Council Meeting **June 9, 2026** **Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 4.

Agenda Title: **PZ 2026-2699 – Consider disapproval of the Taylor Industrial Phase 1 – preliminary plat, for property generally located between US 79, Lorax Lane, and Justin Lane, legally described as approximately 329.476 acres of land situated in the William Kincaid Survey No. 5, Abstract No. 373, the Samuel Pharrass Survey No. 1, Abstract No. 496, and the H.G. Johnson Survey No. 6, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcels R019625, R635748, and R406314, Taylor, Williamson County, Texas.**

Council Action to be Taken: Consider disapproval of the Taylor Industrial Phase 1 – preliminary plat

Department Submitted: Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION	
REQUEST:	Consider the Taylor Industrial Phase 1 Preliminary Plat
APPLICANT:	Bryan Barry, LJA Engineering
ADDRESS/LOCATION:	Lorax Lane / US 79
LEGAL DESCRIPTION:	Legally described as approximately 329.476 acres of land situated in the William Kincaid Survey No. 5, Abstract No. 373, the Samuel Pharrass Survey No. 1, Abstract No. 496, and the H.G. Johnson Survey No. 6, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcels R019625, R635748, and R406314, Taylor, Williamson County, Texas.
CURRENT ZONING:	EC: Employment Center
CURRENT USE:	Vacant

CASE HISTORY:	This is the first submittal of the Preliminary Plat
----------------------	---

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff Analysis

The submitted Preliminary Plat does not meet the minimum requirements of the LDC and Engineering Manual, Therefore staff recommends disapproval of the proposed Preliminary Plat referred to as Taylor Industrial Phase 1 Preliminary Plat. Including but not limited to the following changes:

1. Revise plat to show only platting elements — remove proposed building info and move utility info to a separate schematic.
2. Add standard plat notes, benchmark info, floodplain statement, and both FEMA and Taylor floodplain layers to the plat.
3. Provide a street table (name, ROW width, type, length, acreage) and a lot/block table (area and numbering).
4. The subdivision is subject to Ord. 2024-34, which requires thoroughfares to be dedicated as planned — not private.
5. Correct the metes and bounds bearing on Sheet 12 from NORTH to SOUTH to match Line Table entry L57.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Consider Disapproval of the Taylor Industrial Phase 1 Preliminary Plat, based on staff's analysis and staff comments.

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. Location Map
2. Taylor Industrial Phase 1 Preliminary Plat

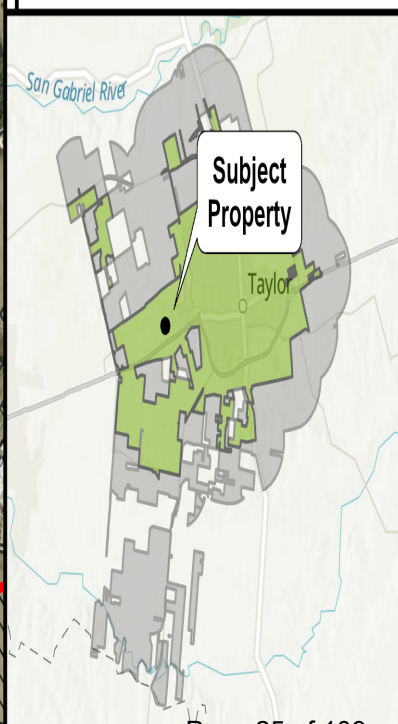


PZ-2026-2699

Taylor Industrial Phase 1
Preliminary Plat
Location Map
Approximately 329.476 acres

 Subject Property

0 1,000 2,000
Feet



TAYLOR INDUSTRIAL PHASE-1

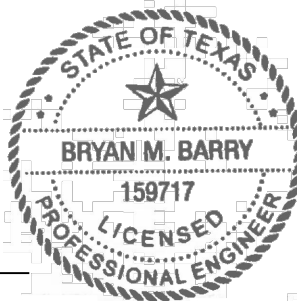
U.S. HYW. 79

TAYLOR, TX. 76574

TAYLOR INDUSTRIAL
PHASE-1
A5831-2401


LJA ENGINEERING, INC.
BRYAN M. BARRY, P.E.

5/1/2026
DATE



FILE NUMBER

CITY OF TAYLOR

DATE

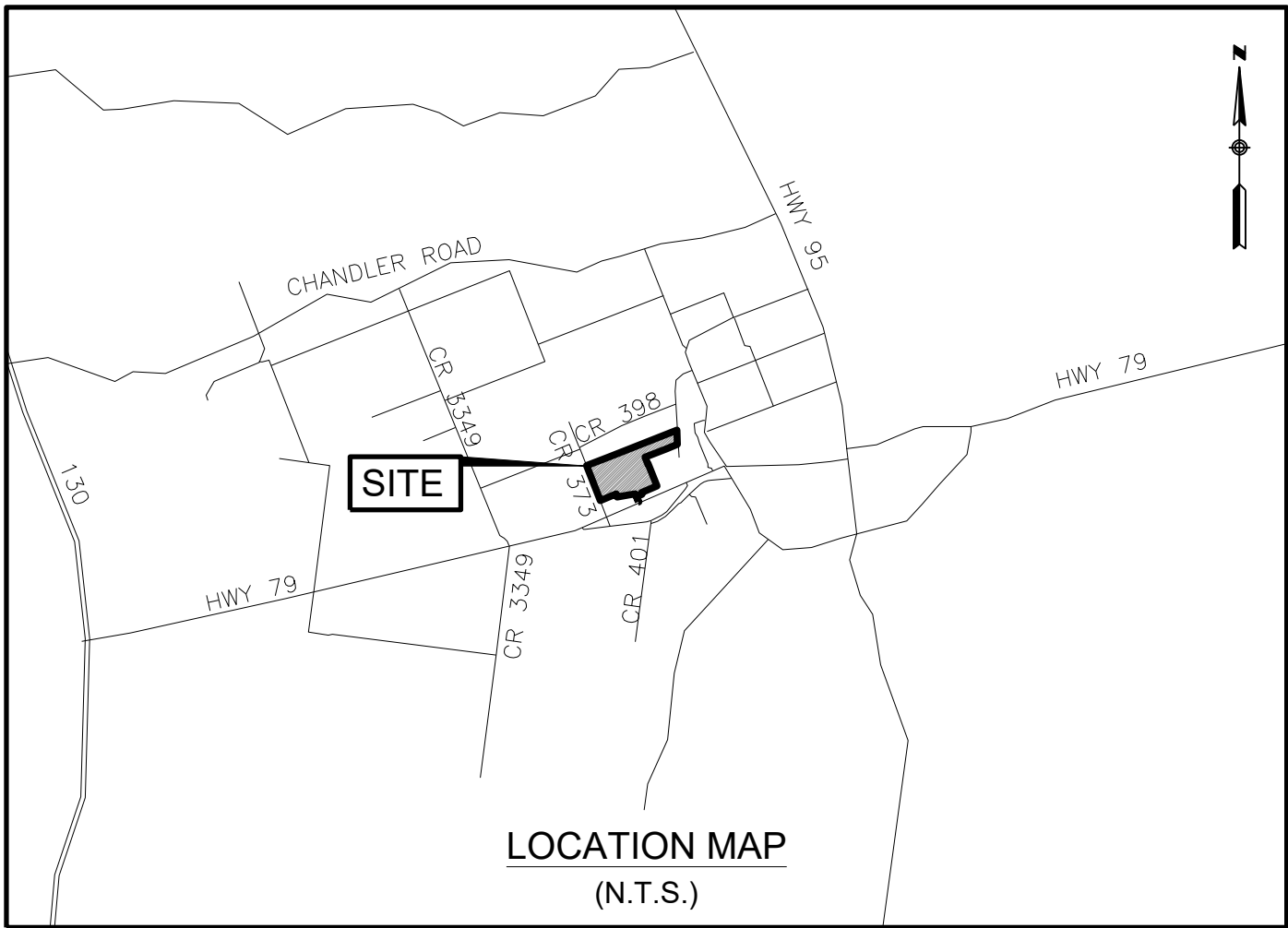
WATERSHED: MUSTANG CREEK SOUTH FORK & MUSTANG CREEK
JURISDICTION: CITY OF TAYLOR, WILLIAMSON COUNTY
EDWARD AQUIFER: OUTSIDE ALL EDWARDS AQUIFER PROTECTION PROGRAM ZONES
LEGAL DESCRIPTION: BEING 329.476-acres of land situated in the William Kincaid Survey No. 5, Abstract No. 373, the Samuel Pharass Survey No. 1, Abstract No. 496 and the H.G. Johnson Survey No. 6, Abstract No. 348, Williamson County, Texas; being apportion of a called 124.43 acres to Zizinia Williamson County, Ltd. as described in Document No. 2020062137 of the Official Public Records of Williamson County, Texas, further described in Volume 321, Page 444, less a called 142.0 acres in Volume 343, Page 194 of the Deed Records of Williamson County, Texas; a remainder portion of Tract 2 - called to contain 290.77 acres and Tract 3 - called to contain 87.03 acres to Prewitt Farms Ltd. as described in a Warranty Deed in Document No. 2007076169 of the Official Public Records of Williamson County, Texas
FLOODPLAIN INFORMATION: THE TRACT SHOWN IS ENCUMBERED BY ZONE AE ACCORDING TO FEMA FIRM PANELS 48491C0320F, 48491C0510F, 48491C0340F, AND 48491C0530F, ALL DATED 12/20/2019.

LAND USE TABLE			
LOT TYPE	# LOTS	TOTAL AREA (ACRES)	% OF PRELIM
LIGHT INDUSTRIAL/ WAREHOUSE	4	140.91	42.8%
FUTURE DEVELOPMENT	1	185.58	56.3%
PROPOSED ROW	2	2.99	0.9%
TOTAL	7	329.48	100.0%

OWNER/ DEVELOPER: MEGATEL AUSTIN TAYLOR, LLC
2101 CEDAR SPRINGS ROAD, SUITE 700
DALLAS, TEXAS 75201
CONTACT PERSON : ZACH IPOUR
PHONE:
FAX:

ENGINEER : LJA ENGINEERING, INC.
7500 RIALTO BLVD. BLDG. II SUITE 100
AUSTIN TEXAS 78735
CONTACT PERSON : S. DANNY MILLER, P.E.
PHONE: (512) 439-4700
FAX: (512) 439-4716

SURVEYOR : LJA SURVEYING, INC.
7500 RIALTO BLVD, BUILDING II
SUITE 100
AUSTIN, TEXAS 78735
CONTACT PERSON : DUSTIN TROUSIL, RPLS
PHONE: (512) 439-4700
FAX: (512) 439-4716



Sheet List Table		
Sheet Number	Sheet Description	Sheet Title
1	CV01	COVER PAGE
2	GN01	GENERAL NOTES
3	EC01	EXISTING CONDITIONS
4	PP00	OVERALL PRELIMINARY PLAN
5	PP01	PRELIMINARY PLAN - SHEET 1
6	PP02	PRELIMINARY PLAN - SHEET 2
7	PP03	PRELIMINARY PLAN - SHEET 3
8	PP04	PRELIMINARY PLAN - SHEET 4
9	PP05	PRELIMINARY PLAN - SHEET 5
10	PP06	PRELIMINARY PLAN - SHEET 6
11	PP07	LOT LINE AND CURVE TABLE
12	PND01	DEVELOPED CONDITIONS POND

GENERAL NOTES:

- NO OBJECTS , INCLUDING BUT NOT LIMITED TO , BUILDINGS , FENCES , OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENT EXCEPT AS APPROVED BY CITY OF TAYLOR.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF TAYLOR FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C0530F AND 48491C0540F DATED 12/20/2019.
- ALL STREETS & DRAINAGE FACILITIES WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF TAYLOR CONSTRUCTION STANDARDS.
- ELECTRIC SERVICE TO BE PROVIDED BY ONCOR ELECTRIC.
- CONTOUR DATA SOURCE: SURVEY & LIDAR.
- PROJECT IS LOCATED WITHIN THE CITY OF TAYLOR, WITHIN WILLIAMSON COUNTY.
- THIS SUBDIVISION IS VESTED TO THE CITY OF TAYLOR LAND DEVELOPMENT CODE DATED NOVEMBER 9, 2023, THE CITY OF TAYLOR ENGINEERING MANUAL DATED NOVEMBER 1, 2023.

LJA Engineering, Inc.

7500 Rialto Boulevard
Building II Suite 100
Austin, Texas 78735

LJA
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.
Call before you dig.

GENERAL CONSTRUCTION NOTES
Revised July 2009

11/9/23, 9:49 AM Taylor, TX Code of Ordinances		
Valve Box Adjustment Detail		UT 210
Flexible "Seal Boot" Connector		UT 211
DRAINAGE		
Storm Drain Pipe Embedment Detail		UT 300
Standard Curb Inlet 1 of 2		UT 301
Standard Curb Inlet 2 of 2		UT 301
Recessed Curb Inlet		UT 302
Standard 10' Curb Inlet Detail		UT 303
Concrete RIP-Rap Outfall		UT 304
Storm Sewer Manhole - Precast		UT 305
Standard Storm Sewer Manhole Cover (32")		UT 306
Storm Sewer Line Bedding Detail (Non-Paved Surface)		UT 307
Storm Sewer Line Bedding Detail (Paved Surface)		UT 308

GENERAL CONSTRUCTION NOTES
Revised July 2009

- General Contractor shall call for all utility locates prior to any construction. Water & wastewater owned by the City of Taylor can be located by calling the Utility Department 512-352-3251. Allow three business days for utility locates by the City of Taylor.
- All construction shall be in accordance with the latest City of Taylor ENGINEERING MANUAL.
- The contractor shall give the City a minimum of 48 hours notice before beginning each phase of construction. The phases of construction are as follows.
-

about blank 79/149

- 11/9/23, 9:49 AM Taylor, TX Code of Ordinances
- The contractor, with City approval, shall raise manhole frames and covers and water valve boxes to finished pavement grade at the contractor's expense. All utility adjustments shall be completed prior to final paving construction.
- The location of any existing utility lines shown on these plans may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor. The contractor shall locate all utilities prior to bidding the project.
 - All iron pipe and fittings shall be wrapped with at least 8-mil polyethylene wrap, according to the COA Specification.
 - All water mains, wastewater mains and service lines shall meet City of Taylor minimum cover specifications. All streets are to be cut to subgrade prior to installation of water mains.
 - All wastewater lines shall be TV Video taped according to COA 510. The contractor shall supply two copies to the City's Field Representative.
 - Gasketed PVC sewer main fittings shall be used to connect SDR-35 PVC to SDR-26 PVC pressure pipe or C-900.
 - SDR-35 WW is not allowed.
 - All sanitary sewers, excluding service lines, shall be mandrel tested per TCEQ criteria. A mandrel test will not be performed until backfill has been in place for a minimum of 30 days.
 - All sanitary sewers, including service lines, shall be air tested per City of Austin Standard Specifications.
 - Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe, unless specified otherwise by the City.
 - City to be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.
 - Water or wastewater line crossings shall be installed per TCEQ requirements.
 - All manhole lids outside the pavement shall be bolted.
 - Contractor to notify City of Taylor 48 hours prior to connecting to existing utilities. Inspection of connections to existing utilities is required.
 - All pipe bedding material shall conform to City of Austin Standard Specifications.
 - Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi - 28-days), and all reinforcing steel to be ASTM A615 60.
 - Piping in and around lift station valve vaults will be painted and/or coated to the City's specifications.
 - MCC's, junction boxes or any housing for electrical components shall be NEMA 4X stainless steel. Painted metal or any other type of box will not be accepted unless specifically identified in the plans.

about blank 84/149

- 11/9/23, 9:49 AM Taylor, TX Code of Ordinances
- Prior to City acceptance of all improvements, all graded and disturbed areas are to be re-vegetated in accordance with the City of Austin Specification Item #604 unless another re-vegetation specification is specifically identified in the plans and/or bid form. When appropriate in the opinion of the Public Works Department, the City of Taylor may require native grasses to be used.
- The Contractor shall provide the City of Taylor copies of all test results prior to acceptance of this project.
 - City, owner, engineer, contractor, representatives of all utility companies, and a representative from the testing lab shall attend pre-construction conference prior to start of construction. The contractor shall schedule the meeting with the City of Taylor Engineering Department 48 hours prior to this pre-construction meeting (512-352-3633).
 - Excess soil shall be removed at the contractor's expense. Notify the City of Taylor for approval if the disposal site is inside the City's jurisdictional boundaries.
 - Burning is prohibited. No blasting is allowed.
 - Any changes or revisions to these plans must first be submitted to the City by the design engineer for review and written approval.
 - The Contractor will reimburse the City for all cost incurred as a result of any damage to any City utility by the Contractor, regardless of these plans.
 - Prior to City acceptance of this project, an engineer's concurrence letter and 22"x34" record drawings (one Mylar copy, one blue-line or Xerox, and a digital copy on a CD ROM) shall be submitted to the Engineering Department. The Consulting Engineer and Contractor shall verify that all final revisions and changes have been made to the Mylar, blue-line, and digital copy prior to City submittal. Record construction drawings shall be provided to the City in digital format as AutoCad ".dwg" files, or ESRI ".shp" files on CD ROM. Line weights, line types and text size shall be such that if half-size prints (11" x 17") were produced, the plans would still be legible. All required digital files shall contain a minimum of two (2) control points referenced to the State Plane Grid Coordinate System - Texas Central Zone (4203), in US feet and shall include rotation information and scale factor required to reduce surface coordinates to grid coordinates in US feet. Half-size plans may also be required (see contract).
 - ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF TAYLOR MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
 - A traffic control plan, in accordance with the Texas Manual on Uniform Traffic Control Devices, shall be submitted to the City for review and approval prior to any partial or complete roadway closures.
 -

about blank 80/149

- 11/9/23, 9:49 AM Taylor, TX Code of Ordinances
- Water Notes:
- The top of valve stems shall be at least 18", and no more than 36", below finished grade. Valve stem risers shall be welded on each end to the City's satisfaction.
 - Fire hydrant leads to be ductile iron, Class 350, and installed per City of Taylor standard specifications and detail.
 - The contractor shall provide cuts for all water lines and FH bury lines in accordance with the contract.
 - Approved 5W" fire hydrants: American Flow Control, B84B Mueller Company, Super Centurion 250, Clow Medallion Hydrant.
 - *All fire hydrants must meet City of Taylor thread specifications (National Thread).
 - *Blue reflector markers shall be located on the centerline of the pavement across from all fire hydrants. Pavement markers at intersections shall be four-sided.
 - All water lines, including service lines, shall be pressure and leak tested per City of Austin Standard Specifications and witnessed by the City of Taylor representative. All failed tests shall be the fiscal responsibility of the contractor, and the contractor may be required to re-test lines if the testing is not witnessed by the City. Contractor must notify the City of Taylor 48 hours prior to any testing.
 - All water lines shall be sterilized and bacteriologically tested in accordance with City of Austin Standards. The contractor is responsible for sterilization and the City of Taylor is responsible for submitting bacteriological samples to the State unless otherwise approved by the Engineering department.
 - All water valve risers not in pavement shall be set in concrete in accordance with the City's specifications and details. The standard detail is available on the City's web site.
 - Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe unless otherwise approved by the Public Works department.
 - Contractor to obtain a water meter from the City of Taylor for any water that may be required during construction. (512-352-3251)
 - All water pipe and appurtenances larger than 12" shall have a maximum operating pressure greater than 250 psi unless specifically identified on the bid form.
 - Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the contractor's expense with City inspection. All utility adjustments shall be completed prior to final paving construction.
 - The location of any existing utility lines shown on these plans is the best available and may not be totally accurate. Any damage to existing utility lines, both known and unknown shall be repaired at the expense of the contractor. The Engineer and/or the City make no guarantee or

about blank 85/149

- 11/9/23, 9:49 AM Taylor, TX Code of Ordinances
- The contractor shall keep the site clean and maintained at all times, to the satisfaction of the City. This project will not be accepted until the site has been cleaned and re-vegetated to the satisfaction of the City.
- Signs are not permitted in Public Utility Easements or Drainage Easements.
 - Inspect temporary erosion controls on a daily basis. Adjust the controls and/or remove any sediment buildup as necessary.
 - Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment and debris. Contractor will not remove soil, sediment or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site.
 - The Contractor shall be responsible for all damage to private property, which occurred as a result of any portion of this project. Any damage to private property shall be repaired to equal or better condition. The Contractor shall coordinate all repairs to private property with the property owner. Contractor shall pay and/or settle with private property owner for all costs related to any damage. The City will not provide separate pay for repair of any damages, reimbursements or settlements.
 - Contractor shall provide the services of the City's approved SCADA consultant and controls instrumentation consultant. (When applicable to SCADA) the cost of the consultant and/or any equipment shall be subsidiary to the cost of the project (no separate pay) unless specifically identified on the bid form.
 - Contractor shall be responsible for any and all utility relocations. Including but not limited to: ONCOR Electric, ATMOS Gas, AT&T Telephone, United States Post Office, Time Warner Cable Television, City of Taylor Water & Wastewater. Contractor shall call 800-DIG-TESS and maintain all confirmation numbers.
 - If telephone service is required by this project, the contractor shall coordinate with phone company to provide/extend/re-locate the service. No separate pay will be provided and the City shall not be responsible for scheduling or coordinating with phone company.
 - Electric and/or telephone poles that need to be re-located for this project will be at the expense of the contractor. The City of Taylor will not provide separate pay for pole re-location and the cost of the relocation is considered subsidiary to the project bid. The contractor is responsible for identifying poles that may conflict with these plans and making arrangements to resolve the conflict with the appropriate utility. If electric, telephone, or CATV service will be interrupted as a result of the re-location, the City shall approve the maximum allowable time the service will be interrupted.
 - The contractor shall make applications to the electric company for electric service if new service is required. The City will assume the service upon acceptance of the project (if required). The contractor will pay for electric power until the meter is transferred to the City

about blank 81/149

- 11/9/23, 9:49 AM Taylor, TX Code of Ordinances
- warranty to the accuracy of these plans.
- All iron pipe and fittings shall be wrapped with at least 8-mil polyethylene wrap in accordance with the COA specification.
 - All water mains, wastewater mains and service lines shall meet City of Austin Specifications minimum cover requirements. All streets are to be cut to subgrade prior to installation of water mains.
 - City to be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.
 - All water valves over 24" in size shall have a by-pass line and valve installed. By-pass valves and lines are subsidiary to the cost of the valve unless specifically identified on the bid form.
 - Contractor to notify City of Taylor 48 hours prior to connecting to existing utilities. Inspection is required.
 - All pipe bedding material shall conform to City of Taylor Standard Details.
 - Tracer tape shall be installed on all water and wastewater mains in accordance with City of Austin Standards regardless of the type of pipe or depth of pipe installed.
 - Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi - 28-days), and all reinforcing steel to be ASTM A615 60.
 - The City considers protection of its water system paramount to construction activities. City personnel will operate, or authorize the contractor to operate, all water valves that will pass through the City's potable water. The contractor may not operate any water valve, existing or proposed, that will allow water from the City's water system to flow to a proposed or existing water system without the express consent of the City. Notify the City two business days in advance of any request to operate a water valve. The general contractor may be fined \$500 or more, including additional theft of water fines, if a water valve is operated in an unauthorized manner, regardless of who operated the valve.

Storm Sewer Notes:

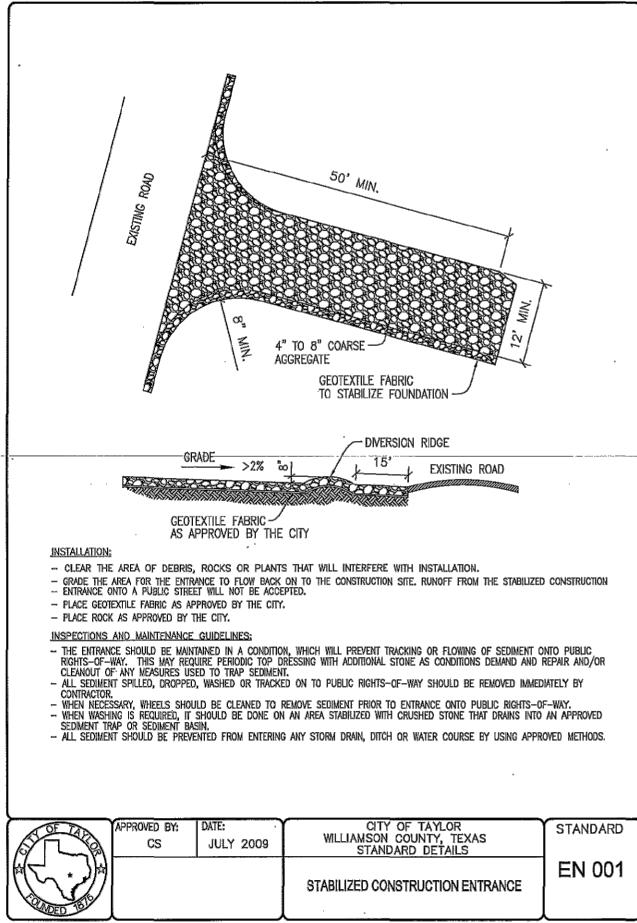
- The contractor with City inspection shall raise manhole frames and covers and water valve boxes to finished pavement grade. All utility adjustments shall be completed prior to final paving construction. The contractor will backfill around manholes and junction boxes with Class A concrete.
- All manhole lids shall be 32" or larger, unless expressly approved in writing by the Engineering Department. All lids outside the pavement will be bolted.
- The location of any existing utility lines shown on these plans is the best available and may not be totally accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.

about blank 86/149

- 11/9/23, 9:49 AM Taylor, TX Code of Ordinances
- of Taylor. Impact fees and Application Fees required by the electric company will be the responsibility of the Contractor unless specifically identified in the contract.
- The contractor shall provide combination locks for all gates, hatches, vaults, and MCC boxes. Each lock shall be pre-approved and set to the City's requirements. (No separate pay)
 - All work on these plans shall be performed. Pay for work shown on these plans, which are not identified in the contract, shall be considered incidental to the items specifically identified for payment.
 - The contractor shall provide a competent and qualified superintendent to supervise all work. The superintendent shall be present during all construction activities.
 - The contractor shall provide monuments damaged or moved as a result of this project shall be replaced to equal or better condition. A Texas Registered Land Surveyor shall oversee the replacement and certify the replacement for its intended use. No separate pay will be provided.
 - Adequate drainage conditions, in accordance with the City Engineering Manual, shall be maintained at all times.
 - Any tree removed or damaged by this project, which is not specifically identified to be removed by the plans, will be replaced according to the requirements of the City of Taylor Code of Ordinances. No separate pay will be provided.
 - The contractor shall uncover all utilities within the limits of construction and verify their location prior to any construction activities. The contractor shall notify the City and the Engineer. IN WRITING, of any conflicts prior to any other construction including but not limited to exact locations of conflicts with proposed or existing utilities. No additional pay unless specifically identified for payment in the contract documents. The contractor shall also make his own sub-surface investigation prior to bid.**
 - Only stainless steel casing spacers are allowed in encasement pipes).
 - No separate pay will be given to de-water trenches or other excavated areas.
 - Soil material imported for re-vegetation of disturbed areas shall be approved by the Public Works department prior to placement. A sample (submittal) is required.
 - The contractor shall perform pumping stations and/or lift station start-up independently: prior to requesting witness or acceptance by the City. When a final start-up fails to be complete and acceptable and when City personnel are present at start-up, each additional start-up will be charged to the contractor, as liquidated damages, \$500.00 per additional meeting.
 - Shutout of any customers of the City's utility due to tie-ins shall only be scheduled for nighttime work unless approved by the Engineering Department. The City's field representative shall coordinate and inspect all nighttime shutouts and tie-ins. The contractor shall request shutouts two weeks in advance. Shutouts will only be allowed in the following

about blank 82/149

- 11/9/23, 9:49 AM Taylor, TX Code of Ordinances
- Contractor to notify City of Taylor 48 hours prior to connecting to existing utilities.
 - All pipe bedding material shall conform to City of Taylor Standard Details.
 - Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi - 28-days), and all reinforcing steel to be ASTM A615 60.
 - Contractor to install and maintain geo-textile fabric barrier (inlet protection) around storm sewer leads and inlets to prevent silt and other material from entering the storm sewer collection system.



about blank 87/149

11/9/23, 9:49 AM Taylor, TX Code of Ordinances

times and are subject to approval by the City: 10 PM - 6 AM; beginning on Tuesday, Wednesday or Thursday night(s). No extra time will be granted to the contract for unscheduled work in the time period allowed or due to requests outside the approved time periods.

Street Notes:

- No trenching of compacted base will be allowed. A penalty and/or fine may be imposed to the general contractor if trenching of compacted base occurs without City approval, regardless of who performed the trenching.
- All sidewalks shall comply with the Americans With Disabilities Act. The City of Taylor has NOT reviewed these plans for compliance with the Americans With Disabilities Act, or any other accessibility legislation, and does not warranty or approve these plans for any accessibility standards.
- Street barricades shall be installed on all dead end streets and as necessary during construction to maintain job safety.
- Any damage caused to existing pavement, curbs, sidewalks, ramps, etc., shall be repaired by the contractor to the satisfaction of the City prior to acceptance of this project.
- Density testing of compacted subgrade material, first course and second course compacted base, shall be made at 500 foot intervals. Any failed tests will be re-tested at the expense of the contractor.
- The contractor shall coordinate with the City's field representative 48 hours prior to scheduled density testing. The City's field representative shall witness all testing.
- The CONTRACTOR shall schedule all testing with an approved materials testing laboratory and notify the City's field representative of the time and location of all tests.
- Traffic control signs and pavement markings in accordance with the Texas Manual on Uniform Traffic Control Devices to be installed as directed by the City of Taylor prior to City acceptance of this project.
- Slope of natural ground adjacent to the right-of-way shall not exceed 4:1. If a 4:1 slope is not possible, a retaining wall or some other form of slope protection approved by the City shall be placed in a location acceptable to the City.
- The City, engineer, contractor, and a representative from the testing lab shall attend a pre-paving conference prior to the start of paving. The contractor shall give the City's field representative 48 hours notice prior to this meeting.
- Failed tests shall be the financial responsibility of the contractor.

Wastewater Notes:

-

about blank 83/149

FIRE DEPARTMENT NOTES

- THE TAYLOR FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
- FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS. AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
- TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
- ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS=WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
- FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF TAYLOR FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
- THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.
- VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14' - 0" FOR FULL WIDTH OF ACCESS DRIVE.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.
Call before you dig.

TAYLOR INDUSTRIAL
PHASE-1

GENERAL NOTES

CR 369B, TAYLOR, TX 75674

REVISIONS	DATE	BY
DESCRIPTION		
SET #:		

JOB NUMBER:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DRAWING NAME:
DATE:				



LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
Building II, Suite 100
Austin, Texas 78735

LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735

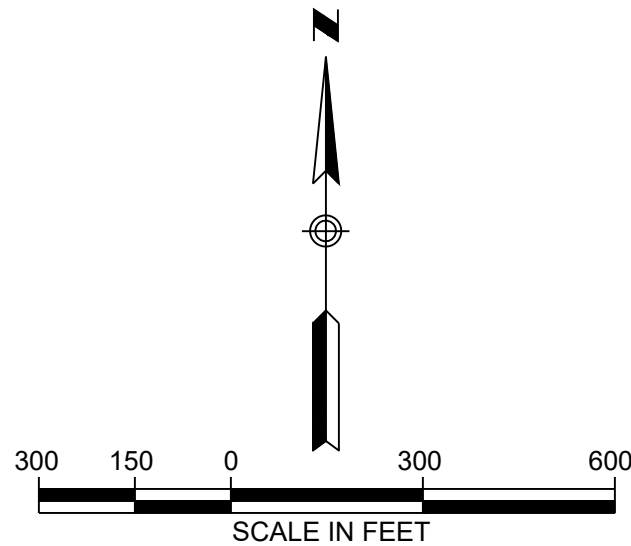
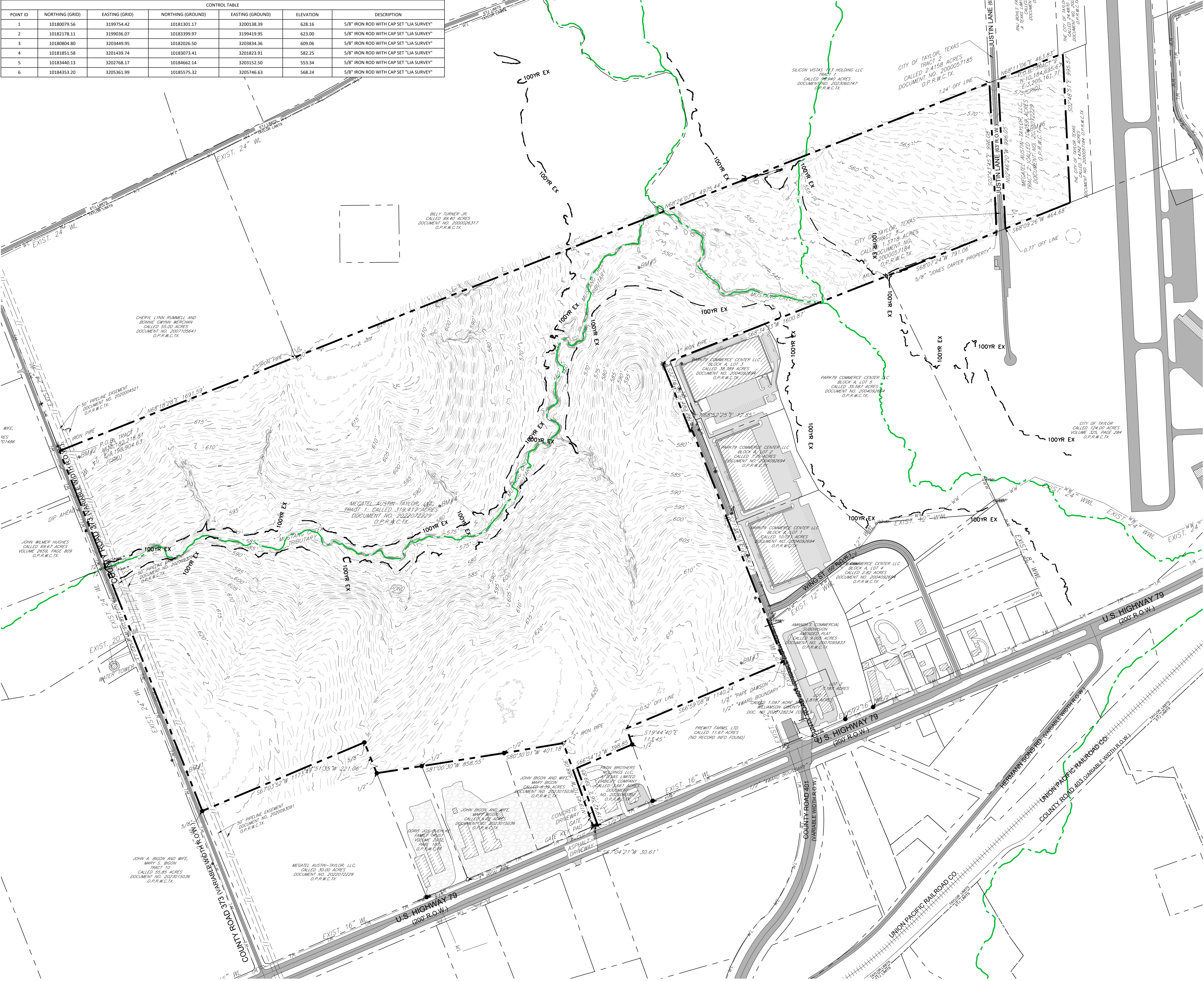
JOB NUMBER:
A214-0419

GN01

SHEET NO.

2
OF 12 SHEETS

CONTROL TABLE						
POINT ID	NORTHING (GRID)	EASTING (GRID)	NORTHING (GROUND)	EASTING (GROUND)	ELEVATION	DESCRIPTION
1	10180079.56	3199754.42	10181301.17	3200138.39	628.16	5/8" IRON ROD WITH CAP SET "LIA SURVEY"
2	10182178.11	3199036.07	10183399.97	3199419.95	623.00	5/8" IRON ROD WITH CAP SET "LIA SURVEY"
3	10180804.80	3203449.95	10182026.50	3203834.36	609.06	5/8" IRON ROD WITH CAP SET "LIA SURVEY"
4	10181851.58	3201439.74	10183073.41	3201823.91	582.25	5/8" IRON ROD WITH CAP SET "LIA SURVEY"
5	10183440.13	3202768.17	10184662.14	3203152.50	553.34	5/8" IRON ROD WITH CAP SET "LIA SURVEY"
6	10184353.20	3205361.99	10185575.32	3205746.63	568.24	5/8" IRON ROD WITH CAP SET "LIA SURVEY"



B.M. #1

B.M. #2

B.M. #3

B.M. #4

B.M. #5

B.M. #6

SOURCE BENCHMARK

ELEVATION = XXX'
VERTICAL DATUM: NAVD 1988 (GEOID 99)

- ALL HORIZONTAL DATA IS HELD TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011)(EPOCH 2010), CENTRAL ZONE (4203). U.S. SURVEY FOOT.
- ALL VERTICAL DATA IS HELD TO NAVD88 GEOID 18.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

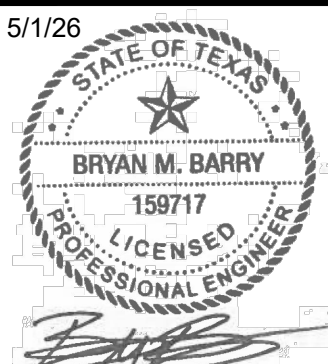
811
Know what's below.
Call before you dig.

TAYLOR INDUSTRIAL
PHASE-1

EXISTING CONDITIONS
CR 369B, TAYLOR, TX 75674

REVISIONS	DESCRIPTION	BY	DATE
SET #:			

JOB NUMBER:	51126
DATE:	5/1/26
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DRAWING NAME:	A5931-2401-APP-F-EC01.dwg



LJA
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

LJA Engineering, Inc.

JOB NUMBER:
A5931-2401

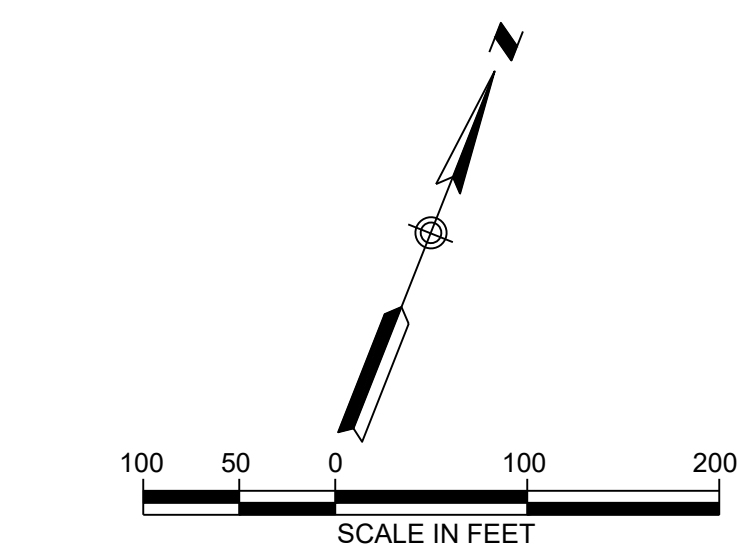
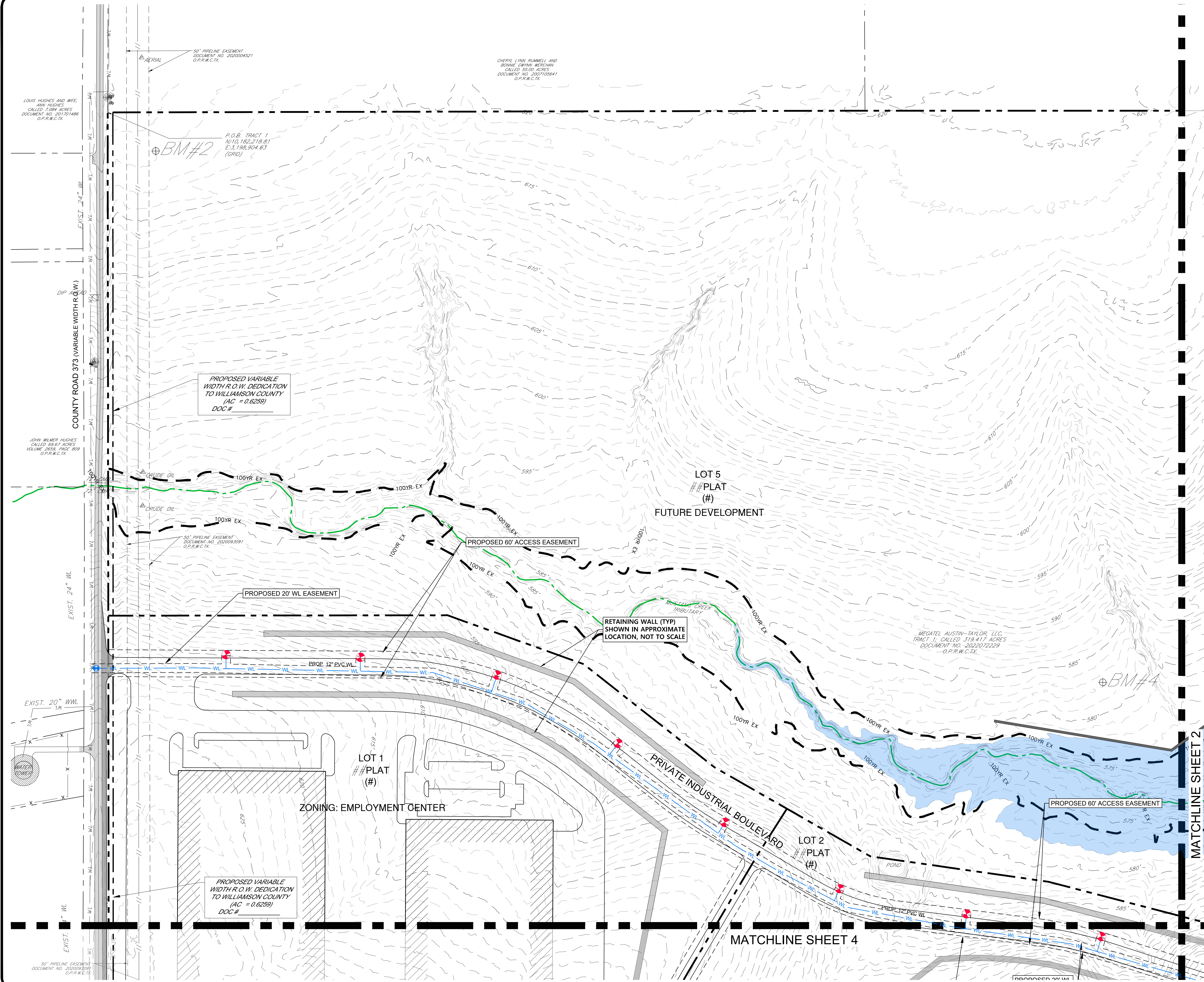
EC01

SHEET NO.

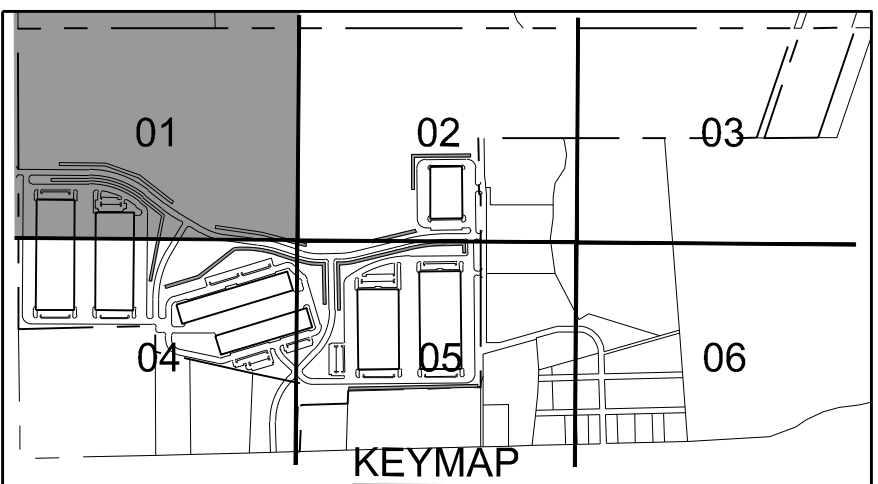
3

OF 12 SHEETS

\\s0101\Map\45931-2401_Taylor_Airport\CD\Pre\preliminary_Plan\CD\Plans\Drawings\45931-2401-PP-01-PP02.dwg
User: jbarbosa Date: May 01, 2025 1:52:39 PM
Last Modified: May 01, 2025 1:52:39 PM
Plot Date/Time: May 01, 2025 1:52:39 PM



LEGEND		
PROPOSED	EXISTING	
		SITE PROPERTY BOUNDARY
		ADJ. PROPERTY BOUNDARY
		EASEMENT LINE
		SIDEWALK RAMP
		HANDICAPPED PARKING SPACE & SIDEWALK RAMP
		CONCRETE SIDEWALK
		DECOMPOSED GRANITE
		POROUS CONCRETE
		LOADING ZONE
		CROSSWALK
		BIKE RACK
		RETAINING WALL
		RETAINING WALL W/ FENCE
		FIRE LANE
		ACCESSIBLE ROUTE
		FENCE - WOOD
		FENCE - CHAIN LINK
		PHASE LINE
		PROPOSED CONTOUR LINE
		EXISTING CONTOUR LINE
		DRAINAGE SWALE
		WATER QUALITY TRANSITION ZONE
		WATER QUALITY BUFFER ZONE
		WATER QUALITY BUFFER ZONE
		100 YEAR FLOODPLAIN
		25 YEAR FLOODPLAIN
		WASTEWATER LINE
		WASTEWATER MANHOLE
		WASTEWATER SERVICE W/ CLEANOUT
		WATER LINE
		FIRE HYDRANT
		WATER VALVE
		AIR RELEASE VALVE
		WATER METER
		STORM SEWER LINE
		ROOF DRAIN
		STORM SEWER MANHOLE
		CURB INLET
		GRATE INLET
		GAS LINE
		NATURAL GAS
		UNDERGROUND ELECTRIC
		TELECOMMUNICATION LINE
		OVERHEAD UTILITY
		FIBER OPTIC LINE
		LIMITS OF CONSTRUCTION
		IRON PIPE FOUND
		IRON ROD FOUND - CAPPED
		IRON ROD FOUND
		AXLE FOUND
		X-CUT FOUND
		CONTROL POINT/BENCHMARK LOCATION
		UTILITY POLE
		METAL ELECTRIC TRANSMISSION LINE POLE
		GUY WIRE
		ELECTRIC MANHOLE
		LIGHT POLE
		SIGN
		UTILITY VAULT



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811
Know what's below.
Call before you dig.

TAYLOR INDUSTRIAL
PHASE-1

PRELIMINARY PLAN - SHEET 1

OR 3698, TAYLOR, TX 75674

REVISIONS	DATE	BY	DESCRIPTION

JOB NUMBER: 5/1/26

DATE: 5/1/26

DESIGNED BY: BRYAN M. BARRY

DRAWN BY: 159717

CHECKED BY: 159717

DRAWING NAME: A5931-2401-PP-01-PP02.dwg

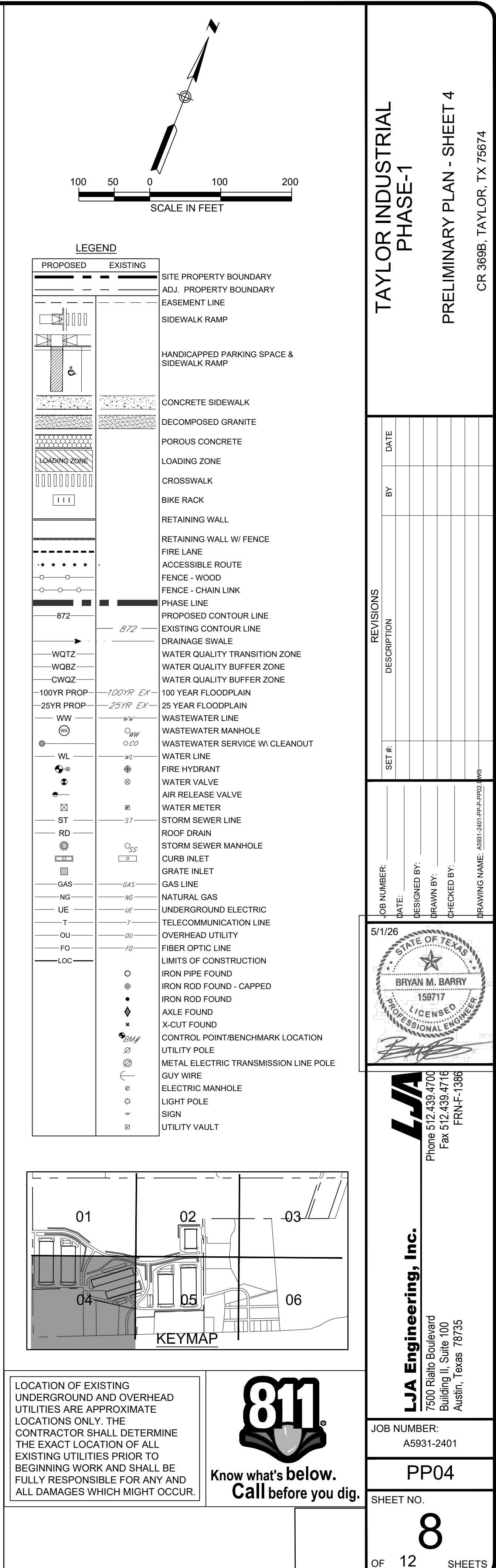
LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRNF-1388

JOB NUMBER: A5931-2401

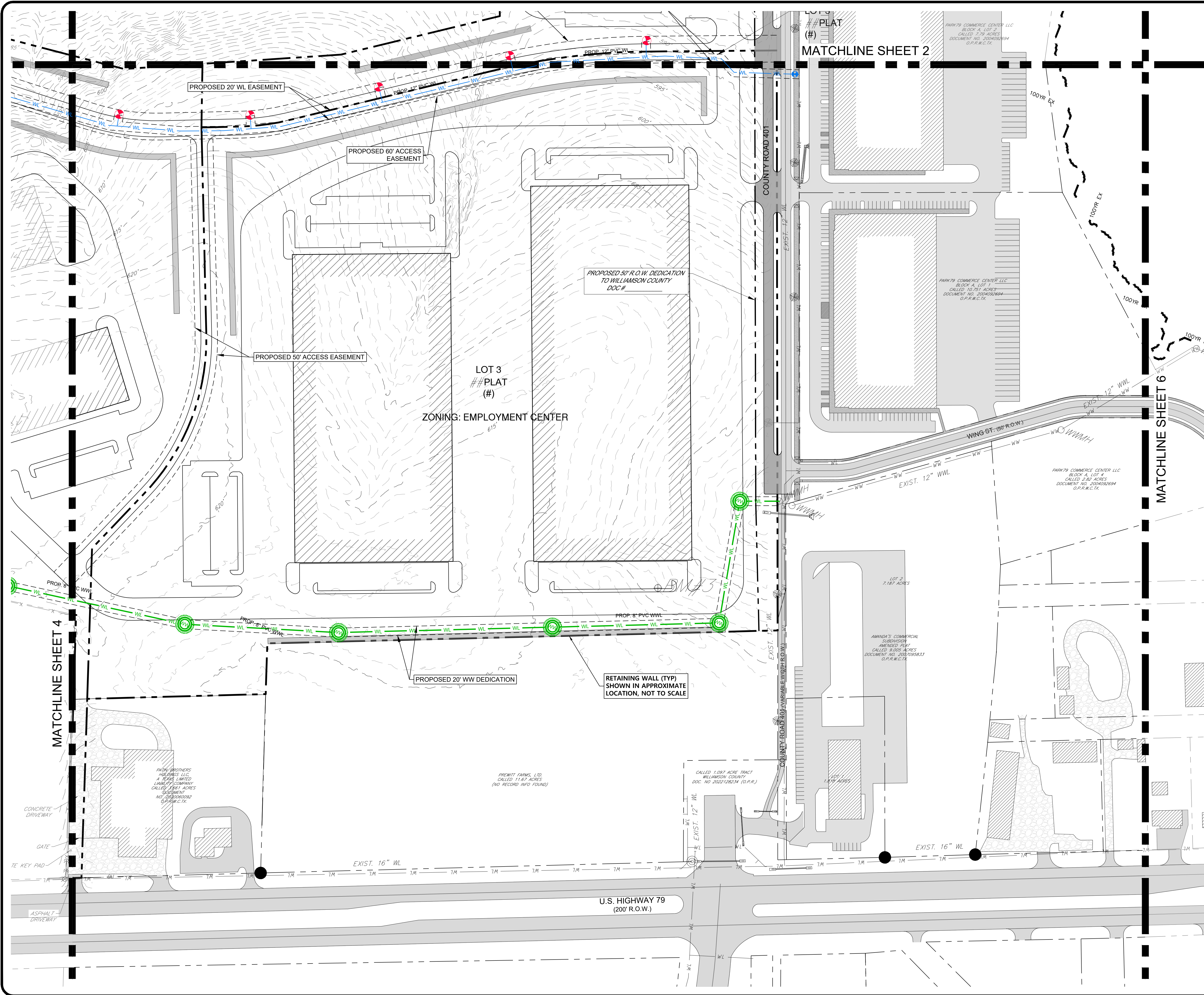
PP01

SHEET NO. 5

OF 12 SHEETS



\\s5931\Map\45931-2401-Taylor-Industrial\CD\Drawings\Plan\CD\Drawings\AS5931-2401-PP-PP05.dwg
User: pncolado May 01, 2018 1:30:27
Last Modified: May 01, 2018 1:30:27
Plot Date/Time: May 01, 2018 1:30:27



100 50 0 100 200
SCALE IN FEET

PROPOSED	EXISTING	
		SITE PROPERTY BOUNDARY
		ADJ. PROPERTY BOUNDARY
		EASEMENT LINE
		SIDEWALK RAMP
		HANDICAPPED PARKING SPACE & SIDEWALK RAMP
		CONCRETE SIDEWALK
		DECOMPOSED GRANITE
		POROUS CONCRETE
		LOADING ZONE
		CROSSWALK
		BIKE RACK
		RETAINING WALL
		RETAINING WALL W/ FENCE
		FIRE LANE
		ACCESSIBLE ROUTE
		FENCE - WOOD
		FENCE - CHAIN LINK
		PHASE LINE
		PROPOSED CONTOUR LINE
		EXISTING CONTOUR LINE
		DRAINAGE SWALE
		WATER QUALITY TRANSITION ZONE
		WATER QUALITY BUFFER ZONE
		WATER QUALITY BUFFER ZONE
		100 YEAR FLOODPLAIN
		25 YEAR FLOODPLAIN
		WASTEWATER LINE
		WASTEWATER MANHOLE
		WASTEWATER SERVICE W/ CLEANOUT
		WATER LINE
		FIRE HYDRANT
		WATER VALVE
		AIR RELEASE VALVE
		WATER METER
		STORM SEWER LINE
		ROOF DRAIN
		STORM SEWER MANHOLE
		CURB INLET
		GRATE INLET
		GAS LINE
		NATURAL GAS
		UNDERGROUND ELECTRIC
		TELECOMMUNICATION LINE
		OVERHEAD UTILITY
		FIBER OPTIC LINE
		LIMITS OF CONSTRUCTION
		IRON PIPE FOUND
		IRON ROD FOUND - CAPPED
		IRON ROD FOUND
		AXLE FOUND
		X-CUT FOUND
		CONTROL POINT/BENCHMARK LOCATION
		UTILITY POLE
		METAL ELECTRIC TRANSMISSION LINE POLE
		GUY WIRE
		ELECTRIC MANHOLE
		LIGHT POLE
		SIGN
		UTILITY VAULT

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



TAYLOR INDUSTRIAL
PHASE-1

PRELIMINARY PLAN - SHEET 5

OR 3698, TAYLOR, TX 75674

REVISIONS	DATE	BY

JOB NUMBER:	AS5931-2401
DATE:	5/1/26
DESIGNED BY:	BRYAN M. BARRY
DRAWN BY:	159717
CHECKED BY:	159717
DRAWING NAME:	AS5931-2401-PP-PP05.dwg

STATE OF TEXAS
BRYAN M. BARRY
159717
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRNF-1388

JOB NUMBER:
A5931-2401

PP05

SHEET NO.
9

OF 12 SHEETS

Line Table		
LINE #	LENGTH	BEARING
L30	223.398	N21° 26' 42.54"W
L24	757.605	S68° 21' 54.81"W
L23	323.386	S88° 11' 14.31"W
L26	372.583	N73° 18' 22.99"W
L27	185.823	N81° 49' 51.09"W
L28	121.378	N10° 56' 29.75"E
L29	308.086	N09° 03' 49.42"E
L32	170.522	N22° 02' 17.60"E
L31	336.380	N19° 45' 10.00"W
L39	214.269	N81° 49' 51.09"W
L38	402.033	S76° 33' 56.73"W
L37	427.935	S83° 00' 55.91"W
L36	174.954	S64° 38' 52.45"W
L35	142.266	N20° 40' 21.29"W
L33	460.234	N22° 54' 35.62"W
L41	308.079	N67° 56' 26.02"E
L40	474.357	N54° 49' 21.54"E
L34	87.797	N67° 05' 24.38"E
L45	309.943	S64° 36' 52.45"W
L44	365.383	S54° 49' 21.54"W
L43	655.487	S22° 16' 54.61"E
L42	608.693	S67° 43' 05.39"W

Line Table		
LINE #	LENGTH	BEARING
L7	30.614	S67° 04' 21.00"W
L8	399.848	S19° 42' 56.00"E
L9	398.846	S66° 54' 12.30"W
L10	113.447	S19° 44' 40.48"E
L11	1140.237	S66° 59' 07.77"W
L12	1658.175	S21° 38' 53.49"E
L13	12.850	N68° 52' 24.54"E
L14	482.782	S22° 16' 54.61"E
L15	1600.874	S68° 34' 32.87"W
L16	791.062	S68° 07' 24.45"W
L17	996.080	S02° 43' 44.86"E
L18	4975.441	N68° 26' 06.72"E
L19	1691.590	N68° 18' 27.92"E
L1	2582.130	N21° 38' 05.19"W
L2	1173.489	S67° 03' 52.22"W
L3	221.064	N21° 51' 35.15"W
L4	858.555	S81° 00' 29.54"W
L5	401.181	S80° 30' 01.06"W
L6	588.061	N19° 45' 10.00"W

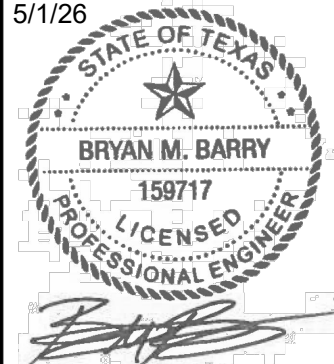
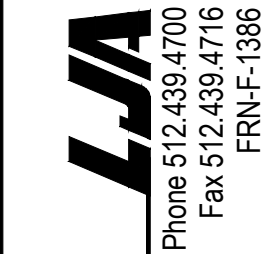
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	427.638	801.530	30.57	S06° 13' 14.52"E	422.58
C2	392.154	500.000	44.94	S00° 26' 28.12"E	382.18
C3	107.242	500.881	12.27	S60° 57' 22.96"W	107.04
C4	325.476	1502.828	12.41	S61° 01' 37.50"W	324.84

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.
Call before you dig.

LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRNF-1386



JOB NUMBER: 5/1/26
DATE: 5/1/26
DESIGNED BY: --
DRAWN BY: --
CHECKED BY: --
DRAWING NAME: A5931-2401-PP-07-LINES.dwg

REVISIONS		SET #:	DESCRIPTION	BY	DATE

TAYLOR INDUSTRIAL
PHASE-1

LOT LINE AND CURVE TABLE

CR 369B, TAYLOR, TX 75674

JOB NUMBER: A5931-2401
PP07
SHEET NO. 11
OF 12 SHEETS



Planning & Zoning Commission Meeting June 9, 2026 Transmittal Letter

Agenda Item Number:

5.

Agenda Title:

PZ 2026-2693 Consider disapproval of the Gateway Tract preliminary plat, for property generally located at 505 SW Carlos G Parker Blvd, consisting of approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas.

Commission Action to be Taken:

Consider disapproval of the Gateway Tract preliminary plat

Department Submitted:

Development Services

Staff Contact:

Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	Consider the Gateway Tract Preliminary Plat
APPLICANT:	Samuel Pitts, WGI
ADDRESS/LOCATION:	505 SW Carlos G. Parker Blvd
LEGAL DESCRIPTION:	Legally described as approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas.
CURRENT ZONING:	P5: Urban Center
CURRENT USE:	Vacant
CASE HISTORY:	This is the first submission of the proposed Preliminary Plat.

2. STAFF ANALYSIS / BACKGROUND

Staff Analysis

The submitted Preliminary Plat does not meet the minimum requirements of the LDC and Engineering Manual, Therefore staff recommends disapproval of the proposed Preliminary Plat referred to as Gateway Tract Preliminary Plat. Including but not limited to the following changes:

1. Retitle the plat "Preliminary Plat" on all sheets and reformat the cover sheet description to include plat name, acreage, street dedication, lot/reserve counts, survey name, abstract number, and location.
2. Show and label all existing and proposed easements, utility infrastructure, and floodplain locations (Atlas-14 and FEMA) with minimum 2-foot topographic contours.
3. Complete all lot dimensions, areas, and abutting property information including owner name, acreage, zoning, land use, and recording information.
4. Add certification blocks for P&Z (Preliminary) and Floodplain Administrator; include a plat note referencing the applicable planned development ordinance number.
5. Provide a sheet index on the cover sheet, full street names with thoroughfare type, and a lot table showing lot, block, and square footage/acreage.

3. RECOMMENDATION

Consider Disapproval of the Gateway Tract Preliminary Plat, based on staff's analysis and staff comments.

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

1. Location Map
2. Preliminary Plat
3. Plat Review Letter



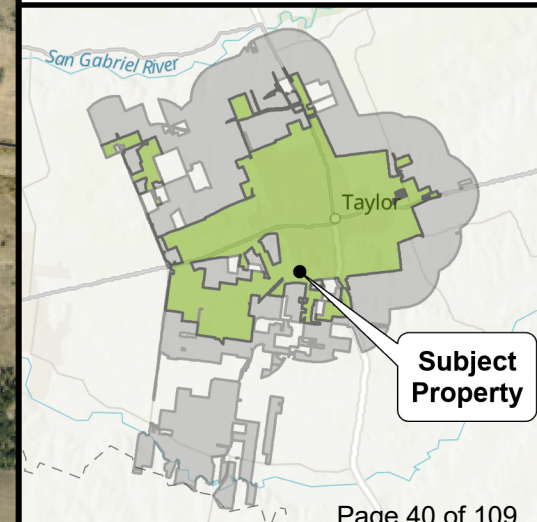
PZ-2025-2636

505 Carlos G Parker Blvd. SW
Special Use Permit
Location Map
Approximately 38 acres

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



0 1,000 2,000
Feet



SUBDIVISION PLAT GATEWAY TRACT

A SUBDIVISION OF 38.092 ACRE OF LAND LOCATED IN
THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533,
TAYLOR, WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS:

38.092 ACRES OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 38.100 ACRE TRACT CONVEYED TO GATEWAY OZ REAL ESTATE, LP, BY DEED OF RECORD IN DOCUMENT NUMBER 2021150771 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 38.092 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A TXDOT TYPE II MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 973, A VARIABLE WIDTH RIGHT-OF-WAY, ACCORDING TO TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP CSJ NO. 2295-01-007, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOOP 427 (CARLOS PARKER BOULEVARD), A VARIABLE WIDTH RIGHT-OF-WAY, ACCORDING TO TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP CSJ NO. 0320-04-001, ALSO BEING THE NORTHERLY CORNER OF SAID 38.100 ACRE TRACT AND HEREOF;

THENCE, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 973, WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOOP 427, ALONG THE NORTH LINE OF SAID 38.100 ACRE TRACT, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2984.93 FEET, A CENTRAL ANGLE OF 30°19'32", AN ARC LENGTH OF 1579.86 FEET, AND A CHORD WHICH BEARS S68°32'35"E, A DISTANCE OF 1561.49 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CORE LAND SURVEYING" FOUND AT THE EAST CORNER OF SAID 38.100 ACRE TRACT, ALSO BEING NORTHEASTERLY CORNER OF THE REMAINDER OF A CALLED 1.35 ACRE TRACT OF LAND CONVEYED TO C.W. LINDQUIST, BY DEED OF RECORD IN VOLUME 152, PAGE 335 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST EASTERLY CORNER HEREOF;

THENCE, S83°42'51"W, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF CARLOS PARKER BOULEVARD, ALONG THE NORTHERLY LINE SAID REMAINDER OF 1.35 ACRE TRACT, BEING A SOUTHERLY LINE OF SAID 38.100 ACRE TRACT, A DISTANCE OF 680.48 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CORE 6667" FOUND FOR THE NORTHWESTERLY CORNER OF SAID REMAINDER OF 1.35 ACRE TRACT, FOR AN ANGLE POINT HEREOF;

THENCE, S05°24'26"W, ALONG THE WESTERLY LINE OF SAID REMAINDER OF 1.35 ACRE TRACT, BEING THE EASTERLY LINE OF SAID 38.100 ACRE TRACT, PASSING A COTTON SPINDLE WITH WASHER STAMPED "BAKER-AIKLEN & ASSOC" A DISTANCE OF 47.09 FEET, FOR THE SOUTHWEST CORNER OF SAID REMAINDER OF 1.35 ACRE TRACT, BEING THE NORTHWEST CORNER OF THAT CERTAIN 68.36 ACRE TRACT CONVEYED TO BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM IN DEED OF RECORD IN DOCUMENT NUMBER 2024100343 OF SAID OFFICIAL PUBLIC RECORDS, AND CONTINUING A DISTANCE OF 211.20 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CORE LAND SURVEYING" FOUND, FOR AN ANGLE POINT HEREOF;

THENCE, S83°46'34"W, CONTINUING ALONG THE WEST LINE OF SAID 68.36 ACRE TRACT, BEING THE EAST LINE OF SAID 38.100 ACRE TRACT, A DISTANCE OF 34.69 FEET TO A 5/8-INCH IRON ROD FOUND, FOR AN ANGLE POINT HEREOF;

THENCE, S05°23'07"W, CONTINUING ALONG THE WEST LINE OF SAID 68.36 ACRE TRACT, BEING THE EAST LINE OF SAID 38.100 ACRE TRACT, A DISTANCE OF 926.76 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BAKER-AICKLEN & ASSOC" FOUND FOR THE SOUTHEAST CORNER OF SAID 38.100 ACRE TRACT, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A OF TAYLOR HIGH SCHOOL ADDITION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2011040451 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEASTERLY CORNER HEREOF;

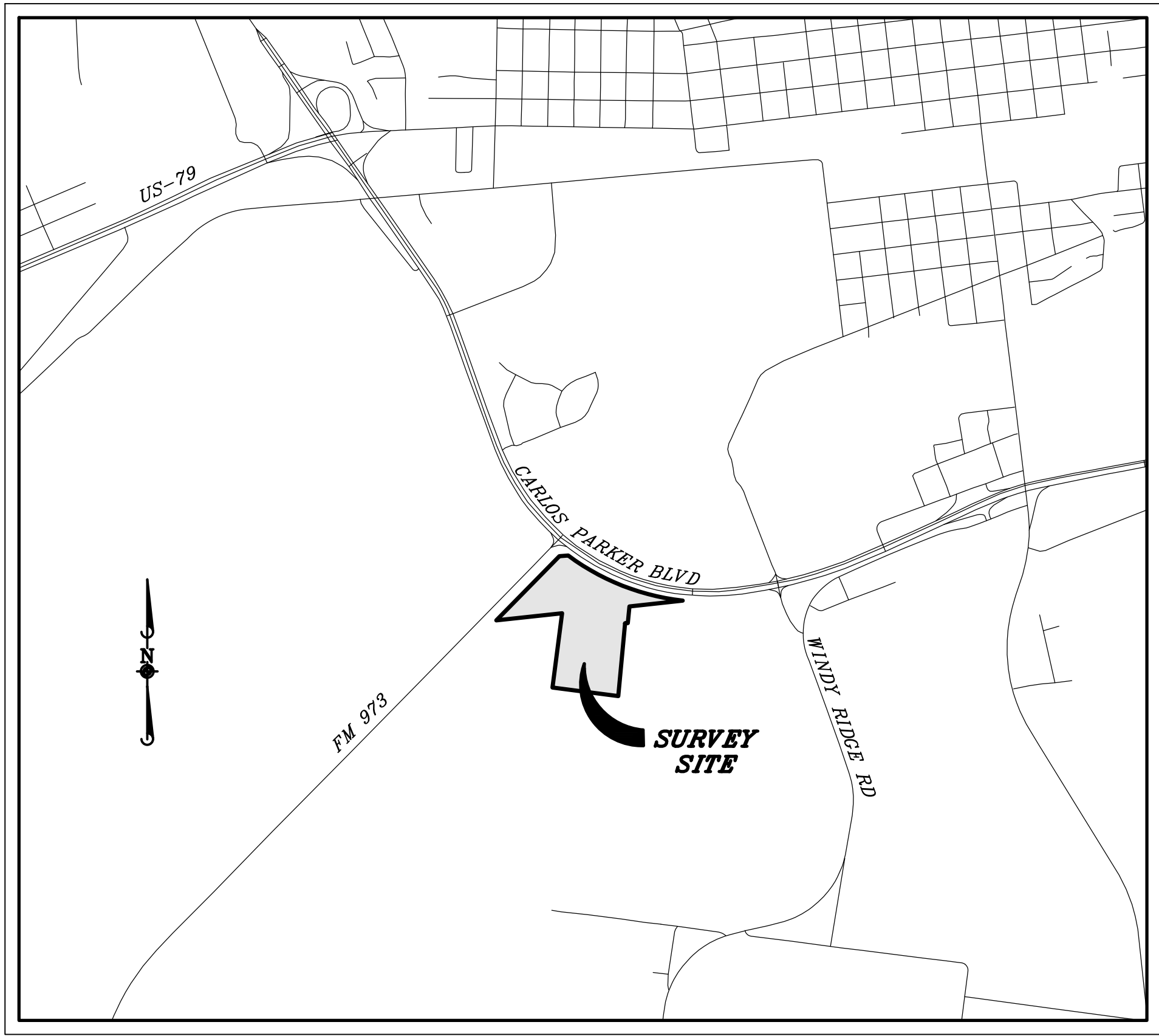
THENCE, N82°35'18"W, DEPARTING THE EAST LINE OF SAID 68.36 ACRE TRACT, ALONG THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF SAID 38.100 ACRE TRACT, A DISTANCE OF 842.15 FEET TO A 1/2-INCH IRON ROD STAMPED "BAKER-AICKLEN & ASSOC" FOUND, AT A RE-ENTRANT CORNER OF SAID LOT 1, FOR THE SOUTHWESTERLY CORNER OF SAID 38.100 ACRE TRACT, AND HEREOF,

THENCE, N07°24'25"E, ALONG THE EASTERLY LINE OF SAID LOT 1, BEING THE WESTERLY LINE OF SAID 38.100 ACRE TRACT, PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "BAKER-AICKLEN & ASSOC" A DISTANCE OF 60.40 FEET, FOR THE COMMON CORNER OF SAID LOT 1, AND LOT 2, BLOCK A OF SAID TAYLOR HIGH SCHOOL ADDITION SUBDIVISION, CONTINUING ALONG THE EAST LINE OF SAID LOT 2, BEING THE WEST LINE OF SAID 38.100 ACRE TRACT, A DISTANCE OF 950.05 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CORE LAND SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BEING A RE-ENTRANT CORNER OF SAID 38.100 ACRE TRACT, AND HEREOF;

THENCE, S83°48'01"W, ALONG THE NORTH LINE OF SAID LOT 2, BEING A SOUTHERLY LINE OF SAID 38.100 ACRE TRACT, A DISTANCE OF 839.67 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MANHARD CONSULTING" SET, IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID F.M. 973, AT THE NORTHWESTERLY CORNER OF SAID LOT 2, BEING THE MOST WESTERLY CORNER OF SAID 38.100 ACRE TRACT, AND HEREOF;

THENCE, N44°29'20"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, BEING THE WESTERLY LINE OF SAID 38.100 ACRE TRACT, A DISTANCE OF 1141.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MANHARD CONSULTING" SET, FOR AN ANGLE POINT

THENCE, N86°04'33"E, A DISTANCE OF 111.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 38.092 ACRES (1,659,279 SQUARE FEET) OF LAND, MORE OR LESS.



LOCATION MAP

NOT TO SCALE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK

STREET SUMMARY TABLE		
STREET NAMES	LENGTH	R.O.W. WIDTH
STREET 1	1,023 L.F.	60' R.O.W.
STREET 2	662 L.F.	60' R.O.W.
STREET 4	246 L.F.	60' R.O.W.
STREET 5	1200 L.F.	60' R.O.W.
STREET 6	334 L.F.	60' R.O.W.
STREET 7	922 L.F.	60' R.O.W.
STREET 8	834 L.F.	60' R.O.W.
STREET 9	224 L.F.	60' R.O.W.
TOTAL	5,445 L.F.	

OWNER:
GATEWAY OZ REAL ESTATE LP,
76 RENFIELD DRIVE
PRINCETON, NEW JERSEY 08540
(201) 655-2831
ACREAGE: 38.092
PATENT SURVEY: GEORGE M. REESE SURVEY, ABSTRACT NO. 533
NUMBER OF BLOCKS: 8
LINEAR FEET OF NEW STREETS: 4,885 L.F.
R.O.W. DEDICATION: 0
NUMBER OF LOTS: 21
SUBMITTAL DATE: 04/30/2025

SURVEYOR:
RICHARD LANTIS, R.P.L.S.
R.P.L.S. NO. 6908
MANHARD CONSULTING
1120 S CAPITAL OF TEXAS HWY, BLD 1, STE 210
AUSTIN, TX 78746
(512) 244-3395

ENGINEER:
JUSTIN CELENTANO, P.E.
P.E. NO. 144507
WGI, INC.
4700 MUELLER BLVD, STE 300
AUSTIN, TX 78723
(512) 669-5560



GEORGE M. REESE SURVEY, ABS. NO. 533

CARLOS PARKER BLVD, TAYLOR, TX 76574

SUBDIVISION PLAT

REVISED: _____
PROJ. MGR.: RL
DRAWN BY: AL
SURVEY DATE: 04-17-25
ISSUE DATE: 07-01-25
SCALE: 1"=100'

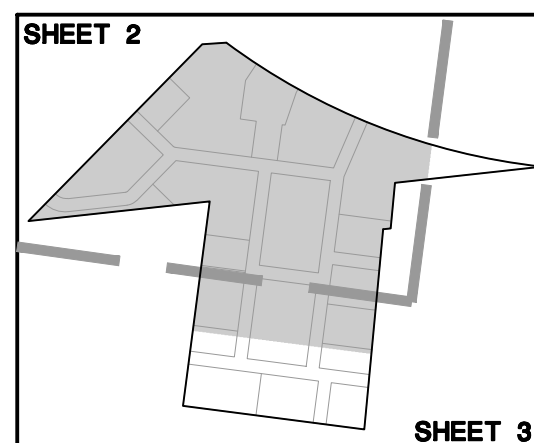
SHEET

1 OF 4

617.104018

A SUBDIVISION OF 38.092 ACRE OF LAND LOCATED IN
THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533,
TAYLOR, WILLIAMSON COUNTY, TEXAS

	= PROPERTY LINE
	= EASEMENT LINE
	= ADJOINING PROPERTY LINE
	= FLOOD PLAIN LIMIT LINE
	= FOUND 1/2-INCH IRON ROD OR AS NOTED.
	= SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
	= FOUND TXDOT TYPE I MONUMENT
	= CALCULATED POINT
	= FOUND COTTON SPINDLE
	= BLOCK IDENTIFICATION



SHEET INDEX

LAND USE TABLE		
DESCRIPTION	NUMBER	ACREAGE
RETAIL	8	15.459
RESIDENTIAL	11	13.556
HOTEL	1	1.938
R.O.W.	1	7.138
TOTAL	21	38.091

LOT 2, BLOCK A
TAYLOR HIGH SCHOOL ADDITION
DOC. NO. 2011040451

POINT OF BEGINNING
N: 10176823.10'
E: 3211430.91

GIBERT DAVID KAUTZ
AND GLYNDA VANECEK
198.35 ACRES
DOC. NO. 2023016620

LOOP 427
(CARLOS PARKER BOULEVARD)
(PUBLIC R.O.W. VARIES)

LOT 2
BLOCK B
3.699 AC.

**LOT 3
BLOCK B
1.606 AC.**

LOT 4
BLOCK B
1.938 AC.

LOT 1
BLOCK A
1.981 AC.

LOT 4
BLOCK G
2.479 AC.

LOT 1
BLOCK 1
2.697 AC.

LOT 1
BLOCK C
3.585 AC.

LOT 2
BLOCK C
0.877 AC.

STREET 4 (60' R.O.W.)
N82°35'24"W 217.08'

**LOT 1
BLOCK D
0.923 AC.**

LOT 2
BLOCK D
0.950 AC.



Manhard
CONSULTING™

11120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78748 ph: 737.377.0500 manhard.com

Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Sur F-22605) (Eng)

GEORGE M. REESE SURVEY, ABS. NO. 533

CARLOS PARKER BLVD, TAYLOR, TX 76574

SUBDIVISION PLAT

REVISED:	
PROJ. MGR.:	RL
DRAWN BY:	AL
SURVEY DATE:	04-17-25
ISSUE DATE:	07-01-25
SCALE:	1"=100'

SHEET

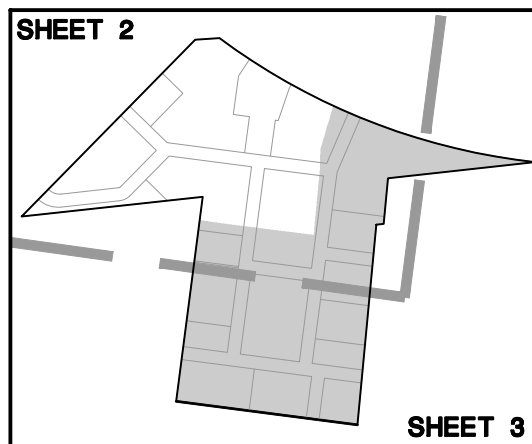
2 OF 4

617.104018

A SUBDIVISION OF 38.092 ACRE OF LAND LOCATED IN
THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533,
TAYLOR, WILLIAMSON COUNTY, TEXAS

LEGEND

- | | |
|---|---|
|  | = PROPERTY LINE |
|  | = EASEMENT LINE |
|  | = ADJOINING PROPERTY LINE |
|  | = FLOOD PLAIN LIMIT LINE |
|  | = FOUND 1/2-INCH IRON ROD OR AS NOTED. |
|  | = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP |
|  | = FOUND TXDOT TYPE I MONUMENT |
|  | = CALCULATED POINT |
|  | = FOUND COTTON SPINDLE |
|  | = BLOCK IDENTIFICATION |



SHEET INDEX



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	2984.93'	30°19'32"	1579.86'	S68°32'35"E	1561.49'
C2	13.00'	36°48'59"	8.35'	S64°10'54"E	8.21'
C3	2984.93'	1°09'06"	60.00'	S67°10'06"E	60.00'
C4	72.00'	39°16'43"	49.36'	N64°07'59"E	48.40'
C5	133.00'	49°36'44"	115.16'	S71°25'18"E	111.60'
C6	67.00'	50°23'14"	58.92'	S71°02'03"E	57.04'
C7	12.00'	39°16'43"	8.23'	N64°07'59"E	8.07'
C8	2984.93'	3°15'18"	169.58'	S55°00'29"E	169.56'
C9	2984.93'	4°18'32"	224.48'	S58°47'24"E	224.42'
C10	2984.93'	5°38'53"	294.25'	S63°46'06"E	294.13'
C11	2984.93'	15°57'42"	831.55'	S75°43'30"E	828.87'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S05°24'26"W	211.20'
L2	S83°46'34"W	34.69'
L3	N86°04'33"E	111.91'
L4	N45°50'25"W	5.61'
L5	N29°03'29"E	17.74'
L6	S82°11'02"E	13.06'
L7	S84°37'56"E	18.59'
L8	S84°37'56"E	25.04'

Manhard
CONSULTING™

1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78748 ph:737.337.0500 manhard.com
Civil Engineers, Surveyors | Water Resources Engineers | Water & Waste Water Engineers
Professional Engineers | Environmental Engineers | Professional Surveyors
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv.), F-226633 (Eng.)

GEORGE M. REESE SURVEY, ABS. NO. 533

CARLOS PARKER BLVD, TAYLOR, TX 76574

SUBDIVISION PLAT

REVISED:	
PROJ. MGR.:	RL
DRAWN BY:	AL
SURVEY DATE:	04-17-25
ISSUE DATE:	07-01-25
SCALE:	1"=100'

SHEET

3 OF 4
617.104018

A SUBDIVISION OF 38.092 ACRE OF LAND LOCATED IN
THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533,
TAYLOR, WILLIAMSON COUNTY, TEXAS

THAT GATEWAY OZ REAL ESTATE, LP, SOLE OWNER OF THAT CERTAIN 38.092 ACRE TRACT SHOWN HEREON BEING SITUATED IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, IN WILLIAMSON COUNTY, TEXAS; BEING THAT CERTAIN 38.100 ACRE TRACT CONVEYED TO IT BY DEED OF RECORD IN DOCUMENT NUMBER 2021150771 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF TAYLOR AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS:

RICHARD LANTIS
RPLS NO. 6908
MANHARD CONSULTING
1120 S CAPITAL OF TEXAS HWY, BLD 1, STE 210,
AUSTIN, TEXAS 78746

BY: DEPUTY

617.104018



City of Taylor

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

Samuel Pitts
WGI
8144 Walnut Hill Ln., Suite 340
Dallas TX 75231
Samuel.Pitts@WGIInc.com

Date: Friday, May 29, 2026

Address: 505 SW Carlos G. Parker Blvd, Taylor 76574

Permit Number PZ-2026-2693

Dear Samuel Pitts,

Staff has completed its review of plans for the Gateway - preliminary plat that is to be located at 505 SW Carlos G. Parker Blvd, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

PLANNING DEPARTMENT COMMENTS

Planning Review 01

1. [Sheet 1-4] Plat is titled "Subdivision Plat" throughout. Must be retitled "Preliminary Plat" on all sheets.
2. [Sheet 1] Top-center description does not follow the required format. Must include: plat name, total acreage, acres of street dedication, number of lots, number of reserves, survey name and abstract number, and city/county/state. Please correct Preliminary Plat description to read as follows:
"_____ Subdivision Preliminary Plat Being a preliminary plat consisting of ____ acres, including ____ acres of street dedication, To create ____ lots, ____ reserves, part of and out of the _____ Survey, Abstract No. _____, Taylor, Williamson County, Texas"
3. [Sheet 2-3] No easements of any kind (drainage, utility, detention, parks) are labeled or dimensioned on the plat. All existing and proposed easements must be shown and identified.
4. [Sheet 2-3] Limits of construction and site improvements are not delineated on the plat.
5. [Sheet 1] Street 3 is absent from the Street Summary Table. Streets jump from Street 2 to Street 4 with no explanation. Verify and correct.
6. [Sheet 2-3] Lot dimensions and areas are incomplete or illegible on several lots. All lot boundaries must be fully dimensioned and legible on each sheet.
7. [Sheet 2-3] Abutting property information is incomplete. Adjacent tracts must include owner name, acreage, zoning, existing land use, and recording information (document number or volume/page) for all adjoining properties.
8. [Sheet 2-3] No existing or proposed utility infrastructure is shown on the plat. Water, wastewater, and other utilities must be identified, including easements.

ENGINEERING DEPARTMENT REVIEW

Preliminary Plat — Engineering 01

1. [Page 1] Include plat type in heading (Preliminary Plat).
2. [Page 1] Include street name and thoroughfare type.
3. [Page 1] Recommend providing a sheet index if using a cover sheet.
4. [Page 1] Show location of all existing and proposed easements for the subdivision (drainage, utilities).
5. [Page 2] Show floodplain locations on the plat (City of Taylor Atlas-14 and FEMA).
6. [Page 2] Provide topographic contours (minimum 2-ft) on the plat.
7. [Page 2] Provide a corner tie to the original abstract survey that the subdivision is a part of.
8. [Page 2] Label adjacent property owner and recording information.
9. [Page 2] Show existing wastewater easement. If to be abandoned, provide information accordingly on plat.
10. [Page 3] Recommend moving tables to Sheet 4 of 4.
11. [Page 3] Detention/drainage/floodplain easements/reserves to be shown on the plat.

12. [Page 4] Revise Director's name to current Director Martin Griggs.
13. [Page 4] Provide the following additional certification blocks: P&Z (preliminary) and Floodplain Administrator.
14. [Page 4] Provide plat note that plat is subject to planned development and include Ord. #.
15. [Page 4] Include lot table that shows lot, block, and square footage/acreage.

Traffic Impact Analysis — Engineering 01

In review of the TIA, it is still considered valid with the following conditions:

Proposed subdivision shall not vary from the assumptions in the Final Memo dated Friday, June 13, 2025. Those assumptions include access (one driveway on US 79 and two driveways on FM 973, with the southernmost access point being signalized in the future) and land use, which are directly related to their mitigation requirements.

Drainage Impact Analysis — Engineering 01

1. [Page 2] FYI: A floodplain permit will be required for the site. The development will be responsible for preparing a floodplain study that confirms the location of the Atlas 14 100-year floodplain (City of Taylor floodplain as defined by EM 3.20.1) and demonstrates no offsite adverse impacts for proposed changes to the floodplain (EM 3.1.4). It is recommended the applicant start with the Wilco Atlas 14 models as this represents best available data at this time.
2. [Page 3] Per EM 3.15.2.B, modeling should be based on existing conditions unless this project has an agreement with other landowners to attenuate their flow.
3. [Page 3] The reviewer's understanding of existing conditions for the property's contributing drainage areas is as follows:
 - Castlewood Neighborhoods: developed and detained per correspondence from 5/12/2025 email.
 - Davis Tract: This development is in the planning stages and the site should be considered undeveloped in existing conditions. Should the project's subdivision plans be approved prior to Gateway SDP approval, hydrology may be required to be updated to reflect developed conditions.
 - Taylor Pointe Development: Approved but not yet constructed. Existing condition should be developed but detention effects disregarded per EM 3.2.3.
 - Taylor HS: developed and detained per correspondence from 5/12/2025 email.
 - Avery Glenn Subdivision: assume developed and detained by Taylor HS pond.
 - Wesley Miller Road Extension: Future roadway extensions and widening are in feasibility analysis and should be tracked as this project progresses. If roadway plans are approved prior to SDP issuance of Gateway, hydrology will need to be updated to account for road improvements.
 - Undeveloped contributing areas (DA 7, DA 8) should be undeveloped in existing condition. There are no known plans to develop these areas at this time. Note: a variance request will be required at SDP for EM 3.2.3 regarding the upstream detention assumptions as outlined in the 5/12/2025 email.
4. [Page 4] Per email correspondence dated 5/12/2025 with Justin Celentano, the following base hydrology assumption was agreed upon: "recent infrastructure is acceptable to treat as existing condition (developed and detained) for all contributing drainage to your site within Taylor city limits. If there is additional contributing area outside of city limits, please treat this area as existing impervious cover but undetained." Please clarify in this portion of the report how existing Castlewood Subdivision detention ponds are modeled in your base hydrology assumptions.
5. [Page 5] Please provide an HMS routing diagram for understanding of where junctions and reaches are located.
6. [Page 5] And existing home?
7. [Page 6] Per EM 3.15.2.B, modeling should be based on existing conditions. This sentence implies that allowable flows for the pond design are based on ultimate conditions for the project's contributing drainage area, which is not allowed per EM 3.1.4.A. Please clarify if any of the offsite contributing properties have an agreement with this property for runoff attenuation controlled by this pond.
8. [Page 6] Per EM 3.15.2.B, modeling should be based on existing conditions unless this project has an agreement with other landowners to attenuate their flow.
9. [Page 7] Per EM 3.15.2.B, modeling should be based on existing conditions unless this project has an agreement with other landowners to attenuate their flow.
10. [Page 7] Ultimate conditions should be designed for the onsite contributing flow for the post-development condition. Please confirm that ultimate conditions were not applied to DA6 flows in Figure 2, which is the Pre-Development condition.
11. [Page 9] Engineering Manual Section 3: Drainage Design Requirements.
12. [Page 10] The design engineer is responsible for verifying whether or not the inline berm meets the definition of a dam and therefore will need to be reviewed by TCEQ (EM 3.15.1.G). Please provide a description of the pond as it relates to EM 3.16 Dam Safety, such as structure height and impoundment volume.
13. [Page 10] FYI: During the floodplain permit review, the project will be required to demonstrate no increase in WSE downstream or upstream of the project site.
14. [Page 11] Verify text used to be "flows" instead of "conditions."
15. [Exhibit 4] Verify zoning for this portion of the Davis Tract.

16. [Exhibit 4] Recommend that DA1 be split to consider existing detention ponds for Castlewood Neighborhood. It is recommended that this project consider these regional detention ponds in the project's base hydrology.
17. [Exhibit 4] Please update Taylor Pointe drainage areas to reflect approved plans (proposed drainage area map) vs. existing topography delineation.
18. [Exhibit 4] Davis Tract: in review but not approved. Consider as existing condition — undeveloped. No impervious cover attenuated for Castlewood pond.
19. [Exhibit 4] Label: Taylor HS Regional Detention Pond.
20. [Exhibit 4] FYI: Wesley Miller roadway extension is in a feasibility planning phase. Please use existing condition in base hydrology but may need to include updates if this development proceeds to SDP approval for Gateway development.
21. [Exhibit 4] Verify: Avery Glenn Subdivision Pond?
22. [Exhibit 4] Label: Avery Glenn Subdivision.
23. [Exhibit 4] Label: Castlewood Subdivision.
24. [Exhibit 4] Label: Castlewood South Subdivision.
25. [Exhibit 4] Label: Taylor Pointe Commercial Development.
26. [Exhibit 4] Label: Davis Tract Phase 1.
27. [Exhibit 4] FYI: Project will need to map the City of Taylor floodplain wherever onsite there is more than 64 acres of contributing area per EM 3.20.1. From the DAM, this is at POAs 1/3, POA 5, and POA 7.
28. [Page 31] FYI: Review of HMS data was not done at this time; review will be completed at the time of floodplain permitting. Please ensure that hydrology is updated to reflect existing (not ultimate) conditions for offsite flows.

Utility Schematic — Engineering 01

1. Is a 12" water line required in this location (Block F and E)? Water quality concern to be addressed. Consider looping and providing necessary easements.
2. Extend sewer to boundary (Block E).
3. Verify and show looping of water line to existing line on Carlos G. Parker.
4. Provide information on water line sizing for the development.

FIRE DEPARTMENT COMMENTS

Fire Department Comments — Fire 01

1. The preliminary plat shall include the approved street name and addressing scheme.
2. The utility plan shall show the proposed connection point(s) to the city's water service.

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

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

Thank you,

Joseph Ducay

Attachment



Planning & Zoning Commission Meeting June 9, 2026 Transmittal Letter

Agenda Item Number: 6.

Agenda Title: PZ 2026-2698 – Consider disapproval of the North Village Phase 1 – Final plat, generally located at CR 367, at the intersection of NW Carlos G Parker Boulevard and North Drive, legally described as approximately 40.18 acres of land in the William J Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018652, Taylor, Williamson County, Texas.

Commission Action to be Taken:

Department Submitted: Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	Consider the North Village Phase 1 Final Plat
APPLICANT:	Michael Fisher, Pape-Dawson
ADDRESS/LOCATION:	CR 367
LEGAL DESCRIPTION:	Legally described as approximately 40.18 acres of land in the William J Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018652, Taylor, Williamson County, Texas.
CURRENT ZONING:	PD: Planned Development Overlay, P4:Mix
CURRENT USE:	Vacant
CASE HISTORY:	This is the first submission of the Final Plat

2. STAFF ANALYSIS / BACKGROUND

Staff Analysis

The submitted Final Plat does not meet the minimum requirements of the LDC and Engineering Manual, Therefore staff recommends disapproval of the proposed Final Plat referred to as North Village Phase 1 Final Plat. Including but not limited to the following changes:

- Update all certificate headings and plat descriptions throughout to read "North Village, Phase 1" — several sheets still reference "Spring Creek, Phase 2" or incomplete names.
- Complete the top-center plat description with street dedication acreage, lot count, and reserve count per Subdivision Ordinance format.
- Add street centerlines with bearings and distances, update North Drive to unbolded (existing ROW), and increase scale for legibility.
- An offsite wastewater easement is required along the east side of North Drive and must be noted on the plat prior to approval per LDC 3.8.6.
- Revise Sheet 3 certificates: add section symbols, correct subdivision name, and fix lien holder certificate language per standard requirements.

3. RECOMMENDATION

Consider disapproval of the North Village Phase 1 Final Plat, based on staff's analysis and staff comments.

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

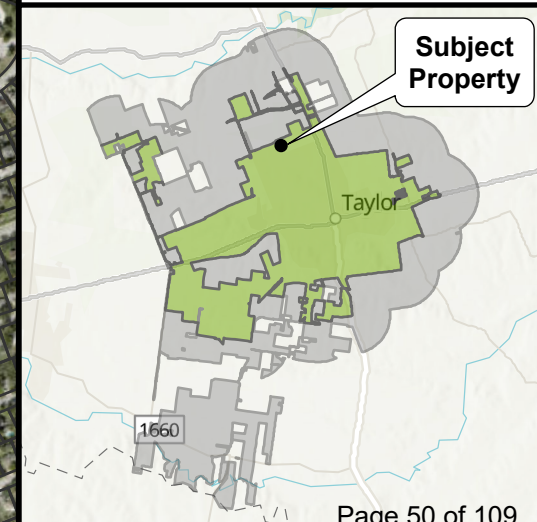
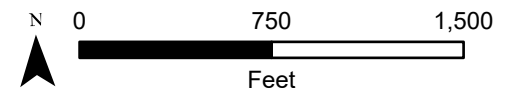
1. Location Map
2. PZ-2026-2698-North Village Phase 1 Final plat
3. PZ-2026-2698-Planning Review Letter North Village Phase 1 Final Plat

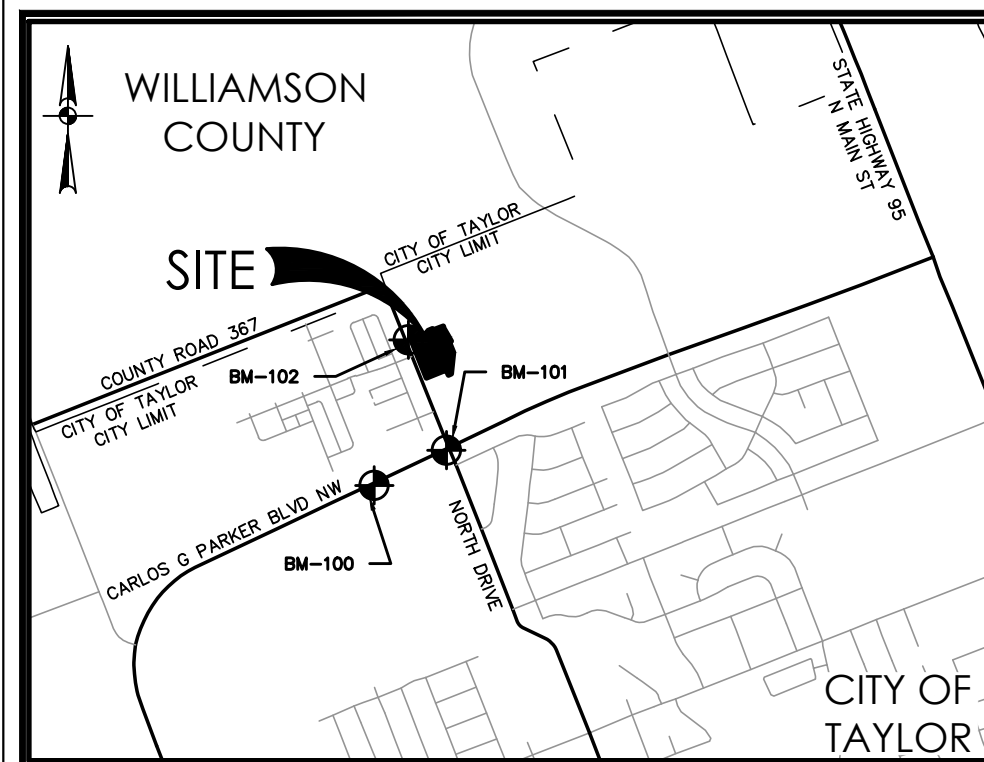


PZ-2026-2698

**CR 397
Final Plat
Location Map
Approximately 51.19 acres**

- Subject Property
- City Limits
- ETJ Boundary
- Parcels





LOCATION MAP
SCALE: 1" = 2000'

OWNER: E. V. K. HOMES, LLC
ADDRESS: 425 CR 487
TAYLOR, TX 76754

ACREAGE: 3.645 ACRES
LOTS ACREAGE: 2.940 ACRES
ROW ACREAGE: 0.705 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC,
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

PATENT SURVEY: WILLIAM J. BAKER SURVEY,
SECTION NO. 2,
ABSTRACT NO. 65

SUBMITTAL DATE: _____, 2025

LINEAR FEET OF NEW STREET	LENGTH	TYPE
CARMEN STREET:	180 LF	(LOCAL)
TRIBUTE BOULEVARD:	382 LF	(NEIGHBORHOOD AVENUE)
TOTAL:	562 LF	

LOT SUMMARY
TOTAL NUMBER OF BLOCKS : 3
SINGLE FAMILY LOTS: 16

BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.999880014398272

BM-100
SET CHISELED SQUARE ON CONCRETE HEADWALL
ON THE NORTH SIDE OF CARLOS G. PARKER BLVD.
GRID NORTHING: 10192066.3'
GRID EASTING: 3208199.2'
ELEVATION = 598.81'
NAVD 88 (GEOID18)

BM-101
SET CHISELED SQUARE ON CONCRETE
PAD FOR TRAFFIC CONTROL BOX NEAR THE
NORTHWEST CORNER OF CARLOS G. PARKER BLVD.
AND NORTH DRIVE
GRID NORTHING: 10192433.2'
GRID EASTING: 3208951.5'
ELEVATION = 608.04'
NAVD 88 (GEOID18)

FINAL PLAT OF NORTH VILLAGE, PHASE 1

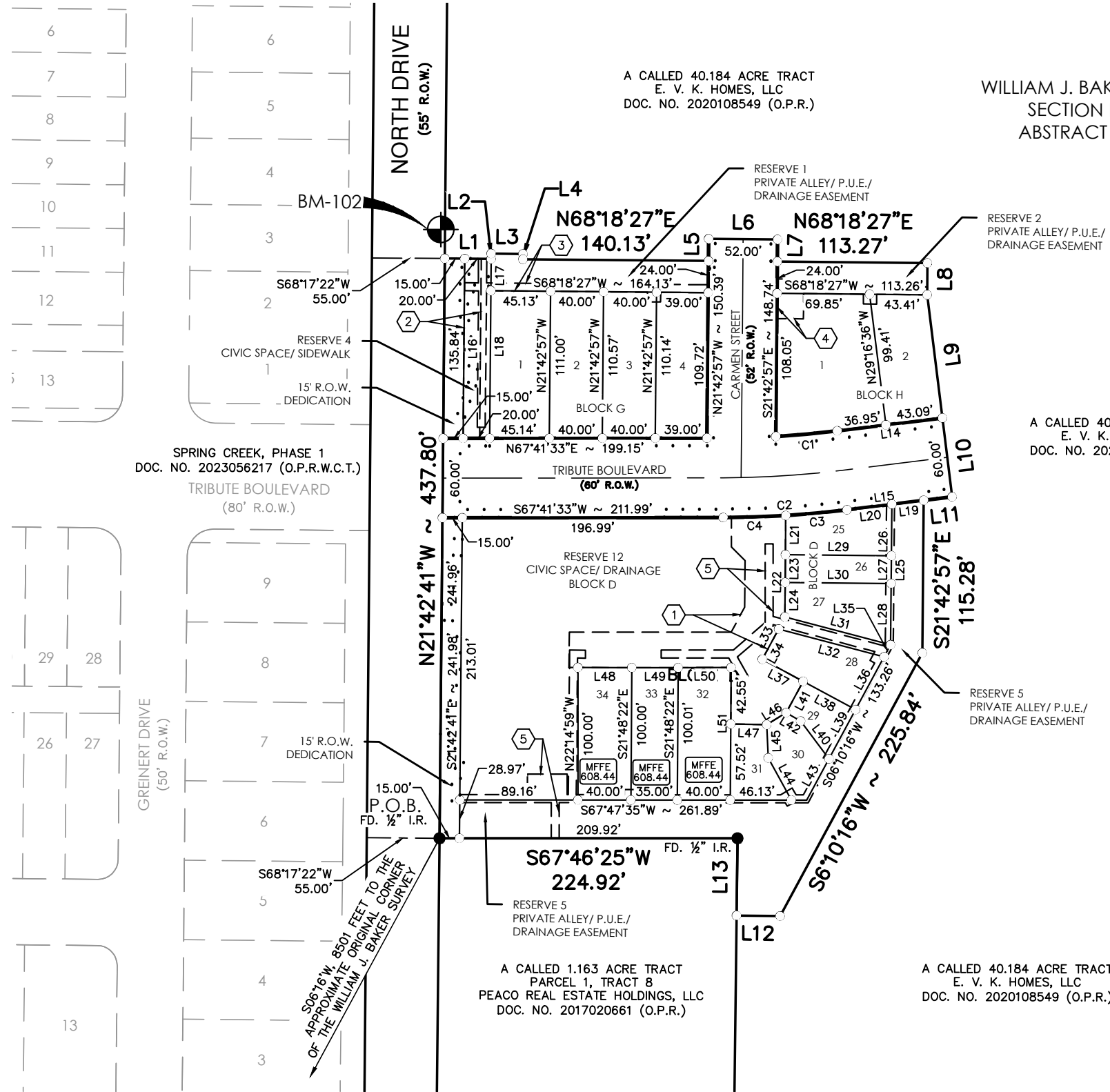
FINAL PLAT CONSISTING OF A 3.645 ACRE TRACT OF LAND, BEING OUT OF A CALLED 40.184 ACRE TRACT, CONVEYED TO
E. V. K. HOMES, LLC, IN DEED RECORDED IN 2020108549 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER
SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	710.00'	003°45'19"	N62°36'03"E	46.53'	46.54'
C2	770.00'	006°58'09"	S64°12'28"W	93.60'	93.66'
C3	770.00'	003°27'26"	S62°27'07"W	46.46'	46.46'
C4	770.00'	003°30'43"	S65°56'11"W	47.19'	47.20'
C5	770.00'	003°03'34"	N65°42'37"E	41.11'	41.12'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N68°18'02"E	35.00'
L2	N21°42'41"W	4.01'
L3	N68°17'19"E	24.00'
L4	S21°42'41"E	4.00'
L5	N21°42'57"W	16.67'
L6	N68°17'03"E	52.00'
L7	S21°42'57"E	16.69'
L8	S21°41'33"E	24.00'
L9	S29°18'40"E	93.68'
L10	S29°16'36"E	60.00'
L11	S60°43'24"W	21.68'
L12	S68°28'49"W	32.87'
L13	N21°31'11"W	58.30'
L14	N60°43'24"E	80.04'
L15	S60°43'24"W	80.04'
L16	N21°42'41"W	135.68'
L17	N21°42'41"W	23.98'
L18	N21°42'41"W	111.48'
L19	S60°43'24"W	24.21'
L20	S60°43'24"W	34.15'
L21	S21°50'40"E	29.64'
L22	S21°42'57"E	47.00'
L23	S21°42'57"E	21.00'
L24	S21°42'57"E	26.00'
L25	S21°42'57"E	106.16'
L26	S21°42'57"E	38.86'
L27	S21°42'57"E	21.00'
L28	S21°42'57"E	46.30'
L29	N68°17'03"E	80.00'
L30	N68°17'03"E	80.00'
L31	S82°31'27"W	82.54'
L32	S82°30'58"W	82.33'
L33	N06°10'16"E	25.91'
L34	N06°10'16"E	25.91'
L35	S06°10'16"W	10.28'
L36	S06°10'16"W	45.35'
L37	S83°49'45"E	35.00'
L38	S83°49'42"E	45.00'
L39	S06°10'16"W	42.18'
L40	S59°17'57"E	35.57'
L41	N06°10'13"E	26.99'
L42	S81°56'44"E	12.65'
L43	S06°10'16"W	35.46'
L44	S50°56'21"E	36.26'
L45	S24°51'14"E	25.14'
L46	N36°10'05"E	17.22'
L47	N69°03'59"E	27.14'
L48	N67°47'35"E	40.78'
L49	N67°46'56"E	35.00'
L50	N67°42'14"E	40.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L51	N21°48'22"W	100.07'
L52	S21°50'40"E	29.64'
L53	S21°42'57"E	47.44'
L54	S06°10'16"W	35.77'
L55	S83°49'45"E	35.00'
L56	S06°10'13"W	26.99'
L57	S36°10'05"W	17.22'
L58	S69°03'59"W	27.14'
L59	N21°48'22"W	42.55'
L60	S67°42'14"W	40.00'
L61	S67°46'56"W	35.00'
L62	S67°47'35"W	47.50'
L63	N21°38'23"W	26.75'
L64	N06°07'04"E	21.33'
L65	N21°42'58"W	35.19'
L66	N67°18'27"W	14.57'
L67	N22°18'27"W	22.29'
L68	N68°18'02"E	12.54'
L69	S21°41'58"E	135.54'
L70	S67°41'33"W	12.51'
L71	N21°42'41"W	135.68'
L72	S68°18'28"W	35.92'
L73	S21°42'41"E	7.33'
L74	S68°17'18"W	10.00'
L75	N21°42'41"W	7.34'
L76	S68°18'27"W	118.21'
L77	S67°10'13"W	3.30'
L78	S21°39'55"E	103.14'
L79	S68°18'54"W	6.00'
L80	N21°41'04"W	103.02'
L81	S68°14'51"W	10.66'
L82	N21°42'42"W	6.00'
L83	N68°14'51"E	10.60'
L84	N22°18'28"W	18.16'
L85	N68°18'01"E	6.29'
L86	S21°41'59"E	18.15'
L87	N68°14'51"E	167.43'
L88	S21°41'34"E	6.00'
L89	S68°18'26"W	38.12'
L90	S21°41'34"E	7.33'
L91	S68°18'26"W	10.00'
L92	N21°41'34"W	7.33'
L93	S68°18'26"W	45.17'
L94	S21°48'03"E	19.02'
L95	S68°11'57"W	20.00'
L96	N21°48'03"W	30.00'
L97	N68°11'57"E	20.00'
L98	S21°48'03"E	4.98'
L99	N68°18'26"E	93.31'
L100	S21°41'34"E	6.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L101	N21°42'42"W	6.00'
L102	N67°47'34"E	50.94'
L103	N22°18'28"W	15.52'
L104	N67°41'32"E	30.00'
L105	S22°18'28"E	15.57'
L106	N67°47'34"E	0.88'
L107	N21°39'41"W	109.24'
L108	N68°25'11"E	12.00'
L109	S22°13'23"E	6.00'
L110	S69°02'59"W	6.06'
L111	S21°39'41"E	103.24'
L112	N67°47'34"E	36.32'
L113	N22°12'26"W	4.00'
L114	N67°47'34"E	10.00'
L115	S22°12'26"E	4.00'
L116	N67°47'34"E	107.95'
L117	N37°38'24"E	10.12'
L118	S52°21'36"E	5.88'
L119	N67°47'34"E	5.57'
L120	N06°10'42"E	113.13'
L121	N83°49'44"W	4.00'
L122	N06°10'16"E	7.60'
L123	S82°38'02"W	79.48'
L124	S22°18'28"E	1.13'
L125	S26°55'55"W	35.62'
L126	S51°45'58"E	16.50'
L127	S38°14'02"W	6.00'
L128	N51°45'58"W	19.12'
L129	S67°41'32"W	51.00'
L130	N22°18'28"W	6.00'
L131	N67°41'32"E	54.50'
L132	N26°55'55"E	31.65'
L133	N22°09'02"W	59.46'
L134	N67°50'56"E	6.00'
L135	S22°09'02"E	54.84'
L136	N82°37'36"E	86.64'
L137	N06°10'42"E	2.19'
L138	N21°42'58"W	104.48'
L139	N60°43'23"E	6.05'
L140	S21°42'58"E	106.77'
L141	S06°10'42"W	135.13'
L142	S67°47'34"W	11.27'
L143	S37°38'24"W	5.15'
L144	N52°21'36"W	2.99'
L145	S67°47'34"W	170.74'
L146	S22°13'36"E	26.95'
L147	S67°46'24"W	6.00'
L148	N22°13'36"W	27.00'
L149	S67°44'49"W	69.03'



FIELD NOTES
FOR

A 3.645 ACRE TRACT OF LAND SITUATED IN THE WILLIAM J BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 40.184 ACRE TRACT CONVEYED TO E.V.K. HOMES, LLC, RECORDED IN DOCUMENT NO. 2020108549 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 3.645 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod found on a point in the northeast right-of-way line of North Drive, a 55 foot width right-of-way, said point being the northwest corner of a called 1.163 acre tract (Parcel 1, Tract 8), conveyed to Peaco Real Estate Holdings, LLC, recorded in Document No. 2017020661 of said Official Public Records, same being a southwest corner of said 40.184 acre tract for a southwest corner and POINT OF BEGINNING hereof;

THENCE N 21°42'41" W, departing the northwest corner of said 1.163 acre tract, with the northeast right-of-way line of said North Drive, same being the southwest boundary line of said 40.184 acre tract, a distance of 437.80 feet to a calculated point for the northwest corner hereof;

THENCE, departing the northeast right-of-way line of said North Drive, through the interior of said 40.184 acre tract, the following sixteen (16) courses and distances:

- N 68°18'02" E, a distance of 35.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 21°42'41" W, a distance of 4.01 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 68°17'19" E, a distance of 24.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 21°42'41" E, a distance of 4.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 68°18'27" E, a distance of 140.13 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 21°42'57" W, a distance of 16.67 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 68°17'03" E, a distance of 52.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 21°42'57" E, a distance of 16.69 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 68°18'27" E, a distance of 113.27 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northeast corner hereof,
- S 21°41'33" E, a distance of 24.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 29°18'40" E, a distance of 93.68 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 29°16'36" E, a distance of 60.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 60°43'24" W, a distance of 21.68 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 21°42'57" E, a distance of 115.28 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 06°10'16" W, a distance of 225.84 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the southeast corner hereof, and,
- S 68°28'49" W, a distance of 32.87 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point on the northeast boundary line of said 40.184 acre tract, a distance of 58.30 feet to a ½" iron rod found on the northeast corner of said 1.163 acre tract, same being an interior corner of said 40.184 acre tract for an angle point hereof,

THENCE N 21°31'11" W, with the northeast boundary line of said 1.163 acre tract hereof, same being a southwest boundary line of said 40.184 acre tract, a distance of 58.30 feet to a ½" iron rod found on the northeast corner of said 1.163 acre tract, same being an interior corner of said 40.184 acre tract for an angle point hereof;

THENCE S 67°46'25" W, with the northwest boundary line of said 1.163 acre tract, same being a southeast boundary line of said 40.184 acre tract, a distance of 224.92 feet to the POINT OF BEGINNING and containing 3.645 acres in Williamson County, Texas.

BLOCK D	
LOT #	AREA (SQ. FT.)
ROW DED	3,630
25	2,706
26	1,680
27	2,892
28	2,850
29	1,470
30	1,968
31	1,893
32	4,002
33	3,500
34	4,039

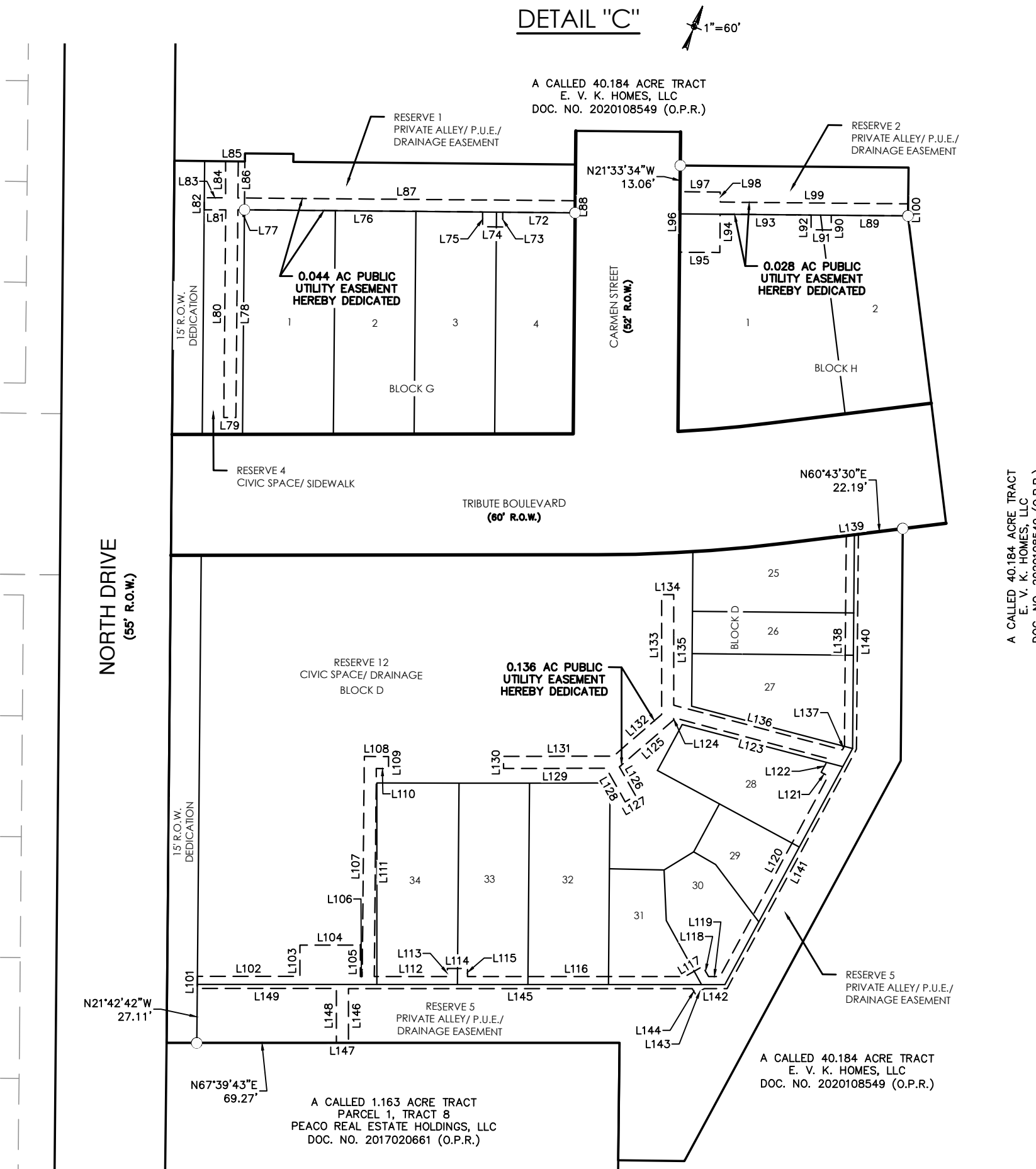
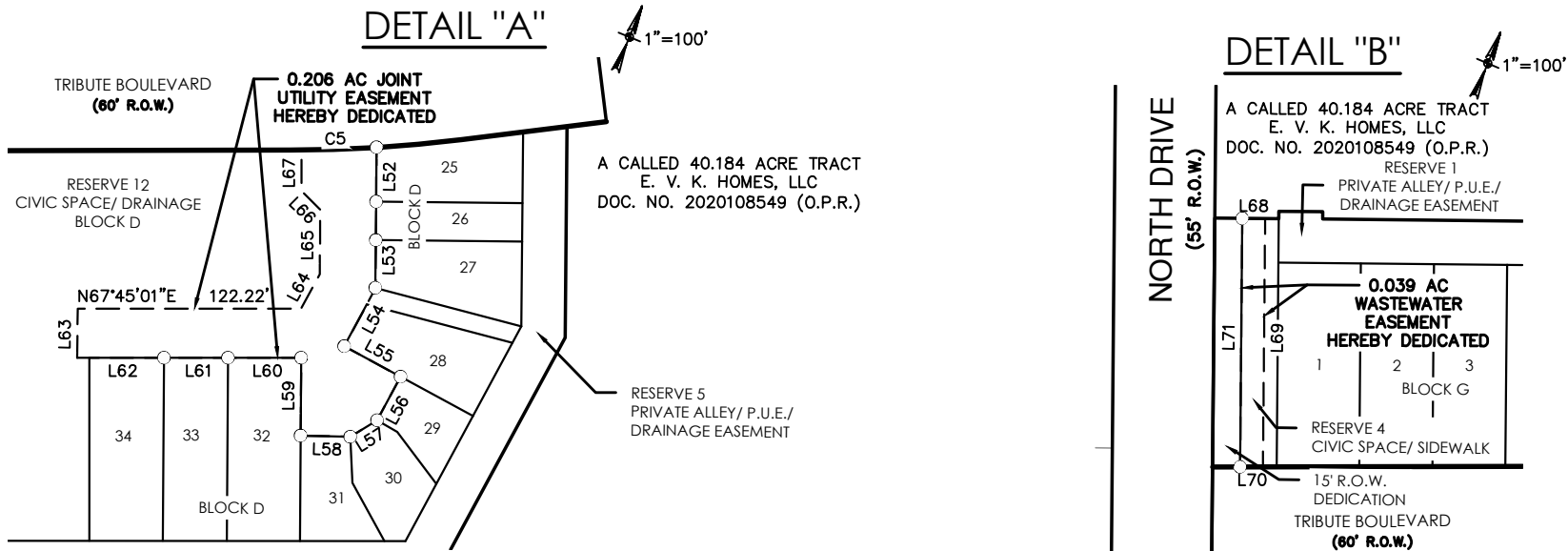
BLOCK G	
LOT #	AREA (SQ. FT.)
ROW DED	2,036
1	5,021
2	4,431
3	4,414
4	4,287

RESERVE PARCELS	
LOT #	AREA (SQ. FT.)
R1	4,035
R2	2,718
R4	2,711
R5	16,746
R12	38,934

BLOCK H	
LOT #	AREA (SQ. FT.)
1	7,962
2	4,157

FINAL PLAT
OF
NORTH VILLAGE, PHASE 1

FINAL PLAT CONSISTING OF A 3.645 ACRE TRACT OF LAND, BEING OUT OF A CALLED 40.184 ACRE TRACT, CONVEYED TO E. V. K. HOMES, LLC, IN DEED RECORDED IN 2020108549 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.



NOTES:

- OWNER SUBMITTED ITS APPLICATION FOR PRELIMINARY PLAT (PLAT) FOR THE PROJECT THAT IS THE SUBJECT OF THIS FINAL PLAT TO THE CITY OF TAYLOR ON APPROXIMATELY NOVEMBER 28, 2022, AND ALL APPLICABLE FEES FOR SUCH APPLICATION WERE EITHER PAID OR WAIVED.
- ALL CIVIC SPACE RESERVES ARE OWNED AND MAINTAINED BY OWNER UNTIL OWNERSHIP IS TRANSFERRED TO A PROPERTY OWNER ASSOCIATION (POA).
- ALL CIVIC SPACE RESERVES SHALL HAVE A PUBLIC ACCESS EASEMENT TO PROVIDE ACCESS TO THE LOTS.
- CIVIC SPACE RESERVES MAY ALSO OPERATE AS DRAINAGE EASEMENTS.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; GAS: ONCOR
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS, EXCEPT THOSE APPROVED BY THE CITY OF TAYLOR.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0531F, EFFECTIVE DATE OF 12/20/2019.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 2016-04 AND ORDINANCE NO. 2022-06, AS AMENDED OR SUPPLEMENTED BY APPROVED WARRANTS OR VARIANCES.
- SIDEWALKS ARE REQUIRED ALONG THE EAST SIDE OF NORTH DRIVE, BOTH SIDES OF TRIBUTE BOULEVARD AND CARMEN STREET, AND ON THE SUBDIVISION SIDES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH ORDINANCE NO. 2016-04 AND ORDINANCE NO. 2022-06, AS AMENDED OR SUPPLEMENTED BY APPROVED WARRANTS OR VARIANCES.
- ALL REQUIREMENTS, IF ANY, FOR PARKLAND OR OPEN SPACE DEDICATION TO THE CITY OF TAYLOR, TEXAS HAVE BEEN SATISFIED.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

E. V. K. HOMES, LLC, BY AND THROUGH ITS SOLE TWO MANAGING MEMBERS, AND AS SOLE OWNER OF THE CERTAIN TRACT OF LAND CONSISTING OF A 3.645 ACRE TRACT OF LAND, BEING OUT OF A CALLED 40.184 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 20200108549 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE IS A LIEN HOLDER OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR, TEXAS THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR, TEXAS MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS NORTH VILLAGE SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____.

E.V.K. HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____ BY: _____
ELIZABETH KRUEGER, GERALDO REYES,
MANAGING MEMBER MANAGING MEMBER

STATE OF TEXAS
COUNTY OF TRAVIS

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 ELIZABETH KRUEGER AND GERALDO REYES, IN THEIR CAPACITY AS THE TWO SOLE MANAGING MEMBERS OF E. V. K. HOMES, LLC, AND KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

ROUND TOP STATE BANK, LIEN HOLDER OF THE CERTAIN TRACT OF LAND CONSISTING OF A 3.645 ACRE TRACT OF LAND, BEING OUT OF A CALLED 40.184 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN DOCUMENT NO. 2020108550 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DOES FURTHER HEREBY JOIN IN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF TAYLOR, TEXAS THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR, TEXAS MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS NORTH VILLAGE SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____.

ROUND TOP STATE BANK

BY: _____
DAVE L. WEISHUHN,
PRESIDENT & CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF TRAVIS

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 DAVE L. WEISHUHN, IN HIS CAPACITY AS THE PRESIDENT & CHIEF EXECUTIVE OFFICER OF ROUND TOP STATE BANK; AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

FINAL PLAT OF NORTH VILLAGE, PHASE 1

FINAL PLAT CONSISTING OF A 3.645 ACRE TRACT OF LAND, BEING OUT OF A CALLED 40.184 ACRE TRACT, CONVEYED TO E. V. K. HOMES, LLC, IN DEED RECORDED IN 2020108549 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

I, PARKER J. GRAHAM, 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 AUSTIN, TRAVIS COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

DATE

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

I, MICHAEL S. FISHER, LICENSED 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 MAPS, COMMUNITY PANEL NUMBER, 48491C0531F, 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. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY OF TAYLOR.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

MICHAEL S. FISHER, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87704
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

DATE

THIS SUBDIVISION TO BE KNOWN AS SPRING CREEK, PHASE 2 HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20____, A.D.

CHAIRMAN DATE

SECRETARY DATE

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

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS FIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF TAYLOR DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



City of Taylor

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

Michael Fisher

Date: Tuesday, May 26, 2026

10801 N Mopac Expy, Bldg 3, #200
Austin TX 78759
MFisher@pape-dawson.com

Address: CR 367, Taylor 76574

Permit Number PZ-2026-2698

Dear Michael Fisher,

Staff has completed its review of plans for the North Village - Final Plat that is to be located at CR 367, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Final Plat - Engineering Review 01

General

1. Offsite easement required prior to final plat approval per Taylor LDC 3.8.6 EASEMENTS.

Final Plat PDF (*[*See Associated Documents section of the permit page to download a PDF containing the comments below.](#)*)

1. Sheet 1 of 3 - See sheet 2 for comment regarding utility easements in this area
2. Sheet 1 of 3 - Show street centerlines for intersecting streets
3. Sheet 1 of 3 - Provide bearing and distance for street centerlines
4. Sheet 1 of 3 - Please include a table with lots requiring a Minimum Finished Floor Elevation
5. Sheet 1 of 3 - Revised submittal date year
6. Sheet 1 of 3 - Include reserves in summary
7. Sheet 1 of 3 - Recommend increasing scale for ease of viewing (e.g. 1"=60')
8. Sheet 1 of 3 - North Drive is existing ROW. Show as unbolded on the plat
9. Sheet 2 of 3 - From understanding with the planned development, Civic Spaces are considered a public ROW and do not require a separate utility easement
10. Sheet 2 of 3 - Maintenance agreement noted on final plat per LDC 3.8.4.2 DRAINAGE.
11. Sheet 2 of 3 - Verify plat note #8 with Taylor Fire Dept.

12. Sheet 2 of 3 - Notate requirement of offsite wastewater easement on along east side of North Drive
13. Sheet 2 of 3 - Recommend moving row to end to avoid confusion of table heading for lot
14. Sheet 3 of 3 - Include section symbols for each certificate heading, as applicable (Typical)
15. Sheet 3 of 3 - Update P&Z Certificate, subdivision name to "North Village Phase 1"
16. Sheet 3 of 3 - Provide full subdivision name in certificate North Village Phase 1
17. Sheet 3 of 3 - Remove text marked out. When there is a lien holder, a certificate is added. If no lien holder the text is added to the certification so the Owner attests accordingly.
18. Sheet 3 of 3 - Provide full subdivision name in certificate North Village Phase 1

Planning Review 01

1. Sheet 1 of 3 – Verify that the property address is included in the lower-right title block per standard title block requirements.
2. Sheet 1 of 3 – Confirm revision notes block is present in the lower-right title block.
3. Sheet 1 of 3 – The top-center plat description must follow the required format per the Subdivision Ordinance:

"North Village, Phase 1 Final Plat Being a final plat consisting of 3.645 acres, including ___ acres of street dedication, To create ___ lots, ___ reserves, part of and out of the William J. Baker Survey, Section No. 2, Abstract No. 65, Taylor, Williamson County, Texas"

Confirm that acres of street dedication and total number of reserves are explicitly stated in the description.

4. Sheet 2 of 3 – Verify utility providers listed in Note 5 are consistent with applicable CCN service area designations for water and wastewater.
5. Sheet 3 of 3 – County Clerk certificate heading still reads "SPRING CREEK, PHASE 2." Update to "North Village, Phase 1" (separate instance from the P&Z certificate already noted in Engineering Comment #14).

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

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

Thank you,

Joseph Ducay

Attachment



Planning & Zoning Commission Meeting June 9, 2026 Transmittal Letter

Agenda Item Number: 7.

Agenda Title: PZ-2026-2696 Hold a public hearing and consider making a recommendation regarding a request for a Place Type change from P2.5:Large Lot to P3:Neighborhood for property located at 2103 Kent St, legally described as approximately 3.703 acres of land in the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018821, Taylor, Williamson County, Texas

Commission Action to be Taken: Hold a public hearing and consider making a recommendation regarding a request for a Place Type change

Department Submitted: Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	Place Type Amendment from P2.5 Large Lot to P3: Neighborhood
APPLICANT:	Sunshine Kapus, Sunrise Development Group LLC
ADDRESS/LOCATION:	2103 Kent Street
LEGAL DESCRIPTION:	Legally described as approximately 3.703 acres of land in the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018821, Taylor, Williamson County, Texas
CURRENT ZONING:	P2.5 Large Lot
CURRENT USE:	Vacant
CASE HISTORY:	Pre-Application Meeting: August 22, 2024 (COT No. PZ 2024-2274) and February 28, 2025 (COT No. PZ 2025-2432) Application submitted: 05/05/2026

2. STAFF ANALYSIS / BACKGROUND

The applicant is requesting a Place Type Amendment for a property located at 2103 Kent Street from P2.5: Large Lot to P3: Neighborhood. The subject property is approximately 3.703 acres in size and is currently undeveloped. The site is generally flat with existing trees, and a drainage creek runs along the north and

east property lines. The surrounding developed parcels consist of single-family homes. The majority of surrounding properties are zoned P3: Neighborhood, with one parcel at the southwest corner zoned P4: Mix.

Property Details

Physical and Natural Features:

The subject property is currently undeveloped. The site is generally flat with existing trees. A drainage creek runs along the north and east property lines.

Land Use & Zoning

The subject property is designated under the Growth Sector: Infill Neighborhood Sector (G-4), which consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density.

The subject property is designated under the Future Land Use: Neighborhood Infill, which represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, town homes, and additional corner units.

The current zoning of the subject property is P2.5: Large Lot Place Type, which is characterized by larger residential lots with a minimum lot size of one (1) acre, limiting density and development capacity.

The proposed place type amendment is P3: Neighborhood Place Type, which generally includes low-density residential areas with smaller lot sizes typical of established neighborhood development. P3 allows for the building types and densities consistent with the surrounding developed parcels.

Transportation

The property fronts Kent Street, a local residential street. There are no additional-planned thoroughfares called out in the Master Transportation Plan for this immediate area.

Utilities

The property is currently served by a 6" water main located in Kent Street. The property is currently served by a 6" sewer line located in Kent Street.

Surrounding Area Characteristics

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3: Neighborhood	Infill Neighborhood (G-4)	Neighborhood Infill	Single Family Detached Dwelling
South	P3: Neighborhood	Infill Neighborhood (G-4)	Neighborhood Infill	Single Family Detached Dwelling

East	P3: Neighborhood	Infill Neighborhood (G-4)	Neighborhood Infill	Single Family Detached Dwelling
West	P3: Neighborhood	Infill Neighborhood (G-4)	Neighborhood Infill	Single Family Detached Dwelling

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the place type amendment request. Thirty-Five (35) notices were mailed to the property owners within the notification area and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 24, 2026. A public hearing sign was posted on the subject property displaying the date, time, and location of the hearing.

As of the date of writing this report, staff has received zero letters (0) "for" or and four (4) "against" this request.

Staff Analysis

Upon analyzing the request for a Place Type Amendment from P2.5: Large Lot to P3: Neighborhood, the proposed request is consistent with the surrounding Place Types and is consistent with the Future Land Use and Growth Sector from the Comprehensive Plan.

The proposed rezoning to P3 would bring the subject property into conformity with the prevailing zoning pattern of the surrounding neighborhood.

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

- **LU1 – New development should resemble the form and scale of traditional development patterns in Taylor.**
 - Rezoning to P3: Neighborhood allows development at a density and scale consistent with this established pattern, supporting the preservation of neighborhood character.
- **LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.**
 - A drainage creek runs along the north and east property lines, and any future development of the property will be required to address drainage in compliance with the Land Development Code, which prohibits any negative effect on drainage upstream or downstream. Drainage requirements will be evaluated and addressed during the platting and permitting process.
- **LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.**
 - The property is already served by existing 6" water and sewer lines within Kent Street. Approving the rezoning makes efficient use of existing utility infrastructure and promotes infill development within

the established city fabric rather than extending services to undeveloped areas.

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:

- **Is the Place Type Amendment consistent with the Comprehensive Plan?**
 - The request is consistent with the Comprehensive Plan. The subject property is designated Neighborhood Infill in the Future Land Use Map and falls within the Infill Neighborhood Sector (G-4). The proposed P3: Neighborhood zoning aligns with the intent of both designations and supports applicable Land Use Policies including LU1, LU4, LU9, and LU11.
- **Is the Place Type Amendment compatible with the surrounding area?**
 - The Place Type is compatible with the surrounding area. All adjacent properties, with the exception of the P4: Mix parcel at the south-west corner are zoned P3: Neighborhood. Rezoning the subject property to P3 brings it into alignment with the predominant zoning context and eliminates an inconsistency in the neighborhood zoning pattern.
- **Does the Place Type Amendment promote public health, safety, or general welfare?**
 - Staff analysis determined that the proposed rezoning will likely promote public health, safety, and general welfare.
- **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
 - The property is currently served by a 6" water main and a 6" sewer line within Kent Street.
- **Do current conditions indicate that a Place Type Amendment is necessary?**
 - The current P2.5: Large Lot zoning limits the property to a minimum one-acre lot size, constraining development potential to no more than three (3) lots on a 3.703-acre parcel surrounded by established P3: Neighborhood lots. Rezoning to P3: Neighborhood would bring the property into conformity with the surrounding neighborhood zoning.

4. TIMELINE

Planning and Zoning: June 9, 2026

City Council Public Hearing: June 25, 2026

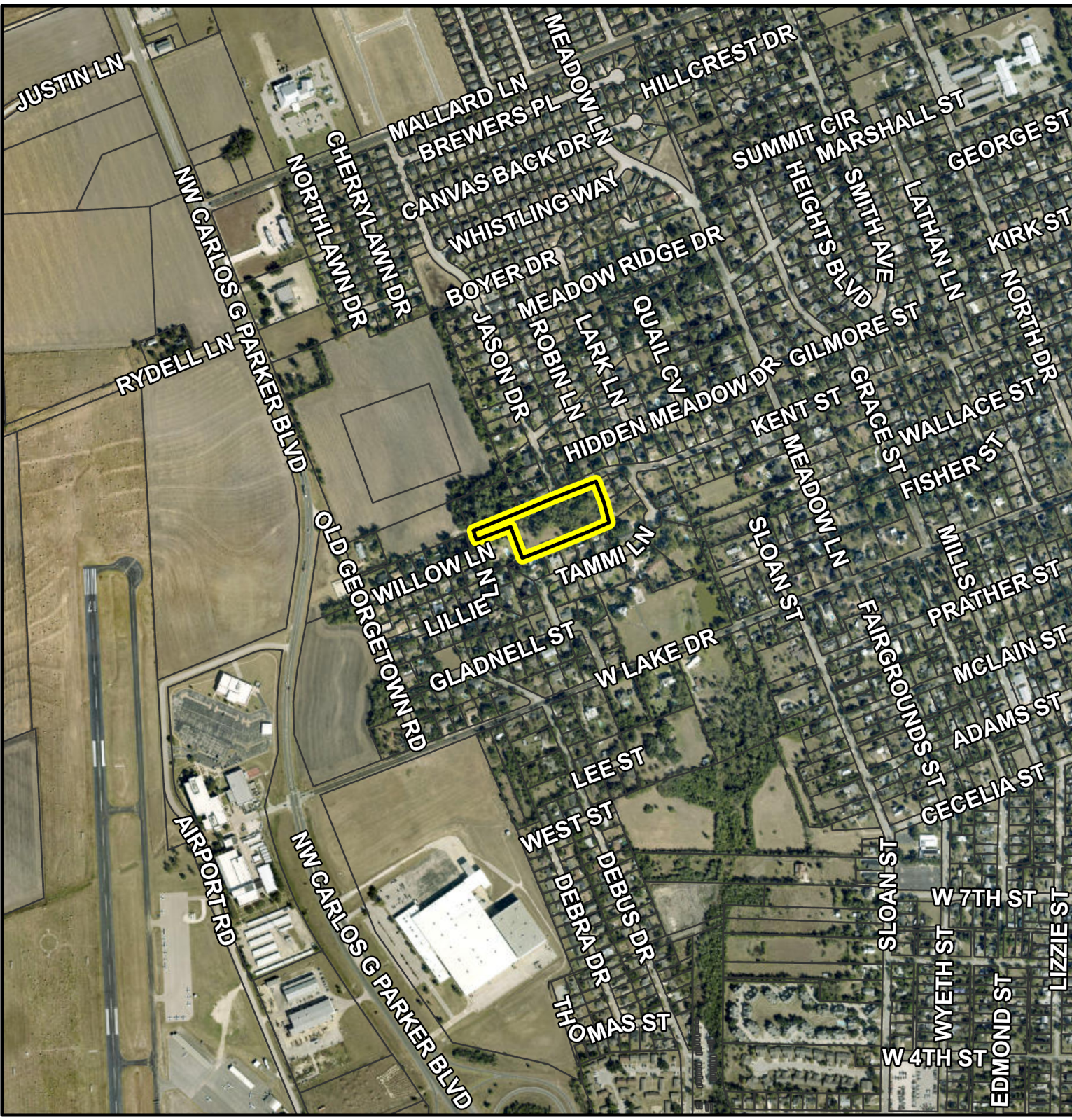
City Council Consent Agenda: July 9, 2026

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ 2026-2696 Location Map
2. PZ-2026-2696 Notification Map
3. PZ 2026-2696 Current Zoning

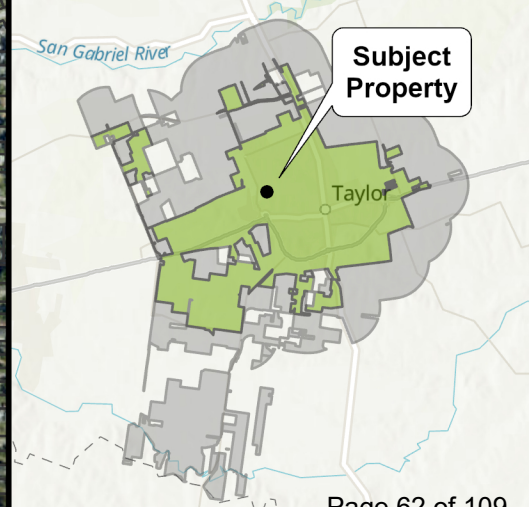
4. PZ 2026-2696 Future Land Use
5. PZ 2026-2696 Growth Sector
6. PZ 2026-2696 Proposed Zoning
7. Exhibit A - Survey
8. Exhibit B - Narrative Letter



PZ-2026-2696

2103 Kent St
Place Type Amendment
Growth Sector Map
Approximately 3.703 acres

 Subject Property





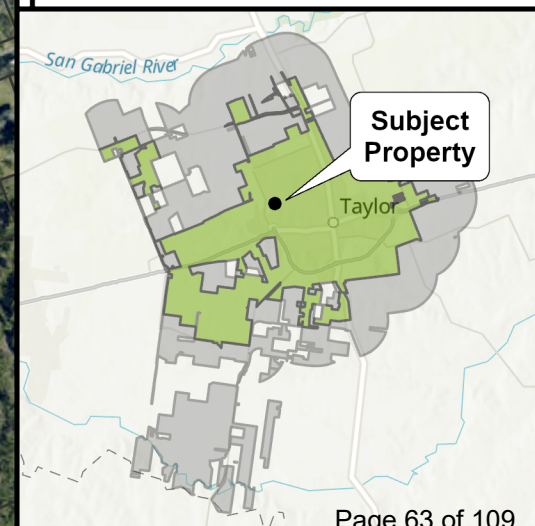
PZ-2026-2696

2103 Kent St
Place Type Amendment
Notification Map
Approximately 3.703 acres

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



0 325 650
Feet





PZ-2026-2696

2103 Kent St
Place Type Amendment
Current Zoning Map
Approximately 3.703 acres

Overlay Zoning

 P1: Nature

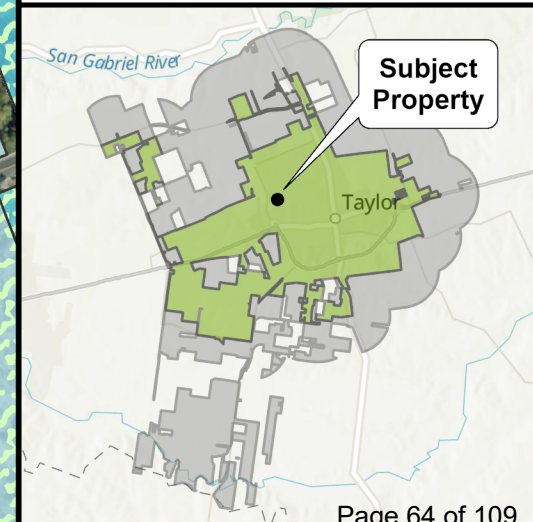
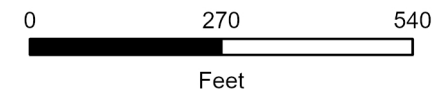
Place Type Zoning

 P2.5: Large Lot

 P3: Neighborhood

 P4: Mix

 P5: Urban Center





PZ-2026-2696

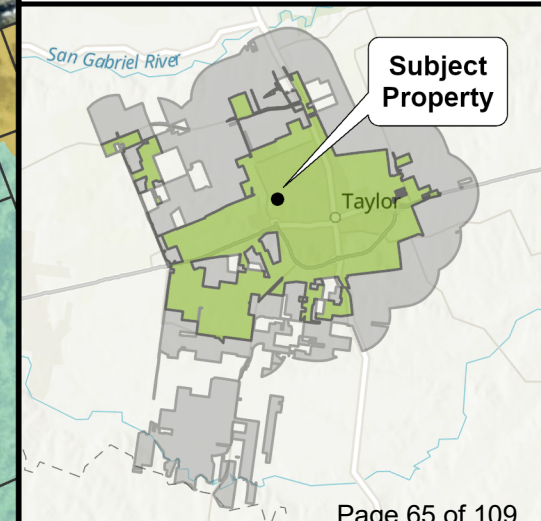
2103 Kent St
Place Type Amendment
Future Land Use Map
Approximately 3.703 acres

Future Land Use

- Neighborhood Infill
- Market: Community
- Open Space



0 300 600
Feet





PZ-2026-2696

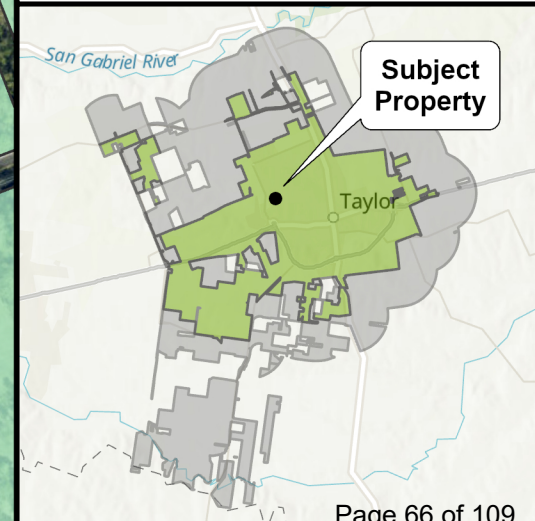
2103 Kent St
Place Type Amendment
Growth Sector Map
Approximately 3.703 acres

Growth Sector

- Reserved Open Sector (O-2)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)



0 260 520
Feet





PZ-2026-2696

2103 Kent St
Place Type Amendment
Proposed Zoning Map
Approximately 3.703 acres

Overlay Zoning

P1: Nature

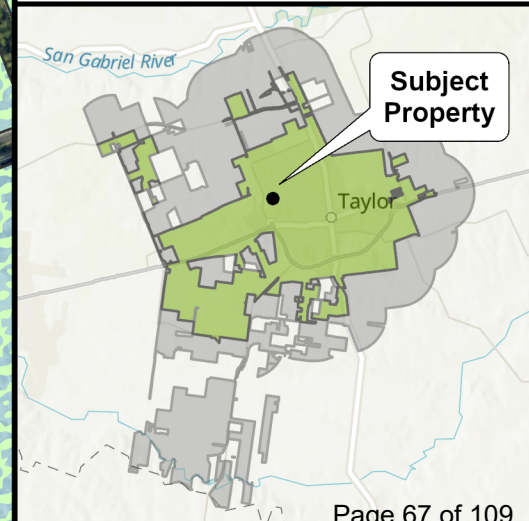
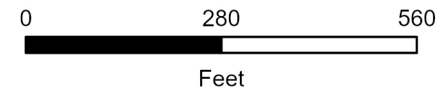
Place Type Zoning

P2.5: Large Lot

P3: Neighborhood

P4: Mix

P5: Urban Center



BEING A 3.703 ACRE (161,289 SQUARE FEET) TRACT OF LAND OUT OF THE WILLIAM J. BAKER SURVEY, A-65, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 3.703 ACRE TRACT BEING ALL OF THE REMAINING PORTION OF A CALLED 14.75 ACRE TRACT CONVEYED FROM CALVIN T. JANAK, SR. AND CALVIN T. JANAK, JR., INDEPENDENT EXECUTOR OF THE ESTATE OF LILLIE MAE JANAK, DECEASED TO REPA PLUMBING & AIR CONDITIONING, INC., FILED OCTOBER 25, 2013 AND RECORDED IN DOCUMENT NO. 2013101131 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

CALLED 1.50 ACRES
CALVIN T. JANAK, SR. AND CALVIN T. JANAK, JR., INDEPENDENT
EXECUTOR OF THE ESTATE OF LILLIE MAE JANAK, DECEASED
TO
TOM FORD AND WENDY FORD
FILED: NOVEMBER 10, 2015
2015099252 OPRWC

LOT 1, BLOCK 4
GENE SEFCIK SUBDIVISION SECTION TWO
CABINET D, SLIDE 60 PRWC

KENT STREET
R.O.W. VARIES

1/2" IRON ROD
STAMPED "TJS INC"
BEARS S34°38'56"E, 3.76'

N67°05'48"E 287.18'

N69°00'14"E 476.34'

POINT OF
BEGINNING

S67°34'15"W 214.98'

N19°17'45"W 200.64'

3.703 ACRES
(161,289 SQ. FT.)

REMAINING PORTION OF 14.75 ACRES
CALVIN T. JANAK, SR. AND CALVIN T. JANAK, JR.,
INDEPENDENT EXECUTOR OF THE ESTATE OF
LILLIE MAE JANAK, DECEASED
TO
REPA PLUMBING & AIR CONDITIONING, INC.
FILED: OCTOBER 25, 2013
2013101131 OPRWC

CALLED 0.985 ACRES
CALVIN T. JANAK, SR., ET UX
TO
CALVIN T. JANAK, JR. AND WIFE,
CONSTANCE M. JANAK
FILED: FEBRUARY 14, 1977
VOLUME 660, PAGE 191 DRWC

LILLIE LANE
50' R.O.W.
S19°13'50"E 194.84'

CALLED 0.479 ACRES
LARRY W. RYDELL AND WIFE, DARLENE H. RYDELL
TO
LANCE W. RYDELL AND BRANDT A. RYDELL
FILED: JANUARY 23, 2012
2012004979 OPRWC

S20°45'48"E 268.30'

LOT 3, BLOCK 3
GENE SEFCIK SUBDIVISION
SECTION TWO
ORIGINAL
SUBDIVISION LINE
GENE SEFCIK SUBDIVISION
SECTION ONE
CABINET C, SLIDE 244 PRWC

N69°07'02"E 214.96'

S69°07'02"W 555.37'

LAKE DRIVE ADDITION UNIT 2 SUBDIVISION
CABINET B, SLIDE 203 PRWC

NOTES:

1. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR
TITLE INSURANCE PREPARED BY **LONGHORN TITLE COMPANY**,
G.F. NO. **20060236**, EFFECTIVE DATE: **OCTOBER 19, 2020**. PARTIES
TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF
ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY
AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

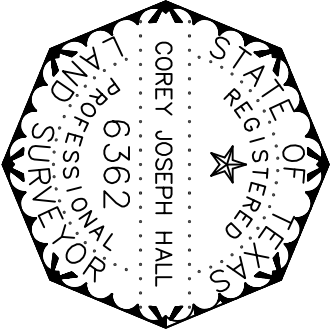
2. THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS,
CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL
PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY
AS SHOWN IN 2013101131 OPRWC.

EASEMENT DATED MARCH 31, 1964, TO LONE STAR GAS COMPANY,
RECORDED IN VOLUME 476, PAGE 678 DRWC - **AFFECTS, NO
EVIDENCE FOUND ON THE GROUND.**

3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS
COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

ABBREVIATIONS
DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY

LEGEND
● 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
○ 5/8 INCH IRON ROD WITH BLUE CAP STAMPED
"KONTUR TECH" SET
⊕ GATE POST
⌒ GUY ANCHOR
⊕ POWER POLE
⊕ SANITARY MANHOLE
⊕ TELEPHONE PEDESTAL
CHAIN LINK FENCE
WOOD FENCE
OVERHEAD ELECTRIC



TO: HEIL & SCHROEDER, P.C.
RE: HJD REHAB, LLC

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **NOVEMBER 5, 2020**, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0533F**, EFFECTIVE **DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONE "X"**, WHICH IN THIS CASE IS **NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362



26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

LAND TITLE SURVEY
KENT STREET
TAYLOR, TEXAS

DRAWN BY: CJH

JOB NO.: 4000.005

DATE: 11/05/2020

SCALE: 1" = 60'

SHEET 1 OF 1

Place Type Zoning Map Amendment (Rezone)

2103 Kent St

May 1, 2026

Owner: Ferguson Fleet, LLC

2103 Kent St

Taylor TX, 76574

Parcel Area 3.70 acres

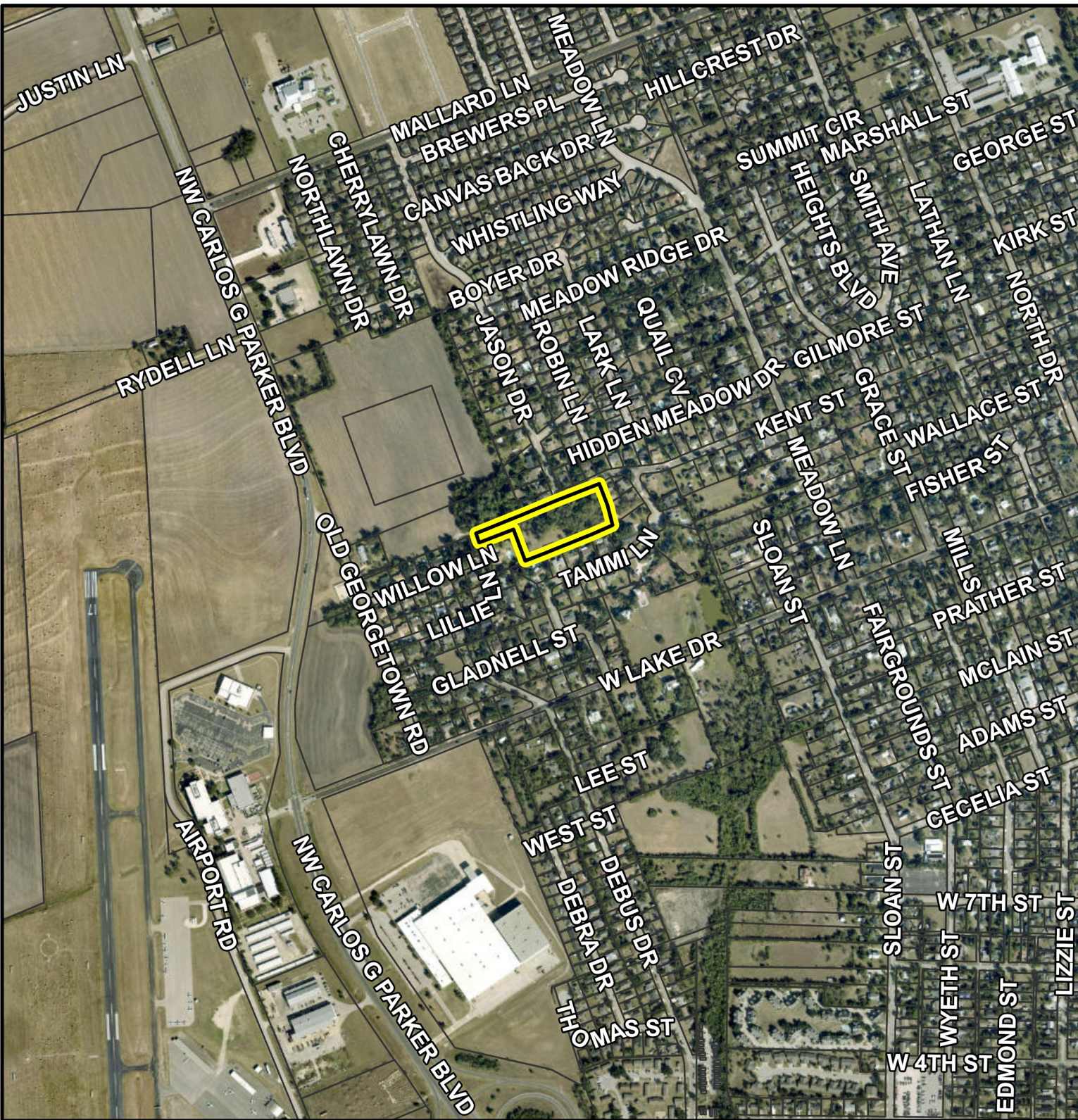
Introduction and Overview

Ferguson Fleet, LLC is proposing to change the Place Type (Rezone) the property located at 2103 Kent St from P 2.5 to P 3.

- Site Area: Approx. 3.70 acres
- Williamson County APN: 018821
- Legal Description: AW0065 AW0065 - BAKER, WM. J. SUR.,

Current use: Property is undeveloped, generally flat with trees. A drainage creek runs along the north and east property lines.

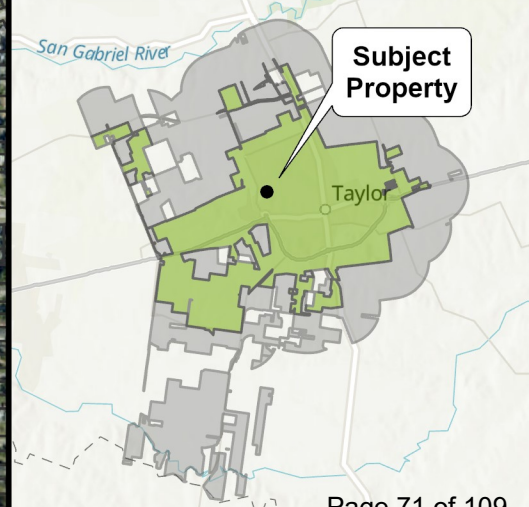




PZ-2026-2696

2103 Kent St
Place Type Amendment
Growth Sector Map
Approximately 3.703 acres

 Subject Property





Planning & Zoning Commission Meeting June 9, 2026 Transmittal Letter

Agenda Item Number:

8.

Agenda Title:

PZ-2026-2702 Hold a public hearing and consider making a recommendation regarding a request for a Place Type change from P2:Rural and P3:Neighborhood to P5:Urban Center for property generally located at 1201 South Rio Grande St, legally described as approximately 9.73 acres of land in the P. Coursey Survey, Abstract No. 131, more particularly described by the Williamson Central Appraisal District Parcels R019072, R019918, Taylor, Williamson County, Texas

Commission Action to be Taken:

Hold a public hearing and consider making a recommendation regarding a request for a Place Type change

Department Submitted:

Development Services

Staff Contact:

Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	Place Type Amendment from P2 Rural and P3: Neighborhood to P5: Urban Center
APPLICANT:	Brad Robbins, Top Notch Properties
ADDRESS/LOCATION:	1201 South Rio Grande Street,
LEGAL DESCRIPTION:	Legally described as approximately 9.73 acres of land in the P. Coursey Survey, Abstract No. 131, more particularly described by the Williamson Central Appraisal District Parcels R019072, R019918, Taylor, Williamson County, Texas
CURRENT ZONING:	P2:Rural and P3:Neighborhood
CURRENT USE:	Single-Family Residence
CASE HISTORY:	Application Submitted: 05/13/2026

2. STAFF ANALYSIS / BACKGROUND

The applicant is requesting a Place Type Amendment for two lots located at 1201 S Rio Grande Street from P2: Rural and P3: Neighborhood to P5: Urban Center. The subject properties are located on the northeast corner of the intersection of Carlos G. Parker Boulevard SW and South Rio Grande

Street.

The lot lines for Lot R019918 begin and end around the boundary of the home at 1201 S Rio Grande, being zoned P3: Neighborhood. Adjoining the home boundary is Lot R19072 including the driveway for the house, zoned P2: Rural.

Adjacent properties to the north and north-east of the property are zoned P2: Rural. The property adjoining to the south-east of the subject property and south across Carlos G. Parker Boulevard are zoned P2C: Rural Commercial. To the west of the subject property across South Rio Grande St is a Single-Family Home Zoned P2: Rural adjoining a P5: Urban Center lot to the north, which currently operates as an agricultural use.

Property Details

Location:

The subject property is located on the northeast corner of SW Carlos G Parker Boulevard and South Rio Grande Street. The subject property is to the southwest of Mustang Creek Golf Course.

Physical and Natural Features:

The subject properties currently contain a single family home, with an agricultural use adjoining.

Land Use & Zoning

The subject property is designated as Growth Sector: Intended Growth Sector (G-3) consisting of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. Areas in this growth sector are primarily vacant, underutilized, or developed to a lower intensity areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

The subject property is designated as Future Land Use: Neighborhood Greenfield which is envisioned as new communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.

The current zoning of the subject properties are P2: Rural Place Type and P3: Neighborhood.

The P2: Rural Place Type regulates mainly large, sparsely settled land used for agricultural purposes and food production. This place type was used as a holding zone for newly annexed areas and new neighborhoods that have not yet had Place Type allocation. The P3: Neighborhood Place Type generally includes low-density residential areas.

The proposed place type amendment is P5: Urban Center Place; Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage.

Transportation

The property is currently located on an existing neighborhood avenue, S. Rio Grande St., just before the intersection with a regional thoroughfare, Carlos G. Parker Blvd. There are no additional planned

thoroughfares called out in the Master Transportation Plan in this area.

Utilities

The property is currently being served by a 6" water line and wastewater line on the west of the property. There are currently no capital improvement plans along these lines that would upsize the lines to the current city standard of 8" lines.

Surrounding Area Characteristics

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P2 Rural	Intended Growth (G-3)	Neighborhood Greenfield	Single Family Residence
South	P2C Rural Commercial	Intended Growth (G-3)	Neighborhood Greenfield	Commercial
North-East	P2 Rural	Infill Neighborhood Growth Sector (G-4)	Neighborhood Infill	Single Family Residence
South-East	P2C Rural Commercial	Intended Growth (G-3)	Neighborhood Greenfield	Proposed Gas Station
West	P5 Urban Center	Intended Growth (G-3)	Market: Community	Agricultural

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Seven (7) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 24, 2026.

As of the date of writing this report, staff has not heard from any resident either "for" or "against" this request.

Staff Analysis

Upon analyzing the request for a Place Type Amendment from P3: Neighborhood and P2: Rural to P5: Urban Center, the proposed request is consistent with the surrounding Place Types and is consistent with the Future Land Use and Growth Sector of the Comprehensive Plan.

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

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
 - The parcels are not located in an area that contains a floodplain
- LU9 – Promote development patterns that maximize the use of existing infrastructure and

- land before expanding infrastructure to underdeveloped areas.
- The parcels are already served by existing infrastructure.

The Place Type Amendment is consistent with surrounding zoning. A P5: Urban Center place type exists directly across S. Rio Grande St. to the west, and adjacent P2: Rural parcels are developed with single-family residences, an allowed building type within the P5: Urban Center designation.

3. RECOMMENDATION

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

1. Is the Place Type Amendment consistent with the Comprehensive Plan?

- The request is consistent with the Comprehensive Plan Land Use policy and the Future Land Use and Growth Sectors.

2. Is the Place Type Amendment compatible with the surrounding area?

- Yes. The proposed Place Type Amendment is compatible with the surrounding area. P5: Urban Center zoning exists to the west, and several nearby parcels have been rezoned to P2C: Rural Commercial. The existing building types on the property are permitted under both the current and proposed Place Type.

3. Does the Place Type Amendment promote public health, safety, or general welfare?

- Staff analysis determined that the proposed zone change 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?

- The property is currently adequately served by water and wastewater.

5. Do current conditions indicate that a Place Type Amendment is necessary?

- Yes. The subject property currently carries a split zoning of P2: Rural and P3: Neighborhood. Rezoning to P5: Urban Center would unify the property under a single Place Type that permits the existing single-family home and reflects the P5: Urban Center zoning established across Carlos G. Parker Boulevard. Recent rezoning to P2C: Rural Commercial on adjacent parcels and additional P5: Urban Center zoning further west along the corridor support updating the property to P5: Urban Center.

4. TIMELINE

Planning and Zoning: June 9, 2026

City Council Public Hearing: June 25, 2026

City Council Consent Agenda: July 9, 2026

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ 2026-2702 Location Map
2. PZ 2026-2702 Notification Map
3. PZ 2026-2702 Current Zoning Map

4. PZ 2026-2702 Future Land Use Map
5. PZ 2026-2702 Growth Sector Map
6. PZ 2026-2702 Proposed Zoning Map
7. Exhibit A - Survey
8. Exhibit B - Narrative Letter



PZ-2026-2702

1201 South Rio Grande St
Place Type Amendment
Location Map
Approximately 9.73 acres

 Subject Property

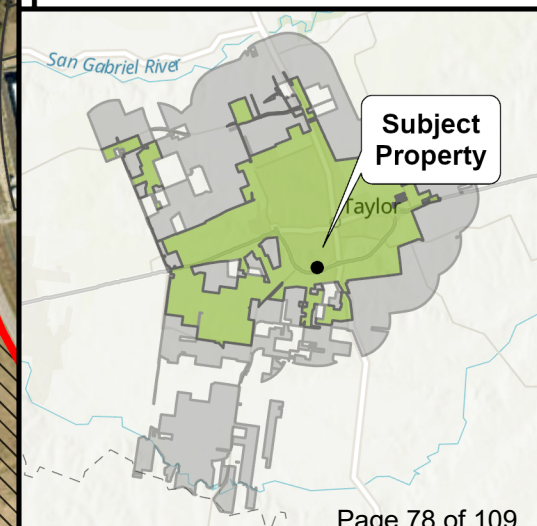
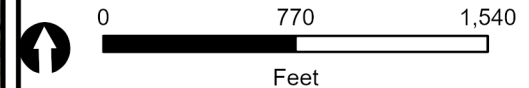




PZ-2026-2702

**1201 S Rio Grande
Place Type Amendment
Notification Map
Approximately 9.73 acres**

-  Subject Property
-  Notified Properties
-  200 ft. Buffer
-  City Limits





PZ-2026-2702

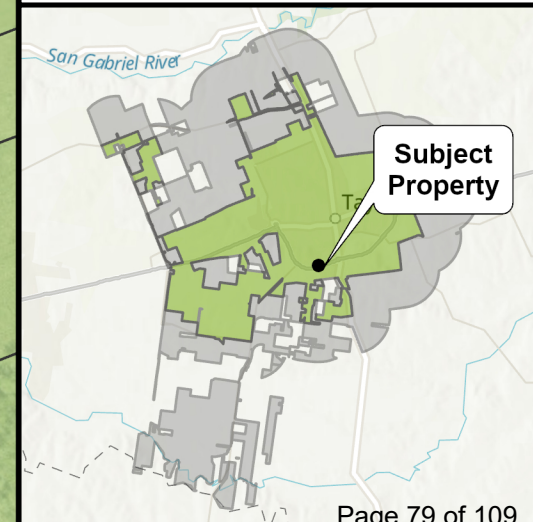
1201 South Rio Grande St
Place Type Amendment
Current Zoning
Approximately 9.73 acres

Place Type Zoning

- P2: Rural
- P2C: Rural Commercial
- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
-  Subject Property



0 380 760
Feet



Subject
Property



PZ-2026-2702

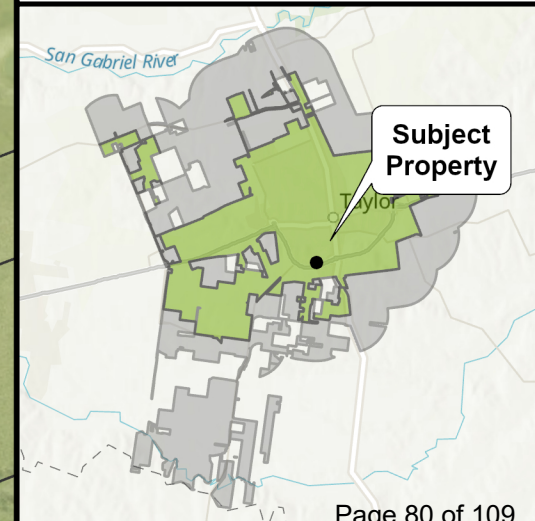
1201 South Rio Grande St
Place Type Amendment
Future Land Use Map
Approximately 9.73 acres

Future Land Use

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



0 380 760
Feet





PZ-2026-2702

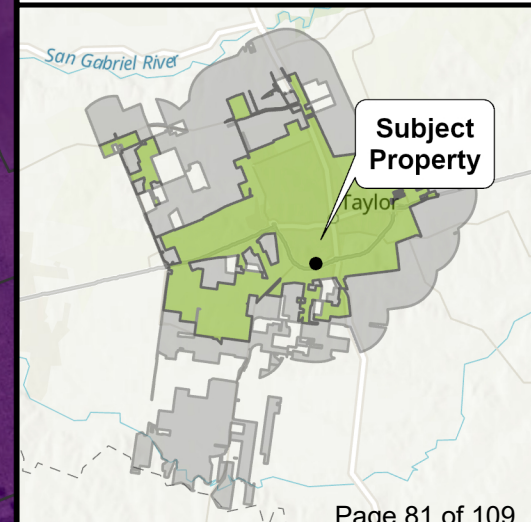
1201 S Rio Grande
Place Type Amendment
Growth Sector Map
Approximately 9.73 acres

Growth Sector

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



0 380 760
Feet



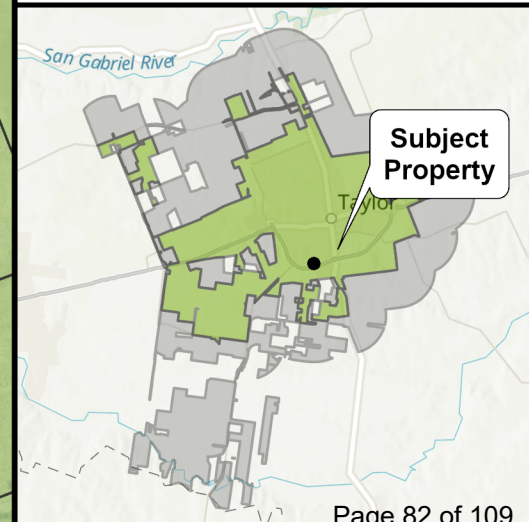
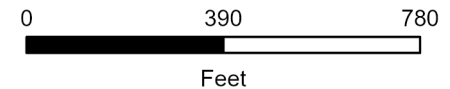


PZ-2026-2702

1201 South Rio Grande St
Place Type Amendment
Proposed Zoning
Approximately 9.73 acres

Place Type Zoning

- P2: Rural
- P2C: Rural Commercial
- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- Subject Property



BEING 9.74 ACRES OF LAND, MORE OR LESS, OUT OF THE PARTHENIA COURSEY SURVEY, ABSTRACT NO. 131, WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CONVEYED TO PAMELA ANN MIKULENCAK, BY DEED RECORDED IN DOCUMENT NO. 2018074004, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS BETTER DESCRIBED IN VOLUME 1193, PAGE 521, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND VOLUME 455, PAGE 360, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO: 220368
DRAWN: RCG
C.C./TB

PAGE 3 OF 3
EXHIBIT TO ACCOMPANY FIELD NOTES

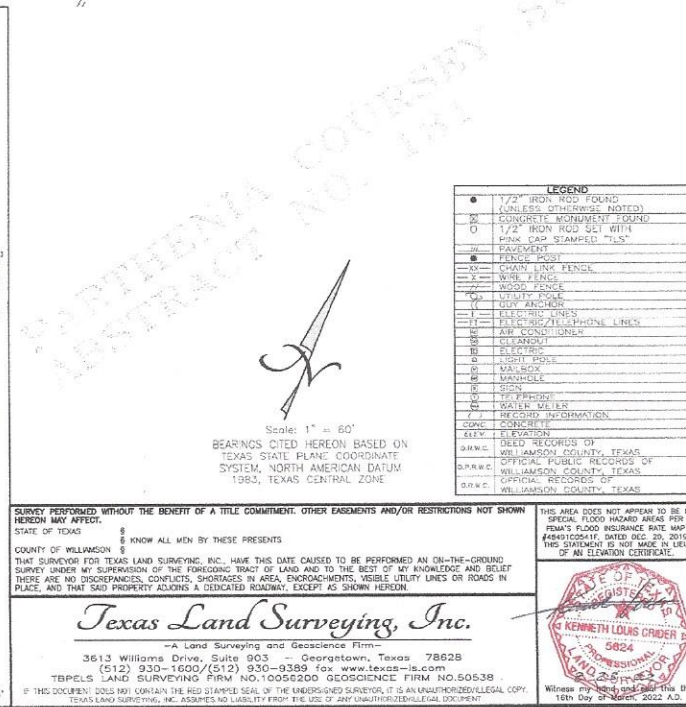
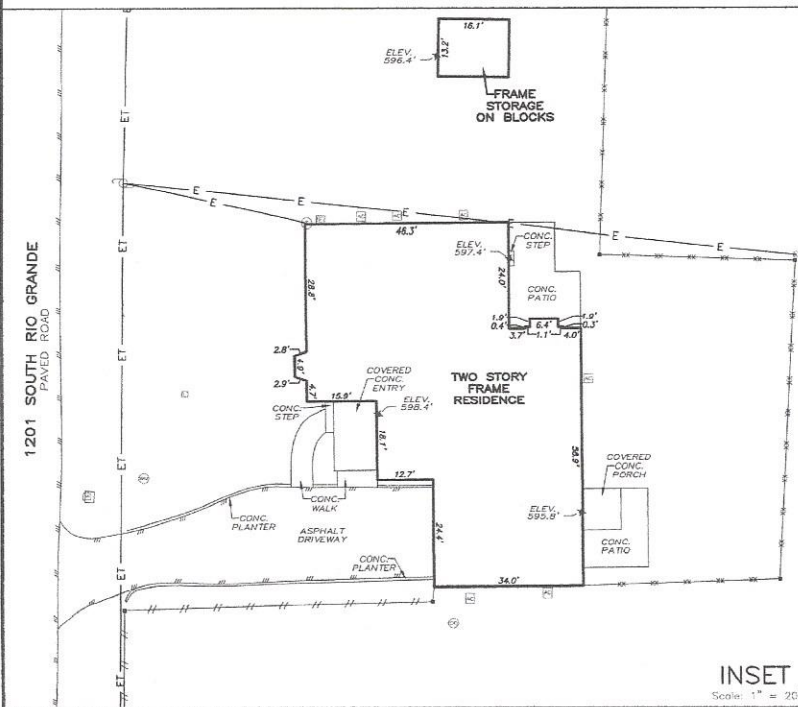
LINE TABLE			RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 77°28'12" W	19.40'	L1	N 80°32'30" E	72.78'
L2	S 74°20'49" W	53.22'	L2	N 80°32'30" E	72.78'
L3	S 68°00'07" W	12.50'	L3	N 71°00'00" E	256.30'

OVERALL (V.1193/P.521)
OVERALL (V.1193/P.521)
VARAS OVERALL (V.455/P.360)

TAYLOR GOLF COURSE, INC.
V.1803/P.659
O.R.W.C.

1201 SOUTH RIO GRANDE STREET
PAVED ROAD

1201 SOUTH RIO GRANDE
PAVED ROAD



LEGEND	
●	1/2" IRON ROD FOUND (COLLECT OTHERWISE NOTED)
■	CONCRETE MONUMENT FOUND
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TSL"
—	PAVEMENT
—	FENCE POST
—	CHAIN LINK FENCE
—	WIRE FENCE
—	WOOD FENCE
—	UTILITY POLE
—	SELF ANCHOR
—	ELECTRIC LINES
—	TELEPHONE LINES
—	AIR HOSE LINES
—	CLEANOUT
—	ELEVATION
—	LIGHT POLE
—	WALL STOP
—	MANHOLE
—	SPIN
—	HYDRANT
—	WATER VALVE
—	RECORD INFORMATION
—	CONC. CONCRETE
—	ELEVATION
—	FIELD RECORDS OF WILLIAMSON COUNTY, TEXAS
—	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
—	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

Scale: 1" = 60'
BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON MAY APPLY.
STATE OF TEXAS
COUNTY OF WILLIAMSON
I, THE SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJACENT & ADJACENT ROADS, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying and Geospatial Firm—
3613 Williams Drive, Suite 903 Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 for www.texas-land.com
TSL'S LAND SURVEYING FIRM NO. 10056200 GEOSPATIAL FIRM NO. 50538
IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL COPY.



EXHIBIT "A"

FIELD NOTES

JOB NO. 220368

DATE: MARCH 23, 2022

PAGE 1 OF 3

Field notes to accompany exhibit.

9.74 ACRES

Being 9.74 acres of land, more or less, out of the Parthenia Coursey Survey, Abstract No. 131, Williamson County, Texas, being that tract conveyed to Pamela Ann Mikulencak, by deed recorded in Document No. 2018074004, Official Public Records, Williamson County, Texas, as better described in Volume 1193, Page 521, Official Records, Williamson County, Texas, and Volume 455, Page 360, Deed Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on March 16th, 2022, and further described by metes and bounds as follows:

BEGINNING at a fence corner post found in the north line of Loop 427, marking the southwest corner of a tract conveyed to Daniel D. Filla, et ux, by deed recorded in Volume 440, Page 507, of said Deed Records, for the southeast corner of said Mikulencak tract and this tract;

THENCE: S 77°28'12" W, 19.40 feet with the north line of said Loop 427 and the south line of said Mikulencak tract to a fence corner post found, for an angle point of said Mikulencak tract and this tract;

THENCE: S 74°20'49" W, 53.22 feet with north line of said Loop 427 and the south line of said Mikulencak tract to a fence corner post found, for an angle point of said Mikulencak tract and this tract;

THENCE: S 67°45'37" W, 292.40 feet with the north line of said Loop 427 and the south line of said Mikulencak tract to a concrete monument found, for an angle point of said Mikulencak tract and this tract;

THENCE: S 76°54'27" W, 329.09 feet with the north line of said Loop 427 and the south line of said Mikulencak tract to a concrete monument found at the intersection of the north line of Loop 427 and the east line of South Rio Grande Street, for the southwest corner of said Mikulencak tract and this tract;

THENCE: N 22°20'14" W, 130.27 feet with the east line of said South Rio Grande Street and the west line of said Mikulencak tract to a concrete monument found, for an angle point of said Mikulencak tract and this tract;

THENCE: S 68°00'07" W, 12.50 feet with the east line of said South Rio Grande Street and the east-west running west line of said Mikulencak tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, for an angle point of said Mikulencak tract and this tract, from which a 5/8 inch iron rod found, bears S 84°31'07" E, 1.41 feet;

EXHIBIT "A"

FIELD NOTES

JOB NO. 220368

DATE: MARCH 23, 2022

PAGE 2 OF 3

Field notes to accompany exhibit.

THENCE: **N 21°32'47" W, 432.39 feet** with the east line of said South Rio Grande Street and the west line of said Mikulencak tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the southwest corner of a tract conveyed to Julius Sorenson, by deed recorded in Volume 378, Page 116, of said Deed Records, for the northwest corner of said Mikulencak tract and this tract;

THENCE: **N 67°56'16" E**, with the south line of said Sorenson tract and the north line of said Mikulencak tract at 354.01 feet passing a 1/2 inch iron rod found, marking the southeast corner of said Sorenson tract, continuing with the east-west running west line of a tract conveyed to Taylor Golf Course, Inc., by deed recorded in Volume 1603, Page 659, of said Official Records, and the north line of said Mikulencak tract in all **708.05 feet** to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking an angle point of said Golf Course tract, for the northeast corner of said Mikulencak tract and this tract;

THENCE: **S 21°47'31" E, 433.18 feet** with the west line of said Golf Course tract and the east line of said Mikulencak tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the northwest corner of a tract conveyed to Daniel D. Filla, et ux, by deed recorded in Volume 440, Page 506, of said Deed Records, also marking an angle point of said Golf Course tract, for an angle point of said Mikulencak tract and this tract;

THENCE: **S 19°51'06" E, 189.19 feet** in part with the west line of said Filla (440/506) tract and said Filla (440/507) tract and with the east line of said Mikulencak tract to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83



A handwritten signature in black ink, appearing to read "Kenneth Crider".

3-23-22

Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

P5 Land Plan Narrative

Project Address: 1201 South Rio Grande Street, Taylor, Texas

Frontage: Carlos G. Parker Boulevard (Highway 79)

1. Project Overview

The proposed P5 Land Plan consists of a commercial development anchored by a hotel with a potential convention or event center, along with supporting commercial pad sites including quick-service restaurant (QSR) and retail uses. The project is strategically located along the Carlos G. Parker Boulevard corridor, one of the primary growth corridors in Taylor, Texas.

2. Proposed Land Use

The development includes:

- Hotel use (full-service or limited-service)
- Potential convention/event center
- Commercial pad sites (QSR, retail, and service uses)
- Shared access, parking, and supporting infrastructure

3. Compatibility with Surrounding Uses

The proposed uses are compatible with adjacent and planned developments. Immediately east of the site, a gas station and additional commercial pad sites are planned, reinforcing this area as a commercial node. The development complements the surrounding pattern and contributes to an organized commercial corridor.

4. Comprehensive Plan Consistency

The project aligns with the Envision Taylor Comprehensive Plan by:

- Supporting growth along a major corridor

- Promoting economic development and job creation
- Contributing to fiscally sustainable land use through revenue-generating commercial development
- Reinforcing the creation of commercial activity centers

5. Infrastructure and Utilities

The site is located within an area of planned infrastructure expansion, including water and wastewater improvements. The development will utilize available utilities and comply with all City engineering requirements.

6. Land Development Code Compliance

The project will comply with the City of Taylor Land Development Code, including:

- Appropriate commercial zoning uses
- Access management along Carlos G. Parker Boulevard
- Parking, landscaping, and site design standards
- Internal circulation and shared access between pad sites

7. Market Support

The development responds to increasing demand for hospitality, commercial services, and event space driven by regional economic growth along the Highway 79 corridor.

8. Conclusion

The proposed P5 Land Plan is consistent with City policy, compatible with surrounding development, and supported by market demand and infrastructure planning. The project will contribute to the continued growth and economic vitality of Taylor.



Planning & Zoning Commission Meeting June 9, 2026 Transmittal Letter

Agenda Item Number: 9.

Agenda Title: **PZ 2025-2620 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan at 2700 & 2710 Davis Street, legally described as approximately 0.8331 acres of land in Terry Green, Lot 1 and Lot 2, more particularly described by the Williamson Central Appraisal District Parcels R344254, R344255, Taylor, Williamson County, Texas**

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

Department Submitted: Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	To allow for the redevelopment of an existing gas station, consistent with the Employment Center Place Type
APPLICANT:	Arion Ndegoni - Bleyl Engineering
ADDRESS/LOCATION:	Generally located at 2700 & 2710 Davis St;
LEGAL DESCRIPTION:	Legally described as Terry Green, Lot 1 and Lot 2, 0.8331 acres of land, more particularly described by Williamson Central Appraisal District Parcels R344254 and R344255, Taylor, Williamson County, Texas.
CURRENT ZONING:	P4: Mix
CURRENT USE:	Gas Station
CASE HISTORY:	Pre-Application Meeting: 03/05/2025 (COT No. PZ 2025-2429), Application submitted: 11/06/2025

2. STAFF ANALYSIS / BACKGROUND

The applicant, Bleyl Engineering, representing property owner Inaara Prasla Investment Group, is requesting an Employment Center Plan to expand and modernize an existing convenience store and

fuel station. The project encompasses two adjoining parcels totaling 0.8331 acres, addressed as 2710 Davis Street and 2700 Davis Street, located at the corner of Mallard Lane and Davis Street. The current building types outlined in the LDC do not accommodate the existing development with a fuel canopy, as such the Employment Center Place Type is being utilized to implement rules specifically for this site. The existing convenience store and fuel station at 2710 Davis Street will expand onto the adjacent parcel to the south at 2700 Davis Street, necessitating the Employment Center Place Type to continue and accommodate the expanded use.

The proposed expansion increases the building footprint from 2,327 square feet to 8,125 square feet. The fuel canopy will be relocated to front Mallard Lane and expanded from 720 square feet to 1,632 square feet. The number of fuel pumps will increase from 4 to 8. Landscaping improvements are proposed along both Mallard Lane and Davis Street to enhance screening along each right-of-way. Enhanced landscaping is also proposed along the southern boundary of the site, facing a vacant lot at 2750 Davis Street, to improve screening between the project site and adjacent properties. A new six-foot sidewalk is proposed along both Davis Street and Mallard Lane frontages.

Property Details

Location:

The subject properties, addressed as 2710 Davis Street and 2700 Davis Street, are located at the southeast corner of the intersection of Mallard Lane and Davis Street.

Physical and Natural Features:

The property located at 2710 Davis Street contains an existing convenience store and fuel station. The adjoining parcel south at 2700 Davis Street is a flat, vacant lot.

Land Use & Zoning

The subject properties are located within the Infill Neighborhood Sector (G-4), which consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density.

The subject properties are assigned to the Future Land Use Neighborhood Infill, which represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. In addition to housing, infill neighborhoods accommodate smaller neighborhood-oriented retail and services.

The current zoning is P4: Mix Place Type, which functions as a transitional zone between the commercial intensity of the P5 Urban Center Place Type and the established residential character of the P3 Neighborhood Place Type. P4 Mix accommodates a range of building types, from smaller commercial buildings to house-form commercial and attached and detached residential, and is not intended to support building forms whose function, disposition, or configuration cannot conform to traditional neighborhood Place Type standards.

The proposed zoning is EC: Employment Center Place Type, reserved for job creation centers and building forms whose function, disposition, or configuration cannot conform to the character of other Place Types. Where P4 Mix is not intended to support such uses, the EC Place Type provides the appropriate framework for the expanded convenience store and fuel station. Development standards are determined through this Employment Center Plan to fit the specific needs of the proposed use. As the applicant's proposed development is focused on commercial employment rather than

industrial activity, a warrant is requested to remove the Industrial use component from the permitted building functions.

Surrounding Area Characteristics

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P4: Mix	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Car Wash
South	P4: Mix	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Vacant Lot
East	P4: Mix	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Commercial/Office
West	P4: Mix	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Vacant Lot

Transportation

The subject properties are located on the south side of Mallard Lane and the east side of Davis Street. Two driveways currently exist on site, with an additional driveway proposed along Davis Street, south of the existing driveway.

Utilities

The existing gas station and convenience store are adequately served by existing infrastructure and the demand is not expected to increase significantly due to the proposed development.

Warrants:

The applicant is requesting two (2) warrants from the Land Development Code with this Employment Center Plan.

1. Civic Space Allocation — 0% Provided LDC §3.8.5.2(1): A warrant is requested to deviate from the minimum ten percent (10%) civic space allocation required per pedestrian shed. The proposed development consists of two (2) lots totaling approximately 0.83 acres. Due to the limited acreage of the infill site, a compliant civic space allocation cannot be accommodated while maintaining a functional development layout. The applicant proposes a 0% civic space allocation and notes that the scale of this project is not consistent with the neighborhood-scale developments for which the standard is primarily intended.

2. Industrial Use Removal — EC Building Function LDC §5.2.2.2(6)(d): A warrant is requested to remove the Industrial use from the permitted building functions applicable to the Employment Center

(EC) Place Type. The proposed development consists of two (2) lots totaling approximately 0.83 acres. The small scale of the infill site renders Industrial use incompatible with the project's context and surrounding land uses. Removal of the Industrial use designation will allow the site to develop in a manner more consistent with adjacent uses and the overall intent of the Employment Center standards.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Twenty (20) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 24, 2026. A sign notifying the request for Public Hearing was also posted on site.

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

Staff Analysis

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

1. Is the Employment Center Plan consistent with the Comprehensive Plan?

- The proposed Employment Center Plan is consistent with the Comprehensive Plan. The subject properties are located within the Infill Neighborhood Sector (G-4), which encourages redevelopment of existing sites using available infrastructure. The proposal modernizes an existing neighborhood-serving commercial use and activates an adjacent vacant lot, consistent with the Comprehensive Plan's priority of maximizing existing land and infrastructure before expanding into undeveloped areas (Policy LU9). Proposed sidewalk improvements along both street frontages further align with the Comprehensive Plan's pedestrian connectivity goals.

2. Is the Employment Center compatible with the surrounding area?

- The proposed plan is compatible with surrounding properties. An existing car wash to the north across Mallard Lane and commercial and office uses to the east establish a commercial context consistent with the proposed expansion. Enhanced landscaping throughout the site provides additional buffering and screening to adjacent properties.

3. Does the Employment Center Plan promote public health, safety, or general welfare?

- The proposed plan supports public health, safety, and general welfare through safe and orderly development consistent with the City's planning principles. The Employment Center Plan process ensures development standards are tailored to the specific use. A warrant has also been requested to remove the industrial use requirement.

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

- Existing infrastructure is adequate to serve the proposed use.

5. Do current conditions indicate that an Employment Center Plan is necessary?

- Yes. The fuel station use and associated building form do not conform to the standards of the existing P4: Mix Place Type. The use was previously operating as a legal nonconforming use, and further development and expansion of the site necessitates rezoning to EC: Employment Center and approval of an Employment Center Plan to establish appropriate development standards for the proposed use.

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

4. TIMELINE

Planning and Zoning: June 9, 2026

City Council Public Hearing: June 25, 2026

City Council Consent Agenda: July 9, 2026

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ 2026-2620 Current Zoning
2. PZ 2026-2620 Future Land Use
3. PZ 2026-2620 Growth Sector
4. PZ 2026-2620 Location Map
5. PZ 2026-2620 Proposed Zoning
6. PZ-2026-2620 Notification Map
7. PZ-2025-2620 Exhibit A Survey
8. PZ-2025-2620 Exhibit B Employment Center Plan

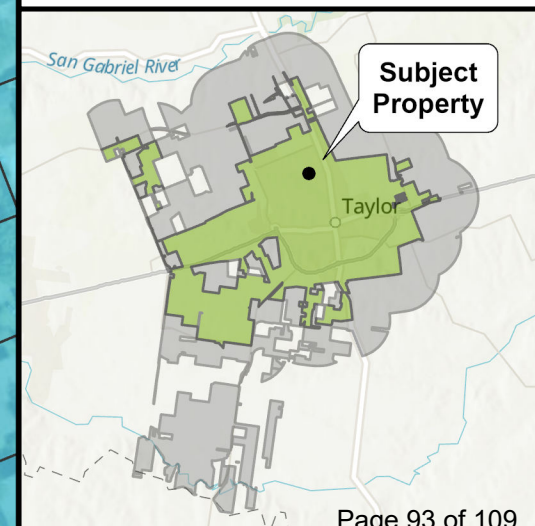
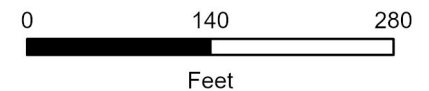


PZ-2026-2620

2700 & 2710 Davis Street
Place Type Amendment
Location Map
Approximately 0.8331 acres

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- CS: Civic Space
-  Subject Property



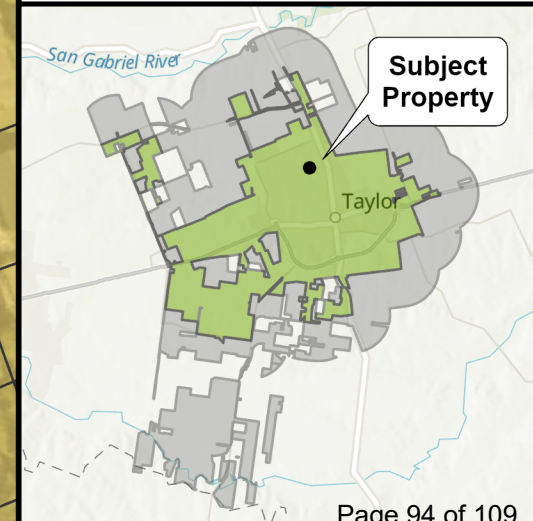
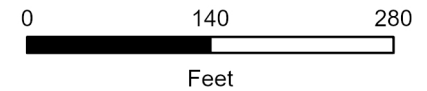


PZ-2026-2620

2700 & 2710 Davis Street
Place Type Amendment
Location Map
Approximately 0.8331 acres

Future Land Use

- Neighborhood Infill
- Civic: Community
- Subject Property



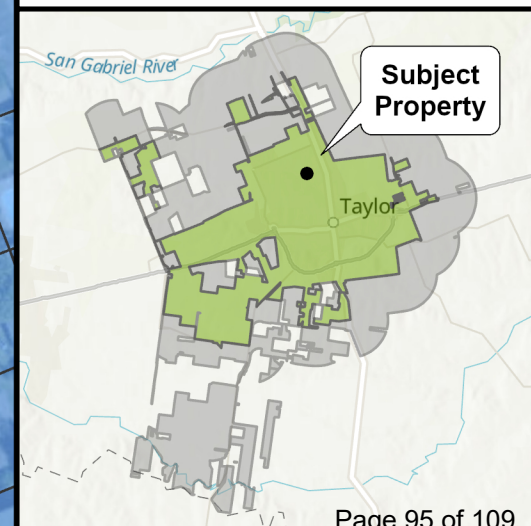
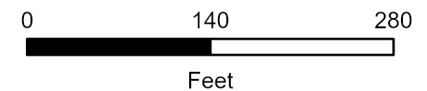


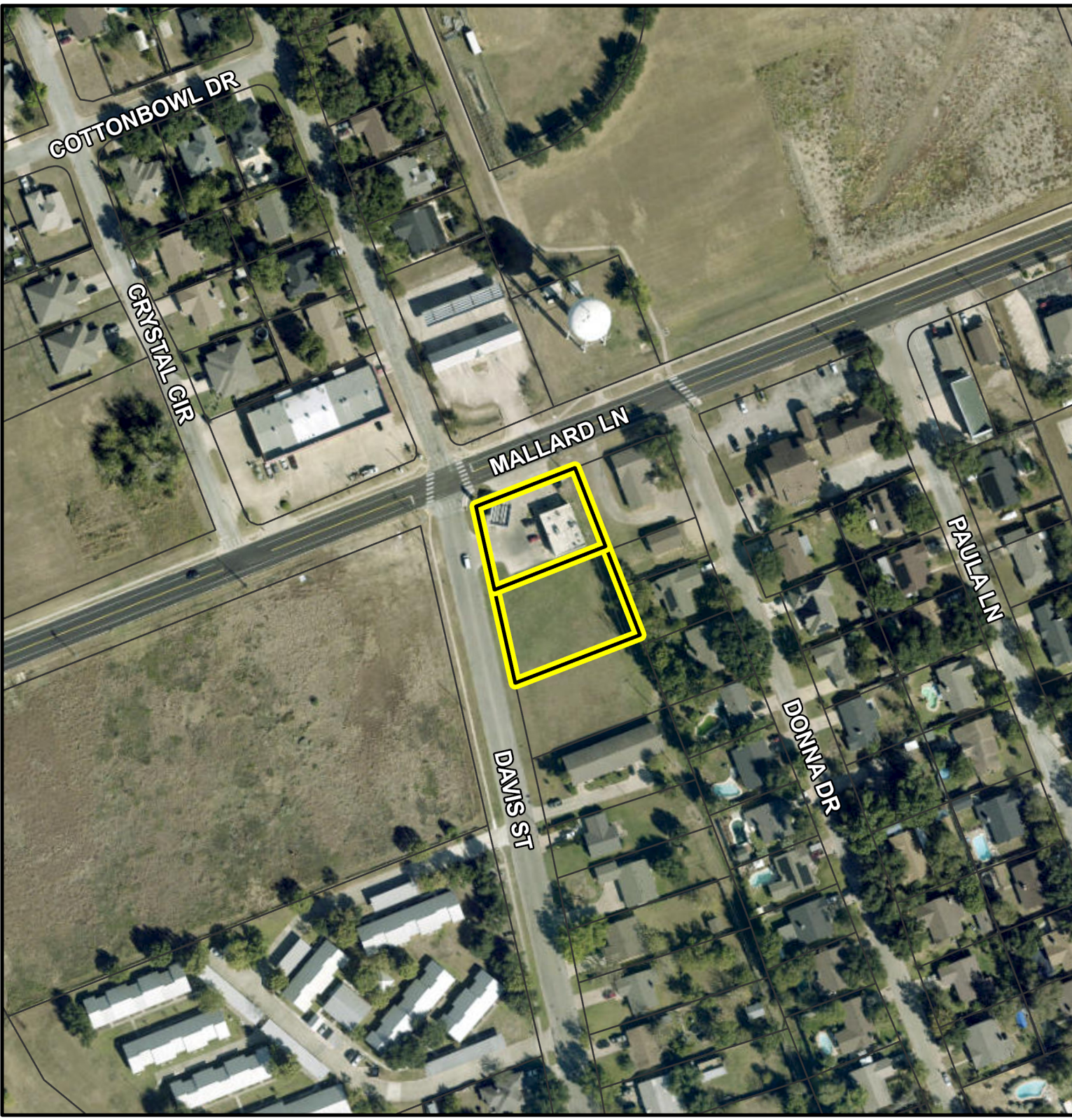
PZ-2026-2620

2700 & 2710 Davis Street
Place Type Amendment
Location Map
Approximately 0.8331 acres

Growth Sector

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

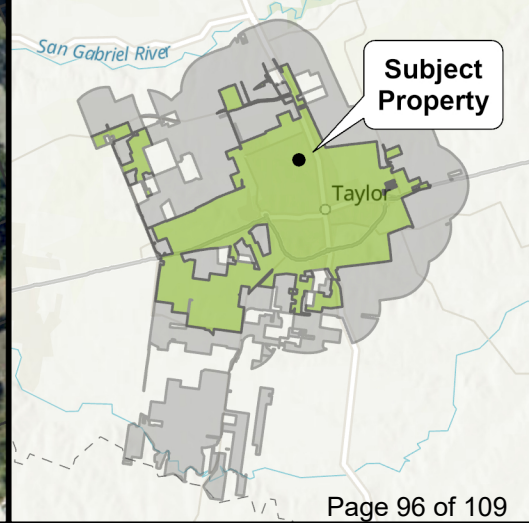




PZ-2026-2620

**2700 & 2710 Davis Street
Place Type Amendment
Location Map
Approximately 0.8331 acres**

 Subject Property



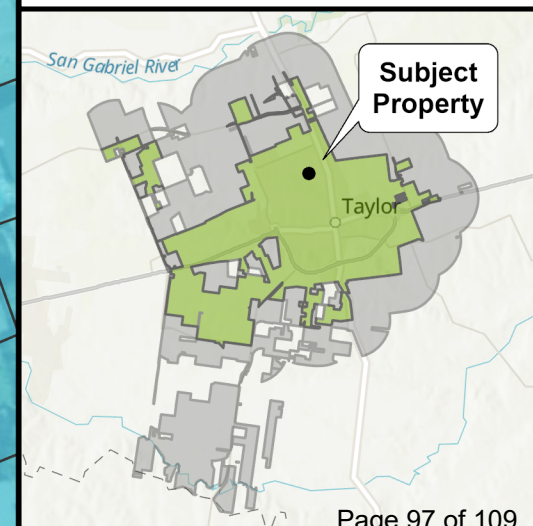
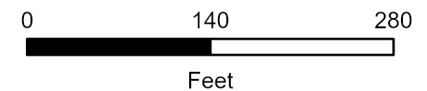


PZ-2026-2620

2700 & 2710 Davis Street
Place Type Amendment
Location Map
Approximately 0.8331 acres

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- CS: Civic Space
- Subject Property





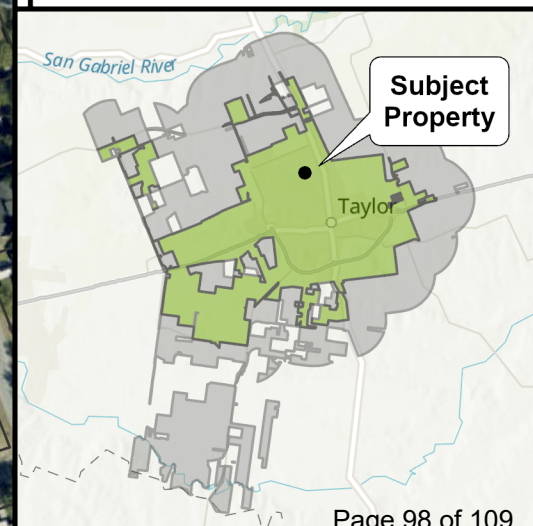
PZ-2026-2620

**2700 & 2710 Davis Street
Place Type Amendment
Location Map
Approximately 0.8331 acres**

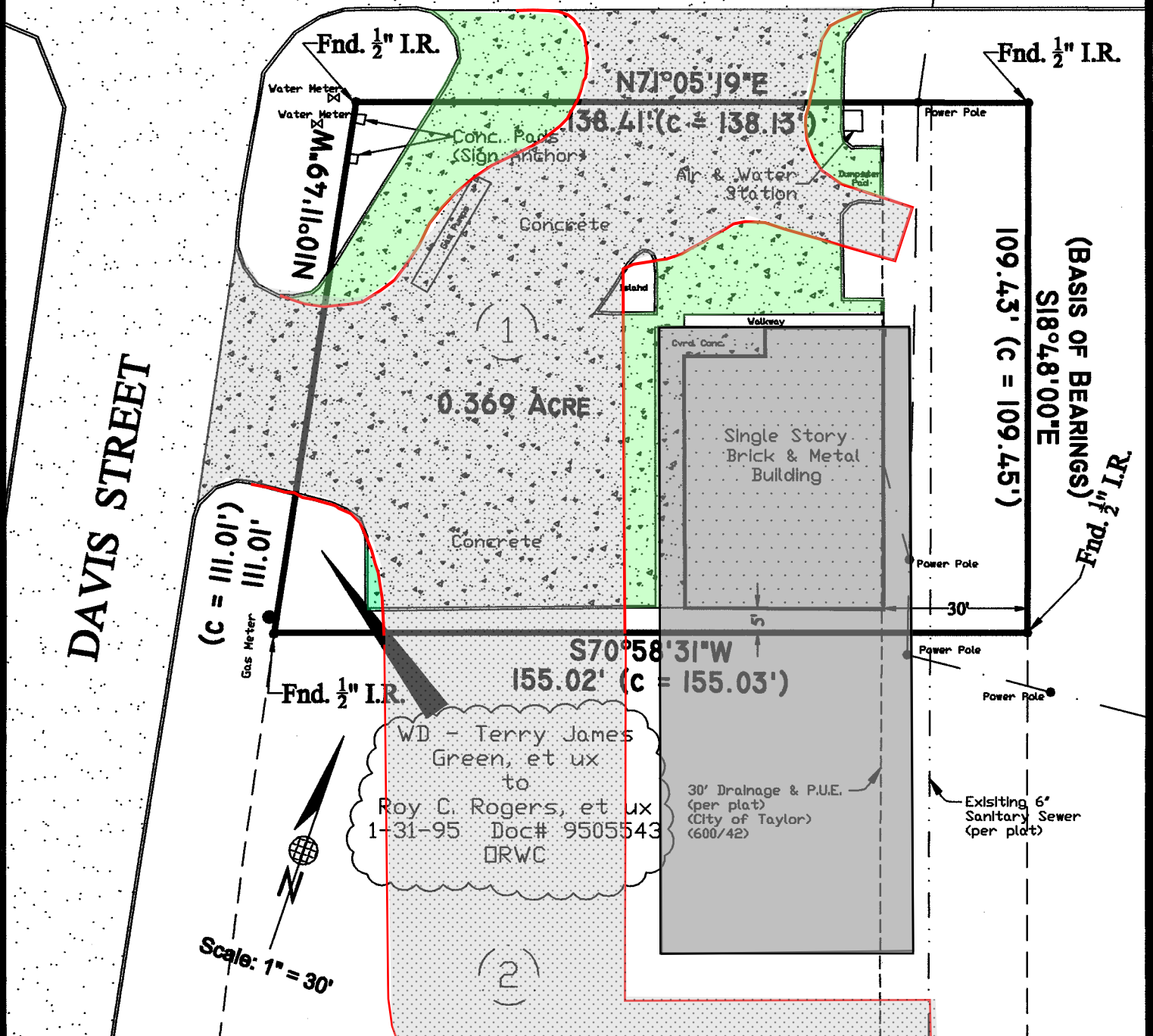
-  Subject Property
-  Notified Properties
-  200 ft. Buffer



0 220 440
Feet



MALLARD LANE



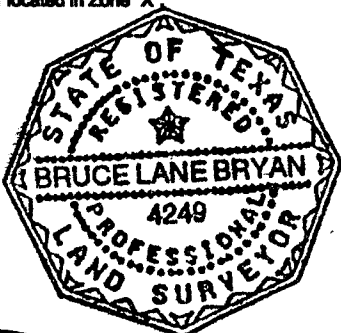
This is to certify that, on this date, a true and accurate survey was made on the ground under my supervision of property located at No. 2710 Davis Street in Williamson County Texas, described as follows: Lot No. 1, Terry Green Subdivision, in and to the City of Taylor, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet "L", Slide 198, of the Plat Records Williamson County, Texas.

FLOOD NOTE:

The property depicted hereon is / is not within a Special Flood Hazard Area as determined by the Federal Emergency Management Agency; the flood area being identified on F. I. R. M. Panel No. 48491 C0288 effective 9-27-91 located in Zone "X".

BRYAN TECHNICAL SERVICES, INC.
P. O. BOX 1371
TAYLOR, TEXAS 76574
512-365-2524
512-365-2526 (Fax)
bbryan@ccsi.com

NOTE: This tract is subject to easements, covenants, conditions, restrictions and right to create additional public utility easements across subject property as set out in Cabinet "L", Slide 198, and 600/42, WCFR.



B. L. B.

TO: Longhorn Title Company, Inc.

Re: CEFCO, GF No. 0002435438, Proj. No. 20-0145

SURVEYORS CERTIFICATE

The plat shown hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings are as shown, all improvements being within the boundaries of the property, set back from the property lines the distances indicated. There are no encroachments, conflicts or protrusions, except as shown hereon, and said property has access to and from a dedicated roadway.

DATE: July 27, 2000

EXACTA
Texas Surveyors, Inc.



SURVEY NUMBER: 1208.1693

REVISION DATE(S): (rev.0 8/22/2012)

LOT 1

N 71°04'41" E 155.14' (M)
N 71°05'45" E 155.03' (P)

1/2" FIR NO ID

GM □

(RW NOT VERIFIED)
DAVIS STREET

N 10°02'30" W 124.20' (P)
N 10°08'33" W 124.15' (M)

LOT 2 VACANT

S 71°16'45" W 173.95' (P)
S 71°16'45" W 173.72' (M)
B.R. (PER PLAT)

JAMES K. ZVONEK, A SINGLE MALE
SPECIAL WARRANTY DEED DOC# 2000012699
CALLED 0.417 ACRE

WITHIN THIS 30' EASEMENT, DIMENSIONS NOT GIVEN

30' D.E. * P.U.E. (CTY OF YAKIMA GOO142)

30' D.E. * F.I.J.E. (P)

1.5' OFF

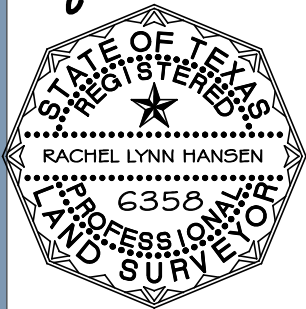
CLT.

SHED IS ON GROUND

TABLE:	
L1	N 10°02'30" W 101.16' (D) N 10°00'47" W 101.22' (M)
L2	S 18°48' E 123.28' (P) S 18°45'02" E 123.31' (M)

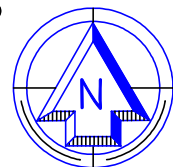
1/2" FIR NO ID @ S.W. COR.
DOC# 2000012699

Franklyn Hansen



40 0 20 40

GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



EXACTA
Texas Surveyors, Inc. 13402 Research

www.exacta365.com
 P (512) 782-9398 • F (512) 782-9399
 13492 Research Blvd • Suite 120 - 402 • Austin, TX 78750

Page 100 of 109

LOT TWO (2), OF TERRY GREEN SUBDIVISION, A SUBDIVISION IN AND TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET "L", SLIDES 198, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

THE BEARING REFERENCE OF SOUTH 71 DEGREES 16 MINUTES 45 SECONDS WEST IS BASED ON THE SOUTHEASTERLY PROPERTY LINE OF LOT 2, LOCATED WITHIN TERRY GREEN SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME "L", PAGE 198 OF THE MAP RECORDS OF WILLIAMSON COUNTY, TEXAS.

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Due to varying construction standards, house dimensions are approximate.
3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
4. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of rec ord, encumbrances, restrictive covenants or ownership title evidence.
5. Surveying services performed by the Houston branch of Exacta Texas Surveyors, Inc - 250 West Oak Loop - Cedar Creek , TX - 78612
6. If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
7. Any additions or deletions to this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8 diameter, 18" iron rebar.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.

BOUNDARY LINE		A/C	AIR CONDITIONING	ID.	IDENTIFICATION	SEW.	SEWER
		B.R.	BEARING REFERENCE	INT.	INTERSECTION	S.F.	SQUARE FEET
STRUCTURE		BLK.	BLOCK	IR	IRON ROD	S/DH	SET DRILL HOLE
		B.C.	BLOCK CORNER	IP	IRON PIPE	SIRC	SET IRON ROD & CAP
CONCRETE BLOCK WALL		B.R.L.	BUILDING RESTRICTION LINE	L	LENGTH	SN	SET NAIL
		BGMT.	BASEMENT	LB#	LICENSE # - BUSINESS	SN#D	SET NAIL & DISC
CHAIN-LINK or WIRE FENCE		BW	BAY/BOX WINDOW	LS#	LICENSE # - SURVEYOR	STY.	STORY
		(C)	CALCULATED	(M)	MEASURED	S.T.L.	SURVEY TIE LINE
WOOD FENCE		C	CURVE	N.R.	NON RADIAL	SV	SEWER VALVE
		CATV	CABLE TV, RISER	N.T.S.	NOT TO SCALE	SW	SIDEWALK
IRON FENCE		C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB	S.W.	SEAWALL
		CHIM.	CHIMNEY	O.G.	ON GROUND	TEL.	TELEPHONE FACILITIES
EASEMENT		C.L.F.	CHAIN LINK FENCE	O.H.L.	OVERHEAD LINE	T.O.B.	TOP OF BANK
		C.O.	CLEAN OUT	O.R.B.	OFFICIAL RECORD BOOK	TX	TRANSFORMER
EDGE OF WATER		CONC.	CONCRETE	OH.	OVERHANG	TYP.	TYPICAL
		C.V.G.	CONCRETE VALLEY GUTTER	O/A	OVERALL	W/C	WITNESS CORNER
WOOD	CONCRETE	CL	CENTER LINE	O/S	OFFSET	W/F	WATER FILTER
		CS	CONCRETE SLAB	PKN	PARKER-KALON NAIL	W.F.	WOODEN FENCE
ASPHALT	BRICK or TILE	CP	COVERED PORCH	PSM	PROFESSIONAL SURVEYOR AND MAPPER	WM	WATER METER/VALVE BOX
		CS/W	CONCRETE SIDEWALK	PLS	PROFESSIONAL LAND SURVEYOR	WV	WATER VALVE
WATER	COVERED AREA	COR.	CORNER	(P)	PLAT	V.F.	VINYL FENCE
		(D)	DEED	P/E	POOL EQUIPMENT		
		DW	DRIVEWAY	PLT	PLANTER		
		D.F.	DRAIN FIELD	PP	PINCHED PIPE		
		EUB	ELECTRIC UTILITY BOX	P.B.	PLAT BOOK		
		ENCL.	ENCLOSURE	P.I.	POINT OF INTERSECTION	A.E.	ANCHOR EASEMENT
		ENT.	ENTRANCE	P.O.B.	POINT OF BEGINNING	C.M.E.	CANAL MAINTENANCE ESMT.
		E.O.P.	EDGE OF PAVEMENT	P.O.C.	POINT OF COMMENCEMENT	C.U.E.	COUNTY UTILITY ESMT.
		E.O.W.	EDGE OF WATER	P.T.	POINT OF TANGENCY	D.E.	DRAINAGE EASEMENT
		F/L	FENCE LINE	P.C.	POINT OF CURVATURE	ESMT.	EASEMENT
		F/P	FENCE POST	P.C.C.	POINT OF COMPOUND CURVATURE	I.E./E.E.	INGRESS/EGRESS ESMT.
		(F)	FIELD	P.R.C.	POINT OF REVERSE CURVATURE	IRR.E.	IRRIGATION EASEMENT
		F.F.	FINISHED FLOOR	P.C.P.	PERMANENT CONTROL POINT	L.A.E.	LIMITED ACCESS ESMT.
		FDH	FOUND DRILL HOLE	P.F.M.	PERMANENT REFERENCE MONUMENT	L.B.E.	LANDSCAPE BUFFER ESMT.
		FIPC	FOUND IRON PIPE & CAP	R	RADIUS or RADIAL	L.M.E.	LAKE OR LANDSCAPE
		FIRC	FOUND IRON ROD & CAP	(R)	RECORD		
		FIR	FOUND IRON ROD	RES.	RESIDENCE	M.E.	MAINTENANCE EASEMENT
		FIP	FOUND IRON PIPE	R/W	RIGHT OF WAY	P.U.E.	PUBLIC UTILITY EASEMENT
		FCM	FND. CONCRETE MONUMENT	(S)	SURVEY	R.O.E.	ROOF OVERHANG ESMT.
		FN	FOUND NAIL	S.B.L.	SETBACK LINE	S.W.E.	SIDEWALK EASEMENT
		FN#D	FOUND NAIL & DISC	S.C.L.	SURVEY CLOSURE LINE	S.W.M.E.	STORM WATER
		FND.	FOUND	SCR.	SCREEN		
		GAR.	GARAGE	S/DH	SET DRILL HOLE	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
		GM	GAS METER	SEP.	SEPTIC TANK	U.E.	UTILITY EASEMENT

In order to “Electronically Sign” all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

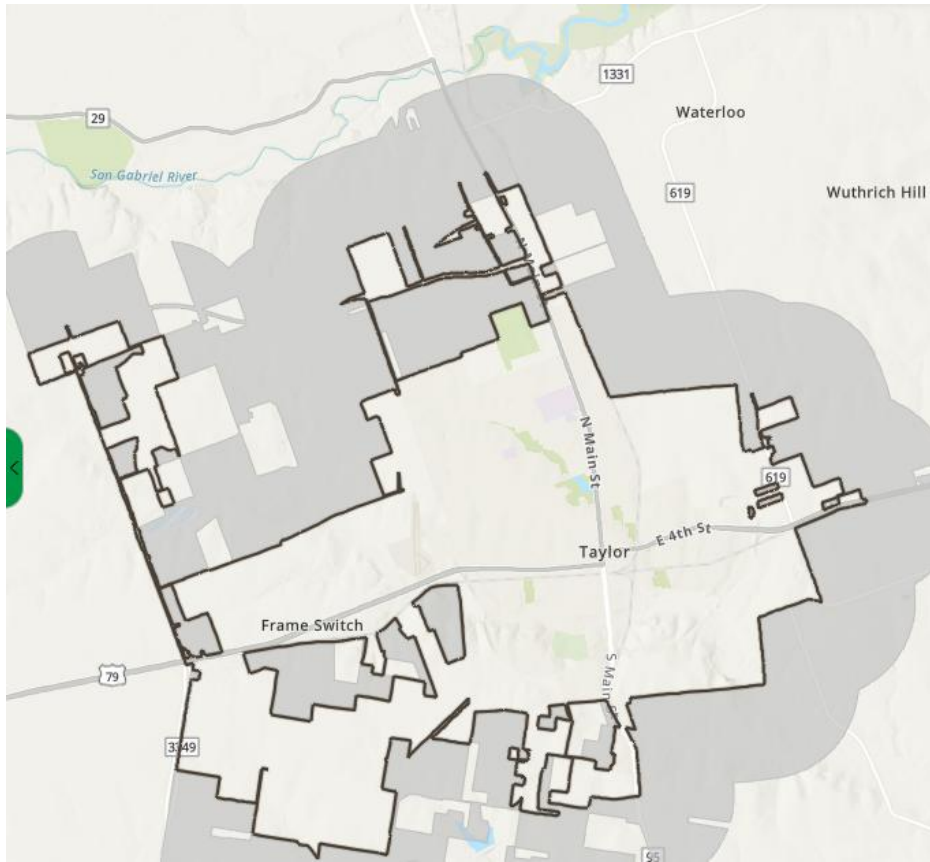


EMPLOYMENT CENTER PLAN

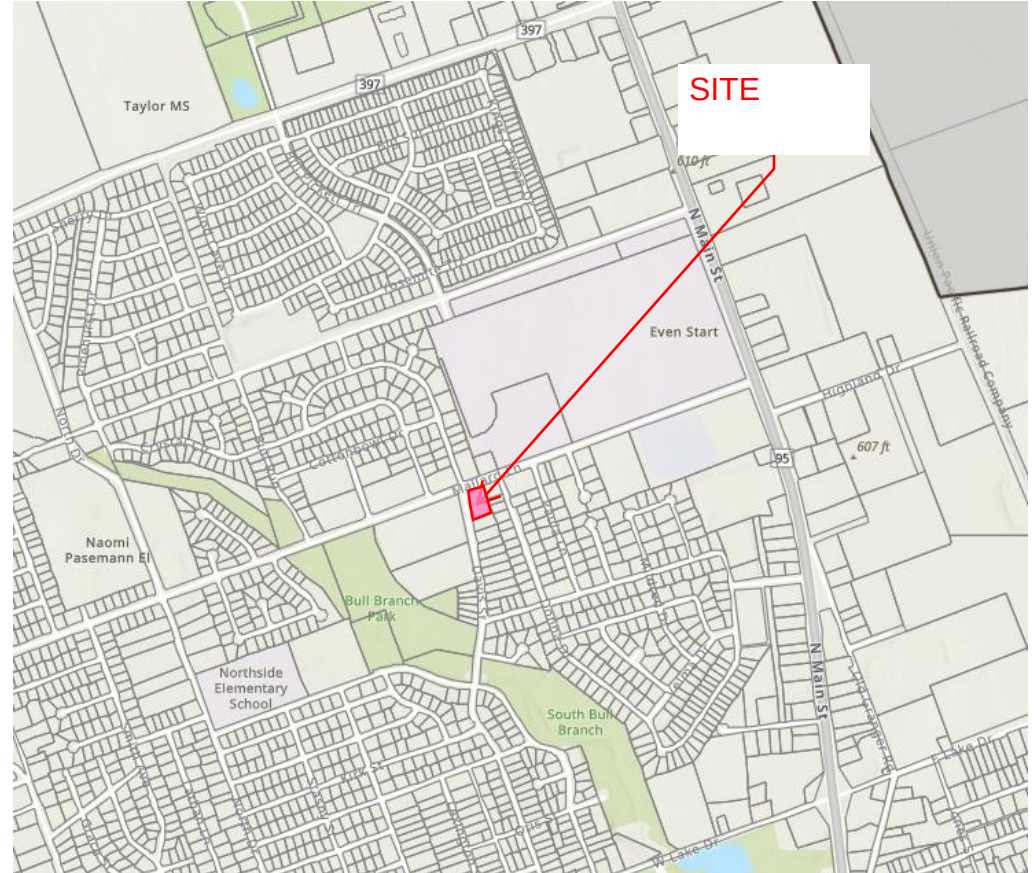
Aerial Context Map



Context Maps



Regional



Local

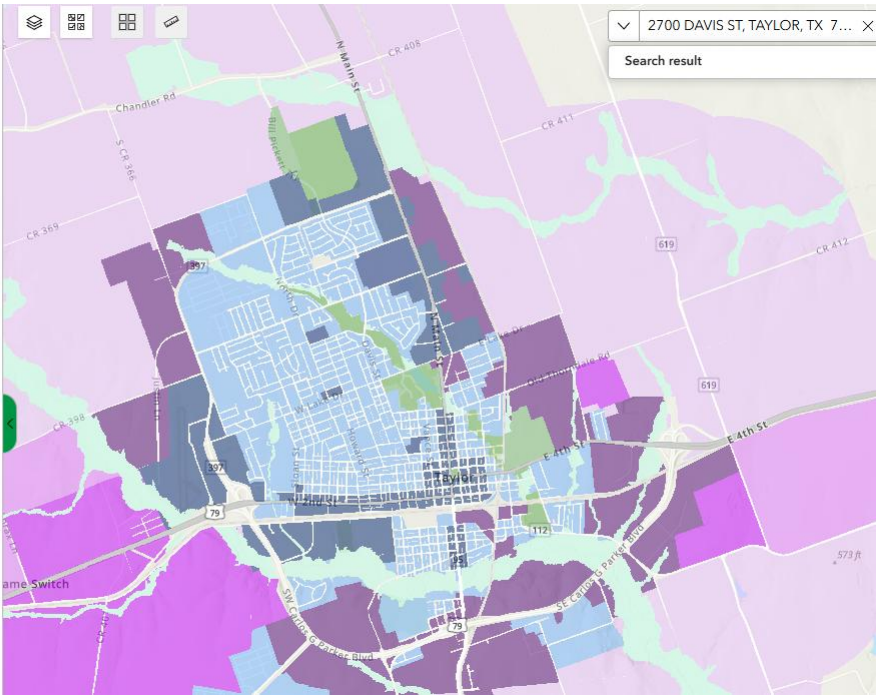
Growth Sectors

Planning

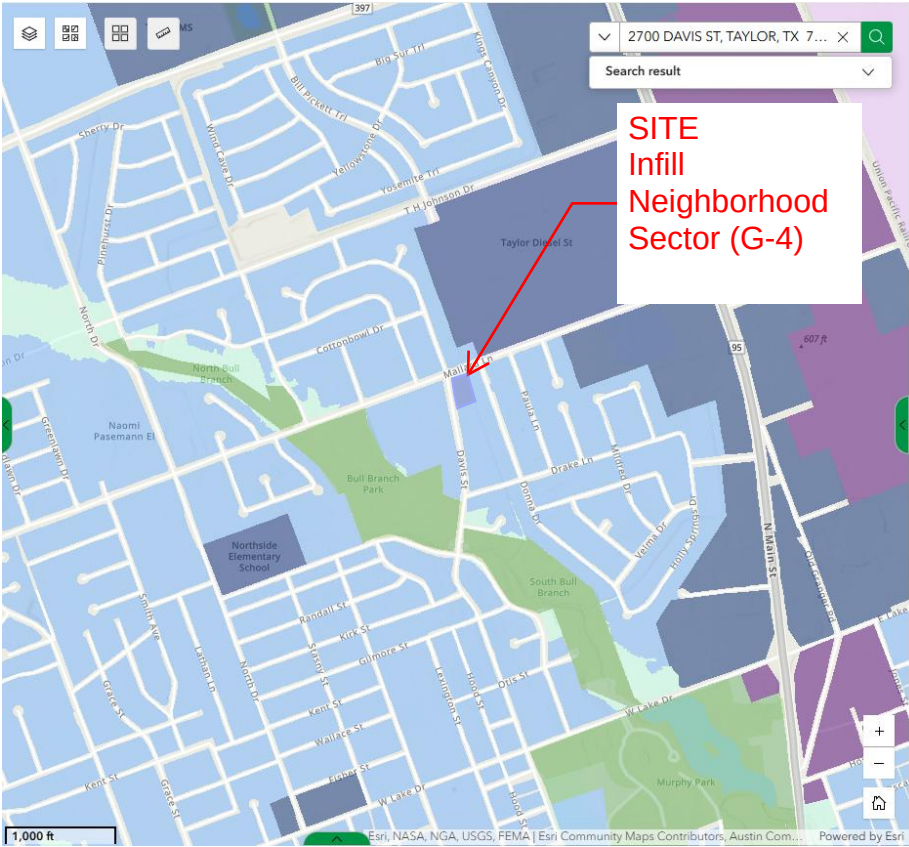
Growth Sector

Sector

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



Regional



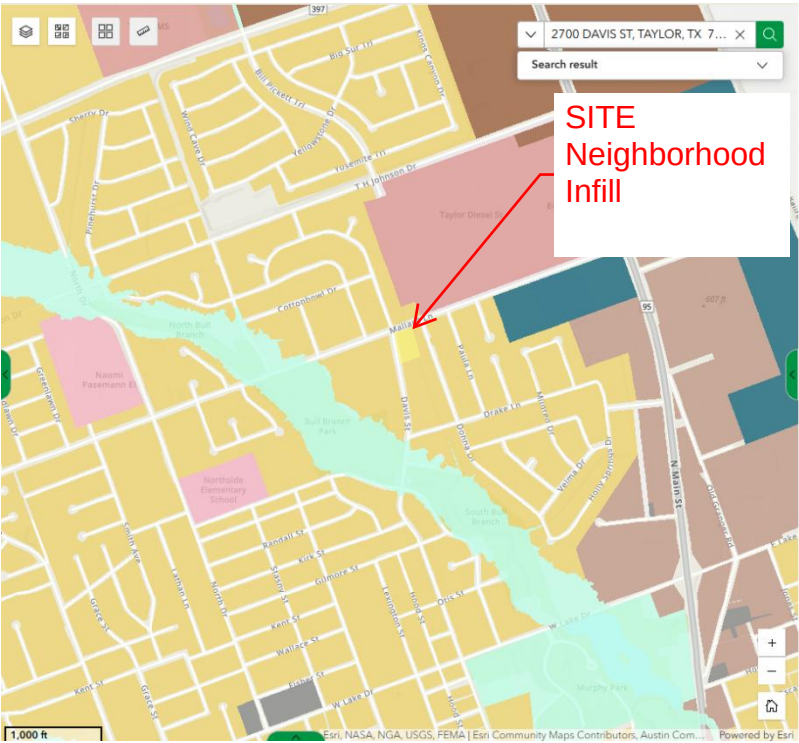
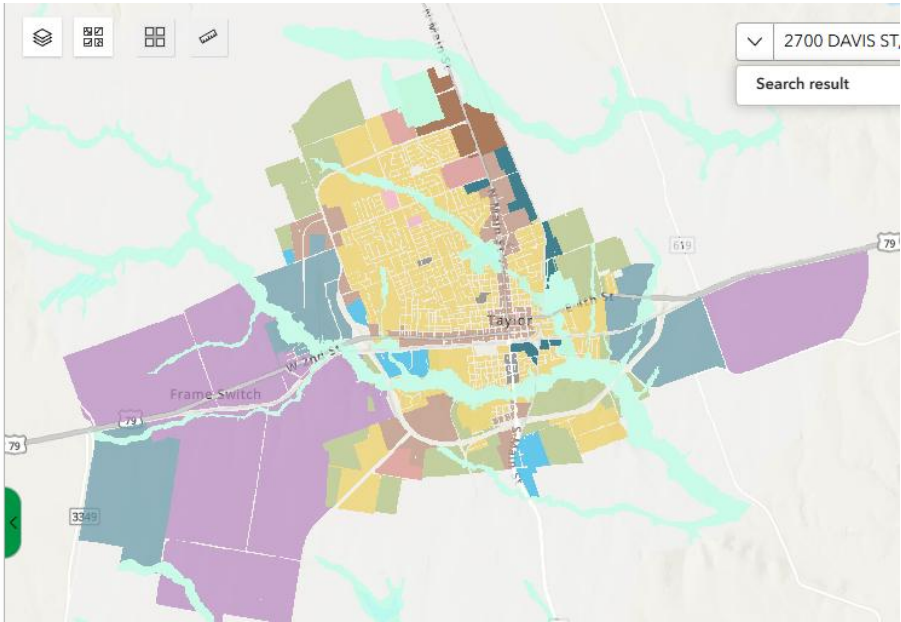
Local

Future Land Use

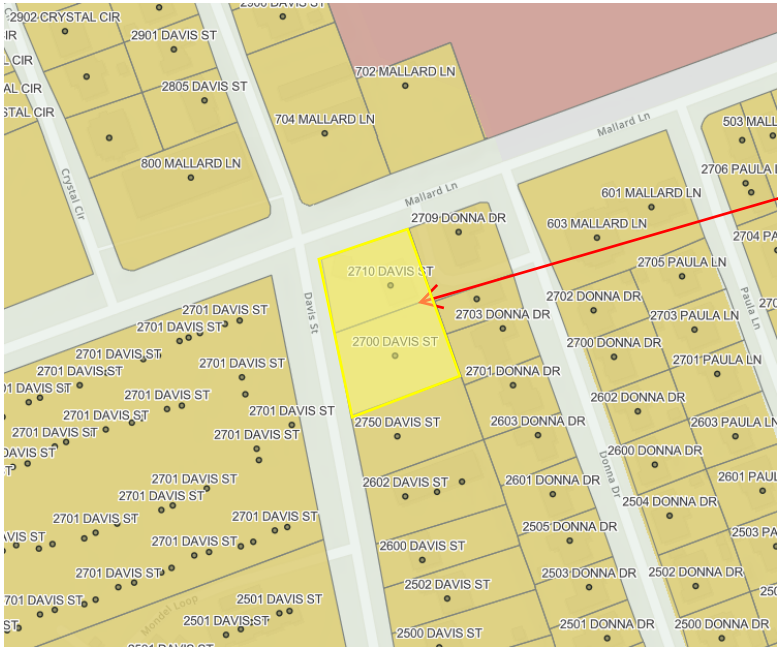
Planning

Future Land Use

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



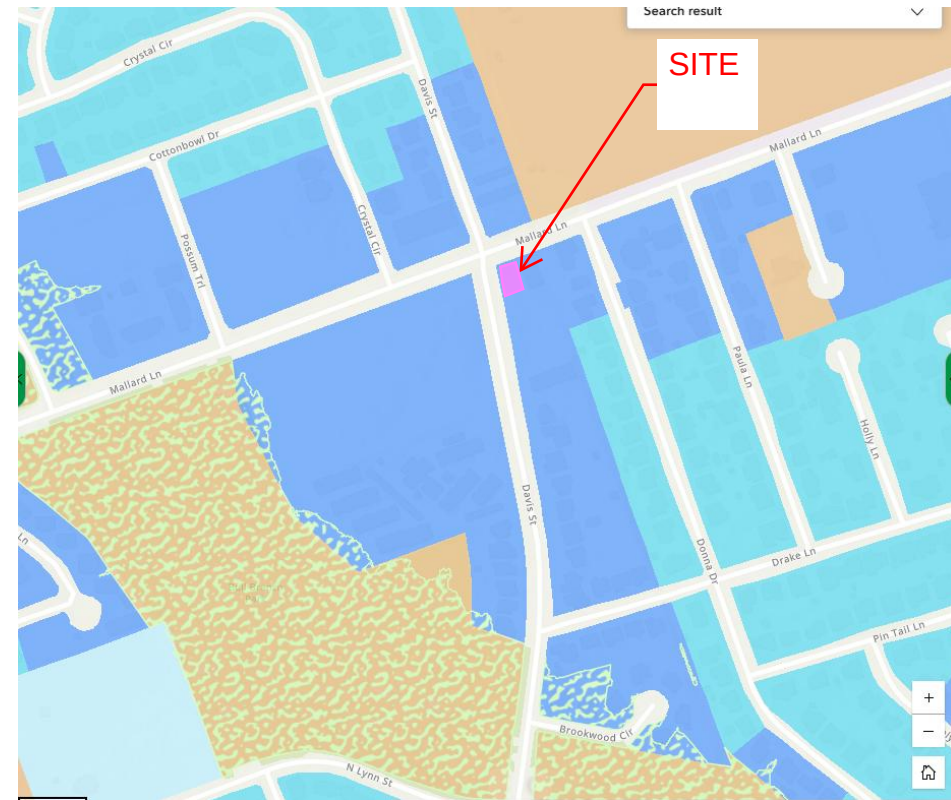
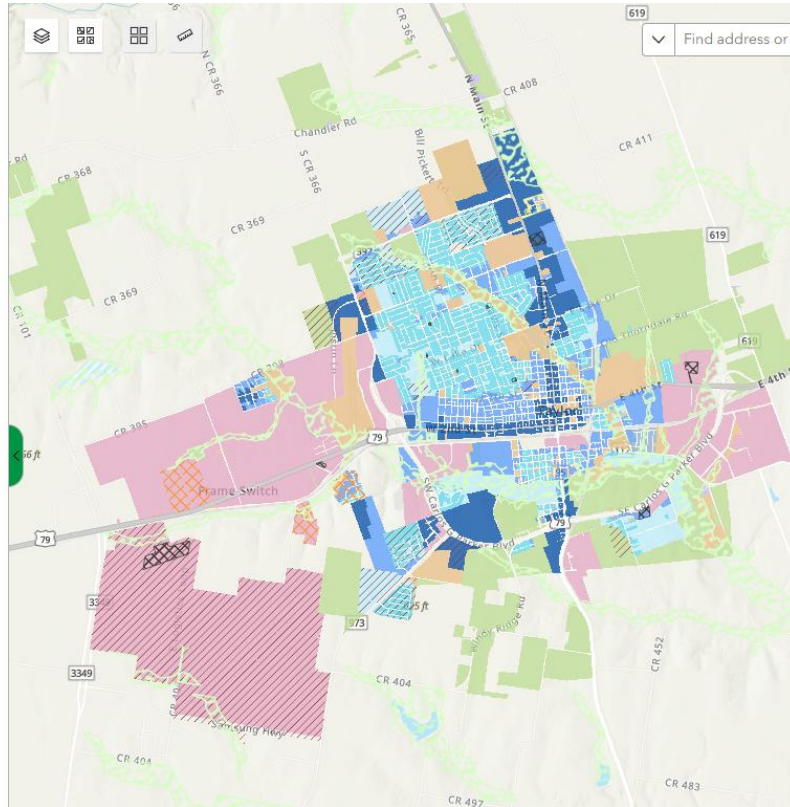
Regional



Local

SITE
Neighborhood
Infill

Place Type Zoning



Regional

DEVELOPMENT PATTERNS	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
EMPLOYMENT CENTER	0%	0%	0%	0%	0%	0%	0%	0%	0%*	100%

Local

* The proposed development consists of two lots totaling approximately 0.83 acres, which is significantly smaller than the threshold typically associated with the Development Pattern allocations in LDC Table 3.6.1(A). Due to the limited site area, allocation of Civic Space within the project is not feasible. Therefore, the zoning table has been updated to indicate 0% Civic Space with an asterisk, noting that a warrant is being requested for this requirement.

Illustrative Plan

Warrants:

1.Civic Space Allocation
The proposed development consists of two lots totaling approximately 0.83 acres. Due to the limited size of the property, allocating Civic Space as outlined in LDC Table 3.6.1(A) is not feasible while maintaining a reasonable development layout. The Civic Space allocation is therefore shown as 0%, and a warrant is requested to allow this deviation. The intent of the ordinance is primarily applicable to larger neighborhood-scale developments, and strict compliance would create an unnecessary burden on this small infill project.

2.Industrial Use Removal
A warrant is requested for the removal of the Industrial use requirement under LDC § 5.2.2.2(6)(d). The proposed development is located on a small infill site consisting of two lots totaling approximately 0.83 acres, and the inclusion of Industrial use is not compatible with the scale or context of the project. Allowing this warrant will enable the site to develop in a manner that is more consistent with the surrounding uses and the overall intent of the development standards.

Total Lot Area	36,314
Driveway/Pavement	15,795
Building	8,125
Sidewalk	599
Open space/green space	11,795
Total IC	24,519
Impervious cover %	68%

Illustrative Plan

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
12007 Technology Blvd, Ste 150, Austin TX 78727
Texas Firm Registration No. F-678
Tel. 512-454-2400
[www.bleylengineering.com](#)

AUSTIN BRYAN CONROE HOUSTON

1. **Civic Space Allocation**
The proposed development consists of two lots totaling approximately 0.83 acres. Due to the limited size of the property, allocating Civic Space as outlined in LDC Table 3.6.1(A) is not feasible while maintaining a reasonable development layout. The Civic Space allocation is therefore shown as 0%, and a warrant is requested to allow this deviation. The intent of the ordinance is primarily applicable to larger neighborhood-scale developments, and strict compliance would create an unnecessary burden on this small infill project.

2. **Industrial Use Removal**
A warrant is requested for the removal of the Industrial use requirement under LDC § 5.2.2.2(6)(d). The proposed development is located on a small infill site consisting of two lots totaling approximately 0.83 acres, and the inclusion of Industrial use is not compatible with the scale or context of the project. Allowing this warrant will enable the site to develop in a manner that is more consistent with the surrounding uses and the overall intent of the development standards.

Total Lot Area	36,314
Driveway/Pavement	15,795
Building	8,125
Sidewalk	599
Open space/green space	11,795
Total IC	24,519
Impervious cover %	68%

Illustrative Plan

BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT

7 Technology Blvd, Ste 150, Austin TX 787

Firm Registration No. F.

Tel. 512-454-2400

www.bleylengineering.com

AUSTIN	BRYAN	CONROE	HOUSTON
--------	-------	--------	---------

4.3.1.9 EC - EMPLOYMENT CENTER

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	70%
BUILD-TO-LINE (RANGE)	30'-70'
FACADE BUILDOUT (MINIMUM)	40%
STORIES (MAXIMUM)	1

BUILDING TYPES

DETACHED DWELLING	☐
ATTACHED DWELLING	☐
COTTAGE COURT	☐
DUPLEX	☐
TRIPLEX	☐
QUADRAPLEX	☐
SMALL APARTMENT	☐
LARGE APARTMENT	☐
MANUFACTURED HOME/PARK	☐
ACCESSORY DWELLING UNIT	☐
RECREATIONAL VEHICLE PARK	☐
RESIDENTIAL ACCESSORY	☐
SMALL COMMERCIAL	☒
LIVE/WORK	☒
MIXED-USE COMMERCIAL	☒
LARGE COMMERCIAL	☒
HIGHWAY COMMERCIAL	☒
INDUSTRIAL	☐
CARTS, KIOSKS, FOOD TRAILERS	☒
TEMPORARY COMMERCIAL	☒
COMMERCIAL ACCESSORY	☒
CIVIC BUILDINGS	☒

PRIVATE FRONTAGE TYPES

COMMON YARD	☒
PORCH WITH OPTIONAL FENCE	☒
STOOP	☒
GALLERY	☒
ARCADE	☒
SHOPFRONT	☒
FORECOURT	☒
TERRACE	☒

BUILDING DISPOSITION

EDGEYARD	☒
SIDEYARD	☒
COURTYARD	☒
REARYARD	☒

PERMITTED ☒NOT PERMITTED ☐TBD = TO BE DECIDED BY
DURING DEVELOPMENT
PROCESS**BLOCKS**

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

***PUBLIC FRONTAGE (RIGHT OF WAY)**

SIDEWALK ZONE WIDTH	8'-24'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	16'-40'

STREET TYPES

RURAL STREET	☐
RESIDENTIAL ALLEY	☐
COMMERCIAL ALLEY	☒
YIELD STREET	☐
NEIGHBORHOOD STREET	☒
NEIGHBORHOOD AVENUE	☒
SIDE STREET	☒
2 LANE COMMUNITY BOULEVARD	☒
4 LANE COMMUNITY BOULEVARD	☒
PATH	☒
TRAIL	☒

PARKING LOCATION

FIRST LAYER	☒
SECOND LAYER	☒
THIRD LAYER	☒
ON-STREET	☒
RV STORAGE	☐

*Already developed properties with Place Type EC zoning shall follow the development standards of Place Type 5 until an Employment Center Plan has been adopted for the property.