

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX
JULY 14, 2026, 6:00 PM

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, July 14, 2026.

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

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

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on June 09, 2026 *Joe Ducay*

IV. REGULAR AGENDA

2. PZ 2026-2697 – Consider conditional approval 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*
3. PZ 2022-1438 - Consider disapproval of The Steel Network Addition Minor Plat generally located at Martin Luther King Jr Blvd, legally described as approximately 27.256 acres of land in the P. Coursey Survey, more particularly described by Williamson Central Appraisal District Parcel R616083, Taylor, Williamson County, Texas. *Joe Ducay*

V. PUBLIC HEARINGS

4. PZ-2025-2558 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan for property generally located at 3311 W 2nd Street, legally described as approximately 3.698 acres of land in the H.G. Johnson Survey, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcel R432726, Taylor, Williamson County, Texas *Joe Ducay*

VI. DISCUSSION ITEMS

5. Update regarding City Council actions on items referred by the Planning and Zoning Commission *Martin Griggs*
6. Quorum call for Planning and Zoning commission meeting August 11, 2026 *Martin Griggs*

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: July 8, 2026



Planning & Zoning Commission Meeting July 14, 2026 Transmittal Letter

Agenda Item Number: 1.

Agenda Title: **Review and approve minutes from the meeting held on June 09, 2026**

Commission Action to be Taken: Review and approve minutes from the meeting held on June 09, 2026

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND

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 06.09.2026

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

June 9, 2026, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

Nora Roy
Joseph Gonzales
Annette Maruska
Amy Everhart
Barbara Aviles-Toresberg
Jim Newman
Rick Selin

ABSENT

Craig Eulenfeld

STAFF PRESENT

Martin Griggs - Director
Joseph Ducay - Planning Manager
John Atkinson – Planner
Beverly Ashton – Planning Technician

I. CALL TO ORDER AND DECLARE A QUORUM

Chair Nora Roy called the meeting to order and declared a quorum at 6:00 P.M.

II. CITIZENS COMMUNICATION

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

No citizens spoke at this time.

III. CONSENT AGENDA

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

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

*Commissioner Everhart made a motion to Approve the minutes as presented.
Commissioner Newman seconded the motion. Motion passed unanimously (7-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

2. **PZ 2026-2683** – Consider disapproval of the Oncor Muscovy Minor Plat, generally located at Hwy 79, legally described as approximately 51.19 acres of land in the J C Eaves Survey, Abstract No. 213, more particularly described by the Williamson Central Appraisal District Parcels R565218, Taylor, Williamson County, Texas.

This agenda item was withdrawn.

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

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

Commissioner Maruska made a motion to disapprove the Replat. Commissioner Gonzales seconded the motion. Motion passed unanimously (7-0).

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.

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

Commissioner Newman made a motion to disapprove the Replat. Commissioner Gonzales seconded the motion. Motion passed unanimously (7-0).

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

Planning Manager Joseph Ducay presented a brief presentation introducing the preliminary plat and provided staff's recommendation for disapproval.

Commissioner Maruska made a motion to disapprove the preliminary plat. Commissioner Aviles-Toresberg seconded the motion. Motion passed unanimously (7-0).

6. **PZ-2025-2698** – 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.

Planning Manager Joseph Ducay presented a brief presentation introducing the final plat and provided staff's recommendation for disapproval.

Commissioner Gonzales made a motion to disapprove the final plat. Commissioner Everhart seconded the motion. Motion passed unanimously (7-0).

V. PUBLIC HEARINGS

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.

Chair Roy opened the public hearing at 6:10 pm.

Planner John Atkinson introduced the case and provided staff's recommendation for approval.

Brad Robbins, the agent for the property owners, spoke to address questions from the commissioners.

Joyce Sorenson, a resident of Austin who owns an adjacent property, asked about the future use of the subject property.

Chair Roy closed the public hearing at 6:20 pm.

Commissioner Gonzales made a motion to recommend approval of the case as presented by staff. Commissioner Everhart seconded the motion. Motion passed (5-1-1) Commissioner Rick Selin opposed, Commissioner Aviles-Toresberg abstained.

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.

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

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

One of the property owners, Rivers Fike addressed the commissioners.

Jordan Leap, a resident of Taylor, passed his time to Frankie Guardiola.

Frankie Guardiola, a resident of Taylor, spoke against the project.

Ernest Ariola Jr., a resident of Taylor, spoke against the project.

Zach Wilkins, a resident of Taylor, passed his time to Jenny Pavelka.

Jenny Pavelka, a resident of Taylor, spoke against the project.

Harry Schroeder, a resident of Taylor, spoke against the project.

Jackie Kruegor, a resident of Taylor, spoke against the project.

Becky Ruzicka, a resident of Taylor, spoke against the project.

Stacy Stork, a resident of Taylor, spoke against the project.

Gerry Sutton, a resident of Taylor, spoke against the project.

J. Nelson Adams, a resident of Taylor, spoke against the project.

Judy Tidwell, a resident of Taylor, spoke against the project.

Buddy Michra, a resident of Taylor, spoke against the project.

Kenneth Wiggins, a resident of Taylor, spoke against the project.

Jennifer Madrid, a resident of Taylor, spoke against the project.

Chair Roy closed the public hearing at 7:10 pm.

The Commissioners discussed the case.

Director Martin Griggs addressed the question of drainage and clarified the scope of the place type amendment.

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

Commissioner Selin made a motion to recommend disapproval of the request. Commissioner Aviles-Toresberg seconded the motion. Motion passed unanimously (7-0)

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.

Chair Roy opened the public hearing at 7:29 pm.

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

Stephen Ihnen, an engineer on the project, spoke to address questions from the commissioners.

Planning Manager Joseph Ducay answered further questions from the commissioners.

Chair Roy closed the public hearing at 7:44 pm.

Commissioner Aviles-Toresberg made a motion to recommend approval of the case. Commissioner Marushka seconded the motion. Motion passed unanimously (7-0)

VI. DISCUSSION ITEMS

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

Director Martin Griggs stated that the City Council will take action on several items on June 11th, 2026.

Commissioner Gonzales requested guidelines on the SUP process for multifamily units.

11. Quorum call for planning and zoning commission meeting for July 14, 2026, meeting

VII. ADJOURN Meeting was adjourned at 7:48 PM

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



Planning & Zoning Commission Meeting July 14, 2026 Transmittal Letter

Agenda Item Number: 2.

Agenda Title: **PZ 2026-2697 – Consider conditional approval 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 conditional approval 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 submitted Replat meets the minimum requirements of the LDC and Engineering Manual, Therefore staff recommends Conditional Approval of the proposed Replat referred to as RCR PHASE 2, BLOCK 2, LOT 3AAA and LOT 3AAB, With minor changes:

1. Correct Legal Description
2. Correct Signatures

3. RECOMMENDATION

Consider conditional approval 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. PZ-2026-2697-Ph2 Lot3AA Replat



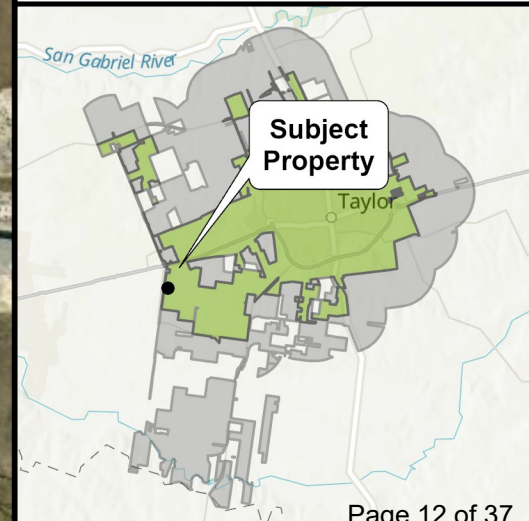
PZ-2026-2697

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

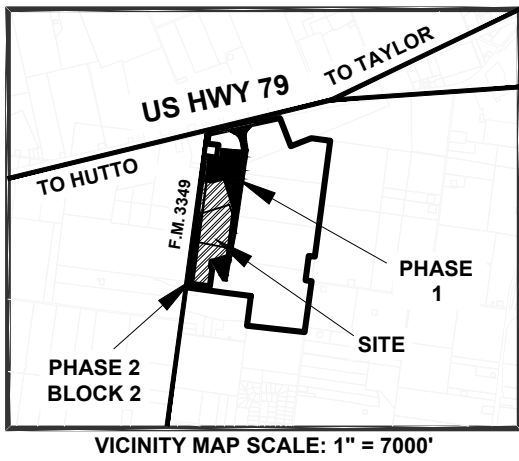
-  Subject Property
-  City Limits
-  ETJ Boundary



0 1,000 2,000
Feet

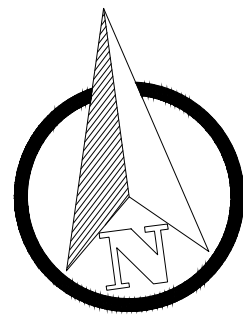


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RCR-TAYLOR LOGISTICS PARK REPLAT OF PHASE 2, BLOCK 2, LOT 3AA

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.

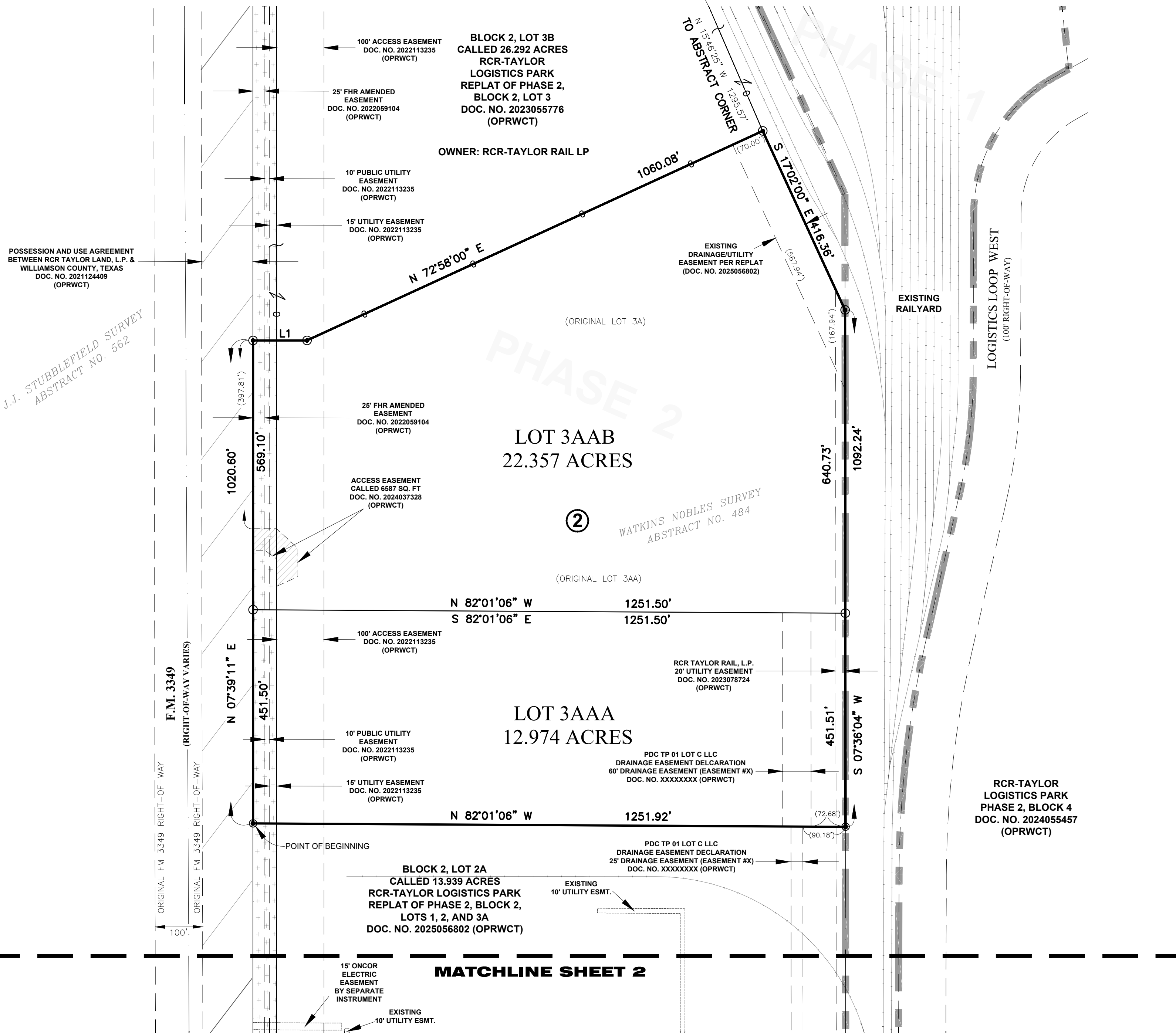


LEGEND

- 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
- CHAIN LINK FENCE
- 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'



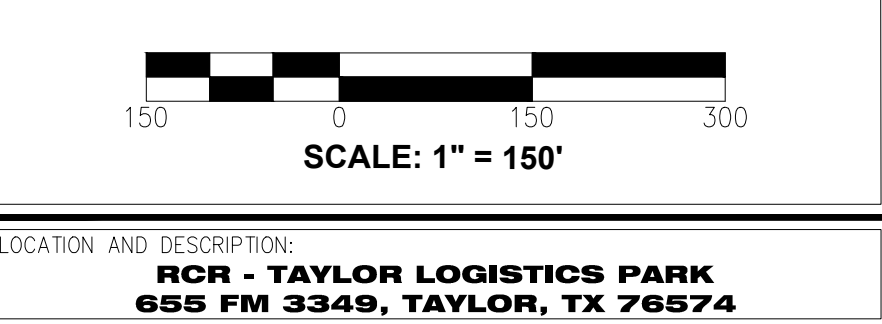
DATE 05/01/2026 DRAWN RH
CHECK RH APPRV'D RH

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**

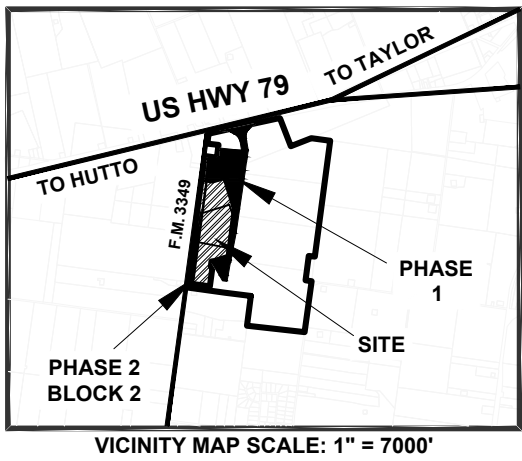


REV.	DATE	BY	DESCRIPTION
1	06/18/2026	RH	ADDRESS CITY REVIEW COMMENTS

**SHT 1
OF 3**

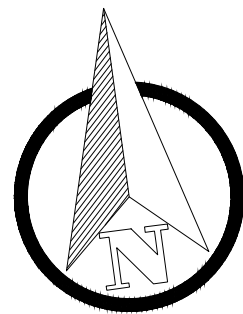
PROJ #: 726

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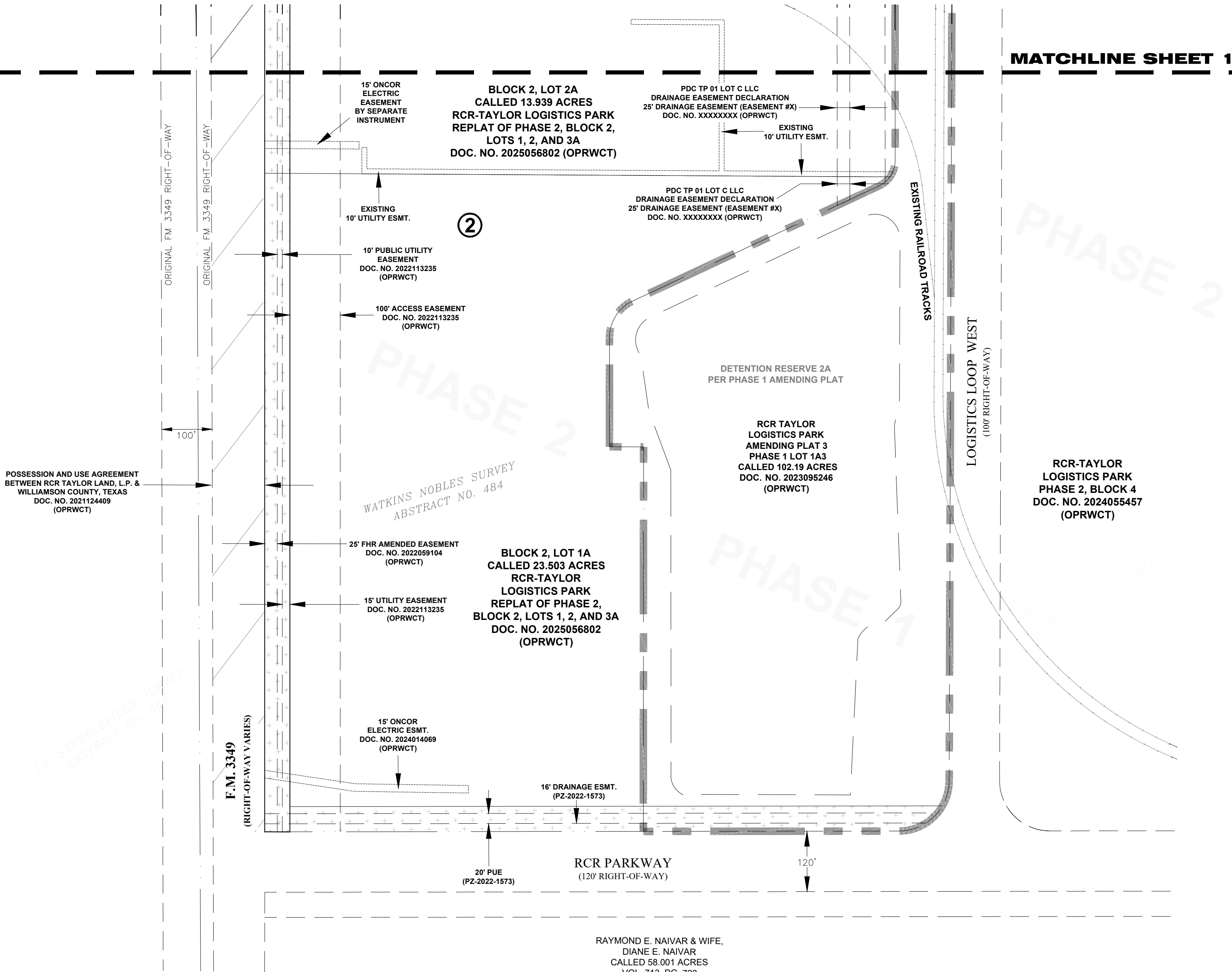
RCR-TAYLOR LOGISTICS PARK REPLAT OF PHASE 2, BLOCK 2, LOT 3AA

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
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- LANDSCAPE BUFFER (SEE NOTE 14)
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ALSO HAS A CAP MARKED "ROW 4933"
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P/O = PART OF RES. = RESIDUE BM= BENCHMARK



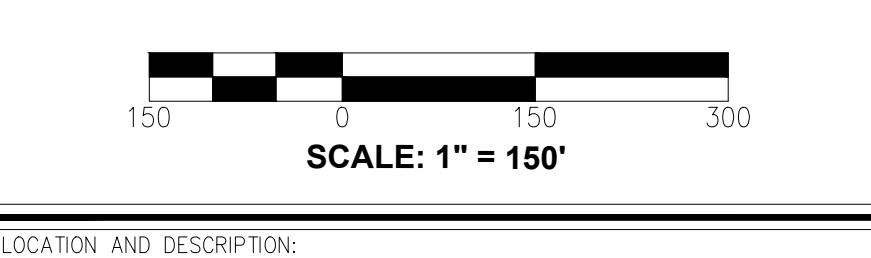
DATE 05/01/2026 DRAWN RH
CHECK RH APPRV'D RH

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
1	06/18/2026	RH	ADDRESS CITY REVIEW COMMENTS



**SHT 2
OF 3**

CITY OF TAYLOR PROJECT PZ-2026-2697

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

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 * 6/17/2026 10:29 PM * Plotted by Richard Heiges



Planning & Zoning Commission Meeting July 14, 2026 Transmittal Letter

Agenda Item Number: 3.

Agenda Title: **PZ 2022-1438 - Consider disapproval of The Steel Network Addition Minor Plat generally located at Martin Luther King Jr Blvd, legally described as approximately 27.256 acres of land in the P. Coursey Survey, more particularly described by Williamson Central Appraisal District Parcel R616083, Taylor, Williamson County, Texas.**

Commission Action to be Taken: Consider disapproval of The Steel Network Addition Minor Plat

Department Submitted: Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	Consider disapproval of The Steel Network Addition Minor Plat
APPLICANT:	Sean Wilson, The Steel Network
ADDRESS/LOCATION:	Martin Luther King Jr. Blvd.
LEGAL DESCRIPTION:	Approximately 27.256 acres of land in the P. Coursey Survey, more particularly described by Williamson Central Appraisal District Parcel R616083, Taylor, Williamson County, Texas.
CURRENT ZONING:	Employment Center
CURRENT USE:	Undeveloped
CASE HISTORY:	Originally submitted in 2022, applicant restarted the process in June 2026

2. STAFF ANALYSIS / BACKGROUND

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

1. Show limits of Taylor Floodplain (Atlas-14) on plat.
2. Verify fire flow requirements with Fire Dept.

3. Correct Metes and Bounds
4. Note all Easements on the Plat
5. Update Notes and Block Designations

3. RECOMMENDATION

Staff is recommending **Disapproval**.

The proposed Minor Plat does not meet the minimum requirements in the LDC and Engineering Manual.

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

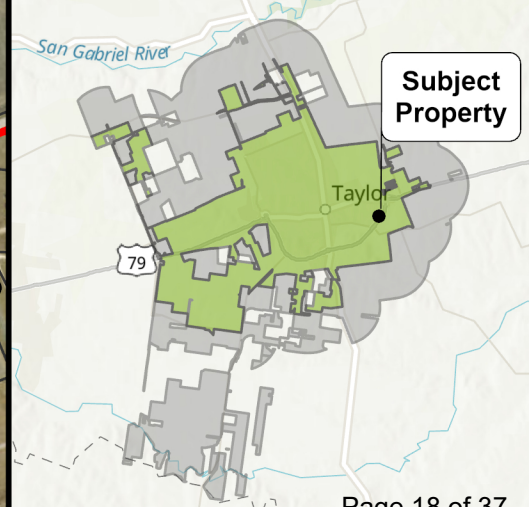
1. PZ 2022-1438- Location Map
2. PZ-2022-1438 - Minor Plat



PZ 2022-1438

**Steel Network
Minor Plat
Location Map
Approximately 27.256 acres**

-  Subject Property
-  City Limits



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 25°38'15" E	109.10'
L2	N 33°01'31" E	134.81'
L3	N 50°09'54" E	64.29'
L4	N 14°25'54" W	73.73'
L5	S 80°08'46" W	49.07'
L6	N 08°43'07" W	51.63'
L7	N 24°41'57" E	151.01'
L8	N 14°28'41" E	79.63'
L9	N 82°43'48" E	39.14'
L10	N 71°06'41" E	98.76'
L11	N 54°04'34" E	90.95'
L12	N 30°51'24" E	32.88'
L13	N 11°07'24" E	39.83'
L14	N 59°30'12" E	119.38'
L15	N 50°33'37" E	95.69'
L16	N 15°19'33" W	48.05'
L17	N 64°36'49" E	29.52'

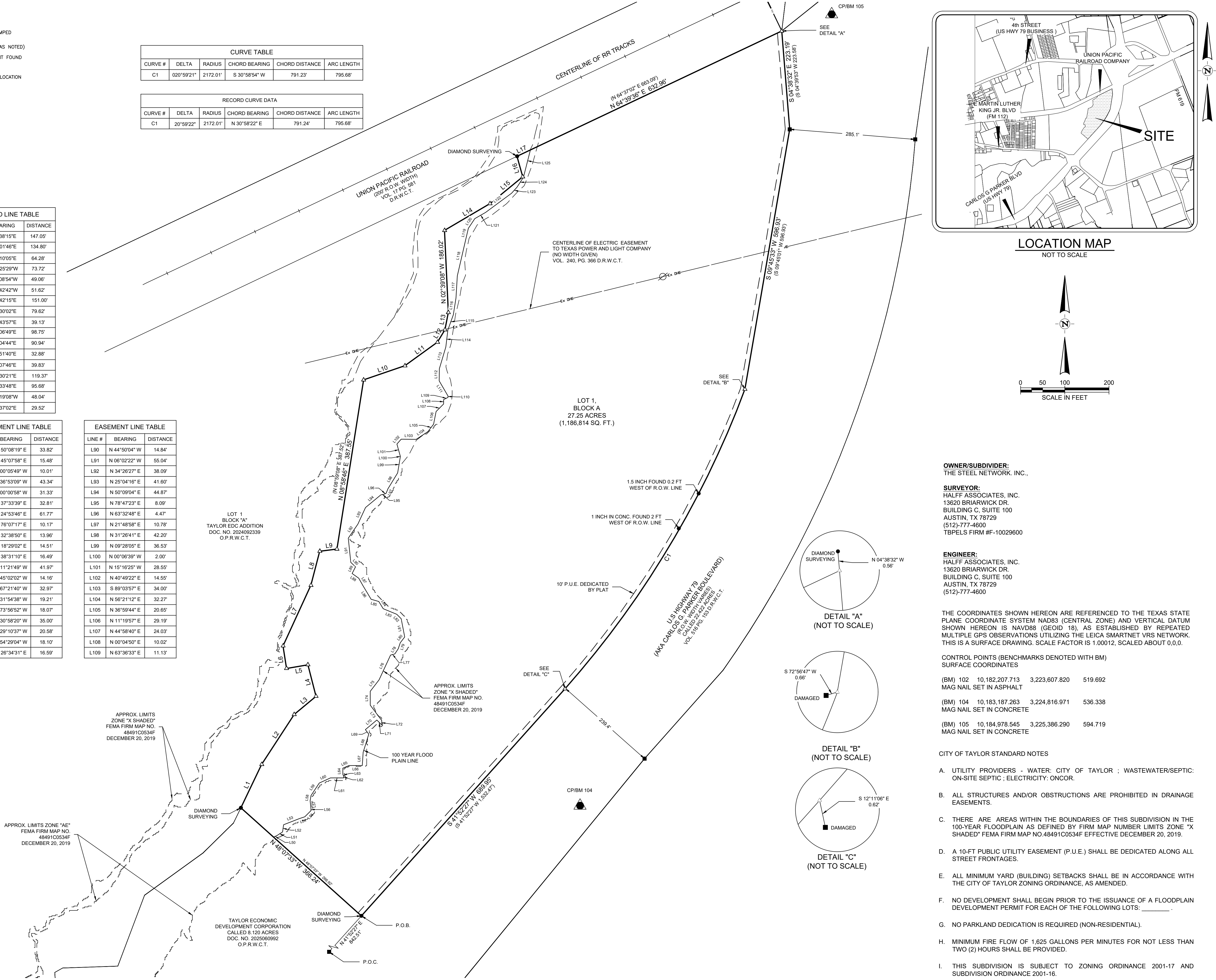
RECORD LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N25°38'15"E	147.05'
L2	N33°01'46"E	134.80'
L3	N50°10'05"E	64.28'
L4	N14°25'29"W	73.72'
L5	S80°08'54"W	49.06'
L6	N08°42'42"W	51.62'
L7	N24°42'15"E	151.00'
L8	N14°30'02"E	79.62'
L9	N82°43'57"E	39.13'
L10	N71°06'49"E	98.75'
L11	N54°04'44"E	90.94'
L12	N30°51'40"E	32.88'
L13	N11°07'46"E	39.83'
L14	N59°30'21"E	119.37'
L15	N50°33'48"E	95.68'
L16	N15°19'08"W	48.04'
L17	N64°37'02"E	29.52'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L50	N 65°22'26" E	8.41'
L51	N 56°30'06" E	15.27'
L52	N 08°05'09" E	16.47'
L53	N 68°47'54" E	38.63'
L54	N 71°39'04" E	12.61'
L55	N 44°57'56" E	19.85'
L56	N 00°16'06" E	3.97'
L57	N 06°21'42" W	18.13'
L58	N 09°28'08" E	12.18'
L59	N 33°38'59" E	34.10'
L60	N 65°07'27" E	27.63'
L61	N 89°57'07" E	30.03'
L62	N 00°05'19" W	3.97'
L63	N 26°29'56" W	4.50'
L64	N 00°00'14" E	13.96'
L65	N 66°42'47" E	15.23'
L66	N 89°57'07" E	30.03'
L67	N 03°48'06" E	30.09'
L68	N 17°32'06" E	42.76'
L69	N 36°47'35" W	13.01'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L70	N 50°08'19" E	33.82'
L71	S 45°07'58" E	15.48'
L72	N 00°05'49" W	10.01'
L73	N 36°53'09" W	43.34'
L74	N 00°00'58" W	31.33'
L75	N 37°33'39" E	32.81'
L76	N 24°53'46" E	61.77'
L77	N 76°07'17" E	10.17'
L78	N 32°38'50" E	13.96'
L79	N 18°29'02" E	14.51'
L80	N 38°31'10" E	16.49'
L81	N 11°21'49" W	41.97'
L82	N 45°02'02" W	14.16'
L83	N 67°21'40" W	32.97'
L84	N 31°54'38" W	19.21'
L85	N 73°56'52" W	18.07'
L86	N 30°58'20" W	35.00'
L87	N 29°10'37" W	20.58'
L88	N 54°29'04" W	18.10'
L89	N 26°34'31" E	16.59'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L90	N 44°50'04" W	14.84'
L91	N 06°02'22" E	55.04'
L92	N 34°28'27" E	38.09'
L93	N 25°04'16" E	41.60'
L94	N 50°09'04" E	44.87'
L95	N 78°47'23" E	8.09'
L96	N 63°32'48" E	4.47'
L97	N 21°48'58" E	10.78'
L98	N 31°28'41" E	42.20'
L99	N 09°28'05" E	36.53'
L100	N 00°06'39" W	2.00'
L101	N 15°16'25" W	28.55'
L102	N 40°49'22" E	14.55'
L103	S 89°03'57" E	34.00'
L104	N 56°21'12" E	32.27'
L105	N 36°59'44" E	20.65'
L106	N 11°19'57" E	29.19'
L107	N 44°58'40" E	24.03'
L108	N 00°04'50" E	10.02'
L109	N 63°36'33" E	11.13'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L110	N 00°05'59" W	3.05'
L111	N 29°42'41" W	39.80'
L112	N 00°45'35" E	27.14'
L113	N 16°21'41" E	51.38'
L114	N 06°54'36" E	39.05'
L115	N 19°38'47" E	36.32'
L116	N 08°58'25" E	38.51'
L117	N 03°34'15" E	50.10'
L118	N 12°58'47" E	82.84'
L119	N 13°05'17" E	27.80'
L120	N 33°43'55" E	26.31'
L121	N 60°01'41" E	28.30'
L122	N 53°38'47" E	72.94'
L123	N 41°23'35" E	18.35'
L124	N 33°10'24" E	26.92'
L125	N 14°10'24" E	63.61'



OWNER/SUBDIVIDER:
THE STEEL NETWORK, INC.,

SURVEYOR:
HALFF ASSOCIATES, INC.
13620 BRIARWICK DR.
BUILDING C, SUITE 100
AUSTIN, TX 78729
(512)-777-4600
TBPELS FIRM #F-10029600

ENGINEER:
HALFF ASSOCIATES, INC.
13620 BRIARWICK DR.
BUILDING C, SUITE 100
AUSTIN, TX 78729
(512)-777-4600

THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (CENTRAL ZONE) AND VERTICAL DATUM SHOWN HEREON IS NAVD83 (GEOID 18), AS ESTABLISHED BY REPEATED MULTIPLE GPS OBSERVATIONS UTILIZING THE LEICA SMARTNET VRS NETWORK. THIS IS A SURFACE DRAWING. SCALE FACTOR IS 1.00012, SCALED ABOUT 0.0.

CONTROL POINTS (BENCHMARKS DENOTED WITH BM)
SURFACE COORDINATES

(BM) 102 10,182,207.713 3,223,607.820 519.692
MAG NAIL SET IN ASPHALT

(BM) 104 10,183,187.263 3,224,816.971 536.338
MAG NAIL SET IN CONCRETE

(BM) 105 10,184,978.545 3,225,386.290 594.719
MAG NAIL SET IN CONCRETE

CITY OF TAYLOR STANDARD NOTES

- UTILITY PROVIDERS - WATER: CITY OF TAYLOR ; WASTEWATER/SEPTIC: ON-SITE SEPTIC ; ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER LIMITS ZONE "X SHADED" FEMA FIRM MAP NO.48491C0534F EFFECTIVE DECEMBER 20, 2019.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTS.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: _____.
- NO PARKLAND DEDICATION IS REQUIRED (NON-RESIDENTIAL).
- MINIMUM FIRE FLOW OF 1,625 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT TO ZONING ORDINANCE 2001-17 AND SUBDIVISION ORDINANCE 2001-16.

FINAL PLAT OF STEEL NETWORK ADDITION

27.25 ACRES OUT OF THE PARTHINIA COURSEY SURVEY,
ABSTRACT NO. 131, CITY OF TAYLOR, WILLIAMSON
COUNTY, TEXAS



13620 BRIARWICK DR.
BUILDING C, SUITE 100
AUSTIN, TX 78729
TEL: (512) 777-4600

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

ROBERT EGERS 7006
NAME LICENSE NO.
6/2/2026
DATE
10029600 TX
FIRM / BUSINESS NO. STATE

PROJECT NO.: 64224.002
ISSUED: 6/2/2026
DRAWN BY: AL
CHECKED BY: RE
SCALE: 1" = 100'
SHEET TITLE:
FINAL PLAT OF
STEEL NETWORK
ADDITION

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

I, EDWARD DIGIROLAMO, CHIEF EXECUTIVE OFFICER, OF THE STEEL NETWORK, INC., SOLE OWNER OF THE CERTAIN 35.376 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021054753 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY 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 THE STEEL NETWORK ADDITION. TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____DAY OF _____, 20____.

EDWARD DIGIROLAMO, CHIEF EXECUTIVE OFFICER
THE STEEL NETWORK, INC.
2012A T.W. ALEXANDER DRIVE
DURHAM, NC 27709

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDWARD DIGIROLAMO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

DAVID ZWERNEMANN, P.E.
COUNTY ENGINEER

DATE

A METES AND BOUNDS DESCRIPTION OF 27.25 ACRES (APPROX. 1,186,814 SQ. FT.) OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 35.376 ACRE TRACT OF LAND CONVEYED TO STEEL NETWORK, INC. IN DOCUMENT NO. 2021054753, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 27.25 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CONCRETE HIGHWAY MONUMENT FOUND AT AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 (ALSO KNOWN AS CARLOS G. PARKER BOULEVARD) (RIGHT-OF-WAY VARIES) ALSO BEING THE SOUTHEAST CORNER OF A CALLED 8.120 ACRE TRACT AS RECORDED IN DEED TO TAYLOR ECONOMIC DEVELOPMENT CORPORATION IN DOCUMENT NUMBER 2025060992, O.P.R.W.C.T., AND AN ANGLE POINT IN THE WEST LINE OF THE CALLED 22.422 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS IN VOLUME 516, PAGE 153 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE, NORTH 41°52'27" EAST WITH SAID U.S. HIGHWAY 79 AND SAID 8.120 ACRE TAYLOR ECONOMIC DEVELOPMENT CORPORATION TRACT, FOR A DISTANCE OF 842.51 FEET TO TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "DIAMOND SURVEYING" FOUND FOR THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 48°07'33" WEST, WITH SAID 8.120 ACRE TRACT NORTH LINE AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 366.24 FEET TO A CALCULATED POINT IN THE APPROXIMATE CENTERLINE OF A CREEK FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND ALSO BEING THE EAST LINE OF LOT 1, BLOCK A TAYLOR EDC ADDITION, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2024092339 O.P.R.W.C.T.;

THENCE, WITH SAID APPROXIMATE CENTERLINE OF A CREEK, THE FOLLOWING 18 COURSES AND DISTANCES:

1. NORTH 25°38'15" EAST, A DISTANCE OF 109.10 FEET TO A CALCULATED POINT;
2. NORTH 33°01'31" EAST, A DISTANCE OF 134.81 FEET TO A CALCULATED POINT;
3. NORTH 50°09'54" EAST, A DISTANCE OF 64.29 FEET TO A CALCULATED POINT;
4. NORTH 14°25'54" WEST, A DISTANCE OF 73.73 FEET TO A CALCULATED POINT;
5. SOUTH 80°08'46" WEST, A DISTANCE OF 49.07 FEET TO A CALCULATED POINT;
6. NORTH 08°43'07" WEST, A DISTANCE OF 51.63 FEET TO A CALCULATED POINT;
7. NORTH 24°41'57" EAST, A DISTANCE OF 151.01 FEET TO A CALCULATED POINT;
8. NORTH 14°29'41" EAST, A DISTANCE OF 79.63 FEET TO A CALCULATED POINT;
9. NORTH 82°43'48" EAST, A DISTANCE OF 39.14 FEET TO A CALCULATED POINT;
10. NORTH 08°58'46" EAST, A DISTANCE OF 387.55 FEET TO A CALCULATED POINT;
11. NORTH 71°06'41" EAST, A DISTANCE OF 98.76 FEET TO A CALCULATED POINT;
12. NORTH 54°04'34" EAST, A DISTANCE OF 90.95 FEET TO A CALCULATED POINT;
13. NORTH 30°51'24" EAST, A DISTANCE OF 32.88 FEET TO A CALCULATED POINT;
14. NORTH 11°07'24" EAST, A DISTANCE OF 39.83 FEET TO A CALCULATED POINT;
15. NORTH 02°32'08" WEST, A DISTANCE OF 186.02 FEET TO A CALCULATED POINT;
16. NORTH 59°30'12" EAST, A DISTANCE OF 119.38 FEET TO A CALCULATED POINT;
17. NORTH 50°33'37" EAST, A DISTANCE OF 95.69 FEET TO A CALCULATED POINT;

NORTH 15°19'33" WEST, A DISTANCE OF 48.05 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "DIAMOND SURVEYING" FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (200 FOOT RIGHT-OF-WAY WIDTH) DESCRIBED IN VOLUME 17, PAGE 581 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A DISTANCE OF 100.00 FEET FROM AND PERPENDICULAR TO THE CENTERLINE OF RAILROAD TRACKS AS SURVEYED, FOR THE NORTHWEST CORNER OF THE SAID 35.376 ACRE STEEL NETWORK TRACT AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING ALSO THE NORTHEAST CORNER OF LOT 1, BLOCK 1;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, BEING THE NORTHWEST LINE OF THE SAID 35.376 ACRE STEEL NETWORK TRACT, AND BEING 100.00 FROM AND PARALLEL WITH THE SAID CENTERLINE OF RAILROAD TRACKS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 64°36'49" EAST, A DISTANCE OF 29.52 FEET TO A 1/2-INCH IRON ROD WITH "DIAMOND SURVEYING" CAP FOUND;
2. NORTH 64°39'36" EAST, A DISTANCE OF 632.96 FEET TO A CALCULATED POINT IN THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79/ CARLOS G. PARKER BOULEVARD, FROM WHICH A 1/2-INCH IRON ROD WITH "DIAMOND SURVEYING" CAP FOUND BEARS NORTH 04°38'32" WEST, A DISTANCE OF 0.56 FEET;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79/ CARLOS G. PARKER BOULEVARD, BEING THE EAST LINE OF SAID 35.376 ACRE STEEL NETWORK TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 04°38'32" EAST, A DISTANCE OF 223.19 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT HEREOF;
2. SOUTH 09°45'33" WEST, A DISTANCE OF 596.93 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, FROM WHICH A DAMAGED CONCRETE HIGHWAY MONUMENT FOUND BEARS SOUTH 72°56'47" WEST, A DISTANCE OF 0.66 FEET;
3. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,172.01 FEET, A DELTA ANGLE OF 20°59'21", AN ARC LENGTH OF 795.68 FEET, AND A CHORD WHICH BEARS SOUTH 30°58'54" WEST, A DISTANCE OF 791.23 FEET TO A CALCULATED POINT, FROM WHICH A DAMAGED CONCRETE HIGHWAY MONUMENT FOUND BEARS SOUTH 12°11'06" EAST, A DISTANCE OF 0.62 FEET;
4. SOUTH 41°52'27" WEST, A DISTANCE OF 689.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.25 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2011). ALL DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012, SCALED ABOUT 0.0. UNITS: U.S. SURVEY FEET.

LAST DATE OF FIELD SURVEY: MAY 12, 2026.

THIS SUBDIVISION TO BE KNOWN AS FINAL PLAT OF STEEL NETWORK ADDITION 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

ENGINEER'S CERTIFICATION

I, ROSS MONTE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS ENCROACHED BY A ZONE AE FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0534F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, WILLIAMSON COUNTY, TEXAS, THIS ____DAY OF _____, 20____, A.D.

REGISTERED PROFESSIONAL ENGINEER
NO. 106361
STATE OF TEXAS

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

I, ROBERT J. EGGERS, 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 _____, WILLIAMSON COUNTY, TEXAS, THIS ____DAY OF _____, 20____.

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 7006, STATE OF TEXAS

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

FINAL PLAT OF STEEL NETWORK ADDITION

27.25 ACRES OUT OF THE PARTHINIA COURSEY SURVEY,
ABSTRACT NO. 131, CITY OF TAYLOR, WILLIAMSON
COUNTY, TEXAS



PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

ROBERT EGGERS 7006
NAME LICENSE NO.
6/2/2026
DATE
10029600 TX
FIRM / BUSINESS NO. STATE

PROJECT NO.: 64222.002
ISSUED: 6/2/2026
DRAWN BY: AL
CHECKED BY: RE
SCALE: 1" = 100'
SHEET TITLE:
FINAL PLAT OF
STEEL NETWORK
ADDITION



Planning & Zoning Commission Meeting July 14, 2026 Transmittal Letter

Agenda Item Number: 4.

Agenda Title: **PZ-2025-2558 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan for property generally located at 3311 W 2nd Street, legally described as approximately 3.698 acres of land in the H.G. Johnson Survey, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcel R432726, Taylor, Williamson County, Texas**

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

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	To approve an Employment Center (EC) Plan for the property, allowing expansion of on-site storage and continuation of small and highway commercial building types.
APPLICANT:	Shae Willard, Texas Permitting Solutions
ADDRESS/LOCATION:	3311 W 2nd Street
LEGAL DESCRIPTION:	Legally described as approximately 3.698 acres of land in the H.G. Johnson Survey, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcel R432726, Taylor, Williamson County, Texas
CURRENT ZONING:	EC: Employment Center
CURRENT USE:	EC: Employment Center

CASE HISTORY:	Solution Center: 10/03/2023 (COT No. CE-2023-6694), Certificate of Occupancy: 03/22/2024 (COT No. 2024-13312), Pre-Development Meeting: 08/26/2025 (COT No. PZ 2025-2577), Application submitted: 07/10/2025
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2. STAFF ANALYSIS / BACKGROUND

The applicant, Texas Permitting Solutions, representing the property owner Manar Investments LLC, is requesting an Employment Center Plan to establish development standards for an existing, developed Employment Center (EC)-zoned property located at 3311 W 2nd Street. The subject property is a single parcel totaling approximately 1.698 acres, located on the south side of W 2nd Street at the western edge of the City of Taylor. The site contains an existing multi-tenant commercial building occupied by American Welding & Gas, an industrial welding-gas supplier within an approximately 3,310-square-foot suite, and Davenport Wine & Spirits within an approximately 2,033-square-foot suite. The subject property is already developed and zoned EC, so it follows the development standards of P5: Urban Center until an Employment Center Plan has been adopted (LDC §4.3.1.9); this Employment Center Plan establishes the development standards specific to the site and the proposed use, allowing the expansion of on-site storage and continuation of small and highway commercial building types.

The applicant proposes approximately 9,090 square feet of new concrete paving, of which approximately 4,095 square feet lies within the fenced storage area, supporting truck and customer parking and cylinder storage. A proposed six-foot (6') wood fence encloses the operational and storage area, running along the western edge of the parking lot adjacent to the proposed loading zone and continuing along the W 2nd Street (U.S. Highway 79) frontage. Where the fence extends forward of the principal building façade, it enters the first layer, the area between the front property line along W 2nd Street and the building façade, where LDC §5.8.5.4 caps fence height at four feet (4'); the proposed six-foot (6') height within this layer is the basis for the requested fence warrant. The enclosure is served by two (2) sixteen-foot (16') vehicular gates and a four-foot (4') man gate. Existing parking is proposed to be restriped at a nine-foot (9') typical stall width, providing five (5) standard spaces and one (1) ADA-accessible space.

Location

The subject property, addressed as 3311 W 2nd Street, is located on the south side of W 2nd Street (U.S. Highway 79), at the western edge of the City of Taylor. The site contains an existing multi-tenant commercial building occupied by American Welding & Gas and Davenport Wine & Spirits.

Physical and Natural Features

The property is generally flat and slopes back towards the south-east. The site contains an existing multi-tenant commercial building, an onsite septic system with an absorption field, an existing billboard, overhead electric service, and existing chain-link and wooden fencing. A gravel parking lot is used for customer parking and was previously used for outdoor storage of the gas cylinders.

Land Use & Zoning

The subject property is located within the Controlled Growth Sector Tier II (G-2.2), which consists of areas where infrastructure is planned but not yet installed, or where existing infrastructure lacks capacity and requires upgrade prior to expansion. Growth within this sector is anticipated on a controlled basis as infrastructure capacity becomes available.

The subject property is assigned the Future Land Use designation of Employment: Special Zone, which is intended to encourage employment-generating uses, including industrial and highway commercial uses, and is not intended to support low-density residential development.

The current and proposed zoning is EC: Employment Center Place Type, reserved for major employment and industrial development and for building forms whose function, disposition, or configuration cannot conform to the character of other Place Types (LDC §3.6.1.8). Because the property is already developed, it follows the development standards of P5: Urban Center until an Employment Center Plan has been adopted (LDC §4.3.1.9); the P5 standards are written for urban, mixed-use development and do not fit the site's existing small and highway commercial building types or its industrial welding-gas use. This Employment Center Plan establishes development standards tailored to the specific needs of the property, continuing the site's small and highway commercial building types and establishing the industrial welding-gas supply use, including the expansion of on-site outdoor storage, as a permitted use.

Surrounding Area Characteristics

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC: Employment Center	Controlled Growth Sector Tier II (G-2.2)	Employment: Special Zone	Commercial (Auto-Repair)
South	EC: Employment Center	Controlled Growth Sector Tier II (G-2.2)	Employment: Special Zone	Government Facility (TxDOT)
East	EC: Employment Center	Controlled Growth Sector Tier II (G-2.2)	Employment: Special Zone	Commercial
West	EC: Employment Center	Controlled Growth Sector Tier II (G-2.2)	Employment: Special Zone	Commercial

Transportation

The subject property fronts the south side of W 2nd Street (U.S. Highway 79), which has an approximately 200-foot right-of-way. Access to the site is provided by an existing driveway off W 2nd Street that enters the western portion of the property and aligns with the proposed sixteen-foot (16') vehicular gate serving the loading zone and operational area.

Utilities

The site is currently served by water and an existing on-site septic system. Staff has noted that any increase to the size or capacity of the existing septic system will require connection to the City's wastewater system.

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 applicant proposes a 0% civic space allocation, noting that the site's location at the edge of town, the absence of sidewalk connections, and the site's land use render the standard inappropriate for this development.
2. **Fence Height — Six Feet (6') in the First Layer.** LDC §5.8.5.4: A warrant is requested to allow a six-foot (6') fence within the first layer, where a four-foot (4') maximum applies. Under LDC §5.8.5.4, fence heights are regulated by layer — four feet (4') maximum in the first layer, six feet (6') maximum in the second layer, and eight feet (8') maximum in the third layer. The first layer is the area from the front property line to the principal building façade; the applicant proposes a six-foot (6') perimeter fence that extends forward of the building façade into the first layer to enclose the operational and storage area.

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 request. 8 notices were mailed to the surrounding property owners, and a legal notice advertising the public hearing was placed in the Taylor Press on June 28th, 2026. A sign notifying the public of the request for Public Hearing was also posted on site. As of the date of writing this report, staff has received zero (0) responses in opposition and zero (0) response for approval of the request from the notified parties.

Staff Analysis

In determining a recommendation for an 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 intent of the Employment Center Place Type, which is reserved for major employment and industrial development that may not conform to the development standards or character of other Place Types (LDC §3.6.1.8). The proposal establishes tailored development standards for an existing, developed EC-zoned property and continues an employment-generating commercial and industrial use that relies on existing infrastructure rather than expanding into undeveloped areas. The property carries an Employment: Special Zone future land use designation, a category the Envision Taylor Comprehensive Plan intends to encourage employment-generating uses. The Growth Sector is Controlled Growth Sector Tier II (G-2.2), which consists of areas where infrastructure is planned, or where existing infrastructure may require upgrade, and that are anticipated to support employment-related growth on a controlled basis relative to utility capacity. The site fronts W 2nd Street (U.S. Highway 79), a regional corridor, and is already developed and served by existing on-site infrastructure, consistent with this controlled, infrastructure-conscious growth approach. The reuse of an existing developed site rather than expansion onto undeveloped land advances Policy LU9, promoting development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas, and continuing an employment use supports Policy LU8, encouraging a jobs-housing balance that supports people living and working in Taylor.

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

The proposal continues an existing commercial and industrial use, adding site improvements including paving and perimeter fencing that support the operation. The proposed six-foot (6') wood fencing screens the loading and storage areas from the right-of-way. The surrounding properties in all directions are zoned EC: Employment Center and carry the same Employment: Special Zone future land use designation, establishing a consistent employment, commercial, and industrial context.

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

The proposed plan supports public health, safety, and general welfare. By establishing development standards specific to the site, approval of the Employment Center Plan supports a consistent and orderly layout of the operational and storage areas, consistent with the promotion of public health, safety, and general welfare. These zoning standards provide the framework for the use; specific gas storage is approved through subsequent permitting.

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

The site is served by existing infrastructure. Staff has noted that any increase to the size or capacity of the existing septic system will require connection to the City's wastewater system. Detailed infrastructure adequacy will be evaluated during the site development plan phase.

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

Yes. The property is zoned EC: Employment Center and is already developed. Under LDC §4.3.1.9, the property follows the development standards of P5: Urban Center until an Employment Center

Plan is adopted. Approval of an Employment Center Plan is necessary to establish development standards appropriate to the existing industrial welding-gas use and the proposed site improvements.

3. RECOMMENDATION

The Planning and Zoning Commission is charged with reviewing all requests for Employment Center Plans and making a recommendation to City Council either in favor of or in opposition to each request. In determining a recommendation on an Employment Center Plan 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?**
- Do current conditions indicate that an Employment Center Plan is necessary?**

4. TIMELINE

Planning and Zoning: July 14th, 2026

City Council Public Hearing: August 13th, 2026

City Council Consent Agenda: August 27th, 2026

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ 2025-2558 Location Map
2. PZ 2025-2558 Notification Map
3. PZ 2025-2558 Current Zoning
4. PZ 2025-2558 Proposed Zoning
5. PZ 2025-2558 Future Land Use
6. PZ 2025-2558 Growth Sector
7. PZ-2025-2558 Exhibit A Survey
8. PZ-2025-2558 - Exhibit B Employment Center Plan



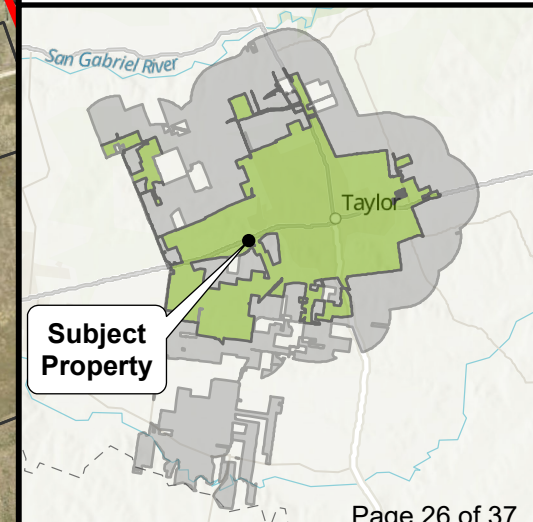
PZ-2025-2558

3311 W 2nd Street
Employment Center Plan
Location Map
Approximately 1.7 acres

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



0 500 1,000
Feet





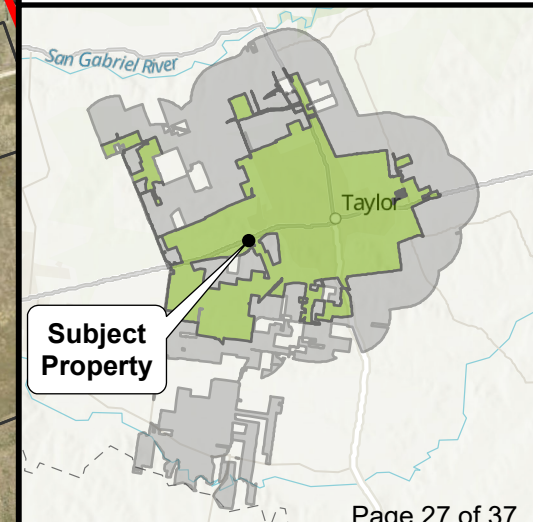
PZ-2025-2558

**3311 W 2nd Street
Employment Center Plan
Notification Map
Approximately 1.7 acres**

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



0 500 1,000
Feet

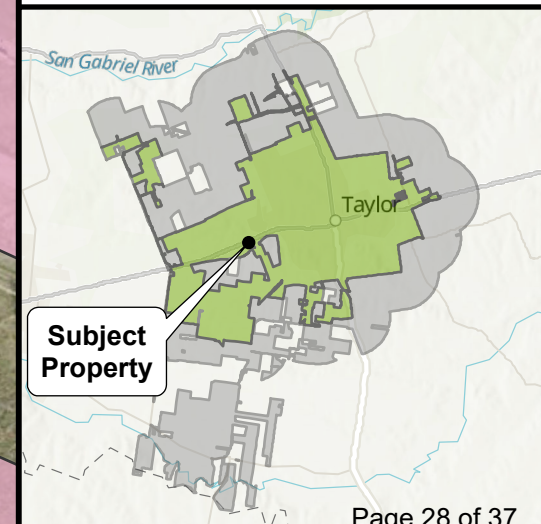
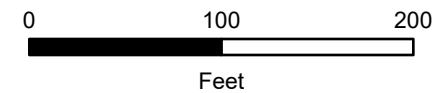




PZ-2025-2558

**3311 W 2nd Street
Employment Center Plan
Current Zoning Map
Approximately 1.7 acres**

-  Subject Property
-  Parcel Boundary
-  Special Use Permit
- Place Type Zoning**
 -  EC: Employment Center





PZ-2025-2558

**3311 W 2nd Street
Employment Center Plan
Proposed Zoning Map
Approximately 1.7 acres**

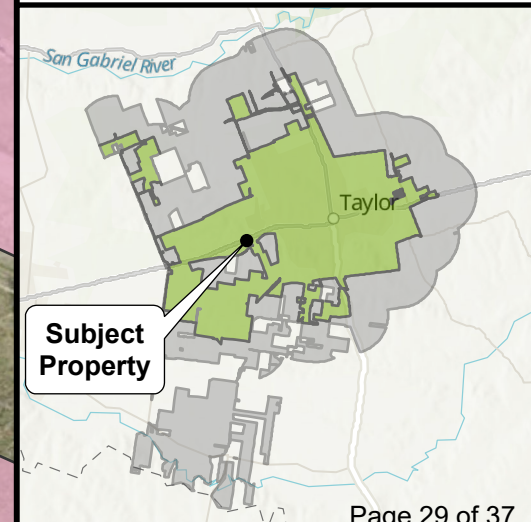
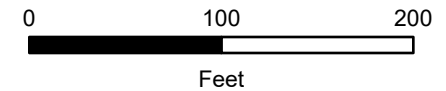
- Subject Property
- Parcel Boundary
- Special Use Permit

Overlay Zoning

- Employment Center Plan Overlay

Place Type Zoning

- EC: Employment Center





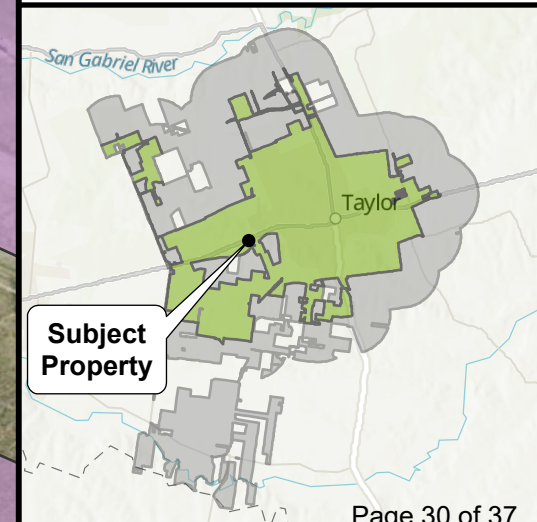
PZ-2025-2558

**3311 W 2nd Street
Employment Center Plan
Future Land Use Map
Approximately 1.7 acres**

-  Subject Property
-  Parcel Boundary
- Future Land Use**
 -  Employment: Special Zone



0 100 200
Feet





PZ-2025-2558

**3311 W 2nd Street
Employment Center Plan
Growth Sector Map
Approximately 1.7 acres**

 Subject Property

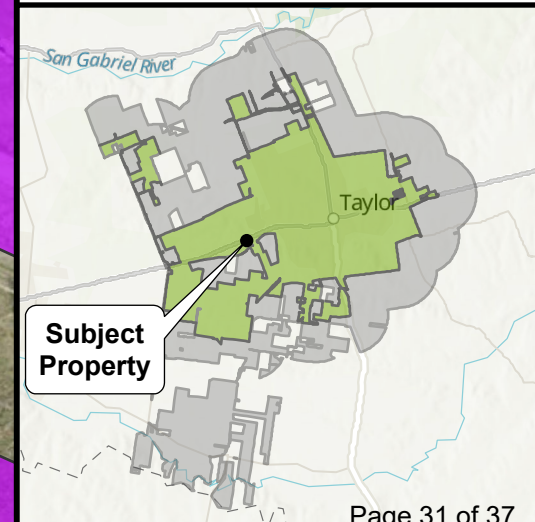
 Parcel Boundary

Growth Sector

 Controlled Growth Sector
Tier II (G-2.2)



0 100 200
Feet



U.S. Highway No. 79



Scale 1" = 40'

Cook Rastrap Investments
1.333 Ac.
Doc. No. 9862325

H. G. JOHNSON SURVEY
ABST. NO. 348

FOR STATEMENT, I HAVE RESEARCHED THE FEDERAL EMERGENCY ADMINISTRATION'S
200 HAZARD MAP FOR WILLIAMSON COUNTY, TEXAS, COMMENTING NO. 4891C
EFFECTIVE DATE OF SEPT. 21, 1991 AND THAT MAP INDICATES THAT THIS PROPERTY
IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD AREA) AS SHOWN ON PANEL U262C
THIS MAP
USING, IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS
STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON
IS BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS
MAY OCCUR AND FLOOD RISKS MAY BE INCREASED BY HUMAN MADE OR NATURAL
USES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE
SURVEYOR

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

R. T. Magness, Jr., Registered Professional Land Surveyor, do hereby certify
that the plat shown hereon accurately represents the property as determined by
a on-the-ground survey made under my direction and supervision during the
month of December, 2002, of the property legally described hereon and
correct, and there are no apparent discrepancies, conflicts, shortages in area,
boundary line conflicts, encroachments, overlapping of improvements, visible
utility lines or roads in place, except as shown hereon, and said property has
access to and from a dedicated roadway, except as shown hereon.

I CERTIFY WHICH, I WITNESS my hand and seal at Taylor, Williamson County, Texas
on the 16th day of December, A.D. 2002.

R. T. Magness, Jr.
Registered Professional Land Surveyor, No. 1433
State of Texas



1.698 Ac.
2,000 Sq. Ft.
EXCLUDED FROM
LEASE

Sidney Pierce Post Number 4476,
Veterans of Foreign Wars of the United States
1.95 Ac.
S. 1/4 114

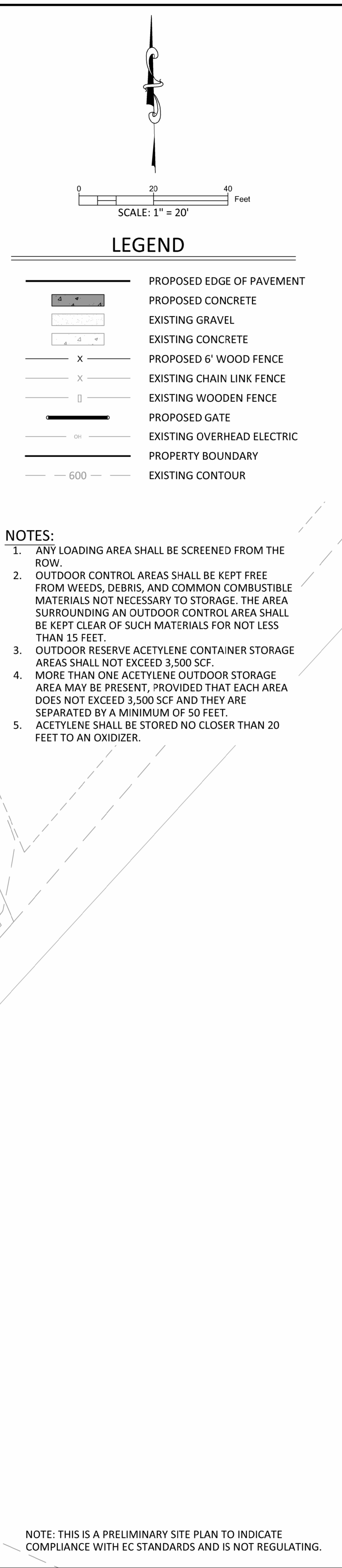
State of Texas
(Highway Department)
10.143 Ac
368 / 354

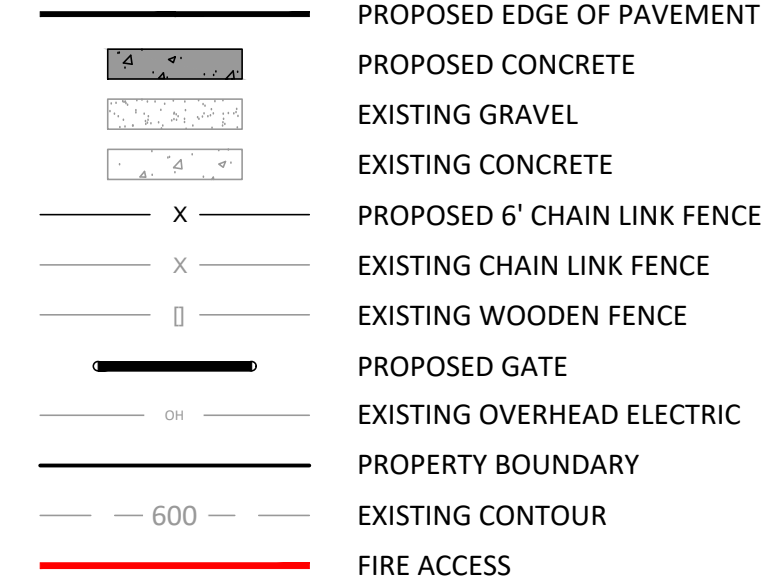
PLAT OF SURVEY
PART OF THE V.F.W. PROPERTY
SITUATED IN THE H.G. JOHNSON
SURVEY, ABSTRACT NO. 348,
CITY OF TAYLOR, WILLIAMSON
COUNTY, TEXAS.

DECEMBER, 2002 JOB NO. 950

R. T. MAGNESS, JR.
ENGINEER—SURVEYOR
P.O. BOX 381
TAYLOR, TEXAS
76574

1. A WARRANT IS REQUESTED TO ELIMINATE THE REQUIREMENT FOR 10% OF THE PROPERTY TO BE DEDICATED AS CIVIC SPACE. GIVEN THE SITE'S LOCATION ON THE EDGE OF TOWN WITH NO SIDEWALK CONNECTIONS AND THE SITE'S LAND USE, THIS REQUIREMENT DOESN'T SEEM APPROPRIATE.
2. A WARRANT IS REQUESTED FOR LDC 5.8.5.4 FENCE HEIGHT EXCEEDING THE 4' MAXIMUM IN THE FIRST LAYER. APPLICANT IS PROPOSING A 6' FENCE.

[illegible]



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NOTE: THIS IS A PRELIMINARY SITE PLAN TO INDICATE COMPLIANCE WITH EC STANDARDS AND IS NOT REGULATING.

AMERICAN WELDING & GAS
3311 W 2nd St
TAYLOR, TX 76574

FOR REVIEW

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
TYSON L. HASZ, P.E. REG.
#145151 ON 3/19/26.
IT IS NOT TO BE USED FOR
BIDDING, PERMIT OR
CONSTRUCTION.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE.

[illegible]

CIRCULATION MAP

Designed By: TLH	Drawn By: ARB	Checked By: TLH
Issue Date: 03/09/26	Project No.: 23118	Scale: AS SHOWN

4.3.1.9 EC - EMPLOYMENT CENTER

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	80%
BUILD-TO-LINE (RANGE)	20'-30'
FACADE BUILDOUT (MINIMUM)	20%
STORIES (MAXIMUM)	2

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'

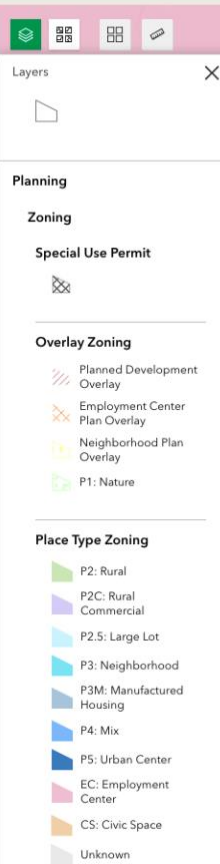
STREET TYPES

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

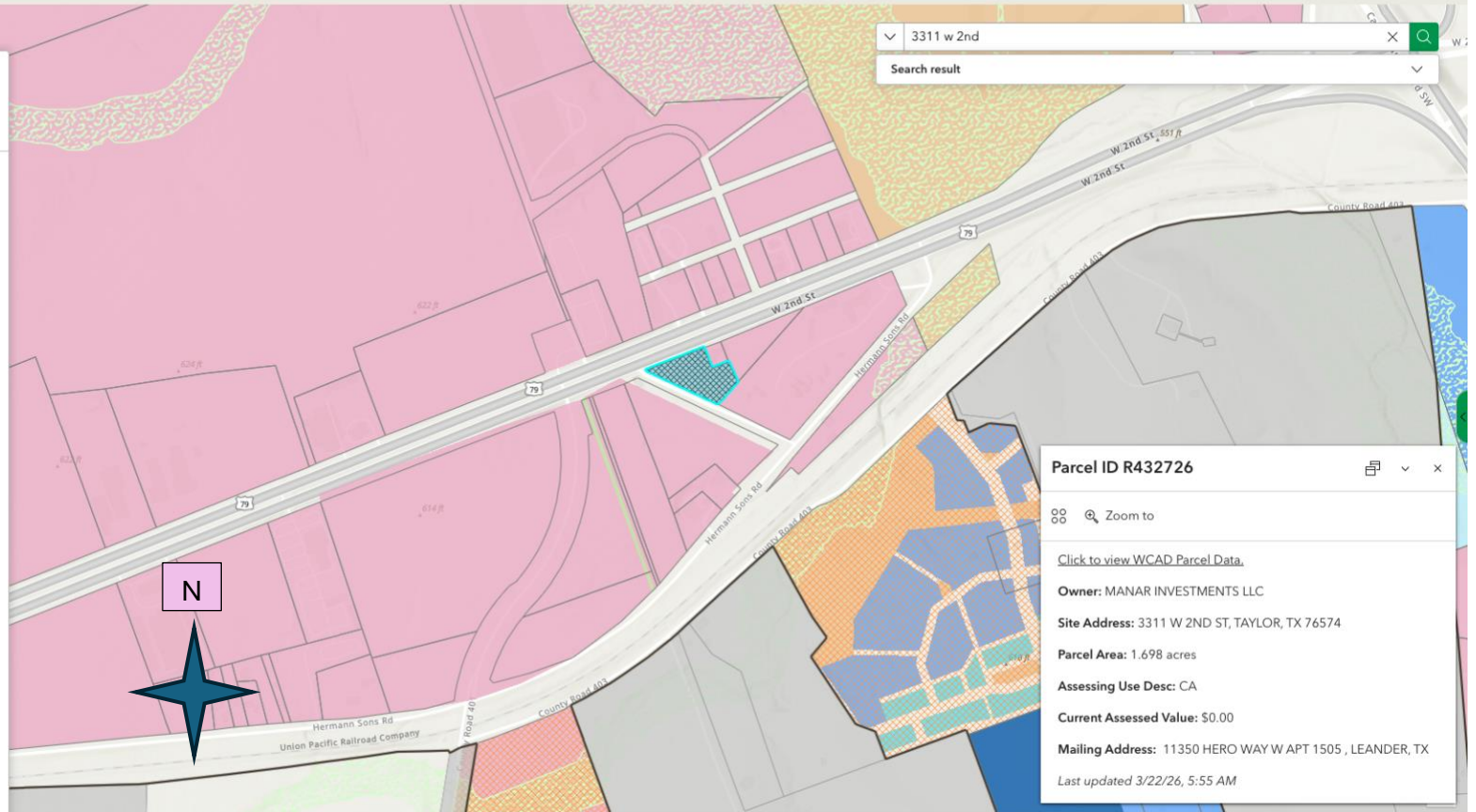
FIRST LAYER	☒
SECOND LAYER	☒
THIRD LAYER	☒
ON-STREET	☒
RV STORAGE	☐

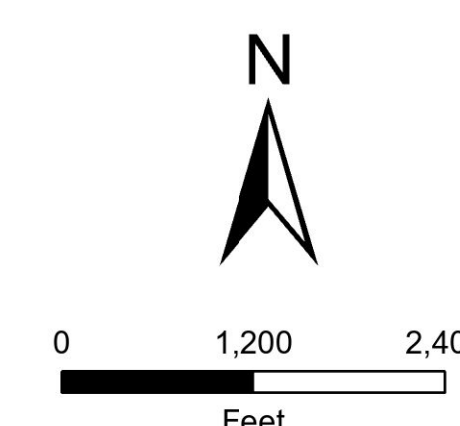
*Already developed properties with Place Type EC zoning shall follow the development standards of Place Type 5 until an Employment Center Plan has been adopted for the property.



3311 w 2nd

Search result





The City of Taylor makes no representations or warranties regarding accuracy or completeness of the information depicted on this map or the data from which it was produced. The map is NOT suitable for survey purposes and does not purport to depict or establish boundaries between land owners or locations of utility infrastructure where survey data is available and field locations have been established.