

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
April 24, 2025 at 6:00 p.m.

Mayor Ariola 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
Mayor Dwayne Ariola

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Tom Yantis, Assistant City Manager
Mark Schroeder, City Attorney
Lucy Aldrich, City Clerk

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

No one signed up to speak.

Deputy City Manager Jeff Jenkins was recognized for his service to the City of Taylor.

CONSENT AGENDA

1. Consider approval of the minutes from the April 10, 2025, regular Council Meeting.
2. Consider authorizing the City Manager to enter into a contract with Dr. Marissa Little for spay/neuter and related veterinary medical services for the Police Department's Animal Control division.
3. Consider approval of an amendment to the CDBG-CV agreement between Williamson County and the City of Taylor for the use of Community Development Block Grant Coronavirus (CDBG-CV) Funds.
4. Consider approval of an agreement between Williamson County and City of Taylor for the use of Community Development Block Grant Coronavirus (CDBG-CV) Funding.
5. Concur with Monthly Financial Report for March 2025.

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

Mayor Ariola announced that Public Hearing/Ordinances items 6, 7, 8, and 9 are postponed to the May 22, 2025, City Council meeting.

PUBLIC HEARING/ORDINANCES

6. Hold and introduce Ordinance 2025-07 regarding a proposed Voluntary Annexation of approximately 52.226 acres, generally located at 650 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019335 and R019991, and the Official

Public Records of Williamson County, Texas, Document No. 2021166275, part of and out of the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

This item was not discussed or heard due to postponing to the May 22, 2025 City Council meeting.

7. **Hold a Public Hearing and introduce Ordinance 2025-08 regarding a proposed Voluntary Annexation of approximately 47.634 acres, generally located at 100 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019185 and R019954, and the Official Public Records of Williamson County, Texas, Document No. 2021184603, part of and out of the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.**

This item was not discussed or heard due to postponing to the May 22, 2025 City Council meeting.

8. **Hold a public hearing and introduce Ordinance 2025-09 regarding a request for an Employment Center Plan referred to as Forterra Mixed Use, generally located at 650 County Road 403, consisting of approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas.**

This item was not discussed or heard due to postponing to the May 22, 2025 City Council meeting.

9. **Hold a public hearing and introduce Ordinance 2025-10 regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas.**

This item was not discussed or heard due to postponing to the May 22, 2025 City Council meeting.

10. **Hold a public hearing and introduce Ordinance 2025-11 regarding a request for a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 1900 OLG Cemetery Road, legally described as Honey Bucket Lot 1, Block 1, 4.02 acres, more particularly described by Williamson Central Appraisal District Parcel R665367, Taylor, Williamson County, Texas.**

The applicant wants to expand their business by adding carports, parking, and paved areas. The property consists of a portable restroom business located southwest of the intersection at Farm to Market Road 122 and OLG Cemetery Road and is zoned P2 – Rural. A rezone to P2C – Rural Commercial would allow for the expansion of their use. On April 8, 2025, Planning and Zoning

voted 9 to 0 recommending approval of the place type amendment from P2 – Rural to P2C – Rural Commercial.

Mayor Ariola opened the public hearing at 6:15 p.m.

With no one speaking, Mayor Ariola closed the public hearing at 6:15 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-11

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY DESCRIBED AS HONEY BUCKET LOT 1, BLOCK 1, 4.02 ACRES, GENERALLY LOCATED AT 1900 O L G CEMETERY ROAD FROM P2 (RURAL) TO P2C (RURAL COMMERCIAL) AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

11. **Hold a public hearing and introduce Ordinance 2025-12 regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator for property generally located at 2908 Tyler Lane, legally described as Rob Roy Estates, Lot 133, Block B, more particularly described by Williamson Central Appraisal District Parcel R427194, Taylor, Williamson County, Texas.**

The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. The Place Type zoning for the subject property is P3 – Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator. On April 8, 2025, Planning and Zoning Commission voted 9-0 to recommend approval of the Specific Use Permit with a three year term limit.

Mayor Ariola opened the public hearing at 6:18 p.m.

With no one speaking, Mayor Ariola closed the public hearing at 6:19 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-12

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LODGING WITHOUT A FULL TIME, ON-SITE OPERATOR, LOCATED AT 2908 TYLER LANE, LEGALLY DESCRIBED AS ROB ROY ADDITION, BLOCK B, LOT 133, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R427194, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

12. **Hold a public hearing and introduce Ordinance 2025-13 regarding a request for a Special Use Permit, with conditions, to allow drive-through services in the second and third layer of the lot for property generally located at 2101 N. Main Street, legally described as 0.5717 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas.**

The applicant is requesting a Special Use Permit (SUP) for 2101 N. Main to allow drive-thru facilities in the second and third layers of the lot within the P5 – Urban Center Place Type, which typically permits such use only in the third layer with a SUP. Eleven notices were sent out to adjacent property owners within 200 feet of the property. No responses have been received. Staff has worked with the applicant to develop two SUP condition options. The applicant selected Option 1, which included a pull-ahead spot and several deviations from code related to setbacks, façade buildout, parking, and drive-thru layout. On April 8, 2025, Planning and Zoning Commission unanimously recommended approval of the SUP with the specified condition.

Mayor Ariola opened the public hearing at 6:24 p.m.

With no one speaking, Mayor Ariola closed the public hearing at 6:24 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-13

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR DRIVE THRU FACILITIES AND CONDITIONS RELATED TO SITE DEVELOPMENT GENERALLY LOCATED AT 2101 N. MAIN STREET, LEGALLY DESCRIBED AS APPROXIMATELY 0.5717 ACRES OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN.

First reading. No action was taken.

13. **Hold a public hearing and introduce Ordinance 2025-14 regarding a request for an amendment to the Planned Development on property generally located at 3811 N. Main Street, legally described as a 21.782 acres of land part of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018654, Taylor, Williamson County, Texas.**

The requested amendment modifies the project's platting and site development requirements to help restart construction. Key changes include consolidating the site into one large lot with private streets and utilities, removing DIY/Maker's spaces, and listing allowable B-1 uses. The amendment also adds a fee-in-lieu for a trail connection to the adjacent Regional Park and incorporates additional amenities from the approved site plan. A provision was added to prevent the development from becoming tax-exempt. On April 8, 2025, Planning and Zoning Commission unanimously recommended approval of the amendment as presented.

The applicant, Leah Bojo, was available to answer questions and provide additional information.

Mayor Ariola opened the public hearing at 6:30 p.m.

With no one speaking, Mayor Ariola closed the public hearing at 6:30 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE 2022-39 TO REPEAL AND REPLACE EXHIBITS B, B.1, AND B.2; ADDING EXHIBITS B.3, B.4, AND B.5; AND PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

- 14. Consideration with possible action on Resolution R25-08, a resolution authorizing proceeding with the issuance of Certificates of Obligation and directing publication of Notice of Intent to issue Combination Tax & Revenue Certificates of Obligation, Series 2025.**

Robert Powers, Chief Financial Officer, gave a presentation and requested City Council consideration of issuing debt to finance various CIP projects. The potential projects under consideration include both utility projects, primarily sewer, and tax-supported projects such as transportation, facilities, and public safety.

Motion was made by Mayor Pro Tem Cmerek to approve Resolution 25-08 as presented. Motion was seconded by Councilwoman Cobb. Motion carried 4 to 0, with Councilmember Garcia abstaining.

- 15. Receive an update and discuss the next steps for a potential Charter Election.**

Jeff Jenkins, Deputy City Manager, gave a brief presentation that provide a potential schedule and some additional key points regarding how the charter committee process may work.

Motion was made by Mayor Pro Tem Cmerek to receive the presentation as presented. Motion was seconded by Councilwomen Cobb. Motion carried unanimously.

Mayor Ariola read the executive session items and adjourned into closed session at 7:09 p.m.

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 (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. Section 551.071; Consultation with City Attorney regarding Second Amendment to Development Review Reimbursement Agreement by and between the City of Taylor, Texas and Samsung Austin Semiconductor, LLC.

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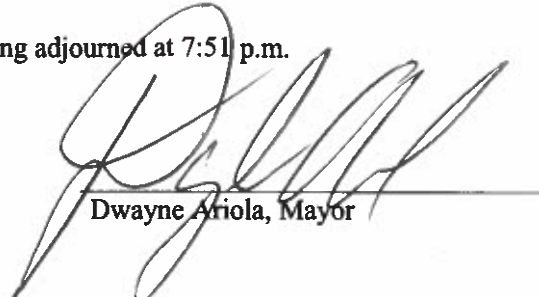
- b. Section 551.071; Consultation with City Attorney regarding Second Amendment to Tax Increment Reinvestment Zone No. Two Economic Development and Chapter 380 Agreement by and between the City of Taylor, Texas and Samsung Austin Semiconductor, LLC.
- c. Section 551.071; Consultation with City Attorney regarding an amendment to the Tax Abatement Agreement by and between the City of Taylor, Texas and Samsung Austin Semiconductor LLC dated September 8, 2022.
- d. Section 551.072; Real Estate Exception, Project Spear.

Mayor Ariola reconvened into open session at 7:50 p.m.

No action was taken.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 7:51 p.m.


Dwayne Ariola, Mayor

ATTEST:


Lucy Aldrich, City Clerk