

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
July 25, 2024 at 6:00 p.m.

Mayor Pro-Tem Cmerek declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro-Tem Kelly Cmerek
Council Member Robert Garcia
Council Member Shelli Cobb
Council Member Gerald Anderson

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Tom Yantis, Assistant City Manager
Mark Schroeder, City Attorney
Dianna McLean, City Clerk

Absent: Mayor Dwayne Ariola

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Richy Martinez – owns a landscape and tree service; would like to see city clean alleyways.

CONSENT AGENDA

1. **Approve minutes from the July 11, 2024 regular Council Meeting and the July 18, 2024 budget workshop.**
2. **Consider Resolution R24-24 approving a Memorandum of Understanding (MOU) between the Taylor Independent School District and the Taylor Police Department Concerning the School Resource Officer positions.**
3. **Consider First Amendment to the Cooperation Agreement with Williamson County to participate in the Williamson County CDBG program and authorize the City Manager to execute the amendment.**

*Motion was made by Councilmember Garcia to approve the consent agenda items as presented.
Motion was seconded by Councilmember Cobb. Motion carried unanimously.*

PUBLIC HEARING/ORDINANCES

4. **Hold a Public Hearing and Introduce Ordinance 2024-32 for a Neighborhood Plan, referred to as Turner Springs, covering approximately 99 acres and generally located at 450 CR 398.**
Tom Yantis, Assistant City Manager – gave a presentation on the request regarding the proposed Neighborhood Plan covering approximately 99 acres with a mixed-use development with an estimate of 449 single family units, 702 multi-family units and 24,000 sq ft of live/work floor space. Planning and Zoning Commission recommend approval of the request.

Mayor Pro-Tem Cmerek opened the public hearing at 6:19pm. With no one appearing, the public hearings was closed at 6:20pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-32

AN ORDINANCE APPROVING A NEIGHBORHOOD PLAN REFERRED TO AS TURNER SPRINGS, GENERALLY LOCATED AT 450 CR 398, LEGALLY DESCRIBED AS A 99.48-ACRE TRACT OF LAND OUT OF THE SAMUEL PHARRASS SURVEY, ABSTRACT 496, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019622 AND R020057, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

5. **Hold a Public Hearing and Introduce Ordinance 2024-33 for Employment Center Plan, referred to as iMarket, covering approximately 212 acres and generally located at Carlos G. Parker Blvd, SE and FM 112.**

Tom Yantis, Assistant City Manager – gave a presentation on the proposed Employment Center covering approximately 212 acres with a mixed-use development of approximately 2,230,000 sq ft of industrial uses, 66,000 sq ft of commercial uses and an amenity pavilion. The Planning and Zoning Commission recommend approval of the request.

Mayor Pro-Tem Cmerek opened the public hearing at 6:36pm. With no one appearing, the public hearing was closed at 6:36pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-33

AN ORDINANCE APPROVING AN EMPLOYMENT CENTER PLAN REFERRED TO AS IMARKET AMERICA GENERALLY LOCATED NORTHEAST AT THE INTERSECTION OF CARLOS G. PARKER BOULEVARD SOUTHEAST AND FM 112, LEGALLY DESCRIBED AS A 211.84-ACRE TRACT OF LAND IN THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R357492, R318771, R006142, R620065, R624522, R620064, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

6. **Hold a Public Hearing and Introduce Ordinance 2024-34 regarding an amendment to the Envision Taylor Comprehensive Plan to include the creation of a Small Area Plan referred to as the Small Area Plan - Special Employment District North covering approximately 1,500 acres.**

Tom Yantis, Assistant City Manager – gave a presentation on the purposed amendment for Small Area Plan. Due to an increase in development interest within the area deemed as the Special Employment District – North, staff began organizing the design of a small area plan. The

Planning and Zoning Commission recommend approval with the addition of a 170-foot buffer between properties designated as Special Employment District and Neighborhood Greenfield.

Mayor Pro-Tem Cmerek opened the public hearing at 6:49pm.

Katherine Nicely, owner's representative – spoke in favor of the request.

Jeff Howard, owner's representative – concerned about commercial strip along 79 and requests the existing sites be allowed to be either commercial or industrial.

Troy Wiede, owner's representative – reiterated that the owners would like the ability to expand current business and concerned that due to proposed zoning would have to parcel out land if want to sell.

With no one appearing, the public hearings was closed at 7:04pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-34

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN TO ADOPT A SMALL AREA PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

7. **Introduce Ordinance 2024-35, Zoning for Traffic and Rate of Speed on Portions of FM973.**
Hector Tameraz, TxDOT – TxDOT has determined that a maximum speed limit of 55 miles per hour should be implemented, reduced from the current 65 miles per hour. TxDOT has also determined that a School Speed Zone limit maximum of 35 miles per hour should be implemented when flashing.

The City Attorney read the caption of the ordinance.

CITY ORDINANCE NO. 2024-35

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, ZONING FOR TRAFFIC AND RATE OF SPEED THEREIN, ON FM 973 IN THE CITY LIMITS OF THE CITY OF TAYLOR DEFINING SPEEDING AND FIXING A PENALTY; THEREFORE, DECLARING WHAT MAY BE A SUFFICIENT COMPLAINT IN PROSECUTIONS HEREUNDER; WITH A SAVING CLAUSE REPEALING CONFLICTING LAWS AND DECLARING AN EMERGENCY.

First reading. No action was taken.

Mayor Pro-Tem Cmerek read the Executive Session items and adjourned into closed session at 7:13pm.

EXECUTIVE SESSION

The Council may vote and/or act upon each of the items listed in this Agenda. The Council 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 including: Section 551.071

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(Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).

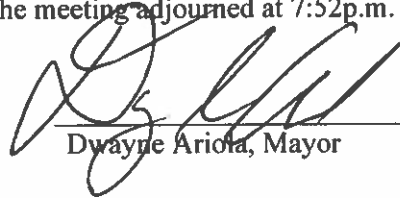
- a. Project Sam
- b. Project Star

Mayor Pro-Tem Cmerek reconvened into open session at 7:51pm.

Motion was made by Councilmember Garcia to authorize the Mayor to execute on the behalf of the City of Taylor a Chapter 380 Economic Development Agreement and a Chapter 312 Tax Abatement Agreement with Soulbrain Texas, LLC. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

ADJOURN

With no further business Mayor Pro-Tem Cmerek declared the meeting adjourned at 7:52p.m.



Dwayne Ariola, Mayor

ATTEST:



Dianna McLean, City Clerk