

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX
AUGUST 11, 2026, 6:00 PM

Individuals are welcome to speak during Citizens Communication or during a public hearing by completing a speaker registration form available in the Council Chambers and submitting it to a City staff member before the meeting begins. If you choose to speak during the meeting, then a registration form will be provided to you.

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 July 14, 2026 *Joe Ducay*

IV. REGULAR AGENDA

2. PZ 2026-2725 – Consider disapproval of the KMV Holdings Subdivision Preliminary Plat 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 *John Atkinson*
3. PZ 2026-2726 Consider disapproval of the Shops of Potomac Preliminary Plat for property generally located at 600 Potomac St, legally described as Washington Heights, Part of Block 52 and part of Block 58, consisting of approximately 2.5 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018516, Taylor, Williamson County, Texas. *John Atkinson*
4. PZ 2026-2730 Consider disapproval of the replat of Taylor EDC Addition Minor Plat generally located at 1601 Martin Luther King Jr Blvd, legally described as approximately 52.42 acres of land in the Taylor EDC Addition (minor plat) Block A, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R667904, Taylor, Williamson County, Texas. *John Atkinson*

5. PZ-2026-2731 – Consider Disapproval of the Replat for the Castlewood Subdivision Replat Phases 2&3 Block 9, Lots 1, 2, and 3, generally located at FM 973 and W Wesley Miller Lane and Streamwood Trail, consisting of 4.5156 acres of land in the Castlewood Subdivision Plat Phases 2&3 Block 9, Lots 1R, 2, and 3, more particularly described by Williamson Central Appraisal District Parcel R630334, Taylor, Williamson County, Texas. *Joe Ducay*

V. DISCUSSION ITEMS

6. Update City Council actions on items referred by the Planning and Zoning Commission *Joe Ducay*
7. Quorum call for Planning and Zoning commission meeting September 8, 2026 *Joe Ducay*

VI. 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: August 5, 2026



Planning & Zoning Commission Meeting August 11, 2026 Transmittal Letter

Agenda Item Number: 1.

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

Commission Action to be Taken:

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 07.14.2026

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

July 14, 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

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 June 9, 2026.

Vice-chair Gonzales made a motion to Approve the minutes as presented. Commissioner Maruska seconded the motion. Motion passed unanimously (7-0).

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

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

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

Commissioner Newman made a motion to conditionally approve the Replat. Vice-chair Gonzales seconded the motion. Motion passed unanimously (7-0).

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.

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

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

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.

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

Chair Roy opened the public hearing at 6:14 pm.

Shae Willard, the applicant, spoke to address questions from the commissioners.

Jose Orta, a resident of Taylor, spoke about zoning policies in general.

Chair Roy closed the public hearing at 6:16 pm.

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

VI. DISCUSSION ITEMS

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

Director Martin Griggs summarized City Council action on several items on July 9th, 2026, and stated Phase 1B of the Code update is available.

Commissioner Selin made a statement and asked questions relating to code update procedures and timeline.

6. Quorum call for planning and zoning commission meeting for August 11, 2026, meeting

VI. ADJOURN Meeting was adjourned at 6:28 PM

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



Planning & Zoning Commission Meeting August 11, 2026 Transmittal Letter

Agenda Item Number: 2.

Agenda Title: **PZ 2026-2725 – Consider disapproval of the KMV Holdings Subdivision Preliminary Plat generally located at 397 FM/369 CR, legally described as approximately 7.7957 acres of land in the S. Pharrass Survey, Abstract No. 496, more particularly described by the Williamson Central Appraisal District Parcels R430433, Taylor, Williamson County, Texas**

Commission Action to be Taken: Consider disapproval of the KMV Holdings Subdivision Preliminary Plat

Department Submitted: Development Services

Staff Contact: John Atkinson, Planner

1. PURPOSE / DESCRIPTION

REQUEST:	Consider disapproval of the KMV Holding Subdivision Preliminary Plat
APPLICANT:	John Noell, Nora Engineering & Planning
ADDRESS/LOCATION:	Intersection of Carlos G. Parker Boulevard & Justin Lane
LEGAL DESCRIPTION:	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
CURRENT ZONING:	P5 Urban Center
CURRENT USE:	Undeveloped
CASE HISTORY:	Neighborhood Plan approved 11 June 2026, Preliminary Plat submitted July 2026, first submission

2. STAFF ANALYSIS / BACKGROUND

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

1. Drainage plan must be routed and maintained between separately owned lots.
2. Update fire flow requirement note.

3. Traffic Impact Analysis must include projected AM and PM totals and volumes onto and out of driveways
4. Note all Easements on the Plat
5. Update Notes and Block Designations

3. RECOMMENDATION

Staff is recommending **Disapproval**.

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

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

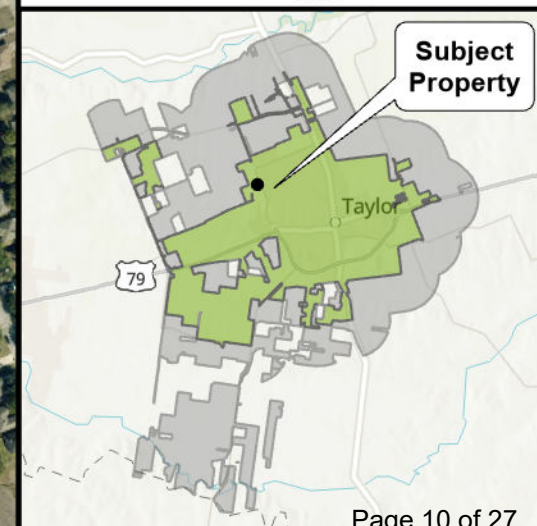
1. PZ 2026-2725 Location Map
2. Preliminary Plat

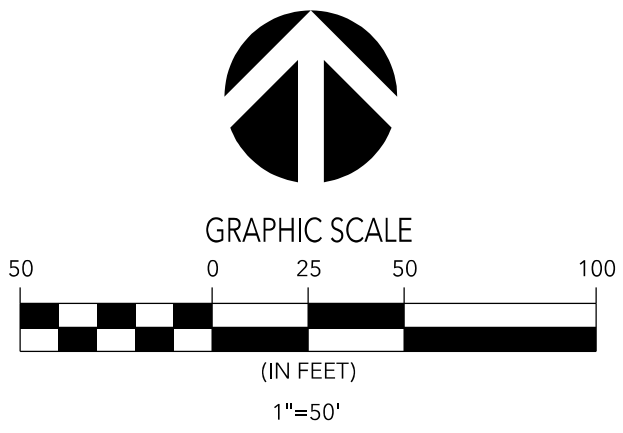


PZ 2026-2725

**Carlos G. Parker Blvd & Justin Ln
Preliminary Plat
Location Map
Approximately 7.7957 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property





BEARING BASIS

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, US SURVEY FEET, BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN) FOR CHAPARRAL CONTROL POINT *101* 1/2" REBAR WITH "RANDOM" CAP SET TEXAS STATE PLANE COORDINATES:
N 10188725.13
E 3206106.90

BENCHMARK

BM #1
MAG NAIL WITH "CHAPARRAL" WASHER SET NEAR NORTHWEST CORNER OF CONCRETE APRON AT THE INTERSECTION OF JUSTIN LANE AND FM 397 APPROXIMATELY 15 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION: 623.20'
VERTICAL DATUM: NAVD 88 (GEOID 18)

BM #2
COTTON SPINDLE SET NEAR THE EDGE OF ASPHALT ALONG THE NORTHWEST SIDE OF JUSTIN LANE APPROXIMATELY 40 FEE EAST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION: 621.41'
VERTICAL DATUM: NAVD 88 (GEOID 18)

LEGEND

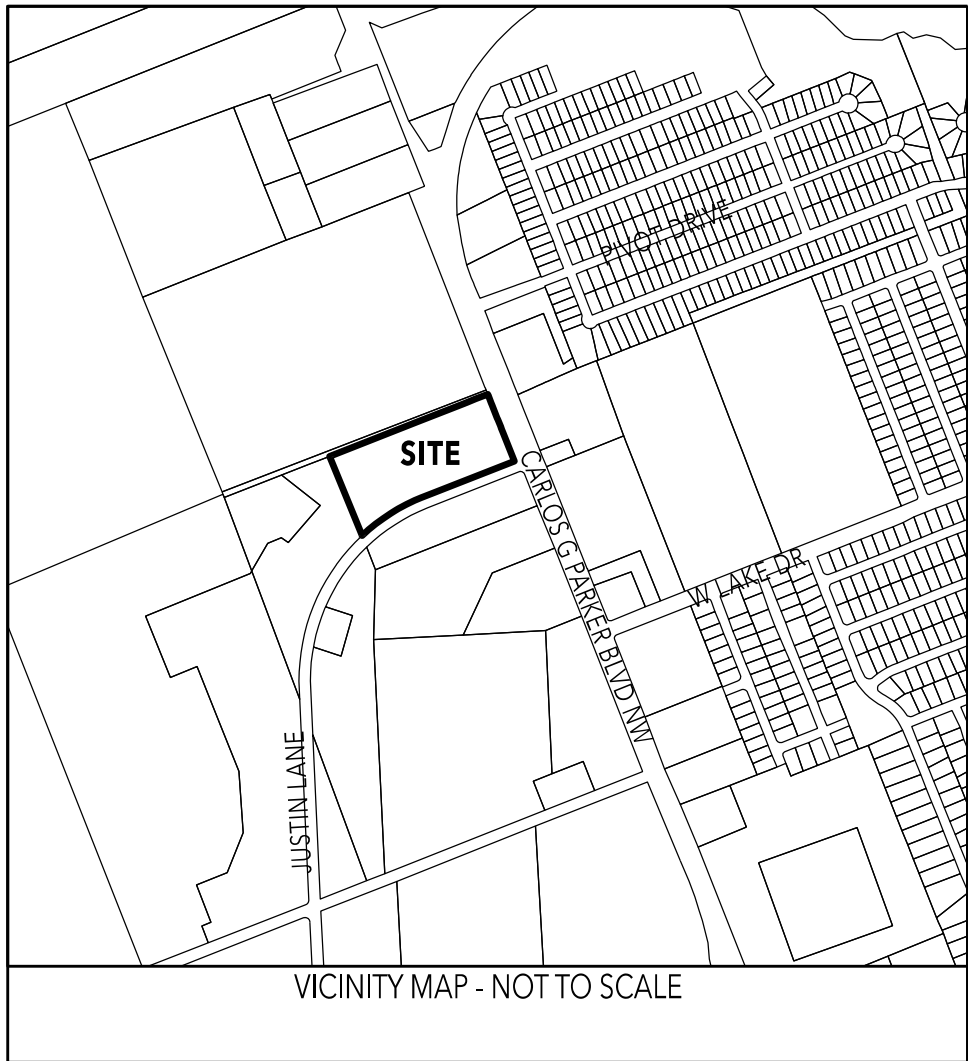
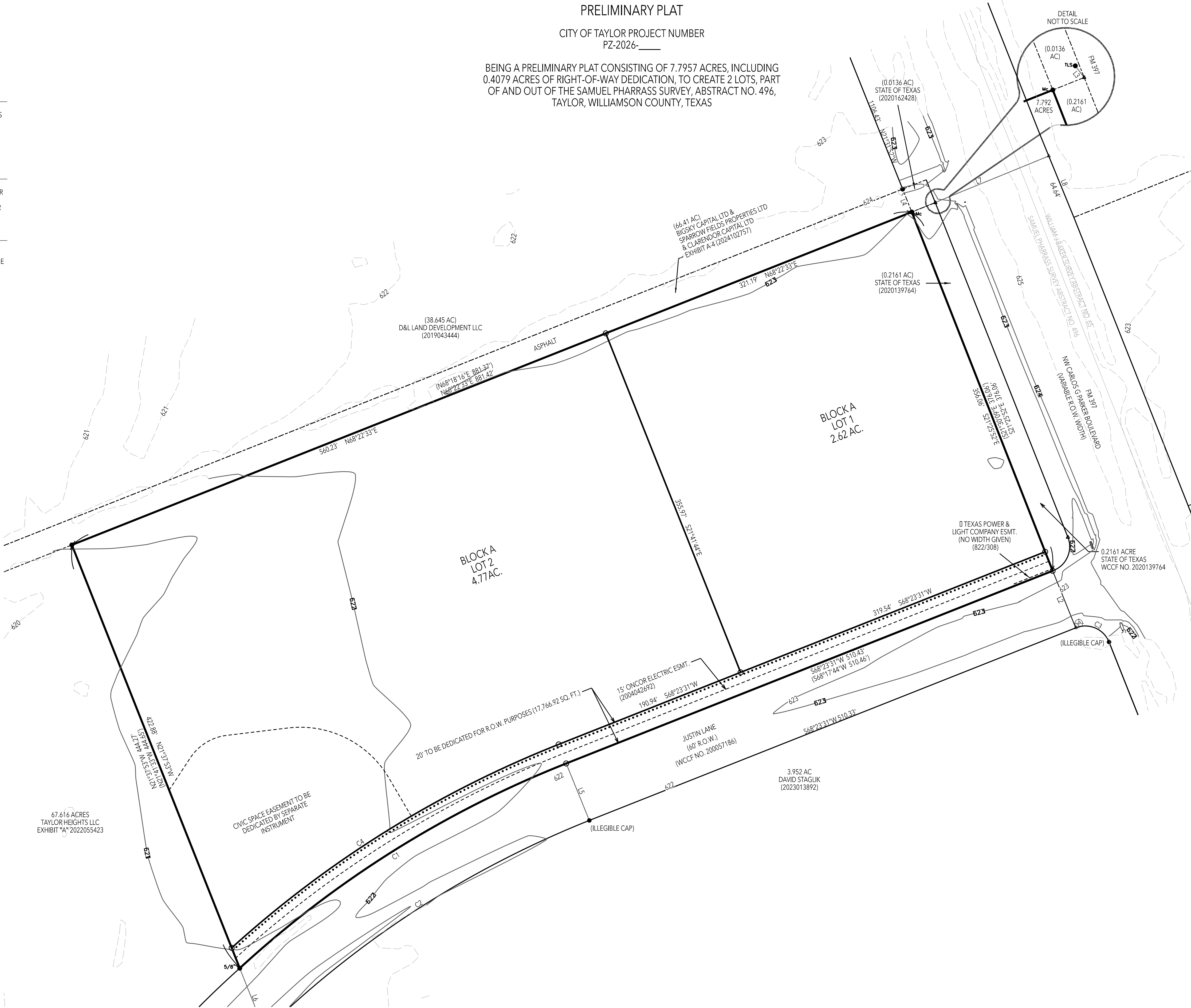
- ⊕ BENCHMARK
- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" IRON ROD SET W/PLASTIC CAP
- "X" IN CONCRETE FOUND
- PROPOSED SIDEWALK LOCATION
- () RECORD INFORMATION
- _{JC} 1/2" REBAR WITH "JONES & CARTER" CAP FOUND
- _{Mc} 1/2" REBAR WITH "McGRAY & McGRAY" CAP FOUND
- _{TL5} 1/2" REBAR WITH "TL5" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ★ XXX.XX SPOT ELEVATION- EXISTING
- XXX — CONTOUR- EXISTING

KMV HOLDINGS SUBDIVISION

PRELIMINARY PLAT

CITY OF TAYLOR PROJECT NUMBER
PZ-2026-_____

BEING A PRELIMINARY PLAT CONSISTING OF 7.7957 ACRES, INCLUDING 0.4079 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 2 LOTS, PART OF AND OUT OF THE SAMUEL PHARRASS SURVEY, ABSTRACT NO. 496, TAYLOR, WILLIAMSON COUNTY, TEXAS



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1030.00'	21°01'48"	378.05'	S57°54'02"W	375.94'
(C1)	(1030.00')	(21°01'53")	(378.08')	(S57°48'15"W)	(375.96')
C2	970.00'	22°26'27"	379.92'	S57°03'26"W	377.49'
C3	25.00'	89°58'58"	39.26'	N67°00'13"W	35.35'
C4	1050.00'	20°36'42"	377.73'	N58°06'33"E	375.70'

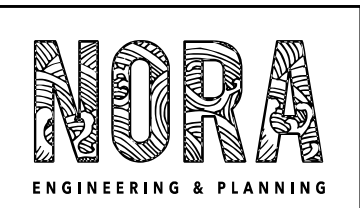
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°33'04"W	1.14'
L2	N22°00'19"W	60.00'
L3	N37°02'04"W	1.21'
L4	N21°47'19"W	24.10'
(L4)	(N21°27'49"W)	(24.04')
L5	S22°06'09"E	60.00'
L6	S21°38'28"E	65.74'
L7	N6°45'10"E	144.38'
L8	S22°14'50"E	87.08'

LOT SUMMARY TABLE			
BLOCK	LOT	AREA (AC.)	AREA (SQ. FT)
A	1	2.62	114,053.83
	2	4.77	207,599.89
RIGHT-OF-WAY		0.41	17,766.92
TOTAL		7.80	339,420.64

PROJECT CONTACTS

PROPERTY OWNER	
KMV HOLDINGS-TAYLOR LLC 2201 WEST DAVIS CONROE, TEXAS 77304	
PATRICK LEVANTINO	
ENGINEER	SURVEYOR
NORA ENGINEERING & PLANNING LLC 5114 BALCONES WOODS DRIVE SUITE 307-122 AUSTIN, TX 78759 NORA@NORAENG.COM (737) 264-3081 CANDACE CRAIG, PE	CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. 3500 MCCALL LANE AUSTIN, TEXAS 78744 (512) 443-1724 PAUL J. FLUGEL, RPLS

SUBMITTAL DATES		SHEET #	OF	PZ-2026-XXXX
1. JULY 2, 2026				



5114 BALCONES WOODS DRIVE
SUITE 307-122 |
AUSTIN, TX 78759
WWW.NORAENG.COM
(737) 264-3081

TBPELS # F-23249

KMV HOLDINGS SUBDIVISION

PRELIMINARY PLAT

CITY OF TAYLOR PROJECT NUMBER
PZ-2026-_____

BEING A PRELIMINARY PLAT CONSISTING OF 7.7957 ACRES, INCLUDING
0.4079 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 2 LOTS, PART
OF AND OUT OF THE SAMUEL PHARRASS SURVEY, ABSTRACT NO. 496,
TAYLOR, WILLIAMSON COUNTY, TEXAS

GENERAL NOTES

- UTILITY PROVIDERS:
 - WATER: CITY OF TAYLOR
 - WASTEWATER: CITY OF TAYLOR
 - ELECTRICITY: ONCOR ELECTRIC DELIVERY COMPANY
 - GAS: ATMOS ENERGY CORPORATION
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0530F, EFFECTIVE DATE OF DECEMBER 20, 2019.
- MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTES FOR NOT LESS THAN TWO HOURS SHALL BE PROVIDED.
- VEHICULAR ACCESS TO CARLOS G PARKER BOULEVARD NW (CR 366) IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE.

PROPERTY DESCRIPTION

STATE OF TEXAS §
§
§
COUNTY OF WILLIAMSON §

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

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

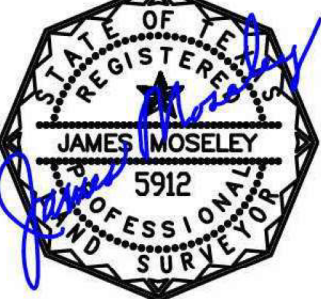
Thence, S 21°30'09" E, along the west right-of-way line of Northwest Carlos G. Parker Boulevard, same being the west line of said 0.2161 Acre Tract, a distance of 376.06 feet to a capped, (Precision Surveyors), iron rod set for the intersection of the west right-of-way line of Northwest Carlos G. Parker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

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

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

Thence, N 21°41'33" W, along the common line of said 67.616 Acre Tract, a distance of 444.65 feet, (Call 444.94 feet), to a ½" iron rod found on the common line of the remainder of said 66.44 Acre Tract, for the northeast corner of said 67.616 Acre Tract, same being the northwest corner of the herein described tract;

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



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

See Drawing Attached

OWNER'S CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____ {

I, KMV HOLDINGS-TAYLOR LLC, SOLE OWNER OF THE CERTAIN 7.7957 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2026009773 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREET, 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 KMV HOLDINGS SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2026.

KMV HOLDINGS-TAYLOR LLC
PATRICK LEVANTINO, OWNER
2201 WEST DAVIS
CONROE, TX 77304

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 LAXMAN KAPARTHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

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

SURVEYOR'S CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____ {

I, MICHAEL BOHUSLAV, 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 BY MY HAND THIS AND SEAL AT _____, TEXAS, THIS _____ DAY OF _____, 2026.

MICHAEL BOHUSLAV
REGISTERED PROFESSIONAL SURVEYOR NO. 7229
STATE OF TEXAS

ENGINEER'S CERTIFICATION

CANDACE CRAIG, 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 MAP, COMMUNITY PANEL NUMBER 48491C0530F, EFFECTIVE DATE OF DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

CANDACE CRAIG, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 115587
STATE OF TEXAS

PLANNING AND ZONING COMMISSION

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS THE KMV HOLDING SUBDIVISION HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20____, A.D.

AMY EVERHART, CHAIRMAN DATE _____

DONNA FRAZIER, SECRETARY DATE _____

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

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 DOCUMENT NO. _____.

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

NANCY RISER, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

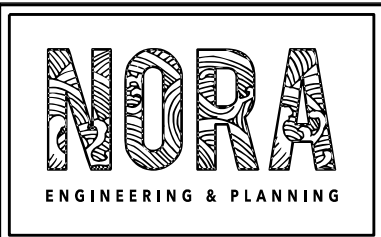
DIRECTOR OF DEVELOPMENT SERVICES CERTIFICATION

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 _____

PROJECT CONTACTS

PROPERTY OWNER		
KMV HOLDINGS-TAYLOR LLC 2201 WEST DAVIS CONROE, TEXAS 77304		
PATRICK LEVANTINO		
ENGINEER	SURVEYOR	
NORA ENGINEERING & PLANNING LLC 5114 BALCONES WOODS DRIVE SUITE 307-122 AUSTIN, TX 78759 NORA@NORAENG.COM (737) 264-3081 CANDACE CRAIG, PE	CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. 3500 MCCALL LANE AUSTIN, TEXAS 78744 (512) 443-1724 PAUL J. FLUGEL, RPLS	



5114 BALCONES WOODS DRIVE
SUITE 307-122 |
AUSTIN, TX 78759
WWW.NORAENG.COM
(737) 264-3081

TBPELS # F-23249

SHEET # 2 OF 2 PZ-2026-XXXX



Planning & Zoning Commission Meeting August 11, 2026 Transmittal Letter

Agenda Item Number: 3.

Agenda Title: PZ 2026-2726 Consider disapproval of the Shops of Potomac Preliminary Plat for property generally located at 600 Potomac St, legally described as Washington Heights, Part of Block 52 and part of Block 58, consisting of approximately 2.5 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018516, Taylor, Williamson County, Texas.

Commission Action to be Taken: Consider disapproval of the Shops of Potomac Preliminary Plat.

Department Submitted: Development Services

Staff Contact: John Atkinson, Planner

1. PURPOSE / DESCRIPTION

REQUEST:	Consider disapproval of the Shops of Potomac Preliminary Plat.
APPLICANT:	Harun Rashid, MHR Engineering
ADDRESS/LOCATION:	600 Potomac Street, Taylor, TX 76574
LEGAL DESCRIPTION:	Washington Heights, Part of Block 52 and part of Block 58, consisting of approximately 2.5 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018516, Taylor, Williamson County, Texas.
CURRENT ZONING:	P2C: Rural Commercial
CURRENT USE:	Residential
CASE HISTORY:	First submission of preliminary plat

2. STAFF ANALYSIS / BACKGROUND

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

1. 20-ft Minimum Public Easement (PUE) to be provided along TxDOT frontage.
2. Verify and provide easement for private utilities
3. Stormwater drainage plan must provide energy dissipation for culvert outfall where velocities

are erosive

4. Update signature blocks

5. Update description of the Plat

3. RECOMMENDATION

Staff is recommending **Disapproval**.

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

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

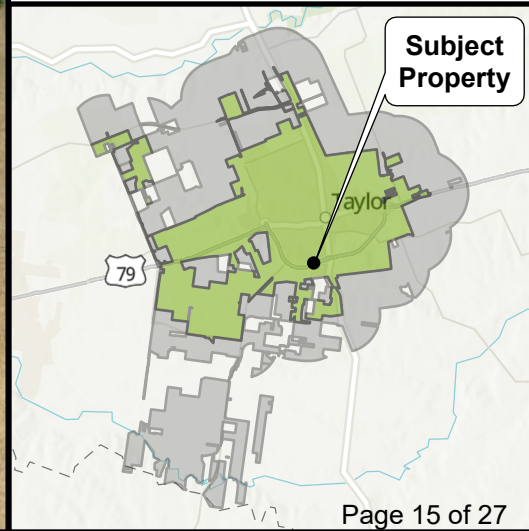
1. PZ 2026-2726 - Location Map
2. Preliminary Plat

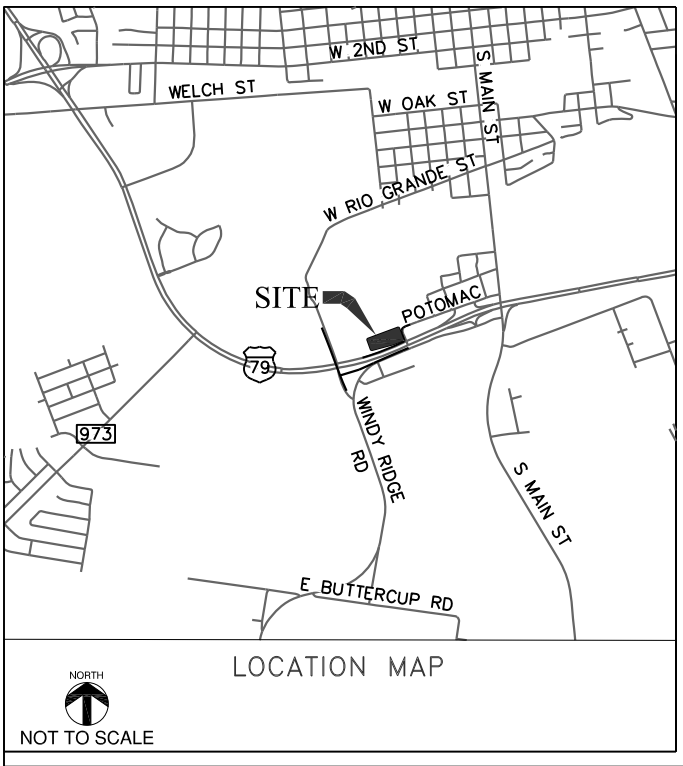


PZ 2026-2726

**Shops at Potomac
Preliminary Plat
Location Map
Approximately 2.5 acres**

-  Subject Property
-  Parcels





- 1 14' PUBLIC UTILITY ESM'T
2 10' PRIVATE WATER ESM'T

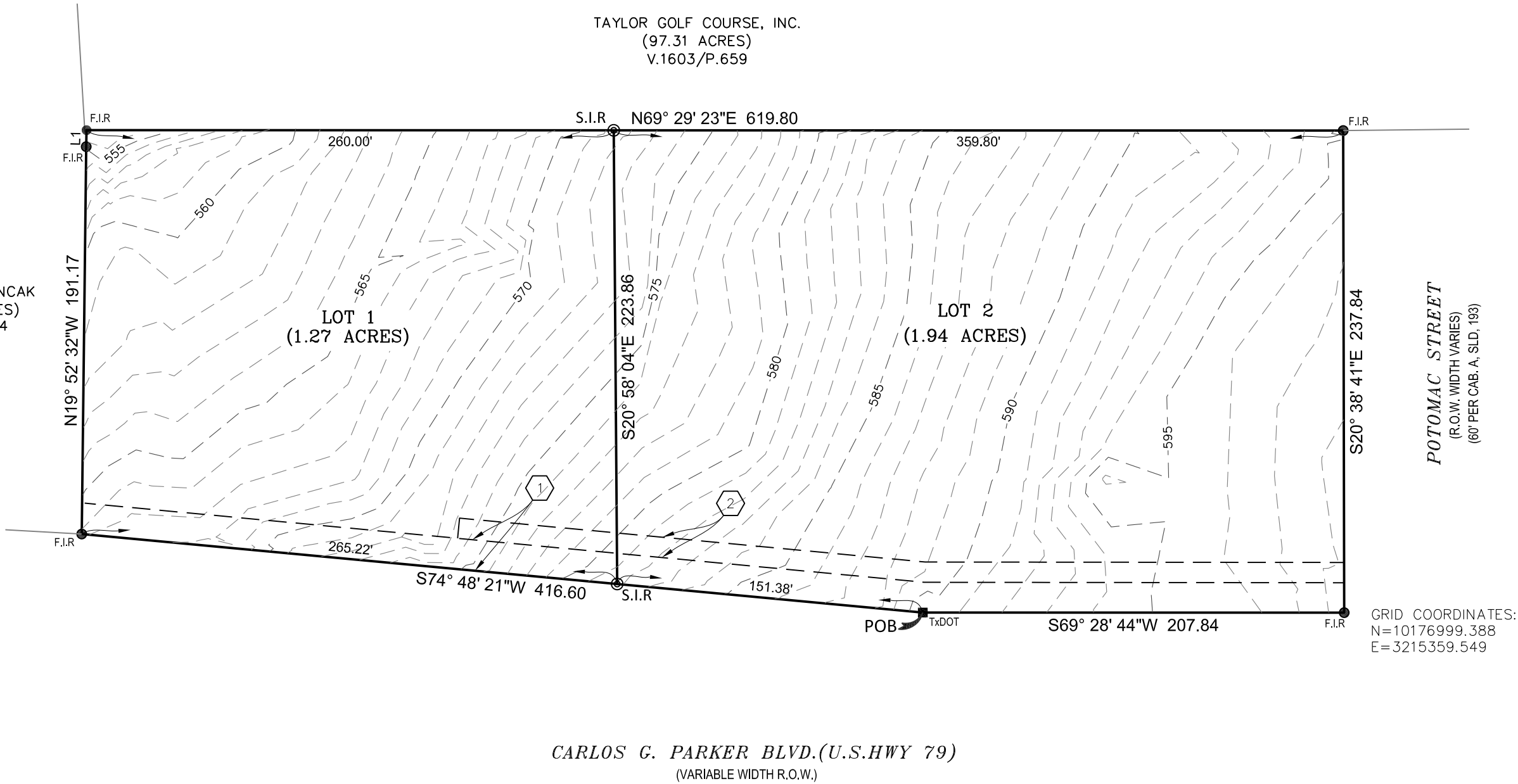
LINE TABLE		
LINE#	LENGTH	BEARING
L1	8.13'	N19° 16' 06"W

PLAT NOTES:

- UTILITY PROVIDERS
 - WATER CITY OF TAYLOR
 - WASTEWATER CITY OF TAYLOR
 - ELECTRICITY ONCOR. ELECTRIC DELIVERY COMPANY
- 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 48491C0545E, EFFECTIVE DATE SEPTEMBER 26, 2008.
- A 14-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF WASHINGTON HEIGHTS, AN ADDITION TO THE CITY OF TAYLOR, RECORDED IN CABINET A, SLIDE 193 IS DOCUMENT NO. 1951000193, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE MINIMUM, FIRE FLOW SHALL BE PROVIDED AS REQUIRED BY THE ADOPTED 2018 INTERNATIONAL FIRE CODE FOR NOT LESS THAN TWO (2) HOURS.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY, THERE MAY BE EASEMENTS AND/ OR RESTRICTIONS, WHICH MAY APPLY TO THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- MINIMUM FLOOR SLAB ELEVATION FOR CONSTRUCTION ON ANY STRUCTURES ON A LOT WITH THE ONE HUNDRED (100) YEAR FLOODPLAIN.
- THE MINIMUM FINISH FLOOR SLAB ELEVATIONS SHOWN ARE 2 FEET ABOVE THE HIGHEST 100 YEAR CROSS SECTION ELEVATIONS SHOWN ON FEMA MAP NUMBER 48491C0541 PER CITY OF TAYLOR REGULATIONS.

DESCRIPTION OF 3.21 ACRE TRACT LAND BEING A 3.21 ACRE TRACT OF LAND OUT OF THE P. COURSEY SURVEY, ABSTRACT NO. 131, IN WILLIAMSON COUNTY, TEXAS, SAID TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT NO. 2010067031, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED IN A QUITCLAIM DEED RECORDED IN VOLUME 440, PAGE 506 DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALSO BEING OUT OF TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 440, PAGE 507, DEED RECORDS, WILLIAMSON COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

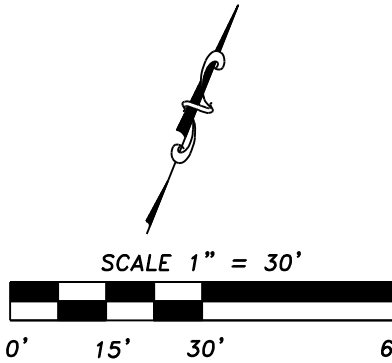
POINT OF BEGINNING, at a found TxDOT monument along the north right-of-way line of US HWY 79;
THENCE, S 74°48'21"W a distance of 416.60'; to a found iron rod, said rod being the southwest corner of said tract;
THENCE, N 19°51'03"W a distance of 199.30'; to a found iron rod;
THENCE, N 19°16'06"W a distance of 8.13'; to a found iron rod, said rod being the northwest corner of said tract;
THENCE, N 69°29'23"E a distance of 260.00'; to a set iron rod;
THENCE, N 69°29'23"E a distance of 359.80'; to a found iron rod, said rod on the west right-of-way line of Potomac Street;
THENCE, S 20°38'41"E a distance of 237.84'; along Potomac Street, to a found iron rod, said rod being on the north right-of-way line of US HWY 79;
THENCE, S 69°28'44"W a distance of 207.84'; to a TxDOT monument, said monument being the POINT OF BEGINNING and containing (139,827 SQFT) 3.21 acres more or less.



PLAT NUMBER:

SUBDIVISION PLAT
ESTABLISHING
THE SHOPS AT POTOMAC

BEING A TOTAL OF 3.21 ACRES OF LAND OUT OF THE P. COURSEY SURVEY, ABSTRACT NO. 131, SITUATED IN WILLIAMSON COUNTY, TEXAS, THAT TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT NO. 2010067031, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED IN A QUIT CLAIM DEED RECORDED IN VOLUME 440, PAGE 506 DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND THE REMINDER OF THAT TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 440, PAGE 507, DEED RECORDS, WILLIAMSON COUNTY, TEXAS ESTABLISHING LOT 1 AND LOT 2.



MHR Engineering, LLC.

TBPE REGISTRATION NO. F-12026
TBPLS REGISTRATION NO. F-10193913

16845 Blanco Road, Suite 106, San Antonio, TX 78232
PH: (210)641-0543, FAX: 210-497-2227
www.mhreng.com

PREPARATION DATE: 7/2/2026

OWNER:

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THIS PRESENTS:

THAT I, _____, OWNER OF THE PROPERTY SHOWN HEREON, HAS CAUSED THE LAND TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOW HEREON UNDER THE NAME: _____, AND HEREBY DEDICATES TO THE PUBLIC FOREVER THE STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____ DATE _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOWN ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE ____ DAY OF _____, 20__

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

STATE OF TEXAS
COUNTY OF WILLIAMSON
PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS _____ 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 OF THE ____ DAY OF ____ 20__ A.D.

DON MCALISTER, CHAIRMAN _____ DATE _____

DONNA FRAZIER, SCRETARY _____ DATE _____

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, 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.O. AT ____ O'CLOCK ____ M. AND DULY RECORDED THIS THE ____ DAY OF ____ 20__ A.O. AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER

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, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS
BY _____ DEPUTY



Planning & Zoning Commission Meeting August 11, 2026 Transmittal Letter

Agenda Item Number: 4.

Agenda Title: **PZ 2026-2730 Consider disapproval of the replat of Taylor EDC Addition Minor Plat generally located at 1601 Martin Luther King Jr Blvd, legally described as approximately 52.42 acres of land in the Taylor EDC Addition (minor plat) Block A, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R667904, Taylor, Williamson County, Texas.**

Commission Action to be Taken: Consider disapproval of the replat of Taylor EDC Addition Minor Plat

Department Submitted: Development Services

Staff Contact: John Atkinson, Planner

1. PURPOSE / DESCRIPTION

REQUEST:	Consider disapproval of the replat of Taylor EDC Addition Minor Plat
APPLICANT:	Malcolm Miller, Quick Inc. Land Surveying
ADDRESS/LOCATION:	1601 Martin Luther King Blvd, Taylor, TX 76574
LEGAL DESCRIPTION:	Approximately 52.42 acres of land in the Taylor EDC Addition (minor plat) Block A, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R667904, Taylor, Williamson County, Texas.
CURRENT ZONING:	Employment Center
CURRENT USE:	Undeveloped
CASE HISTORY:	First submission of replat

2. STAFF ANALYSIS / BACKGROUND

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

1. Mitigation for protected trees in plat.

2. Correct signature blocks
3. Fire flow plat note required
4. Easements required for detention facilities
5. Show location of Altas-14 (Taylor Floodplain)

3. RECOMMENDATION

Staff is recommending **Disapproval**.

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

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

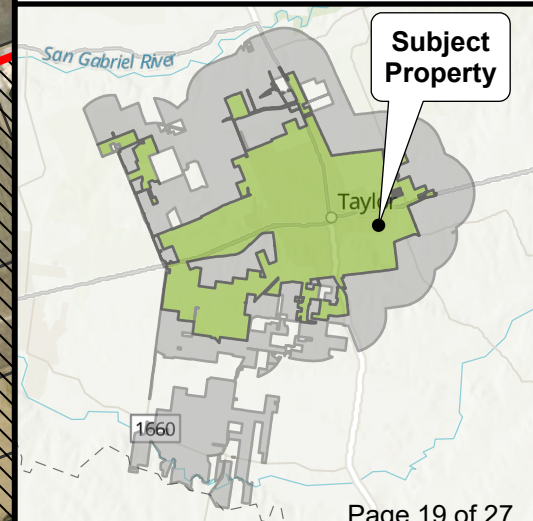
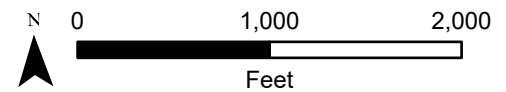
1. PZ-2026-2730 Location Map
2. Preliminary Replat



PZ-2026-2730

1601 Martin Luther King Jr Blvd.
Replat
Plan Location Map
Approximately 52 acres

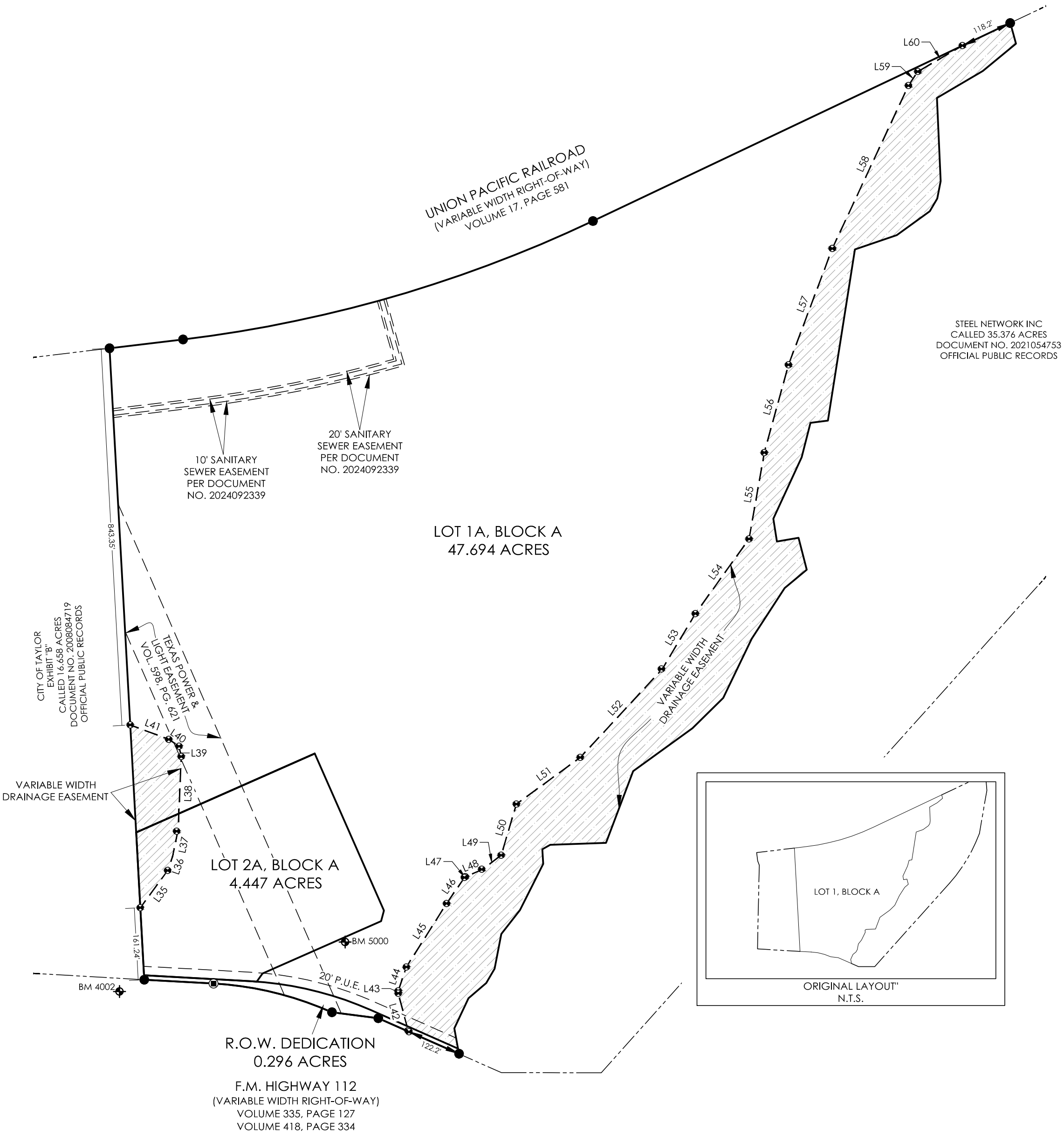
- Subject Property
- City Limits
- ETJ Boundary
- Parcels



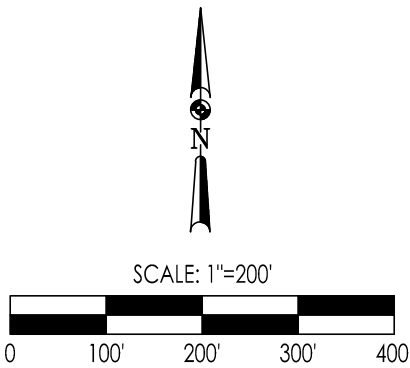
REPLAT OF
TAYLOR EDC ADDITION MINOR PLAT

A SUBDIVISION IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS.

BEING ALL OF LOT ONE (1), BLOCK A, OF TAYLOR EDC ADDITION MINOR PLAT, ACCORDING TO THE
PLAT OF RECORD IN DOCUMENT NO, 2024092339, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.



VARIABLE WIDTH DRAINAGE
DRAINAGE DETAIL SHEET



- LEGEND
- P.O.B. POINT OF BEGINNING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - BENCHMARK
 - 1/2" IRON ROD FOUND
 - 5/8" IRON ROD FOUND
 - CALCULATED POINT
 - TYPE 1 TXDOT CONCRETE MONUMENT FOUND
 - SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP

LINE TABLE		
LINE	BEARING	DISTANCE
L35	N36° 20' 11"E	103.24'
L36	N19° 12' 47"E	33.35'
L37	N11° 40' 04"E	61.43'
L38	N02° 24' 03"E	163.29'
L39	N11° 53' 27"W	23.33'
L40	N56° 06' 58"W	27.86'
L41	N69° 28' 41"W	91.77'
L42	N14° 44' 32"W	75.71'
L43	N00° 06' 12"W	5.34'
L44	N18° 39' 15"E	56.31'
L45	N32° 22' 06"E	168.03'
L46	N34° 33' 12"E	70.53'
L47	N45° 58' 30"E	2.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L48	N67° 06' 18"E	41.25'
L49	N52° 45' 25"E	52.76'
L50	N16° 35' 20"E	119.10'
L51	N53° 48' 52"E	176.85'
L52	N42° 51' 59"E	269.39'
L53	N30° 49' 32"E	144.39'
L54	N35° 42' 24"E	205.60'
L55	N09° 59' 58"E	195.98'
L56	N15° 24' 21"E	203.40'
L57	N20° 38' 47"E	277.81'
L58	N25° 02' 07"E	402.12'
L59	N33° 44' 22"E	37.63'
L60	N59° 52' 33"E	115.50'

OWNER: NCP TRAVIS TPP
PROJECT LLC
ADDRESS: 1401 MARTIN LUTHER
KING JR BLVD, TAYLOR, TX 76754



Quick Inc.
Land Surveying, Development.
Firm: 10194104 • 512-915-4950
Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571

DATE: JUNE 29, 2026
JOB NO. 25-0200
SHEET 2 OF 3

REPLAT OF TAYLOR EDC ADDITION MINOR PLAT

A SUBDIVISION IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS.

BEING ALL OF LOT ONE (1), BLOCK A, OF TAYLOR EDC ADDITION MINOR PLAT, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2024092339, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

OWNER'S DEDICATION

STATE OF TEXAS))
)) KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON))

1. NCP TRAVIS TPP PROJECT LLC, SOLE OWNER (OR CO-OWNER) OF THE CERTAIN 10.009 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019060855 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACTS OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE 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, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS TAYLOR ATHLETIC FIELDS.

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

OWNER: YAERID JACOB
FOR: NCP TRAVIS TPP PROJECT LLC

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 _____, 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
STATE OF TEXAS

MY COMMISSION EXPIRES

ON: _____

SURVEYOR

STATE OF TEXAS))
)) KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON))

I, _____, 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 ROAD IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY LOCATED OR PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

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

TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447

CITY ADMINISTRATOR

CITY ADMINISTRATOR
STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON)

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

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

MARTIN GRIGGS
CITY SERVICES DIRECTOR

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 20____, A.D., AT _____ O'CLOCK, ____M AND DULY RECORDED THIS 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

OWNER: NCP TRAVIS TPP
PROJECT LLC
ADDRESS: 1601 MARTIN LUTHER
KING JR BLVD, TAYLOR, TX 76574

Quick Inc.
Land Surveying. Development.
Firm: 10194104 • 512-915-4950
Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571

DATE: JUNE 29, 2026

JOB NO. 25-0200

SHEET 2 OF 2



Planning & Zoning Commission Meeting August 11, 2026 Transmittal Letter

Agenda Item Number: 5.

Agenda Title: PZ-2026-2731 – Consider Disapproval of the Replat for the Castlewood Subdivision Replat Phases 2&3 Block 9, Lots 1, 2, and 3, generally located at FM 973 and W Wesley Miller Lane and Streamwood Trail, consisting of 4.5156 acres of land in the Castlewood Subdivision Plat Phases 2&3 Block 9, Lots 1R, 2, and 3, more particularly described by Williamson Central Appraisal District Parcel R630334, Taylor, Williamson County, Texas.

Commission Action to be Taken: Consider disapproval of the Replat of Castlewood Phases 2&3 Subdivision Phases 2 & 3 Re-plat Block 9, Lots 1, 2, and 3

Department Submitted: Development Services

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

REQUEST:	Consider disapproval of the Replat of Castlewood Phases 2&3 Subdivision Phases 2 & 3 Re-plat Block 9, Lots 1, 2, and 3
APPLICANT:	Thomas Lombardi, Kimley-Horn
ADDRESS/LOCATION:	FM 973 and W Wesley Miller Land and Streamwood Trail
LEGAL DESCRIPTION:	4.5156 acres of land in the Castlewood Phases 2&3 Subdivision Phases 2&3 Replat Block 9, Lots 1, 2, and 3, more particularly described by Williamson Central Appraisal District Parcel R630334, Taylor, Williamson County, Texas.
CURRENT ZONING:	B-1 Commercial
CURRENT USE:	Undeveloped
CASE HISTORY:	First submission of this Replat. Final Plat approved November 2021, Replat approved April 2023, Replat approved May 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. Consistency in number and designation of lots
2. Correct title block
3. Bearing conflict
4. Cross access easements
5. New lot numbering designation is required

3. RECOMMENDATION

Staff is recommending **Disapproval**.

The proposed Replat does not meet the minimum requirements in the LDC and Engineering Manual

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ 2026-2731 - Location Map
2. Replat



PZ 2026-2731

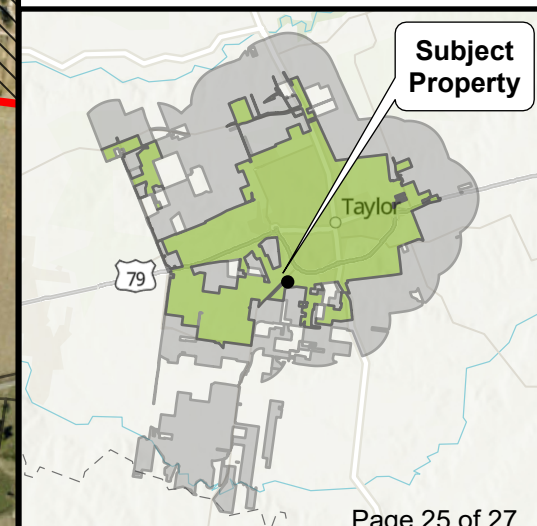
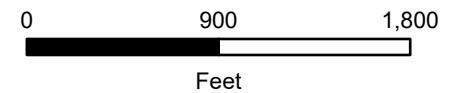
Castlewood Ph2&3 Blk 9 Lot 1-3

Replat

Location Map

Approximately 4.516 acres

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels



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

CASTLEWOOD SUBDIVISION PHASES 2 & 3 PLAT BLOCK 9, LOTS 1, 2, AND 3

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

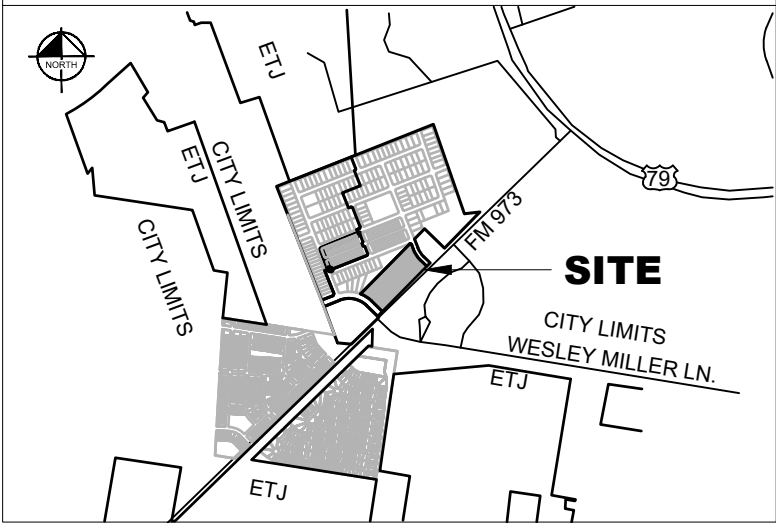
LEGEND

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

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE

VICINITY MAP

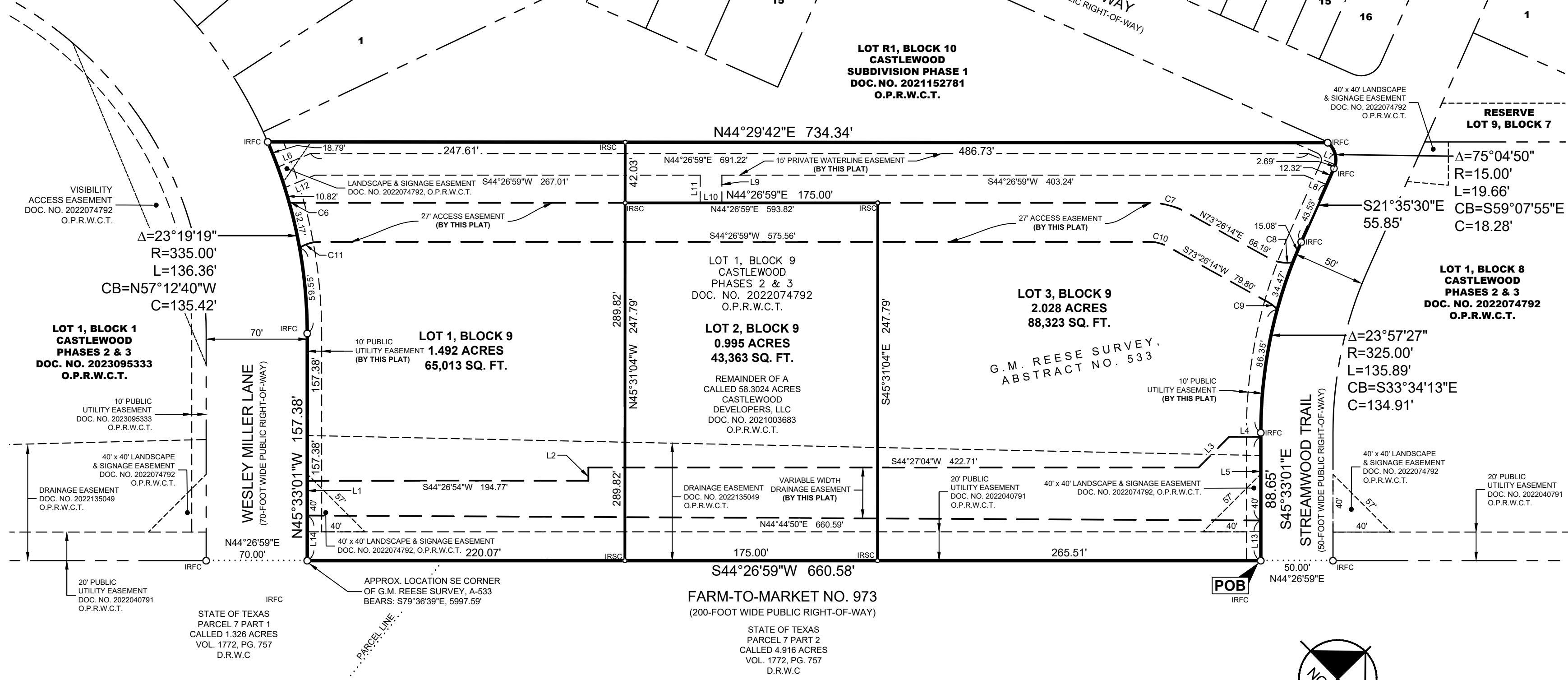


STANDARD NOTES:

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

FLOOD STATEMENT:

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



PROPERTY DESCRIPTION 4.516 ACRES

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

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

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

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

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

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

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

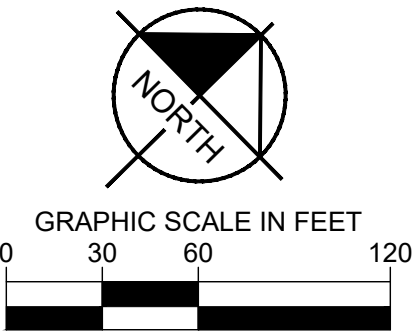
THENCE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STREAMWOOD TRAIL AND THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 9, THE FOLLOWING COURSES:

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

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

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

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



OWNER/DEVELOPER:

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

APPLICANT:

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

SURVEYOR:

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

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CASTLEWOOD SUBDIVISION PHASES 2 & 3 PLAT BLOCK 9, LOTS 1, 2, AND 3

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

CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

PZ-2025-2622

Kimley»Horn					
400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009			Tel. No. (469) 501-2200 FIRM # 10194503		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GDW	KHA	JAN. 2026	069278809	1 OF 2

PHASE 3, LOT 9, BLOCK 1
PROPERTY DESCRIPTION
4.516 ACRES

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

SURVEYORS CERTIFICATION:

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

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

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

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

PRELIMINARY

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

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

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

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

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

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CASTLEWOOD SUBDIVISION
PHASES 2 & 3 PLAT
BLOCK 9, LOTS 1, 2, AND 3

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

DEVELOPMENT SERVICES DIRECTOR

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

_____, DIRECTOR DATE: _____

WILLIAMSON COUNTY CLERK

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

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

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

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

BY: _____, DEPUTY

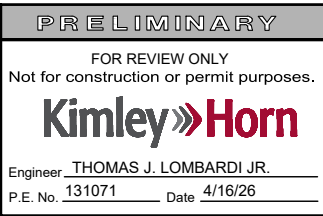
ENGINEERS CERTIFICATION:

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

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

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

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



PLANNING & ZONING COMMISSION

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

_____, CHAIRMAN _____ DATE
_____, SECRETARY _____ DATE

CASTLEWOOD SUBDIVISION
PHASES 2 & 3 PLAT
BLOCK 9, LOTS 1, 2, AND 3

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

CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

PZ-2025-2622

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

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

OWNER/DEVELOPER:
Castlewood Developers, LLC
5511 Reynolds Road
Austin, Texas 78749
Phone: 512-800-4534
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