

AGENDA
CITY OF TAYLOR, TEXAS
SPECIAL CALLED PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX
AUGUST 18, 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 Board or Commission welcomes public comment on items not listed on the agenda. However, the Board or Commission cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)

III. PUBLIC HEARINGS

1. PZ-2026-2715 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan to build a closed campus for data center buildings, substations, gas infrastructure for power generation, and auxiliary buildings, for property generally located at 3301 FM 112, legally described as approximately 664.572 acres of land in the H. Pace Survey, Abstract No. 493, more particularly described by the Williamson Central Appraisal District Parcels R006650, R006648, Taylor, Williamson County, Texas *Martin Griggs*

IV. 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 12, 2026



Planning & Zoning Commission Meeting August 18, 2026 Transmittal Letter

Agenda Item Number: 1.

Agenda Title: **PZ-2026-2715 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan to build a closed campus for data center buildings, substations, gas infrastructure for power generation, and auxiliary buildings, for property generally located at 3301 FM 112, legally described as approximately 664.572 acres of land in the H. Pace Survey, Abstract No. 493, more particularly described by the Williamson Central Appraisal District Parcels R006650, R006648, Taylor, Williamson County, Texas**

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

Department Submitted: Development Services

Staff Contact: Martin Griggs, Director of Development Services

1. PURPOSE / DESCRIPTION

REQUEST:	Employment Center Plan to build a closed campus for data center buildings, substations, gas infrastructure for power generation, and auxiliary buildings
APPLICANT:	Matt Lissak – Kimley-Horn
ADDRESS/LOCATION:	3301 FM 112
LEGAL DESCRIPTION:	Legally described as approximately 664.572 acres of land in the H. Pace Survey, Abstract No. 493, more particularly described by the Williamson Central Appraisal District Parcels R006650, R006648, Taylor, Williamson County, Texas
CURRENT ZONING:	Extra Territorial Jurisdiction (ETJ)
CURRENT USE:	Vacant Agricultural
CASE HISTORY:	Pre-Development Meeting: 05/13/2026 (COT No. PZ 2026-2701),

2. STAFF ANALYSIS / BACKGROUND

Background

The applicant, Kimley-Horn, on behalf of the owner NMCV TAYLOR PROPERTY INVESTORS LLC, is requesting an Employment Center Plan for approximately 664.572 acres generally located at 3301 FM 112, between US Highway 79 to the north and FM 112 to the south, in the City's extraterritorial jurisdiction. The subject properties are currently vacant with previous agricultural uses.

The proposed employment center plan consists of a closed campus for the use of data center buildings, substations, gas infrastructure, a battery energy storage system (BESS), ammonia storage, auxiliary buildings, and detention facilities. Supporting site improvements include civic space, internal roadways, landscaping, screening, and utility infrastructure.

The Regulating Plan states a Total Site Area of 665 acres, allocated as an 88% (586-acre) Employment Center Place Type, an 11% (71-acre) Civic Space Area, and 1% (8-acre) dedicated as right-of-way, with a stated 10% tolerance for the employment area and civic space. The Regulating Plan's 665-acre total differs from the 664.572 acreage stated in the legal description; both figures are carried in this report, and the 665-acre figure is treated as the rounded figure. The proposed internal street section is labeled as Industrial Boulevard, located on the western border of the property. Civic space is located along the southern portion of the site adjacent to FM 112.

On Parcel R006648, two substations and a potential future grid substation are planned along US 79 in the northwestern portion. Two data center buildings are proposed south of the substations, each adjoined by a mechanical yard: one to the east of the easternmost building, and one to the west of the westernmost building.

An administration building and auxiliary building are located south of the data center buildings. An auxiliary electric area, overhead electric area, and BESS area are positioned adjacent to eastern data center building.

On Parcel R006650, east of Parcel R006648, is the proposed gas power generation area, water treatment areas, radiators, ammonia storage tanks, fire water storage, gas yard, urea and lube oil storage, and black start generators. The proposed layout is illustrated within the thoroughfare plan of the submitted employment center plan.

A voluntary annexation of the property into the City's full-purpose jurisdiction proceeds as a companion action. **Texas Local Government Code §43.0671** authorizes a municipality to annex an area if each owner of land in the area requests the annexation, and **§43.0672** requires the municipality to negotiate and enter into a written agreement with the owners of land in the area for the provision of services in the area prior to annexation. The annexation is paired with a negotiated development agreement consistent with this statutory framework. Under **§43.0673**, the governing body of the municipality [City Council] conducts one public hearing and may then adopt the ordinance annexing the area; this statute assigns that role to the governing body alone and provides no role for the Planning and Zoning Commission.

The annexation Public Hearing runs concurrently with the City Council public hearing scheduled for this Employment Center Plan, set for September 10, 2026. Following the September 10, 2026 public hearing, the second reading occurs at the September 24, 2026 meeting, at which both actions will be placed on either the City Council Consent Agenda or Regular Agenda; final placement has not yet been determined.

Land Use & Zoning

The subject property lies in the City's extraterritorial jurisdiction and is unzoned. The State of Texas does not authorize municipalities to zone land in their extraterritorial jurisdiction. Zoning authority is granted by **Texas Local Government Code Chapter 211**, and that authority is limited to a municipality's corporate boundaries, of which the ETJ falls outside (**Tex. Loc. Gov't Code §42.021**). Subdivision authority is

different: Chapter 212 is expressly extended into the ETJ (**Tex. Loc. Gov't Code §212.003**). This distinction is why the City can regulate the subdivision of this property but cannot zone it without first granting annexation.

The Land Development Code applies this same distinction at the local level. Within the ETJ, only provisions related to the subdivision of land regulations apply. Standards governing the use of a building or property, the bulk, height, number, or size of buildings, and residential density do not apply (**LDC §1.6.2**).

The Envision Taylor Comprehensive Plan assigns both parcels the Future Land Use designation Employment: Special Zone and places it in the Controlled Growth Sector Tier I (G-2.1). The Comprehensive Plan describes the Employment: Special Zone as a location for large-scale employment land uses associated with regional high-tech businesses, to be preserved for large-scale industrial users, where low-density single-family development is not recommended. The Controlled Growth Sector Tier I consists of areas with incomplete infrastructure, where development may occur as infrastructure systems are extended from the Controlled Growth Sector Tier II.

This Employment Center Plan is the instrument establishing the site's development standards. During an Employment Center Plan process in the ETJ, no Place Type zoning districts are allocated on the plan (**LDC §3.6.5(1)**); the allocation shown takes effect upon annexation. **LDC §4.3.1.9** establishes the EC Place Type standards framework and leaves maximum lot coverage, build-to line range, minimum facade buildout, and maximum stories to be determined during the design review process.

Air Quality and Emissions

This plan requires the operation of generators and other non-road equipment on the property to comply with U.S. Environmental Protection Agency (EPA) Tier 4 emission standards, which utilize the most advanced emission control technologies to reduce harmful emissions, published in **40 Code of Federal Regulations Part 1039** that are in effect at the time the building permit application is submitted for the building that such equipment will support. The Texas Commission on Environmental Quality is outlined as the governing body for enforcement of these standards.

The Employment Center Plan proposes on-campus power generation supporting the data center use, identifying a gas power generation area, a gas yard, black start generators, and urea and lube oil storage areas. The Regulations section states a per-unit capacity of 12.5 MW for each gas-fired generator, a count of 84 to 112 gas unit engines and stacks, a per-unit capacity of 3 MW for each diesel-fired backup generator, two data center life safety backup generators per data center building, and a maximum principal gas stack height of 125 feet. Compliance with the emission standards are required and demonstrated at the time building permit stage of the process.

Noise

Noise generated by the use of the property at a property line adjacent to a property developed with or zoned for single-family residential use shall not exceed the greater of either (i) 65 dBA or (ii) the pre-development level measured in the field at the respective property line. The plan additionally provides that noise levels at the property lines shall not exceed the ANSI/ASA standard for an annual average outdoor noise level for industrial and commercial uses.

Power generation equipment and the emergency generator are to be enclosed within buildings and/or sound walls. An acoustic study along the boundaries of the property prior to issuance of any permits for development to establish an existing conditions baseline dBA level at the property lines, with a copy to be provided to the City.

Construction noise is limited to the requirements of Section 19-4 of the Code of Ordinances, which restricts the erection, excavation, demolition, alteration, or repair of any building within 500 feet of a residence or lodging to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturday, and 12:00 p.m. to 5:00 p.m. on Sunday, absent an urgent necessity or public safety for which a permit is needed (**Code of Ordinances, Section 19-4(b)(6)**).

Lighting and Glare

Plan outlines requirement that outdoor lighting shall be designed and installed in accordance with **LDC §5.7, Engineering Manual §2.20.1.C**, and other lighting regulations in effect at the time of submission of building permit application. With photometric design and review accompanying the building permit application. **Engineering Manual §2.20.1.C** requires all new Employment Center plans to include a public lighting plan complying with **§2.20** and the LDC, with **§2.20.10**, Thoroughfare Lighting, and **§2.20.12**, Submission of Plans and Evidence of Compliance, governing design and photometric submittal. *Light and Glare standards listed within the regulations of this proposed employment center plan incorrectly cite section 5.7.5.1 of the Engineering Manual.*

The plan's Lighting Standards table, Public Lighting Types, lists Cobra Head, Pipe, Post, Column, and Double Column are included. Post and Pipe are requested as warrants from LDC Table 5.7.13(A) for Public Lighting Types on the proposed development. Compliance with the outdoor lighting standard is demonstrated through photometric design and review at building permit and is deferred to that stage. A warrant is requested within the Employment Center Plan to allow the column lighting, which is allowed by right within the Employment Center Plan Place Type. The Pipe warrant will be required and should be considered when making a recommendation on this item.

Water and Wastewater

The plan estimates a total one-time re-use fill of 1,575,000 gallons; total re-use water of 125,000 gallons per day; total domestic water of 13,450 gallons per day; and total sanitary flow returned to the wastewater treatment plant of 60,200 gallons per day, with final numbers to be established in the site plan phase. Three proposed detention ponds are shown herein – on the northern, southwestern and southeastern portions of property.

The plan requires all building HVAC systems on the property to be designed and constructed with a closed-loop cooling system for industrial use only, with a system water volume not exceeding five million (5,000,000) gallons of re-use water per building HVAC system for initial fill. All HVAC systems must have prior approval from the City Manager to use domestic water for evaporative cooling within the buildings. Domestic water may be used for usual and customary domestic uses, including fire protection, landscape irrigation, and maintenance as reasonably necessary for safe, continuous, and effective operation.

The Engineering Manual governs the design of the water and wastewater lines serving the buildings on the property within the **Engineering Manual Sections 5 and 6**, including line sizing, materials, and installation. The HVAC water limits are binding plan standards; utility design compliance is deferred to subdivision improvement plans and subsequent engineering review.

Stormwater and Drainage

The standard is carried by the Employment Center Plan, Regulations, Storm Water, which requires all drainage systems on the property to be designed to comply with the City's Engineering Design Manual in effect on the date of submission of the subdivision improvement plans, and requires stormwater facilities to be designed such that post-development runoff discharged from the property does not increase peak flow rates or adversely impact adjacent properties beyond pre-development conditions, as determined in accordance with the City's applicable drainage criteria. The design criteria are carried by Engineering Manual Section 3, Drainage Design Requirements. The plan shows three proposed detention ponds and provides that detention facilities are incorporated into the overall site design, may be located within Civic Space areas, and may be modified in location, size, shape, and configuration during subsequent engineering design to accommodate drainage requirements, utility coordination, and final site design. Compliance with these design criteria is demonstrated at subdivision improvement plans.

Traffic and Thoroughfare

The plan designates Industrial Boulevard as the sole internal thoroughfare type, located along the

western property line, running generally north-south through the site with a 70-foot proposed right-of-way, a pavement width of 36 feet, three travel lanes, and a design speed of 35 to 45 mph. The cross section provides a 7.5-foot zone on one side and a 12.5-foot zone on the other side of the pavement within the right-of-way, with 7-foot zones outside the right-of-way on each side. The design vehicle is a 40-foot wheelbase (WB-40), and the daily traffic volume range is 3,000 to 18,000 trips per day.

The plan proposes a primary access point from US Hwy 79 along the northern boundary, a secondary access point from FM 112 along the southern boundary, and an emergency access point from US Hwy 79 farther east. The Street Standards table permits driveway cuts, provides a landscape zone, requires an intersection angle of 80 to 100 degrees with a 25-foot radius at acute corners, provides sidewalks as the pedestrian element, and requires a vertical clearance of 8 feet; horizontal clearance is listed as not applicable, and cross slope is 0.5 percent usual with a 2 percent maximum.

The plan proposes a right-of-way width of 70 feet where Engineering Manual Table 2-3 provides a typical width of 80 to 100 feet, a sidewalk zone width and intersection surface width of 5 to 10 feet where the Engineering Manual provides a minimum of 5 feet and 6 feet adjacent to curb, and a driveway throat width of 50 feet where Engineering Manual Table 2-4 provides a maximum of 20 feet for commercial driveways. The plan also requests driveway curb cuts on Industrial Boulevard where LDC §5.4.6.1 prohibits driveway curb cuts on Community Boulevards. Proposed code modifications due to constraints may be considered by staff during subsequent phases of the development.

The plan requires a Traffic Impact Analysis (TIA) to be prepared and submitted to the City at preliminary plat application in accordance with the LDC and Engineering Manual in effect at that time, with the scope of work coordinated with and approved by the City Engineer and the Texas Department of Transportation Austin District, accounting for the construction and post-construction phases and combinations of construction and operations, whichever yields higher traffic numbers. The Thoroughfare Plan sheet provides that future off-site road improvements will be contingent on the Traffic Impact Analysis, with the City and TxDOT to provide final approval. The driveway throat width is noted as contingent on the Traffic Impact Analysis.

Landscaping and Screening

Landscaping and screening standards are required by Chapter 28 of the Code of Ordinances, the Land Development Code (LDC) at §5.6 and §5.8, and chapter 8 of the Engineering Manual. The applicant is proposing landscaping, tree mitigation, screening, and fencing standards for the closed campus, requesting warrants from several Chapter 28, LDC, and Engineering Manual requirements. These warrants work to prioritize screening throughout the site and provide landscaping buffers where residential properties are adjacent to the subject property.

Landscaping is provided along office-designated land use areas, and industrial land use areas that include equipment yards and are not adjacent to existing residential properties are exempt. Parking lot elements addressed in its landscaping standards are not required for industrial parking areas serving trucks having a rated capacity of a minimum of 26,000 pounds gross vehicle weight per Chapter 28, Section 28-32(7). Screening standards within the proposed site apply to equipment facing the property boundary and that additional screening standards are not necessary where equipment is screened by a building.

Compliance with the landscaping and screening standards is demonstrated at landscape plan review under Chapter 28, Section 28-30 of the Code of Ordinances, which requires approval of a landscape plan before a building permit is issued. The final landscape design for the residential buffer is approved by the Director of Development Services during the site plan stage and inspected for compliance prior to the first temporary Certificate of Occupancy and two years after planting, and the fence type is approved by the Director of Development Services during the site plan stage. LDC §5.6.5 requires the civic space landscape plan to be prepared by a landscape architect or professional and submitted with the Subdivision Improvement Plans. The standard is deferred to those later review stages.

The standards established by this employment center plan are as follows:

Standard	Required per the City of Taylor Code of Ordinances, Engineering Manual, or Land Development Code	Proposed	Warrant Requested?
Minimum landscape area	15 percent of constructed impervious coverage for industrial or manufacturing uses, with two trees and four shrubs for every 4,000 square feet of required landscape area (Chapter 28, Table 4.1)	5 percent of total lot impervious cover; no planting ratio stated	Yes
Placement of required landscaping	50 percent of required landscaped area and required plantings between the front property line and the building being constructed (Chapter 28, Section 28-29(b)(1))	Landscaping is provided along office-designated land use areas, and industrial land use areas that include equipment yards and are not adjacent to existing residential properties are exempt	Yes
Plantings in medians less than 6 feet in width	Hardscape components only (Engineering Manual §8.2.1.C.ix, Table 8-1)	Decorative gravel	Yes
Plantings in medians 6 feet to 10 feet in width	Ornamental trees, shrubs, turf grass, groundcover, hardscape components, and native grasses or wildflowers at a maximum height of 18 inches (Engineering Manual §8.2.1.C.ix, Table 8-1)	Same standard	Yes
Plantings in medians greater than 10 feet in width	Trees, shrubs, turf grass, groundcover, and native grasses or wildflowers at a maximum height of 24 inches (Engineering Manual §8.2.1.C.ix, Table 8-1)	Same standard	Yes
Maximum distance from parking space to landscape island	70 feet (Chapter 28, Section 28-32(2))	N/A for data center and gas plant buildings; 75 feet for office, administration, and auxiliary buildings	Yes
Large tree size at installation	Minimum 2 inches in caliper, minimum 100 square feet of permeable surface area, reduced to 50 square feet with a permanent life support system (Chapter 28, Section	Minimum 4 inches in caliper, minimum 6 feet in height, minimum 200 square feet of permeable surface area, reduced to 100 square feet with irrigation	Yes

	28-29(d)(1)b)		
Small tree size at installation	Minimum 6 feet in height, minimum 25 square feet of permeable surface area (Chapter 28, Section 28-29(d)(1)b)	Minimum 2 inches in caliper, minimum 6 feet in height, minimum 50 square feet of permeable surface area	Yes
Large shrub size at installation	Minimum 2 feet in height, minimum 9 square feet of permeable surface area (Chapter 28, Section 28-29(d)(1)b)	Minimum 3 feet in height, minimum 9 square feet of surface area, may be located within tree areas	Yes
Planting offset	Minimum 36 inches from any paved surface or city right-of-way (Chapter 28, Section 28-29(d)(1)c)	Same standard, stated as pavement surface or City of Taylor right-of-way	Yes
Screening of off-street loading, outside storage, antennas, and on-ground mechanical equipment	Minimum 6 feet in height or a height sufficient to obscure the equipment, whichever is less, by plants, a solid screen fence or wall, or a combination (Chapter 28, Section 28-29(d))	Same standard, without the qualifier that the lesser of the two applies	Yes
Screening of roof-mounted mechanical equipment	No requirement (Chapter 28)	Shielded, concealed, and effectively hidden from view by a person standing at ground level at the closest public right-of-way, screened by an appropriate screening feature	Yes
Perimeter fence maximum height	4 feet in the first layer, 6 feet in the second layer, 8 feet in the third layer (LDC §5.8.5.4)	8 feet	Yes
Fence materials	Chain link and welded wire permitted (LDC §5.8.5.1)	Chainlink, barbed wire, or similar fences prohibited in view of the Industrial Boulevard, FM 112, and US 79	Yes
Tree mitigation, protected trees	One-to-one caliper inch ratio for every tree removed, replacement trees at a minimum caliper of 3 inches (Chapter 28, Section 28-31(4)a)	1:1 at a 3 inch minimum for trees measuring 6 inches to 23.99 inches	No

Tree mitigation, heritage trees	Replacement equal to the total caliper inches removed, at a minimum of 3 inches in caliper (Engineering Manual §8.3.4.D)	1:1 at a 3 inch minimum for trees measuring 24 inches and greater	No
Residential landscape screening	No requirement stated	80 percent opacity, measured as a percentage of buffer length two years after planting	No
Residential landscape berm screening	No requirement stated	Earthen berms utilized as natural landscape screens and noise buffers	No

Proposed Place Type Standards

The following standards are established by this Employment Center Plan under LDC §4.3.1.9, whose lot and dimensional standards are largely left to be decided during the development process.

Standard	Proposed
Block Length (Max)	6,500 l.f.
Block Perimeter (Max)	22,500 l.f.
Block Breaks Distance (Min)	N/A
Lot Width (Min)	N/A
Lot Area (Min)	5 acres
Lot Coverage (Max), Impervious Cover	85%
Data Center Buildings Setback	300'
Security, Amenity, and Office Buildings Setback	25'
Industrial Boulevard Setback	25'
Rear Yard Setback	25'
Side Yard Setback	25'
Maximum Principal Building Height	85' / 3 stories
Maximum Principal Gas Stack Height	125'
Minimum Principal Building Height	Not stated (see note below)
Driveways (Industrial Boulevard)	Permitted
Driveway Throat Width	50'

The plan's Code Modifications table cites LDC §5.4.6 for a base standard of driveways not permitted, against the proposed modification shown above, and cites Engineering Manual Table 2-4 for a base driveway throat width of twenty feet (20') against the proposed width shown above (Employment Center Plan, Code Modifications). LDC §5.4.6.1 states that driveway curb cuts are prohibited on Community Boulevards; the plan's street type is the Industrial Boulevard, and the plan does not state that §5.4.6.1's Community Boulevard prohibition is the source of the base standard its own table cites as LDC §5.4.6.

The plan does not state a minimum principal building height. The plan's lot and block standards table pairs a base column reading "Maximum Principal Building Height (TBD)" with a proposed maximum of eighty-five feet (85') and three stories, and states no minimum in either column (Employment Center Plan, Employment Center Lot and Block Standards). The plan carries two provisions that address unstated standards. The Warrants and Variances provision states that where no standard is included in

the EC Standards, standards are to be determined by warrant (Employment Center Plan, Administration, Warrants and Variances). The Vesting Rights provision states that any standard not addressed in the EC Plan follows the standards and regulations of the LDC and associated criteria manuals in effect as of the date of approval of the plan (Employment Center Plan, Administration, Vesting Rights). The minimum principal building height is unstated under either provision, and the plan does not identify which provision controls.

Surrounding Area

Direction	Zoning	Growth Sector	Future Land Use	Existing Use
North (Across US-79)	ETJ	Future Growth Sector (G-1)	Area of Minimal Change	Commercial & Residential
South (Across FM 112)	ETJ	Future Growth Sector (G-1)	Area of Minimal Change	Residential
East	County	None	County	Residential
West	EJT	Controlled Growth Sector Tier I (G-2.1)	Employment: Special Zone	Residential

Public Notification

State law requires the City to notify all property owners within 200 feet of a proposed zoning change. The City mailed twenty-three (23) notices to property owners within 200 feet of the subject property on August 7, 2026. A legal notice advertising the public hearings was published in the Taylor Press on August 2, 2026. Public hearing signs were posted on the property on August 7, 2026. Separately, the applicant mailed a courtesy notice to property owners within one mile of the subject property on August 3, 2026; Big Watt mailed this notice, which extends beyond the statutory radius and is not required. As of the date of this report, staff has received zero (0) letters of support or opposition at the time of the drafting of this Transmittal Letter.

Staff Analysis

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

Is the Employment Center Plan consistent with the Comprehensive Plan?

The request complies with the Comprehensive Plan. The Comprehensive Plan assigns the property the Future Land Use designation Employment: Special Zone, described as a location for large-scale employment land uses associated with regional high-tech businesses and preserved for large-scale industrial users. Plan proposes a closed campus for data center buildings, substations, gas infrastructure for power generation, and auxiliary buildings within that designation (Envision Taylor Comprehensive Plan, Appendix A). The property lies in the Controlled Growth Sector Tier I, where development may occur as infrastructure systems are extended.

Is the Employment Center Plan compatible with the surrounding area?

The subject property lies in Controlled Growth Sector Tier I. Controlled Growth Sector Tier I consists of areas with incomplete infrastructure where systems will be extended as development occurs in Controlled Growth Sector Tier II and may then allow development to occur in Tier I. The property to the west lies in Controlled Growth Sector Tier I (G-2.1) and carries the Employment: Special Zone designation, matching the subject property. The Employment: Special Zone encourages high-tech employment and the services that support it, and low-density residential development is not supported within it. The property to the east is under county jurisdiction and carries no City growth sector or future land use designation. The properties to the north across US 79 and to the south across FM 112 are

assigned the Future Growth Sector (G-1) and carry the Area of Minimal Change future land use designation. The Future Growth Sector consists of areas with value as open space or agricultural land where significant barriers to development exist, including large lot homesteads and farmland with limited infrastructure availability.

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.

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

Infrastructure to serve the proposed land use is planned rather than in place. The Utilities Map shows an existing water line and the existing wastewater treatment plant, with a proposed water line, a proposed re-use water line, and a proposed wastewater line serving the site. A Traffic Impact Analysis is prepared and submitted at preliminary plat application with the scope of work approved by the City Engineer and the Texas Department of Transportation Austin District office, and off-site improvements are contingent on that analysis. The Engineering Manual governs the design of the water and wastewater lines serving the buildings on the property within the **Engineering Manual Sections 5 and 6**, including line sizing, materials, and installation. The HVAC water limits are binding plan standards; utility design compliance is deferred to subdivision improvement plans and subsequent engineering review.

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

The subject property is currently located within the City of Taylor extraterritorial jurisdiction, and a voluntary annexation into the City's full-purpose jurisdiction proceeds as a companion action. The property is unzoned, and no Place Type district or dimensional standard applies to it today (LDC §1.6.2). EC: Employment Center is the zoning proposed upon annexation, and all areas designated EC: Employment Center Place Type require an approved Employment Center Plan prior to any development on the subject property (LDC §2.2.8).

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

4. TIMELINE

Planning & Zoning Commission Hearing: August 18, 2026

City Council First Reading: September 10, 2026

City Council Second Reading: September 24, 2026

5. OTHER OPTIONS

6. ATTACHMENTS

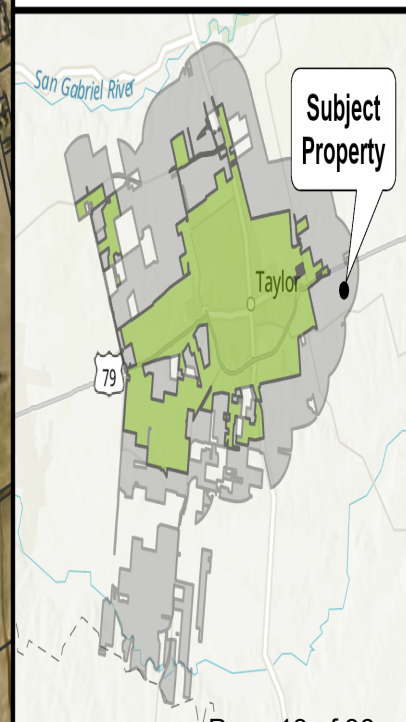
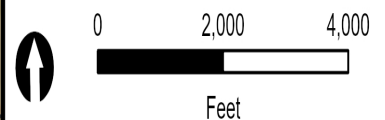
1. PZ 2026-2715 Location Map
2. PZ 2026-2715 Current Zoning
3. PZ 2026-2715 Proposed Zoning
4. PZ 2026-2715 Future Land Use
5. PZ 2026-2715 Growth Sector
6. Exhibit A - Survey [R006650, R006648]
7. Exhibit B - Employment Center Plan



PZ 2026-2715

**Project Mustang
Employment Center Plan
Location Map
Approximately 664.572 acres**

- City Limits
- Subject Property
- ETJ Boundary





PZ-2026-2715

**Project Mustang
Employment Center Plan
Current Zoning
Approximately 664.572 acres**

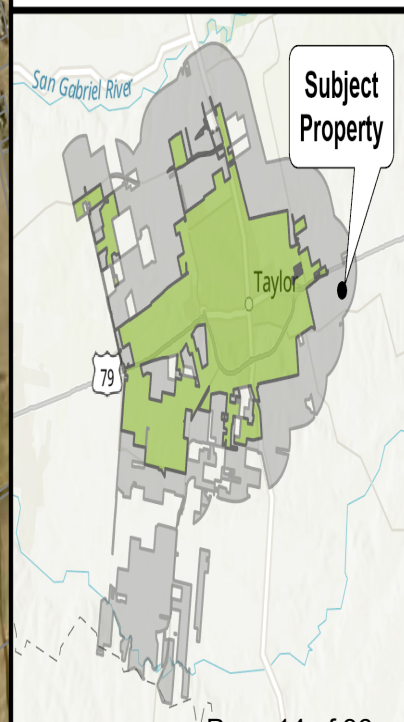
-  ETJ Boundary
-  Parcels
-  City Limits
-  Subject Property

Place Type Zoning

-  P2: Rural
-  P2C: Rural Commercial
-  EC: Employment Center
-  CS: Civic Space



0 2,000 4,000
Feet



Subject
Property



PZ-2026-2702

**Project Mustang
Employment Center Plan
Proposed Zoning
Approximately 664.572 acres**

 Subject Property

 City Limits

 Parcels

Place Type Zoning

 P2: Rural

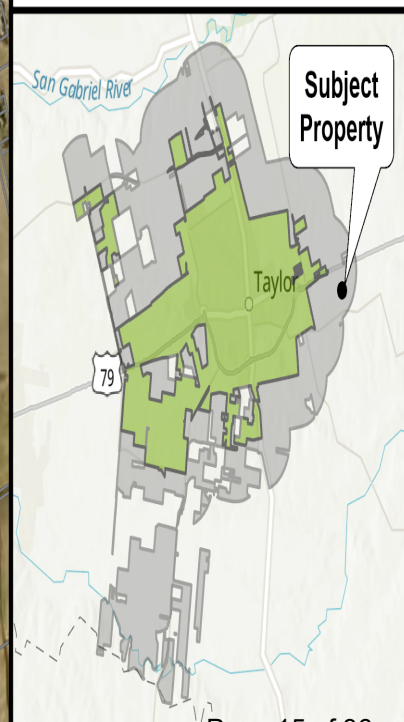
 P2C: Rural Commercial

 EC: Employment Center

 CS: Civic Space



0 2,000 4,000
Feet





PZ-2026-2715

**Project Mustang
Employment Center Plan
Future Land Use Map
Approximately 664.572 acres**

 Subject Property

 ETJ Boundary

 City Limits

 Parcels

Future Land Use

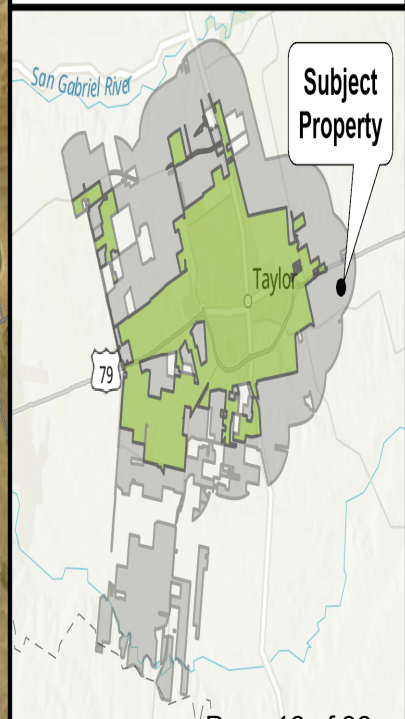
 Area of Minimal Change

 Employment: Regional

 Employment: Special Zone



0 1,000 2,000
Feet





PZ-2026-2715

**Project Mustang
Employment Center Plan
Growth Sector Map
Approximately 664.572 acres**

 Subject Property

 ETJ Boundary

 City Limits

Growth Sector

 Preserved Open Sector (O-1)

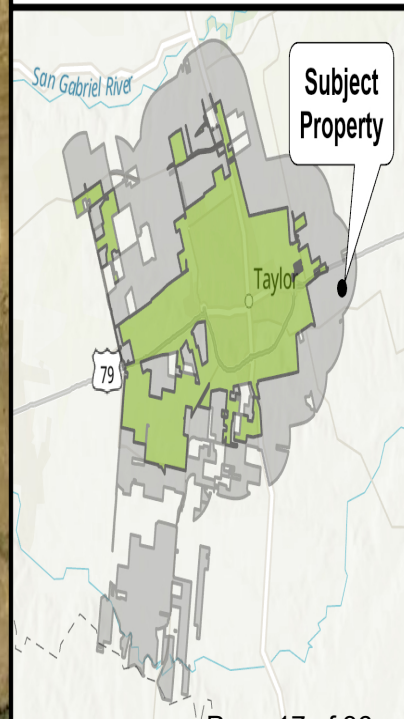
 Future Growth Sector (G-1)

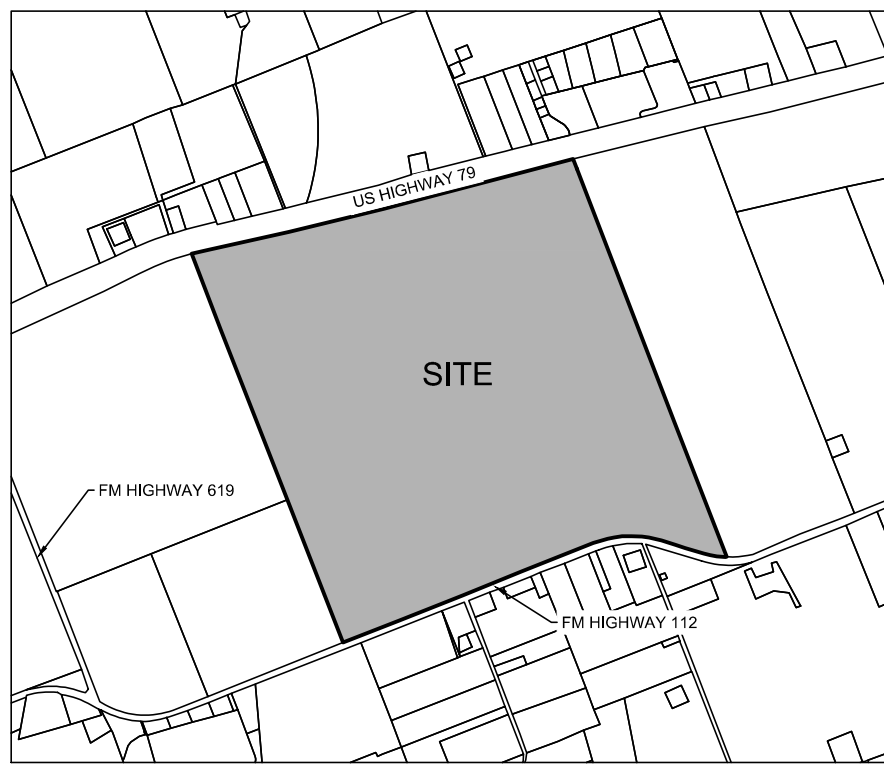
 Controlled Growth Sector Tier I (G-2.1)

 Controlled Growth Sector Tier II (G-2.2)



0 1,000 2,000
Feet





LOCATION MAP
NOT TO SCALE

REFERENCES:

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON THE TITLE COMMITMENT LISTED BELOW.
TITLE COMMITMENT:
ALAMO TITLE INSURANCE COMPANY
G.F., # SAT-08-4000082300193-KJ
DATE ISSUED: JANUARY 27, 2023
EFFECTIVE DATE: JANUARY 23, 2023
ONLY THOSE MATTERS AFFECTING THE AREA OF SUBJECT PROPERTY IDENTIFIED IN THIS TITLE COMMITMENT ARE SHOWN.

SCHEDULE B (ONLY THOSE MATTERS IN TITLE COMMITMENT ARE ADDRESSED BELOW):

10F.
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: WILLIAMSON COUNTY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: JULY 11, 1927
RECORDING NO: VOLUME 232, PAGE 363, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
(As shown or noted hereon, Deed description calls to begin in the West line of 280 acres original tract (apparently in error); however, easement location shown hereon begins in the West line of the land owned by Parker as of the date of this deed. No ground evidence was observed indicating this portion of the subject property being used as a roadway.)
10G.
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: MARCH 14, 1938
RECORDING NO: VOLUME 289, PAGE 513, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
(Vague description - no apparent evidence, Called to be 100 feet northwesterly from property line.)
10H.
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: FEBRUARY 13, 1942
RECORDING NO: VOLUME 311, PAGE 266, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
(Vague description - apparent locations shown or noted hereon, West location called to be 80 feet northwesterly from property line, and East location called to be 29 feet northwesterly from property line for pole/guy anchor.)
10I.
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ONCOR ELECTRIC DELIVERY COMPANY, LLC
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: MAY 14, 2010
RECORDING NO: DOCUMENT NO. 2010031576, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
(As shown or noted hereon.)
10J.
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT
DATED: AUGUST 22, 1928
EXECUTED BY: BESSIE C. PARKER AND JOHN W. PARKER
RECORDING DATE: AUGUST 10, 1929
RECORDING NO: VOLUME 243, PAGE 35, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS WHICH PROVIDES FOR, AMONG OTHER THINGS: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(As shown or noted hereon, the general location of this easement generally falls more or less within the existing easement granted to Oncor under Document No. 2010031576 and therefore both easements are essentially one in the same.)

10K.
ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,
JOB NO.:
DATED: DECEMBER 21, 2005
PREPARED BY: WILLIAM D O'HARE RPLS NO 4878
MATTERS SHOWN: OVERHEAD ELECTRIC LINE ALONG THE NORTHWEST PORTION OF PROPERTY.
(Overhead electric line along the northwest portion of the property is shown hereon.)

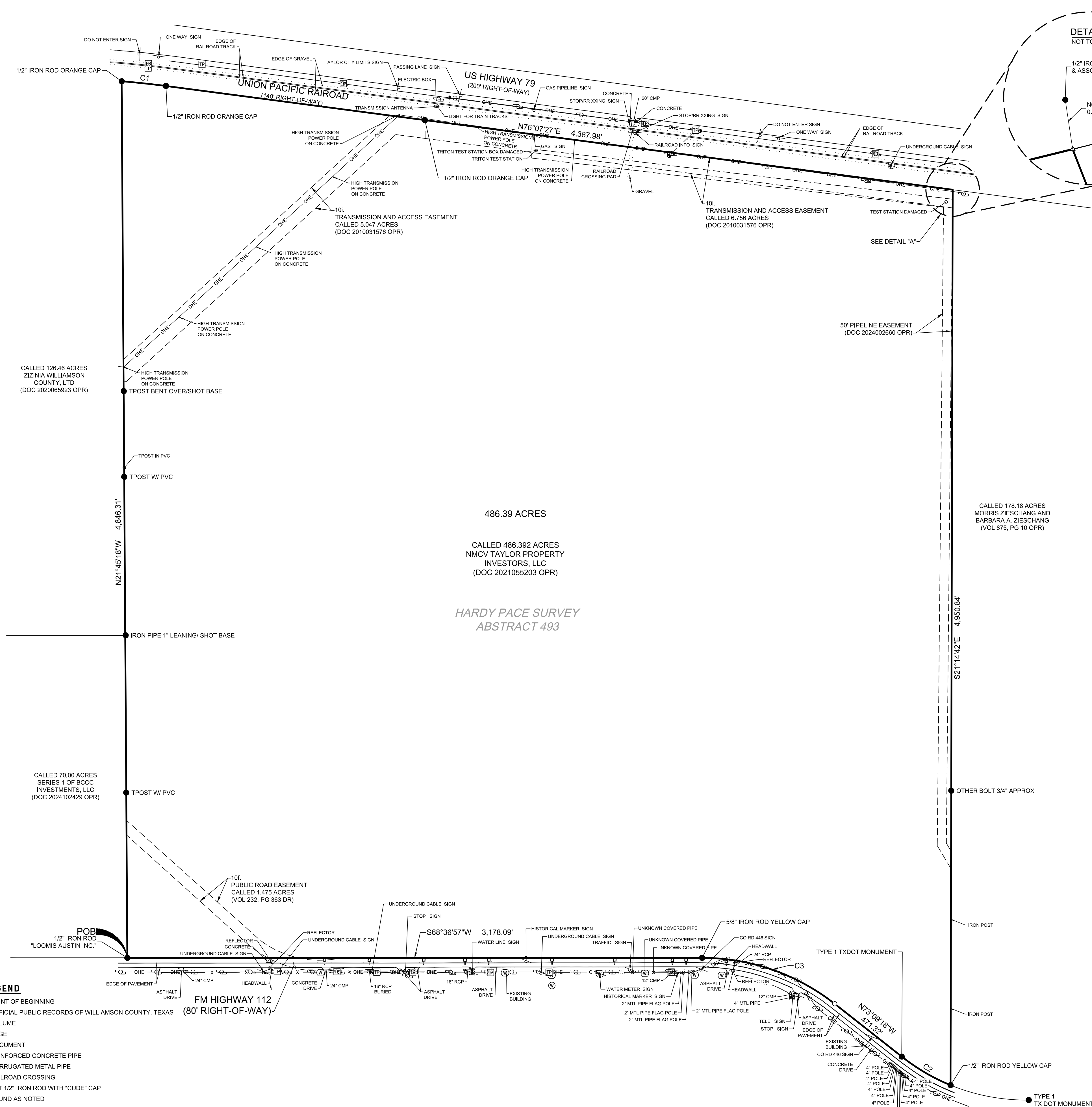
LEGEND

POB = POINT OF BEGINNING
OPR = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
VOL = VOLUME
PG = PAGE
DOC = DOCUMENT
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
RR XXING = RAILROAD CROSSING
○ = SET 1/2" IRON ROD WITH "CUDE" CAP
● = FOUND AS NOTED
△ = CALCULATED POINT
E = ELECTRIC METER
W = WATER METER
WV = WATER VALVE
Ⓜ = ELECTRIC MANHOLE
Ⓢ = WATER WELL
TP = TELEPHONE PEDESTAL
EB = ELECTRIC BOX
UP = UTILITY POLE
GA = GUY ANCHOR
S = SIGN
M = MAILBOX

LINE LEGEND

— o — = ORNAMENTAL FENCE
— x — = BARBED WIRE FENCE
— // — = WOOD FENCE
..... = GRAVEL

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DIST.
C1	5,517.55'	2°33'30"	246.38'	N74°41'34"E	246.36'
C2	1,106.00'	16°15'08"	313.72'	N81°00'41"W	312.67'
C3	1,185.90'	38°13'45"	791.26'	S87°43'50"W	776.67'



NOTES:

- BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00012.
- SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.
- BY GRAPHICAL PLOTTING ONLY, THE TRACT SHOWN HEREON LIES WITHIN UNSHADED ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0575F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THERE ARE NO EXISTING BUILDINGS ON THE SUBJECT TRACT.
- THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES ON THE SUBJECT TRACT.

LEGAL DESCRIPTION

486.39 ACRES OF LAND SITUATED IN THE HARDY PACE SURVEY, ABSTRACT 493, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 486.39 ACRE TRACT, CONVEYED TO NMCV TAYLOR PROPERTY INVESTORS, LLC, RECORDED IN DOCUMENT 2021055203 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 486.39 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE FM HIGHWAY 112 (80' RIGHT-OF-WAY), FOR THE EAST CORNER OF A CALLED 70.00 ACRE TRACT CONVEYED TO SERIES 1 OF BCCC INVESTMENTS, LLC, RECORDED IN DOCUMENT 2024102429 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SOUTHWEST CORNER OF SAID 786.39 ACRE TRACT, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 21°45'18" W, ALONG THE NORTHEAST LINE OF SAID 70.00 ACRE TRACT, THE NORTHEAST LINE OF A CALLED 126.46 ACRE TRACT CONVEYED TO ZIONIA WILLIAMSON COUNTY, LTD. RECORDED IN DOCUMENT 2020065923 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWEST LINE OF SAID 486.392 ACRE TRACT, A DISTANCE OF 4,846.31 FEET TO A 1/2" IRON ROD WITH ORANGE CAP FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (140' RIGHT-OF-WAY), FOR THE NORTH CORNER OF SAID 126.46 ACRE TRACT, THE NORTHWEST CORNER OF SAID 486.392 ACRE TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND THE NORTHWEST LINE OF SAID 486.392 ACRE TRACT, THE FOLLOWING TWO COURSES:

- A CURVE TO THE RIGHT, WITH A RADIUS OF 5517.55 FEET, A CENTRAL ANGLE OF 02°33'00", AN ARC LENGTH OF 246.38 FEET, AND A CHORD BEARING AND DISTANCE OF N 74°41'34" E, 246.36 FEET, TO A 1/2" IRON ROD WITH ORANGE CAP FOUND;
- N 76°07'27" E, A DISTANCE OF 4,387.98 FEET TO POINT FOR THE WEST CORNER OF A CALLED 178.18 ACRE TRACT CONVEYED TO MORRIS ZIESCHANG AND BARBARA A. ZIESCHANG, RECORDED IN VOLUME 875, PG 10 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE NORTHEAST CORNER OF SAID 486.392 ACRE TRACT, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH "GORRONDONA & ASSOC. AUSTIN TEXAS" CAP BEARS N 08°32'06" W, A DISTANCE OF 0.92 FEET;

THENCE, S 21°14'42" E, ALONG THE SOUTHWEST LINE OF SAID 178.18 ACRE TRACT AND THE NORTHEAST LINE OF SAID 486.392 ACRE TRACT, A DISTANCE OF 4,950.84 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND IN SAID NORTHWEST RIGHT-OF-WAY LINE OF FM HIGHWAY 112, FOR THE SOUTH CORNER OF SAID 178.18 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 486.392 ACRE TRACT, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF FM HIGHWAY 112 AND THE SOUTHEAST LINES OF SAID 486.392 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 1106.00 FEET, A CENTRAL ANGLE OF 16°15'08", AN ARC LENGTH OF 313.72 FEET, AND A CHORD BEARING AND DISTANCE OF N 81°00'41" W, 312.67 FEET, TO A TYPE 1 TXDOT MONUMENT;
- N 73°09'18" W, A DISTANCE OF 471.32 FEET TO A 1/2" IRON ROD WITH "CUDE" CAP SET;
- ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 1,185.90 FEET, A CENTRAL ANGLE OF 38°13'45", AN ARC LENGTH OF 791.26 FEET, AND A CHORD BEARING AND DISTANCE OF S 87°43'50" W, 776.67 FEET, TO A 1/2" IRON ROD WITH YELLOW CAP FOUND;
- S 68°36'57" W, A DISTANCE OF 3,178.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 486.39 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00012.

STATE OF TEXAS
COUNTY OF BEXAR

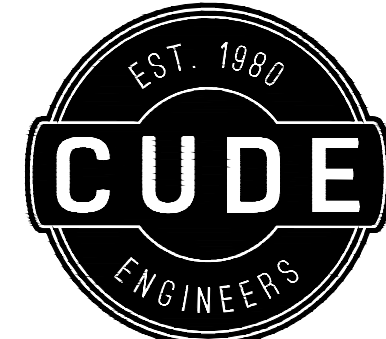
TO: ***GRANTOR***, ***GRANTEE***, ***TITLE COMPANY***

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, AND 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 7, 2026.



84/27/2826

Chris Walterscheid
CHRIS WALTERSCHEIDT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180
CWALTERSCHEIDT@CUDEENGINEERS.COM



4122 POND HILL RD., SUITE 101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPELS FIRM #10048500
TBP FIRM #455

486.39 ACRES OF LAND SITUATED IN THE HARDY PACE SURVEY, ABSTRACT 493, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 486.39 ACRE TRACT CONVEYED TO NMCV TAYLOR PROPERTY INVESTORS, LLC, RECORDED IN DOCUMENT 2021055203 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ALTA/NSPS LAND TITLE SURVEY

DATE

APRIL 27, 2026

PROJECT NO.

04656.000

DRAWN BY

DB

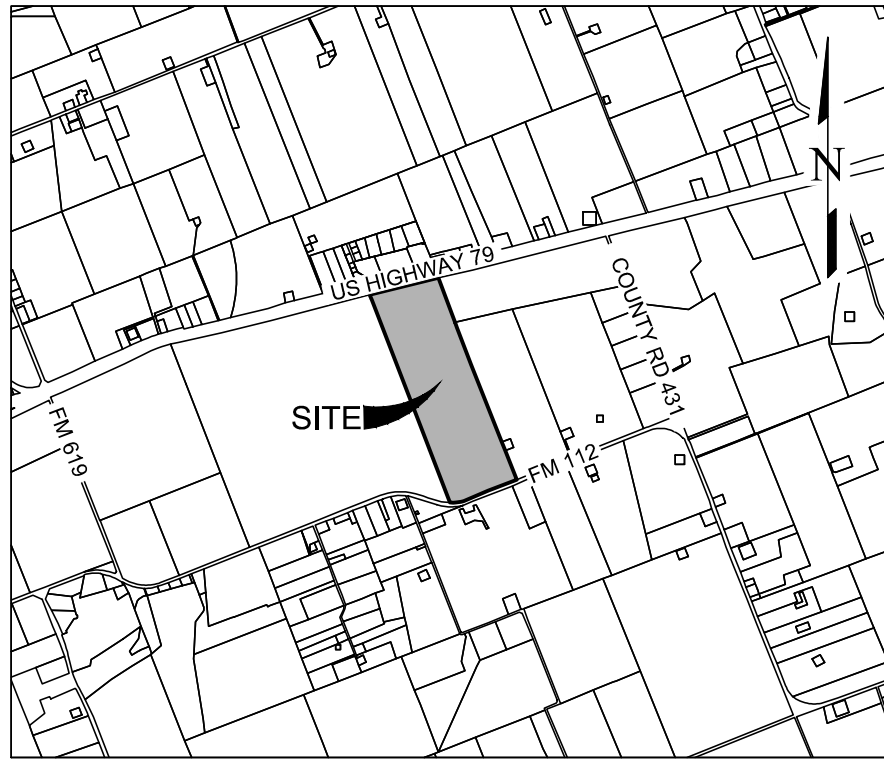
CHECKED BY

CW

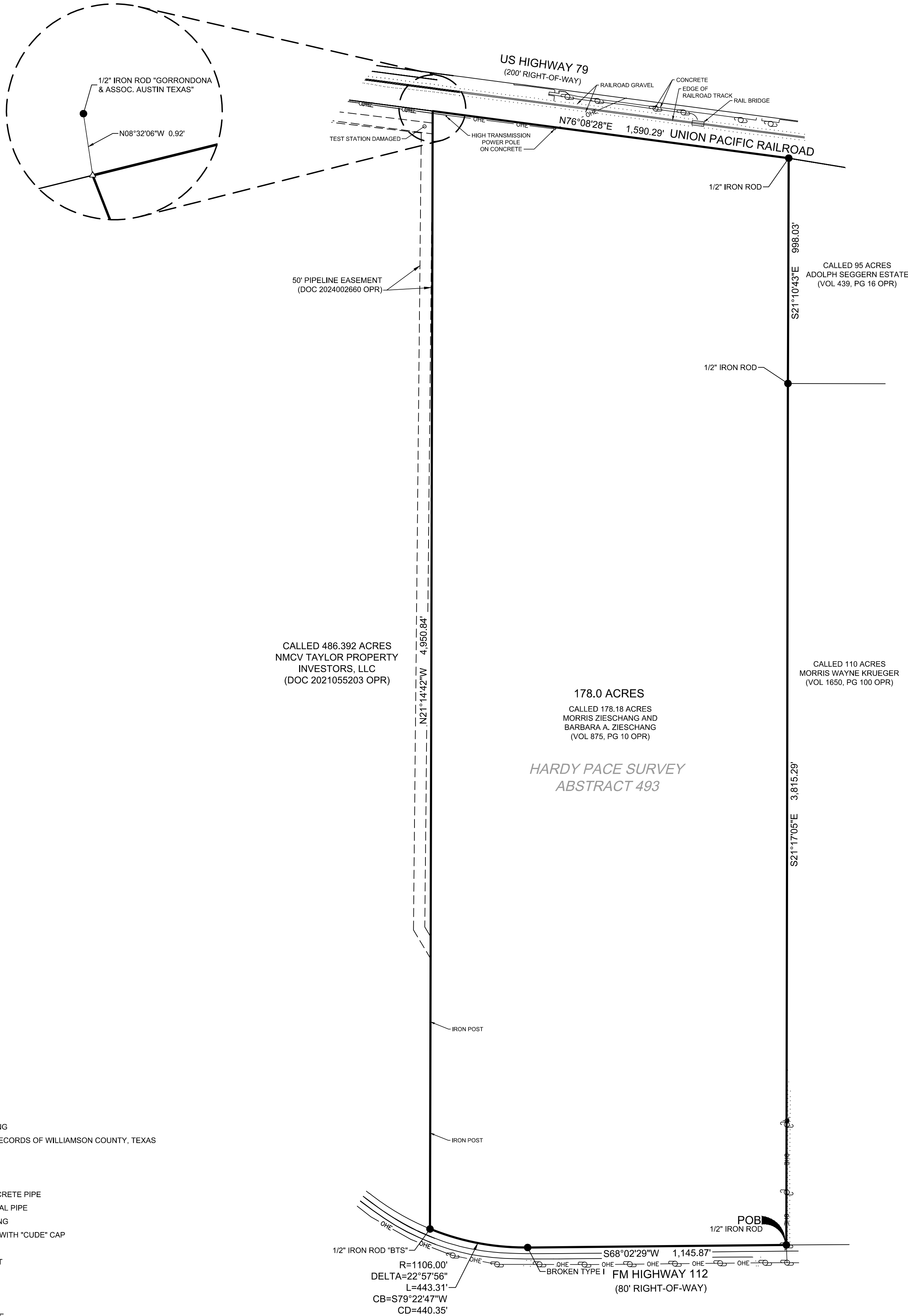
REVISIONS

-
-
-
-
-
-
-
-

V-1



LOCATION MAP
NOT TO SCALE



- NOTES:
1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00012.
 2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.
 3. BY GRAPHICAL PLOTTING ONLY, THE TRACT SHOWN HEREON LIES WITHIN UNSHADED ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0575F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 4. THERE ARE NO EXISTING BUILDINGS ON THE SUBJECT TRACT.
 5. THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES ON THE SUBJECT TRACT.
 6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGAL DESCRIPTION
178.0 ACRES OF LAND SITUATED IN THE HARDY PACE SURVEY, ABSTRACT 493, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 178.18 ACRE TRACT AS DESCRIBED IN VOLUME 875, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 178.0 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING, AT A 1/2" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF FM 112 FOR THE SOUTHWEST CORNER OF THAT CALLED 110 ACRE TRACT DESCRIBED IN VOLUME 1650, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND THE SOUTHWEST CORNER OF SAID 178.18 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FM 112, THE FOLLOWING TWO (2) COURSES:
1) S 68°02'29" W, A DISTANCE OF 1,145.87 FEET, TO A DAMAGED TYPE 1 MONUMENT FOUND;
2) ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 1106.00 FEET, A CENTRAL ANGLE OF 22°57'56", AN ARC LENGTH OF 443.31 FEET, AND A CHORD BEARING AND DISTANCE OF S 79°22'47" W, 443.35 FEET, TO A 1/2" IRON ROD WITH "BTS" CAP FOUND FOR THE SOUTHWEST CORNER OF THAT CALLED 486.392 ACRE TRACT DESCRIBED IN DOCUMENT 2021055203 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND THE SOUTHWEST OF SAID 178.18 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 21°14'42" W, WITH THE EAST LINE OF SAID 486.392 ACRE TRACT AND THE WEST LINE OF SAID 178.18 ACRE TRACT, A DISTANCE OF 4,950.84 FEET, TO A CALCULATED POINT IN THE SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, FOR THE NORTHEAST CORNER OF SAID 486.392 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 178.18 ACRE TRACT, FROM WHICH A 1/2" IRON ROD WITH "GORRONDONA & ASSOC. AUSTIN, TEXAS" CAP BEARS, N 08°32'06" W, A DISTANCE OF 0.92 FEET;
THENCE, N 76°08'28" E, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, AND THE NORTH LINE OF SAID 178.18 ACRE TRACT, A DISTANCE OF 1,590.29 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT CALLED 95 ACRE TRACT DESCRIBED IN VOLUME 439, PAGE 16 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
THENCE, S 21°10'43" E, WITH THE WEST LINE OF SAID 95 ACRE TRACT AND THE EAST LINE OF SAID 178.18 ACRE TRACT, A DISTANCE OF 998.03 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 95 ACRE TRACT, THE NORTHWEST CORNER OF SAID 110 ACRE TRACT, FOR AN ANGLE POINT ON THE EAST LINE OF SAID 178.18 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE, S 21°17'05" E, WITH THE WEST LINE OF SAID 110 ACRE TRACT AND CONTINUING WITH THE EAST LINE OF SAID 178.18 ACRE TRACT, A DISTANCE OF 3,815.29 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 178.0 ACRES OF LAND, MORE OR LESS.

- LEGEND**
- POB = POINT OF BEGINNING
OPR = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
VOL = VOLUME
PG = PAGE
DOC = DOCUMENT
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
RR XING = RAILROAD CROSSING
○ = SET 1/2" IRON ROD WITH "CUDE" CAP
● = FOUND AS NOTED
△ = CALCULATED POINT
E = ELECTRIC METER
W = WATER METER
WV = WATER VALVE
E = ELECTRIC MANHOLE
W = WATER WELL
TP = TELEPHONE PEDESTAL
EB = ELECTRIC BOX
UP = UTILITY POLE
GA = GUY ANCHOR
S = SIGN
M = MAILBOX
- LINE LEGEND**
- o — = ORNAMENTAL FENCE
— x — = BARBED WIRE FENCE
— // — = WOOD FENCE
- - - - - = GRAVEL

STATE OF TEXAS
COUNTY OF BEXAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(b), 8, AND 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 15, 2026.

05/28/2026

Chris Walterscheid
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180
CWALTERSCHEIDT@CUDEENGINEERS.COM

CUDEENGINEERS.COM

CUDE ENGINEERS

EST. 1980

4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPES FIRM #10048500
TBPES FIRM #455

ALTA/NSPS LAND TITLE SURVEY

178.0 ACRES OF LAND SITUATED IN THE HARDY PACE SURVEY, ABSTRACT 493, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 178.18 ACRE TRACT AS DESCRIBED IN VOLUME 875, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

DATE
MAY 28, 2026

PROJECT NO.
04656.000

DRAWN BY
DLT

CHECKED BY
CJW

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.

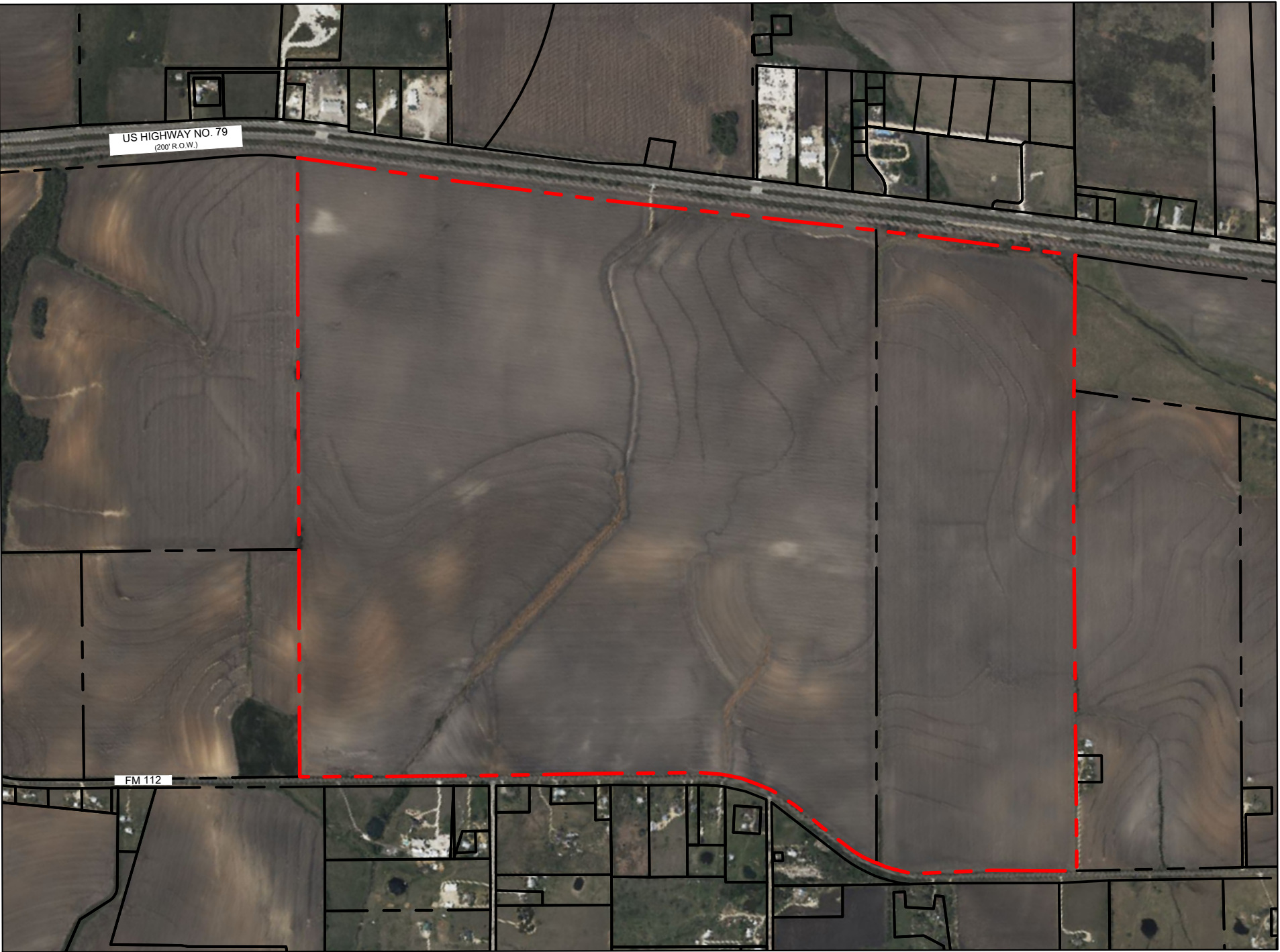
V-1

1 OF 1

PROJECT MUSTANG

Employment Center Plan

Taylor, TX



- 1 Cover & Table of Contents
- 2 Purpose and Intent / Administration / Definitions
- 3 Context
- 8 Regulating Plan
- 9 Standards
- 12 Thoroughfare
- 15 Code Modifications

August 7th, 2026

NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES



Purpose and Intent / Administration / Definitions

Purpose and Intent

The Property is intended to function as a closed campus employment center consisting of data center buildings, substations, gas infrastructure, auxiliary buildings, detention facilities, internal roadways, landscaping, screening, utility infrastructure, and supporting site improvements integrated into a cohesive development. The Employment Center Plan is intended to establish the overall development framework and character of the Property.

Justification

Upon voluntary annexation of the remaining site into the full-purpose jurisdiction of Taylor and obtaining Employment Center zoning, the proposed data center development will meet the intent of the future build-out of the area as "Employment - Special Zone" per the Taylor Future Land Use Plan. Modifications to the Taylor Land Development Code (LDC) and associated development criteria, as defined in this Employment Center plan, will enable an industrial complex tailored to the site and accommodating surrounding existing and proposed development including residential, commercial and mixed-use.

Administration

Conformity
All development within the boundary of this Employment Center Plan will follow these Employment Center (EC) Standards, including any approved variances adopted as part of these EC Standards. It is the Purpose and Intent of these EC Standards to which improvements shall conform.

Warrants and Variances
There are two types of deviations from these EC Standards: Warrants and Variances. Where no standard is included in these EC Standards, standards shall be determined by Warrant. The correction of scrivener's errors within this document shall be handled by Warrant (see Definitions: Variance and Warrant).

Vesting Rights
Any Standard not addressed in this EC Plan will follow the Standards and regulations of the Taylor Land Development Code (LDC) and associated criteria manuals in effect as of the date of approval of this EC Plan.

Typical and Actual Conditions
These EC Standards represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. All components of Thoroughfares and Building Sites are expected to be refined as appropriate for specific locations in a reasonable manner that achieves the intent of these EC Standards.

Definitions

The following definitions are specific to this Employment (EC) Plan. Any terms not included in this list will be defined by Chapter 7 of the Taylor Land Development Code (LDC).

Block
An aggregate land area circumscribed by streets, thoroughfares, alleys, and/or property lines.

Inside Turning Radius
The inside curved edge of a road measured at the face of curb.

Setback
The area of a lot measured from the lot line to a building facade or elevation that is maintained clear of permanent structures, with the exception of encroachments listed in the LDC.

Variance
A deviation from a specific provision of the Employment Center Plan which meets the intent of that plan. Variances are granted by the Zoning Board of Adjustments in a public hearing.

Warrant
A deviation within the Employment Center Plan that is not tied to a specific provision, but meets the intent of that plan. Warrants are granted administratively by the Development Review Committee (DRC)

Any change that does not alter the purpose of the original approval. Adjustments in alley, local or collector street alignments or widths that do not adversely affect another proposed phase of the subject property or adjacent property. Applicant reserves the right to adjust lot lines, lot sizes, and/or lot configuration for the overall development.

PROJECT MUSTANG

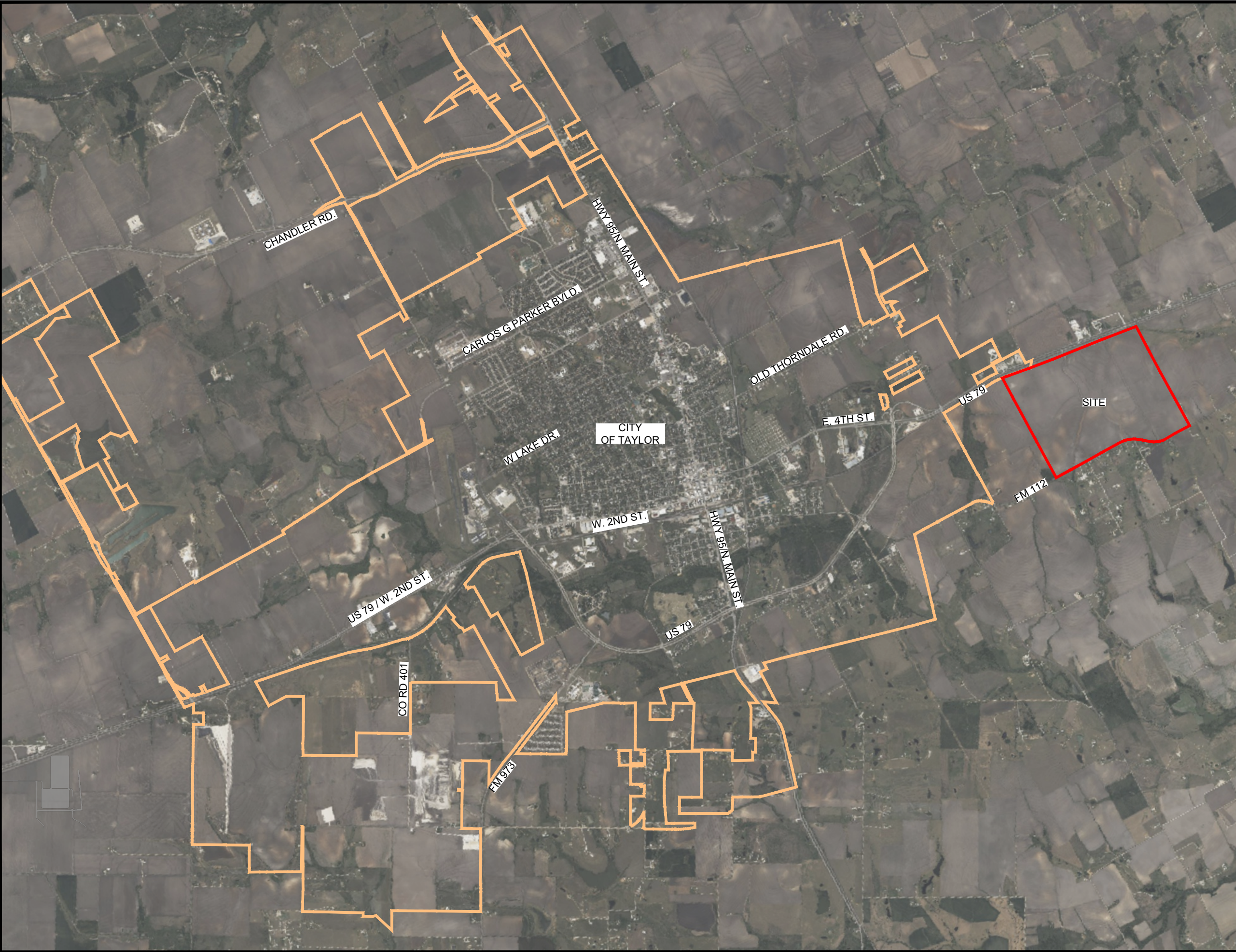


PROJECT MUSTANG

Regional Map

CITY BOUNDARY

SUBJECT PROPERTY



0 2000 4000
GRAPHIC SCALE IN FEET
SCALE: 1" = 4000



NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

PROJECT MUSTANG

Site Map

- CITY BOUNDARY
- SUBJECT PROPERTY



0 750 1500
GRAPHIC SCALE IN FEET
SCALE: 1" = 1500'



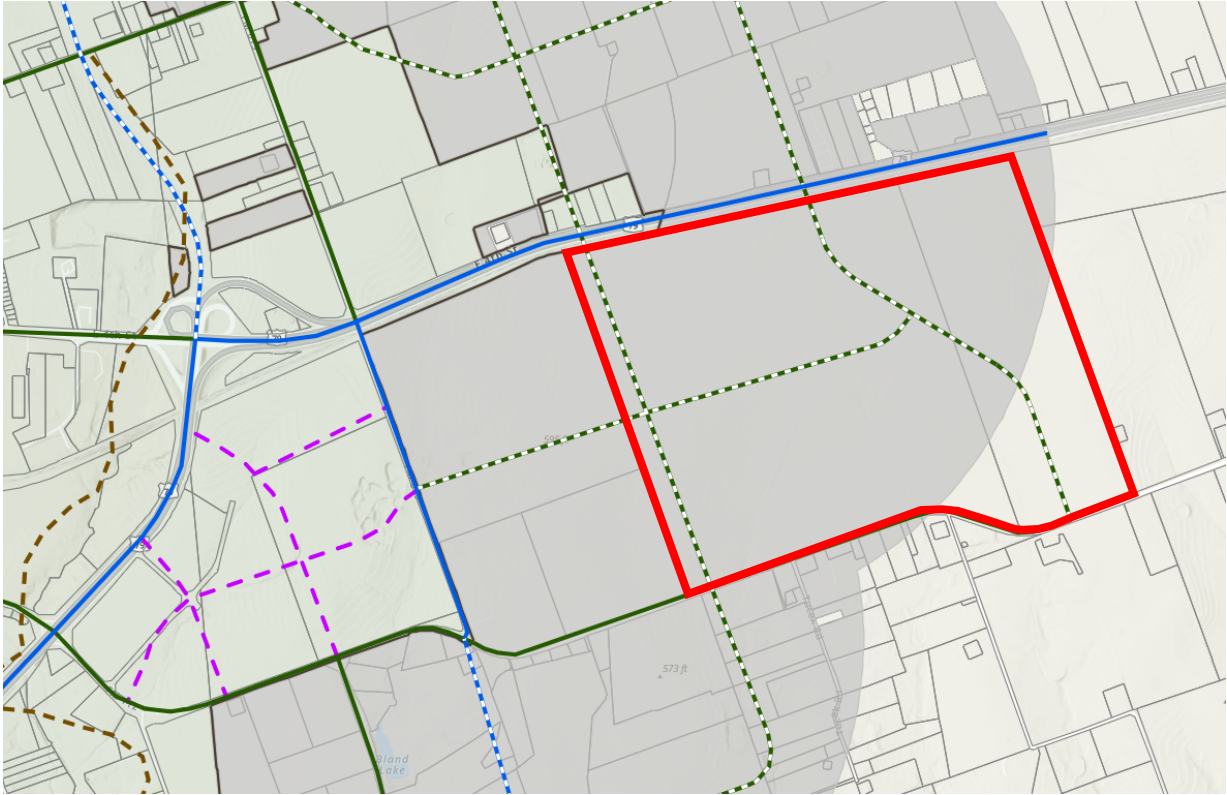
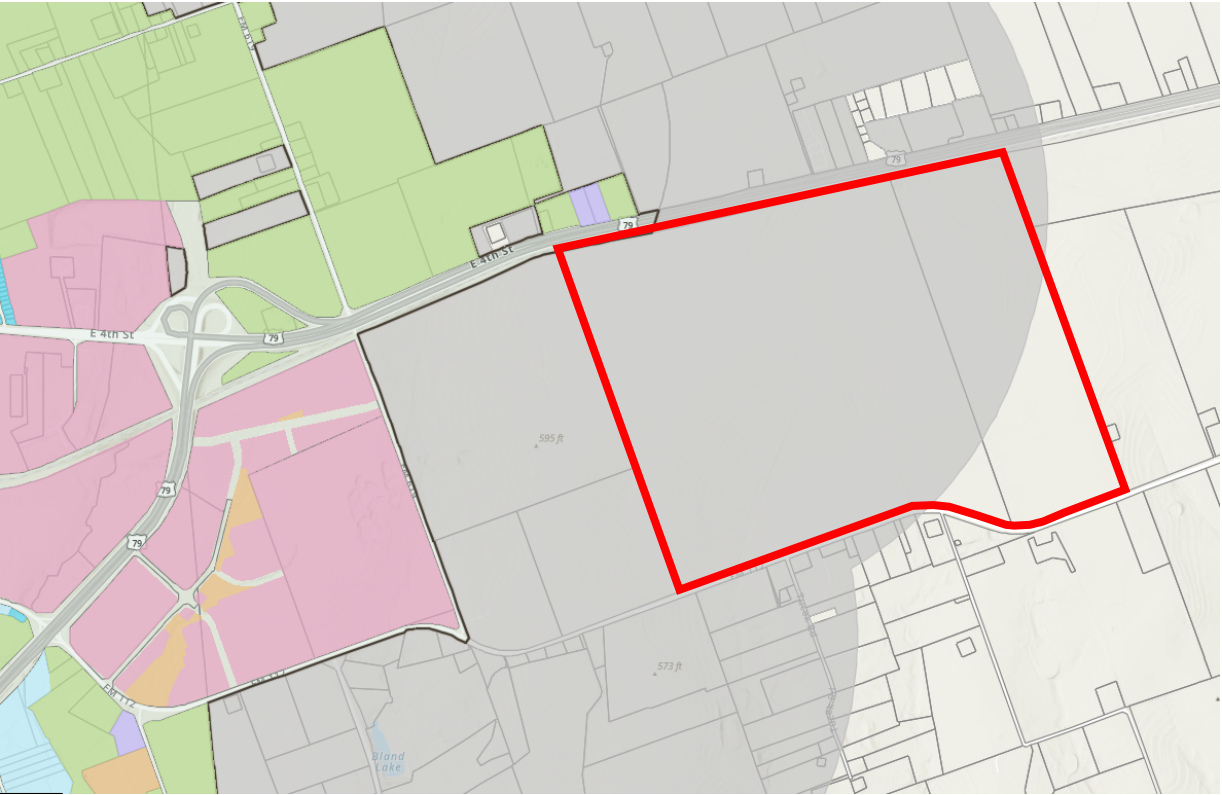
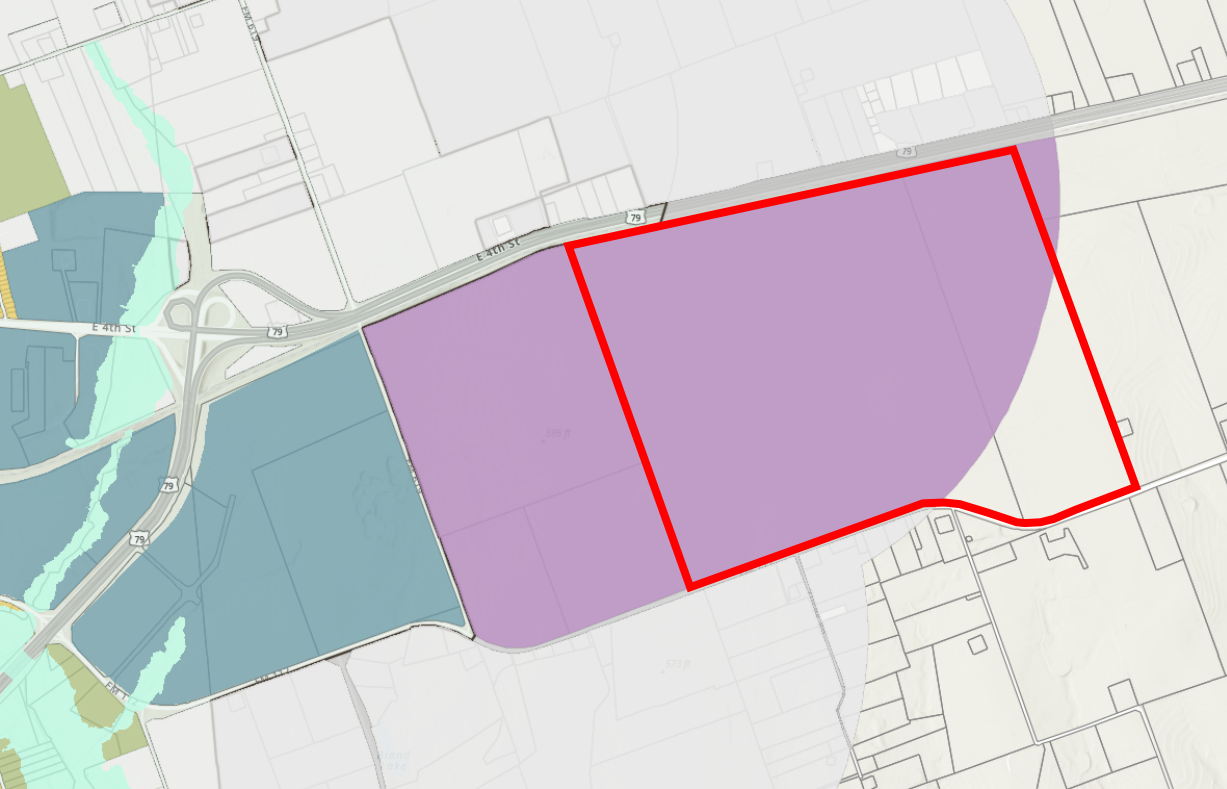
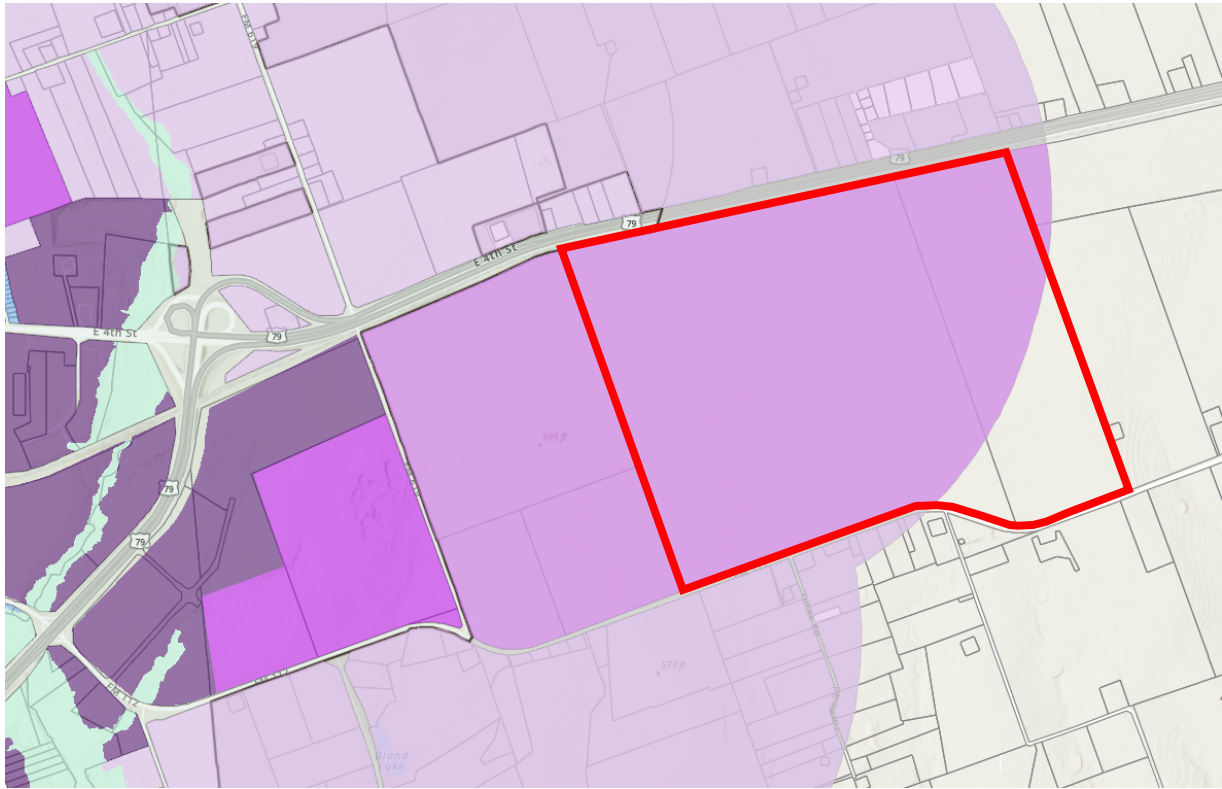
NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

Existing Conditions



Page 24 of 36

PROJECT MUSTANG

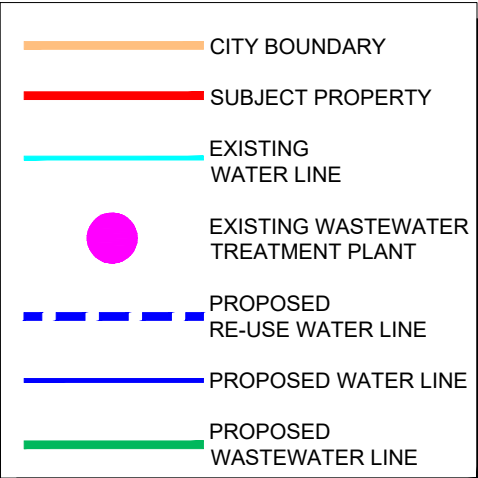


NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES



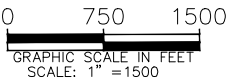
PROJECT MUSTANG

Utilities Map



NOTE:

Anticipated re-use water demand for this site is approximately 125,000 GPD.



NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

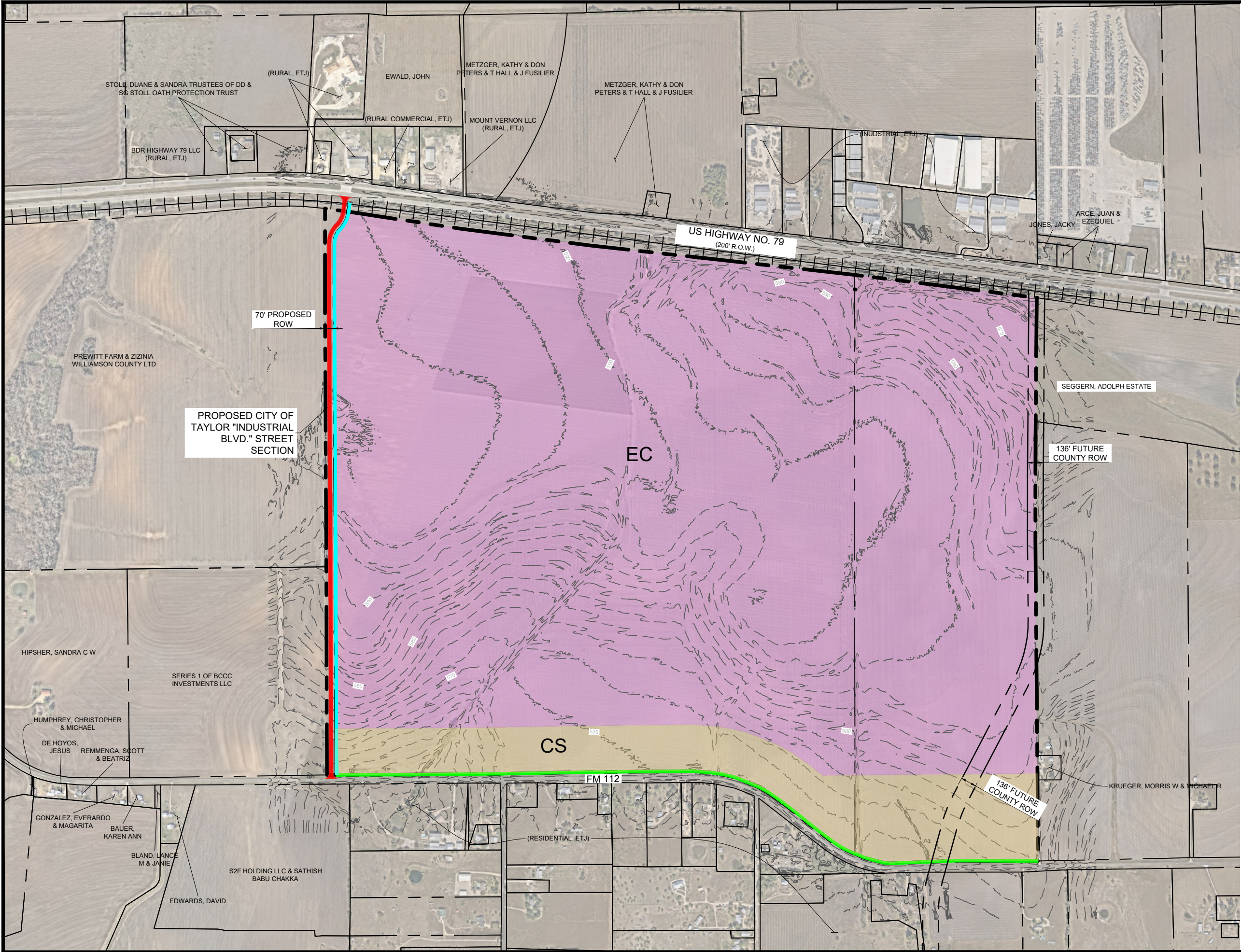
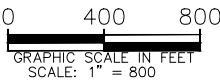
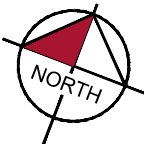
PROJECT MUSTANG

Regulating Plan

PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING RAILROAD
PRIMARY FRONTAGE
SECONDARY FRONTAGE
EMPLOYMENT AREA
CIVIC SPACE
INDUSTRIAL BOULEVARD

TOTAL SITE AREA	665 ACRES
EMPLOYMENT AREA	586 ACRES / 88%
CIVIC SPACE AREA	71 ACRES / 11%
ROW DEDICATION	8 ACRES / 1%

*Percentages of employment area and civic space to have a tolerance of 10%



NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

Subdivision, Lot, Parking

Subdivision/Lot Standards	
Block Length (Max)	6,500 l.f.
Min. Block breaks distance	N/A
Block Perimeter (Max)	22,500 l.f.
Lot Width (Min)	N/A
Lot Area (Min)	5 AC
Lot Coverage (Max) - Imp. Cover	85%
Building Setbacks	
Data Center Buildings	300'
Security, Amenity, and Office Builings	25'
Industrial Boulevard Setback	25'
Rear Yard Setback	25'
Side Yard Setback	25'

WARRANT REQUEST - PROVIDE FLEXIBILITY FOR OUR PRODUCT

Permitted Uses

Industrial, including Data Center
Industrial Accessory, including Substation and Gas Power Generation
Manufacturing, Life Sciences
Office
Outdoor Storage

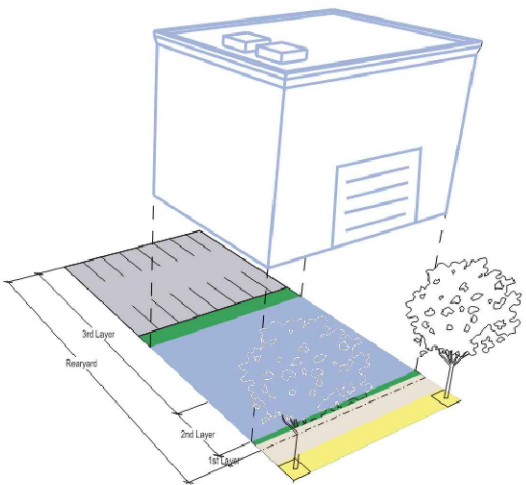
Building Placement Standards	
	P/NP
Edgeyard	P
Sidtyard	P
Courtyard	P
Rearyard	P

Parking Placement Standards	
	P/NP
First Layer	P
Second Layer	P
Third Layer	P
On-Street	NP

Parking Notes

- * There shall be no minimum or maximum parking requirements
- * Visibility of parking lots from frontages shall be minimized using buildings, walls, and/or landscaping. Parking lots not facing frontages need not provide screening from adjacent building sites.
- * Parking lots on adjacent private lots shall connect to one another
- * Parking lots shall be asphalt, semi-permeable soil pavers, brick, brick pavers, concrete pavers, asphalt pavers, or concrete, all of which shall be graded and drained to dispose of surface water into appropriate structures.

Key	
	= Deviation from LDC
P	= Permitted
NP	= Not Permitted



INDUSTRIAL

An individual building on its own lot within an industrial park or employment center. The building may be occupied by one or more businesses. The building is typically disposed on the lot with edge yards and often includes large, paved areas around the building used for parking, loading/unloading, truck bays, and outdoor storage or display.

PROJECT MUSTANG

Employment Center Standards



Landscaping and Screening

Landscaping Standards	
On-Site Closed Campus Landscaping	
Description	Requirement
On-Site Minimum Landscape Area	5% Total Lot Impervious Cover
Plantings in Medians (Size)	
<6'	Decorative Gravel
6'-10'	Ornamental trees shrubs, turf grass, groundcover, hardscape, components, native grasses/wildflowers (Max. 18" height)
>10'	Trees, shrubs, turf grass, groundcover, native grasses/wildflowers (Max. 24" height)
Maximum Distance from Parking Space to Landscape Island for Data Center and Gas Plant Buildings	N/A
Maximum Distance from Parking Space to Landscape Island for Office, Administration and Auxiliary Buildings	75'
Residential Landscape Screening	80% Opacity (Measured as a percentage of buffer length two years after planting)
Residential Landscape Berm Screening	Earthen berms are to be utilized as natural landscape screens and noise buffers.

* Above parking lot elements not required for industrial parking areas for trucks having a rated capacity of min. 26,000 pounds gross vehicle weight

Warrant Request - Landscaping within a closed campus

* Final Landscape design for residential buffer to be approved by Director or Development Services during site plan stage and inspected for compliance prior to first temporary certificate of occupancy and two years after planting.

Tree Protection Standards	
Tree Type	Mitigation
Protected (6"-23.99")	1:1 (3" min)
Heritage (24"+)	1:1 (3" min)

* No tree protection will be required if mitigation is provided per LDC requirements

Screening Standards	
Industrial Boulevard	
Screening	Requirement
Off-street loading, Outside storage, Antennas, Mechanical equipment (on-ground)	Minimum 6' height or sufficient to obscure area. Plants, solid screen fence/wall, combo
	Large trees: Min 4" caliper; Min. 6' height, Min. 200 s.f. permeable surface area (reduced to 100 s.f. with irrigation)
	Small trees: Min 2" caliper, Min. 6' height, min. 50 s.f. permeable surface area
	Large shrubs: Min. 3' height, min. 9 s.f. surface area, can be within tree areas
	All plantings: Min. 36" away from pave surface/COT ROW
Roof-mounted mechanical equipment	Shielded, concealed, and effectively hidden from view by a person standing at ground level at the closest public right-of-way, screened by an appropriate screening feature
Fencing	
Perimeter Fence Max Height	8'
Prohibited Fencing	Chainlink, barbed wire, or similar fences in view of industrial boulevard. FM112, and US79
*Fence type to be approved by Director of Development Services during site plan stage	

Warrant Request - Majority of landscape to be placed along Residential

* Screening Standards specifically for equipment facing property boundary. If screened by building additional screening standards are not necessary.

PROJECT MUSTANG

Employment Center Standards

Key	
	= Deviation from LDC
P	= Permitted
NP	= Not Permitted



Lighting and Signage

Lighting Standards - Public Lighting Types	
Public Lighting Types	P/NP
Cobra Head	P
Pipe	P
Post	P
Column	P
Double Column	P

Warrant Request - Flexibility

Lighting standards and illumination shall meet exterior lighting requirements of Taylor Engineering Manual.

Signage Types		
Signage - Attached/Building	P/NP	Attached/Building Sign Criteria
Address	P	*Size. Max of all building signs combined may not exceed 15% of facade area or the tallest floor of the building to which signs are attached *Number. Multiple signs allowed if 15% of the facade area of tallest floor is not exceeded. *Height. No sign may extend above parapet wall or roof line of the building. *Illumination. External only. Illumination during business hours. Lighting directed down to sign an shielded for no glare to public ROW. Meet Outdoor Lighting Section of Eng Man *No signs on gas stacks
Nameplate	P	
Outdoor Display Case	NP	
Awning	NP	
Window	NP	
Band	P	
Blade/Hanging	P	
Marquee	NP	
Signage - Freestanding	P	
Sidewalk	NP	*Size 1 s.f. for each 2 linear foot of frontage, max. 50 s.f. *Number. 1 sign on single frontage lot. 2 for corner lots. Max. 50 s.f. *Illumination. External only. Directed down to sign an shielded to not glare in public ROW. Neon and faux neon ok (internal) *Distance from curb and height. See chart below
Yard	NP	
Monument	P	
Pole	NP	
Roof	NP	
Banners	P	

Key	
	= Deviation from LDC
P	= Permitted
NP	= Not Permitted

PROJECT
MUSTANG

Employment
Center Standards

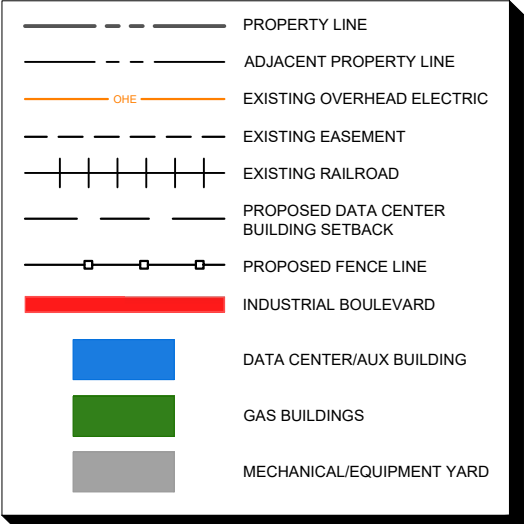
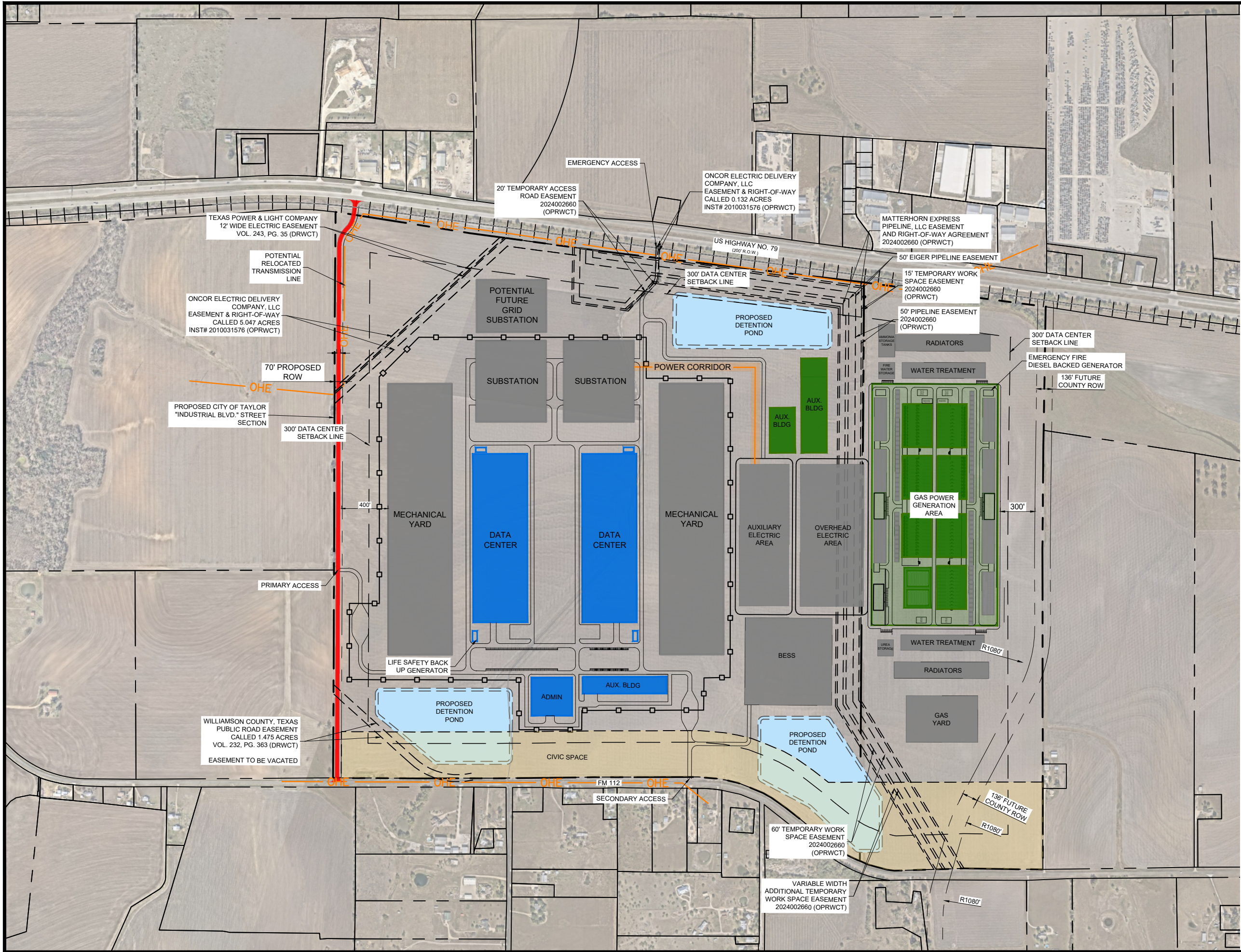
TABLE 5.10.6.2 (A): DISTANCE FROM CURB/PAVEMENT

HEIGHT OF SIGN (FEET)	DISTANCE FROM CURB/PAVEMENT (FEET)
4.5	10-15
8.0	15-20
11.0	20-25
14.0	25-30
16.0	30-35
19.0	35-40
21.0	40-45
23.0	45-50
26.0	50-55
29.0	55+



PROJECT MUSTANG

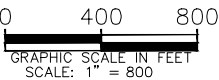
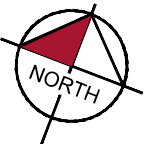
Thoroughfare Plan



Orientation of site improvements may be modified from those depicted in the Employment Center Plan, provided the overall intent of the closed campus employment center is maintained. All buildings and other improvements shown on the ECP are conceptual in nature, and may be adjusted at site plan subject to final engineering. Any adjustments will remain in the designated development areas shown on this Plan. Lot coverage will be at or below the proposed 85% Lot Coverage limitations set forth in the Employment Center Plan.

*Future Off-Site road improvements will be contingent on Traffic Impact Analysis. City and TxDOT to provide final approval.

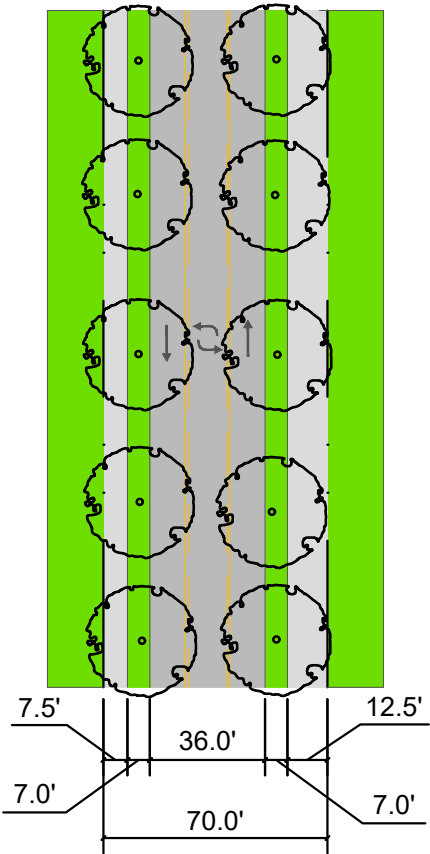
1. Per unit capacity of each gas fired generator: 12.5 MW
2. Number of gas unit engines/stacks: 84-112
3. Per unit capacity of each diesel fired backup generator: 3 MW
4. Number of data center life safety backup generators: 2 per building



NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

PROJECT MUSTANG

Thoroughfare Types



Thoroughfare Type	Industrial Boulevard
Right of Way Width (ft)	70
Pavement Width (ft)	36
Number of Travel Lanes	3
Daily Traffic Volume (trips/day)	3,000-18,000
Posted Speed (mph)	35-45
Clear Zone (ft)	4
Max. Grade (%)	6
Min. Grade (%)	0.5
Design Vehicle	WB-40
Area Free From Storm Water	24' (*One Lane Each Direction)

Warrant Request - No parking along industrial boulevard

Warrant Request - Modified Industrial Boulevard - No parking provided

Street Standards	
	Industrial Boulevard
Driveways	P/NP
Driveway Cuts	P
Driveway Throat Width (ft) ²	50
Public Frontage Requirements	
Sidewalk Zone Width	5'-10'
Landscape Zone	P
Intersections	
Intersection Angle	80° - 100°
Acute Angle Intersection	25' radius at acute corners
Pedestrian Elements	Sidewalks
ROW Width (ft) ¹	70'
Surface Width (ft)	5'-10'
Design Speed	35 - 45 mph
Cross Slope (%)	0.5% Usual / 2% Max
Horizontal Clearance (ft)	N/A
Vertical Clearance (ft)	8

Notes

¹ Deviation from approved ROWs in EC Plans cannot be approved solely by the applicant deviations due to constraints may be considered by staff during subsequent phases of the development

² Improvements will be contingent on Traffic Impact Analysis.

Key	
	= Deviation from LDC
P	= Permitted
NP	= Not Permitted



PROJECT MUSTANG

Thoroughfare Modifications

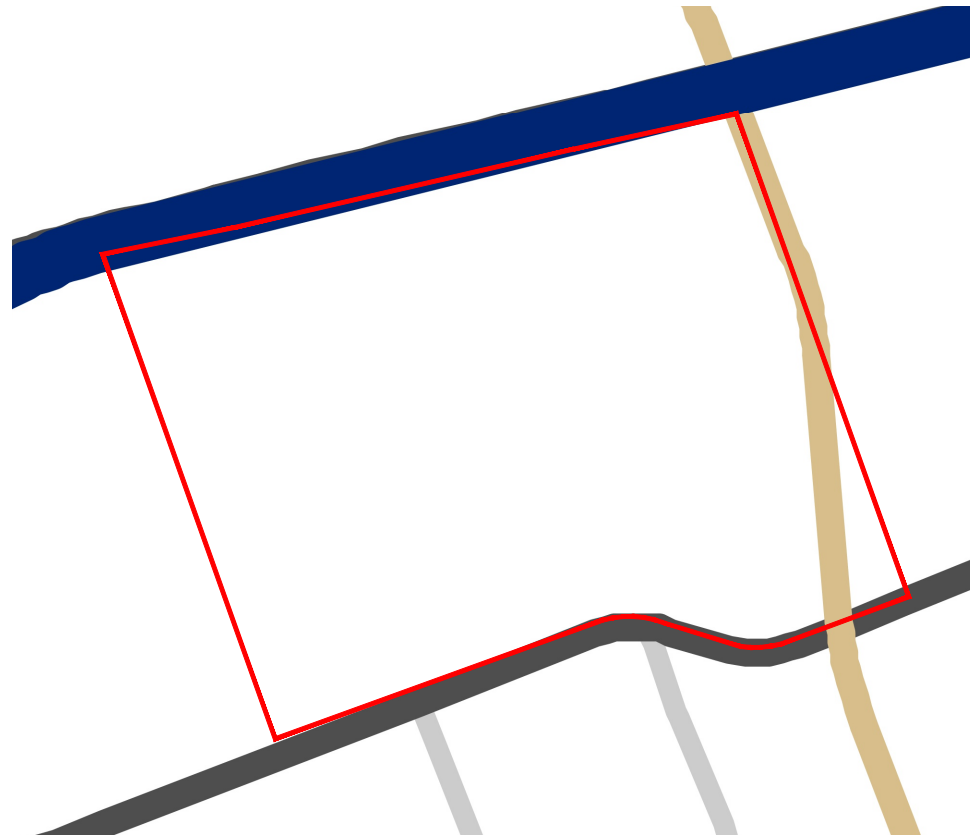
City of Taylor Transportation Master Plan



Warrant Request - East to West Roadway for a closed campus

Key	
	= Deviation from LDC
P	= Permitted
NP	= Not Permitted

Williamson County Long Range Transportation Plan



Key	
	= Williamson County Long Range Transportation Plan

Project Mustang Road Improvements



Key	
	= Project Mustang - Industrial Blvd
	= Project Mustang - Williamson County ROW

Tables

Employment Center Lot and Block Standards		
Code Citation	Code Standard Description	Proposed Modifications
LDC 4.3 (Place Type Zoning District Development Stanars)	Maximum Block Length = 720'	Maximum Block Length = 6,500 LF
	Maximum Block Perimeter = 2,880'	Maximum Block Perimeter = 22,500 LF
	Maximum Block Breaks Distance = 330'	Maximum Block Breaks Distance = N/A
	Maximum Lot Coverage (TBD)	Maximum Lot Coverage = 85%
	Setbacks	Setbacks
	Build-to-Line - Front = N/A	Data Center Buildings 300'
	Rear (TBD)	Security, Amenity, and Office Buildings 25'
	Side Yard (TBD)	Rear Yard Setback 25'
	Interior Side (TBD)	Side Yard Setback 25'
	Building Heights	Building Heights
	Maximum Principal Building Height (TBD)	Maximum Principal Building Height = 85'3 stories
	Maximum Principal Building Height (TBD)	Maximum Principal Gas Stack height = 125'

WARRANT REQUEST - PROVIDE FLEXIBILITY FOR OUR PRODUCT

Employment Center Landscaping and Screening Standards		
Code Citation	Code Standard Description	Proposed Modifications
Code of Ordinances Sec. 28-29(b)(1)	Minimum percentage of required landscaped area and required plantings shall be installed between the front property lines and the building being constructed = 50%	Landscaping provided along office-designated land use areas. Industrial land use areas that include equipment yards an are not adjacent to existing residential properties shall be exempt from this requirement
N/A	Roof-mounted mechanical equipment screening (no requirement)	Roof-mounted mechanical equipment to be shielded, concealed and effectively hidden from view by a person standing at ground level at the closest public ROW screened by an appropriate screening feature

Warrant Request - Landscaping within a closed campus

Employment Center Street Standards		
Code Citation	Code Standard Description	Proposed Modifications
	Industrial Boulevard Standards	Industrial Boulevard Standards
Engineering Manual Table 2-3 (General Thoroughfare Design Criteria)	Typical ROW With (ft) = 80-100	Typical ROW Width (ft) = 70'
	Min. Paving curb to curb (ft) N/A	Min. Paving curb to curb (ft) = 36
	Siewalk Width (ft) = 5' Min./6' adjacent to curb	Sidewalk Width (ft) = 5'-10'
Engineering Manual Table 2-4 (Driveway Spacing Requirements)	Driveway Throat With (ft) - 20	Driveway Throat With (ft) - 50
LDC 5.4.6	Driveways not permitted	Driveways permitted

¹ Deviation from approved ROWs in EC Plans cannot be approved solely by the applicant deviations due to constraints may be considered by staff during subsequent phases of the development

² Improvements will be contingent on Traffic Impact Analysis.

DEFINITIONS

Refer to the Definitions section of the Employment Center Plan document for modifications to typical definitions in the Taylor LDC.

Landscaping Standards	
On-Site Closed Campus Landscaping	
On-Site Minimum Landscape Area	5% Total Lot Impervious Cover
Plantings in Medians (Size)	
<6'	Decorative Gravel
6'-10'	Ornamental trees shrubs, turf grass, groundcover, hardscape, components, native grasses/wildflowers (Max. 18" height)
>10'	Trees, shrubs, turf grass, groundcover, native grasses/wildflowers (Max. 24" height)
Maximum Distance from Parking Space to Landscape Island for Data Center and Gas Plant Buildings	N/A
Maximum Distance from Parking Space to Landscape Island for Office, Administration and Auxiliary Buildings	75'

* Above parking lot elements not required for industrial parking areas for trucks having a rated capacity of min. 26,000 pounds gross vehicle weight

Warrant Request - Landscaping within a closed campus

* Final Landscape design for residential buffer to be approved by Director or Development Services during site plan stage and inspected for compliance prior to first temporary certificate of occupancy and two years after planting.

Lighting Standards - Public Lighting Types	
Public Lighting Types	P/NP
Post	P
Column	P

Warrant Request - Flexibility

Thoroughfare Type	Industrial Boulevard
Right of Way Width (ft)	70

Warrant Request - No parking along industrial boulevard

Warrant Request - Modified Industrial Boulevard
- No parking provided

Code Modifications

Street Standards	
	Industrial Boulevard
Driveways	P/NP
Driveway Throat Width (ft) ²	50
Public Frontage Requirements	
Sidewalk Zone Width	5'-10'
Intersections	
ROW Width (ft) ¹	70'
Surface Width (ft)	5'-10'

Warrant Request - Majority of landscape to be placed along Residential

* Screening Standards specifically for equipment facing property boundary. If screened by building additional screening standards are not necessary.

Screening Standards	
Industrial Boulevard	
Screening	Requirement
Off-street loading, Outside storage, Antennas, Mechanical equipment (on-ground)	Minimum 6' height or sufficient to obscure area. Plants, solid screen fence/wall, combo
	Large trees: Min 4" caliper; Min. 6' height, Min. 200 s.f. permeable surface area (reduced to 100 s.f. with irrigation)
	Small trees: Min 2" caliper, Min. 6' height, min. 50 s.f. permeable surface area
	Large shrubs: Min. 3' height, min. 9 s.f. surface area, can be within tree areas
Roof-mounted mechanical equipment	All plantings: Min. 36" away from pave surface/COT ROW
	Shielded, concealed, and effectively hidden from view by a person standing at ground level at the closest public right-of-way, screened by an appropriate screening feature
Fencing	
Perimeter Fence Max Height	8'
Prohibited Fencing	Chainlink, barbed wire, or similar fences in view of industrial boulevard. FM112, and US79
*Fence type to be approved by Director of Development Services during site plan stage	

Warrant Request - Majority of landscape to be placed along Residential

* Screening Standards specifically for equipment facing property boundary. If screened by building additional screening standards are not necessary.

Key	
	= Deviation from LDC
P	= Permitted
NP	= Not Permitted



Regulations

Water

The Heating/Ventilation/Air Conditioning (“HVAC”) systems for all buildings constructed on the Property shall be designed and constructed with a closed loop cooling system for industrial use only with a system water volume not to exceed five million (5,000,000) gallons of re-use water per building HVAC system for initial system fill subject to the following:

- A. After the initial system fill, approximately 125,000 gallons of re-use water is anticipated to be used per day. The intent of the project is to use re-use water for as many uses as possible. These uses include but are not limited to: irrigation and fire. Without the prior approval of the City Manager, HVAC systems should not be authorized to use domestic water for evaporative cooling purposes within the buildings on the Property.
- B. Approximately 13,450 gallons of domestic water is anticipated to be used per day. Domestic water may be used on the Property for the usual and customary domestic uses, including, but not limited to, fire protection, landscape irrigation, maintenance and as reasonably necessary for safe, continuous, and effective operation.

Water Usage:
Data Center
One time fill re-use: 1,200,000 Gallons
Domestic: 11,200 GPD

Gas Plant
Domestic: 2,250 GPD
Re-use: 125,000 GPD
One time fill re-use: 375,000 Gallons

Wastewater Return to WWTP
Data Center: 9,200 GPD
Gas Plant: 51,000 GPD

Total One Time Fill re-use: 1,575,000 Gallons
Total re-use per day: 125,000 GPD
Total domestic per day: 13,450 GPD
Total Sanitary to WWTP per day: 60,200 GPD

These number are approximate; final numbers are to be established in the site plan phase.

Fire Hazards, Batteries, Arc Flash Fire Hazards

Notwithstanding anything in this Ordinance to the contrary, all buildings initially constructed on the Property, and any renovations or remodeling of buildings on the Property, shall be designed and constructed in accordance with the City's adopted construction and fire codes in effect at the time the applicable permit is submitted. At a minimum, this project shall comply with the 2024 International Codes (I-Codes).

Storm Water

All drainage systems constructed on the Property shall be designed to comply with the City's Engineering Design Manual in effect on the date of submission of the subdivision improvement plans. Stormwater facilities shall be designed such that post-development runoff discharged from the Property does not increase peak flow rates or adversely impact adjacent properties beyond pre-development conditions, as determined in accordance with the City's applicable drainage criteria.

Streets

All streets constructed on the Property within public right of way shall be designed to comply with the City's engineering design manual in effect at the time of submission of the subdivision improvement plans as modified by the EC Plan subject to the following:

- A. Variances to any geometric design requirements for any street other than as provided in the EC Plan shall be requested at the time of submission of the plans and specifications to the City for review;
- B. Streets shall have geotechnical engineering completed to determine street section as approved by the City Engineer;
- C. All streets shall be designed and constructed to design load standards specified by the geotechnical engineer and as approved by the City Engineer and provided continued connectivity as shown on the EC Plan;
- D. Shared use paths shall be designed and constructed along one side of all public street segments and include accessibility in accordance with the most recent version of the Texas Accessibility Standards, such improvements to be reasonably approved by the Director of Development Services and City Engineer.

Site Design

The Property is intended to function as a closed campus employment center consisting of data center buildings, substations, gas infrastructure, auxiliary buildings, detention facilities, internal roadways, landscaping, screening, utility infrastructure, and supporting site improvements integrated into a cohesive development. The Employment Center Plan is intended to establish the overall development framework and character of the Property. As engineering, utility coordination, permitting, and phasing efforts progress, the location, size, configuration, and orientation of site improvements may be modified from those depicted in the Employment Center Plan, provided the overall intent of the closed campus employment center is maintained. All buildings and other improvements shown on the ECP are conceptual in nature, and may be adjusted at site plan subject to final engineering. Any adjustments will remain in the designated development areas shown on this Plan. The placement of Data Center Buildings, Substations, Gas Infrastructure, Auxiliary Buildings, and Detention Facilities shall be subject to the following:

Data Center Buildings shall maintain a minimum setback of 300 feet from residentially zoned property. The Employment Center Plan identifies the general location of Data Center Buildings; however, the number, size, configuration, and orientation of buildings may be modified during subsequent design phases to accommodate tenant requirements, utility coordination, and engineering considerations, provided the overall development pattern and character of the closed campus employment center are maintained. Reference Noise Regulations for dBa values.

Substations: Electrical substations, switchyards, transformers, and associated electrical infrastructure may be located throughout the Property as required to support development of the closed campus employment center. Facilities located within three hundred feet (300') of property zoned or used for residential purposes shall incorporate enhanced screening measures to minimize visual impacts. Reference Noise Regulations for dBa values.

Gas Infrastructure: Facilities shall incorporate appropriate screening and design measures intended to minimize visual impacts on adjacent properties. Gas infrastructure shall be designed and operated to minimize noise impacts and comply with all applicable federal, state, and local regulations, including applicable air quality permitting requirements. Reference Noise Regulations for dBa values.

Auxiliary Buildings: Auxiliary Buildings, including administration buildings, maintenance facilities, storage structures, security facilities, and other supporting uses, may be developed throughout the Property in locations that support operation of the closed campus employment center. The location, size, quantity, and configuration of Auxiliary Buildings may be modified during subsequent design phases provided such buildings remain ancillary to the primary employment center use.

Detention Facilities: Detention facilities are strategically incorporated into the overall site design and may be located within Civic Space areas. The location, size, shape and configuration of detention facilities may be modified during subsequent engineering design to accommodate drainage requirements, utility coordination, and final site design.

PROJECT MUSTANG



Regulations

Light and Glare

Outdoor lighting shall be designed and installed in accordance with Section 5.7 of the LDC, Section 5.7.5.1 of the Engineering Manual, and such other lighting regulations enacted by City in effect at the time of submission of an application for building permit. Photometric design and review shall accompany the application for building permit.

Noise

Prior to issuance of any permits for development of the Property, an acoustic study shall be conducted along the boundaries of the Property to establish an existing conditions baseline dBA level at the property lines, and a copy of such study provided to the City. Except during periods of construction on the Property as allowed in Section 19-4 of the Code of Ordinances, noise generated by the use of the Property at a property line adjacent to a property developed with and/or zoned for development of single-family residential use shall not exceed the greater of (i) 65 dBA or (ii) the pre-development level that is measured in the field at such property line. Notwithstanding the foregoing to the contrary, noise levels at the property lines described in the preceding sentence shall not exceed the following ANSI/ASA standard for an annual average outdoor noise level for industrial/commercial uses.

Power Generation equipment and emergency generator will be enclosed within buildings and/or sound walls.

Emergency Generator Operation - Data Center

Operation of emergency site generators ("Generators") installed on the Property shall be subject to the following:

- A. Generators may be tested one time during each calendar month for a period not longer than recommended by the manufacturer of the generator, such time to be between 8:00 a.m. and 5:00 p.m. Central Time and on any Monday through Friday;
- B. The exhaust systems of petroleum-powered generators shall be piped upward and not directly towards any property developed with and/or zoned for development of a residential use;
- C. Generators shall be operated solely when necessary to maintain safe, effective, code compliant and continuous facility operation and shall not be operated for the purpose of(i) exporting or selling electric power to the ERCOT grid, (ii) except for temporary periods as provided in Section IX.E., below, providing electric power as a substitute for permanent power received directly or indirectly from a certificated electric transmission company because of the failure to secure the purchase and transmission of sufficient electrical service to the Property and the buildings located thereon, or (iii) providing backup electric power to any building not located on the Property;
- D. For purposes of Section XI.C., above, the momentary paralleling or incidental export that occurs as part of closed-transition transfer, synchronization, testing, or protective operations shall not be deemed operation for export, provided the Generator is not configured or operated for sustained net export and complies with all interconnection requirements; and
- E. Generators may be operated on a temporary basis at any time and for only such time as reasonably necessary to provide sufficient electricity to maintain operations of electric powered equipment and systems located on the Property including (i) during or following an event that results in damage to or destruction of electric transmission facilities that causes a loss or reduction of electric utility service below safe operational levels to one or more buildings on the Property, (ii) when Oncor requires a reduction of electricity use on the Property during a load shedding event; (iii) when Oncor is upgrading or otherwise making changes to its electric transmission equipment that necessitates a temporary cutoff of electric power to one or more buildings located on the Property;

Emergency Generator Operation (Continued)

(iv) when privately-owned electrical equipment serving a building on the Property is being upgraded or altered necessitating a temporary cutoff of electric power to one or more buildings located on the Property, (v) when required for routine maintenance of electric powered equipment and systems located on the Property; and (vi) during such periods of time that Oncor or ERCOT, for any reason other than the failure of the owner or a tenant on the Property failing to contract for and purchase the transmission of sufficient levels of electric service, is temporarily unable to provide electrical service sufficient for normal operations at the Property. For purposes of this Section IX.E., only the generator(s) that provide(s) electric power to the building(s) located on the Property affected by a loss or reduction of electrical power shall be operated during the events described in this Section IX.E.

Air Quality

The operation of generators and other non-road equipment on the Property shall comply with U.S. Environmental Protection Agency (EPA) Tier 4 emission standards for non-road engines adopted and published in 40 Code of Federal Regulations Part 1039, in effect at the time submission of the application for building permit for the building for which such equipment will be supporting and enforced by the Texas Commission on Environmental Quality.

Traffic Impacts

In accordance with the City of Taylor Land Development Code (LDC) and Engineering Manual in effect at the time of submission of an application for a preliminary plat, a Traffic Impact Analysis (TIA) as required by city ordinance shall be prepared and submitted to the City by the applicant requesting the preliminary plat. The scope of work for such TIA shall be coordinated with and approved by the City Engineer and the appropriate official in the Texas Department of Transportation -- Austin District office, shall take into account all parameters during the construction phase and post-construction phases on the Property, and shall include traffic impacts during combinations of construction and operations, whichever yields higher traffic numbers. Off-site improvements will be contingent on the TIA.

Electrical Disturbances

No operations or activities from private electrical services located on the Property shall be conducted that cause electrical disturbances to be transmitted across lot lines in violation of Section 5.9.4.6 of the Taylor Made Land Development Code (LDC) in effect at the time of making application for a development permit.

Wetlands

Jurisdictional wetlands, if present, will be identified during the Site Plan phase. Any required permitting, mitigation, or impacts shall be addressed in accordance with applicable regulatory requirements.

Emergency Fired Diesel Backup Generator - Gas Plant

Gas plant emergency fired diesel back up generators will only be used in the event of a restart of the gas plant after a full shut down.

PROJECT MUSTANG

