

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET TAYLOR, TX 76548
JUNE 10, 2025, 6:00 PM

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-309-6701 prior to 5:30 p.m. on Tuesday, June 10, 2025.

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

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

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on May 12, 2025. *Courtney Peres*

IV. REGULAR AGENDA - REVIEW/DISCUSS AND CONSIDER ACTION

2. None

V. PUBLIC HEARINGS

3. **PZ-2025-2506** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Blueprint Data Centers, generally located at 1601 Martin Luther King Jr. Blvd., legally described as the EDC Addition Minor Plat, Block A, Lot 1, 52.42 acres, more particularly described by the Williamson Central Appraisal District Parcel R667904, Taylor, Williamson County, Texas. *Preston Gunn*
4. **PZ-2025-2508** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 3601 East 4th Street, legally described as approximately 2.238 acres of land, situated in the Norman Johnson Subdivision, Block A, Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R655996, Williamson County, Texas. *Cole Bakley*
5. **PZ-2025-2510** Hold a public hearing and consider making a recommendation regarding a request for a Comprehensive Plan Amendment of the Future Land Use designation from Market Center: Community to Employment Center: Community on property generally located at 815 W. 2nd Street, 817 W. 2nd Street, 918 W. 1st Street and 901 W. 2nd Street, legally

described as approximately 1.6188 acres of land, situated in the Doak Addition, Part of Block 27 and Block 28, AK, more particularly described by Williamson Central Appraisal District Parcel R016522, R016521, R016526, R016523, Taylor, Williamson County, Texas. *Cole Bakley*

6. **PZ-2025-2463** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator, for property generally located at 2112 W. Lake Drive, consisting of approximately 5.716 acres of land situated in the William J. Baker Survey, Abstract No. 065 more particularly described by Williamson Central Appraisal District Parcel R018819, Taylor, Williamson County, Texas. *Preston Gunn*

VI. DISCUSSION ITEMS

7.
 1. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

VII. ADJOURN

The Commission may vote and/or act upon each of the items listed in this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally Justified under the Open Meetings Act.

I certify that the notice of this meeting was posted in the City of Taylor Hall Lobby continuously for 72 continuous hours before June 10, 2025. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: June 6, 2025
Victoria Winchester, Administrative Assistant

MINUTES

PLANNING AND ZONING COMMISSION MEETING

May 12, 2025, at 6:00 P.M.

City Hall Council Chambers

Taylor, Texas 76574

<u>PRESENT</u>	<u>ABSENT</u>	<u>STAFF PRESENT</u>
Amy Everhart		Victoria Winchester, Admin Assist.
Nora Roy		Preston Gunn, Planner
Donna Frazier		Cole Bakley, Senior Planner
Joseph Gonzalez		Ruby Moran, Permit Supervisor
Alexander Allrich		Damaris Rodriguez, Permit Tech
Annette Maruska		Beverley Ashton, (HDR) Planning Tech
Jim Newman		Courtney Peres, Planning Manager
Barbara-Aviles Torsberg		Scott Dunlop, Director of Development Services
James (Jim) Buzan		

I. CALL TO ORDER AND DECLARE A QUORUM

Chair, Amy Everhart has declared a quorum at 6:04 PM

II. CITIZENS COMMUNICATION

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

- *Chair, Amy Everhart, opened the Citizen's Communication. There was no one present to speak. Chair Everhart closed the Citizen's Communication.*

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on April 08, 2025.

Commissioner, Nora Roy, made a motion to approve the minutes as presented, Vice Chair, Donna Frazier, seconded the motion. The motion to approve passed (8-0). Annette Maruska was not present.

IV. REGULAR AGENDA

2. Hold a public hearing and consider making a recommendation regarding revisions to the Land Development Code creating allowances for Special Use Permits for the

following uses: Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks. (Scott Dunlop)

Chair Amy Everhart opened the public hearing at 6:02 PM.

Mr. Dunlop made a presentation regarding the revisions of the Land Development Code

Seven speakers were signed up to address the P&Z Commission within the public hearing.

1. *Justin Irving*
2. *Prakash Patel*
3. *Chuck Farr*
4. *Chisum Pierce*
5. *Catwell*
6. *Marie Bloemer*
7. *Lisa Drummond*

Chair Amy Everhart closed the public hearing at 6:55 PM.

Commissioner, Jim Newman, made a motion to approve the request with the addition of a sunset clause on the effective date of legislation action on HFCs. Amy Everhart amended the motion to add to only allow for Large Apartments, Mixed Use, and RV Parks to require an SUP but remove Small Apartments from the proposed process.

Mr. Newman seconded the amended motion. The vote was approved unanimously (9-0).

3. **PZ-2025-2466** Consider Disapproval of the Taylor 100 Preliminary Plat, generally located at 13101 Highway 79 West, legally described as approximately 51.182 acres of land in the James C. Eaves Survey, Abstract No 213, more particularly described by Williamson Central Appraisal District Parcel R019149, Taylor, Williamson County, Texas. (Cole Bakley)

Chair Amy Everhart introduce the agenda item at 7:03 PM

Commissioner, Joseph Gonzales, made a motion to Disapprove the Taylor 100 Preliminary Plat. Commissioner Maruska seconded the motion. Vote passed unanimously (9-0).

4. **PZ-2025-2470** Consider Disapproval of the City View Plaza Preliminary Plat generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas. (Courtney Peres)

Chair Amy Everhart introduced the agenda item at 7:07 PM.

Ms. Peres made a presentation regarding the City View Plaza Preliminary Plat.

Commissioner Maruska made a motion to Disapprove the City View Plaza Preliminary Plat. Commissioner Maruska seconded the motion. Vote passed unanimously (9-0).

5. **POSTPONE** **PZ-2025-2463** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without

a full time, on-site operator, for property generally located at 2112 W. Lake Dr, consisting of approximately 5.716 acres of land situated in the William J. Baker Survey, Abstract No. 065 more particularly described by Williamson Central Appraisal District Parcel R018819, Taylor, Williamson County, Texas. (Preston Gunn)

Chair Amy Everhart read the Postponed item, Preston Gunn made a presentation regarding the public hearing, with proper notice. Motion to postponed until the next P&Z meeting made by Commissioner Roy and Seconded by Commissioner Allrich, motion passed unanimously (9-0).

6. **PZ-2025-2475** Hold a public hearing and consider making a recommendation regarding a request for a Subdivision Variance from the Engineering Manual Section 2.7 – Driveway Spacing and Design Standards for properties generally located at CR 367, legally described as approximately 27.930 acres of land in the Spring Creek Subdivision Phase One, Taylor, Williamson County, Texas. (Courtney Peres)

Chair, Amy Everhart, opened the public hearing at 7:16 PM.

Courtney Peres made a presentation regarding requests and staff recommendations regarding the request for Subdivision Variance.

The applicant, Thomas Ahrens with Brightland Homes, was present to speak.

Amy closed the public hearing at 7:20 PM.

Commissioner Maruska made a motion to approve the subdivision variance for 20-foot driveway throat widths for 28 lots in Spring Creek Phase 1. The motion was seconded by Alexander Allrich. Motion passed unanimously (9-0).

7. **WITHDRAWN PZ-2024-2267** Hold a public hearing and consider making a recommendation 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. (Parker McDowell)

- ***Chair Amy Everhart read the withdrawn item regarding the Employment Center Plan.***

8. **PZ-2024-2268** Hold a public hearing and consider making a recommendation 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. (Parker McDowell)

Chair, Amy Everhart, opened the Public Hearing at 7:22 P.M.

Preston Gunn made a presentation regarding the Employment Center Plan referred to as Forterra Mixed Use.

Citizen – Priscilla Piphos spoke regarding the Lutheran Church.

The public hearing was closed at 7:26 P.M.

Commissioner, Donna Frazier, made a motion to approve the item as presented, the motion was seconded by Commissioner, Joseph Gonzales. Motion passed unanimously (9-0).

V. DISCUSSION ITEMS

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

- *Courtney Peres made a presentation regarding City Council Action that was sent to the City Council.*

VI. ADJOURN

- *Meeting Adjourned at 7:30 PM.*

Approved by Chair:	
	<i>Amy Everhart, Chair</i>
Date:	
Attest by Administrative Assistant:	
	<i>Victoria Winchester, Administrative Assistant</i>
Date:	



City Council Meeting June 10, 2025 Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 3.

Agenda Title: **PZ-2025-2506 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Blueprint Data Centers, generally located at 1601 Martin Luther King Jr. Blvd., legally described as the EDC Addition Minor Plat, Block A, Lot 1, 52.42 acres, more particularly described by the Williamson Central Appraisal District Parcel R667904, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a Public Hearing and make a Recommendation

Department Submitted: Development Services Department

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

The applicant is requesting an Employment Center Plan which is proposing Employment Center and Civic Space Place Types within P1 – Nature Overlay. Specific uses proposed are Industrial, and Open Space, which align with the proposed Place Types.

The applicant worked with the staff to create an Employment Center Plan to address structures and scale, civic spaces, screening, and frontage types to address the development area. The proposed Employment Center Plan is attached with this report.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for an Employment Center Plan for an industrial use in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- **LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.**
 1. The development has identified areas inundated by the FEMA flood hazard area

and located all elements of the built environment outside of the studied area prone to flooding.

- **LU10 – New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.**

1. The development of a Data Center has proposed to add significant sales tax revenue to the City of Taylor.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
<ul style="list-style-type: none"> • Aims to achieve the goals of the Comprehensive Plan. 	<ul style="list-style-type: none"> •

4. RECOMMENDATION

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Commission Public Hearing: June 10, 2025

City Council Public Hearing: June 26, 2025

City Council Action: July 10, 2025

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _03_PZ-2025-2506 Blueprint Data Center ECP Staff Report
2. _03a_PZ-2025-2506 Letter of Intent
3. _03b_PZ-2025-2506 Location Map
4. _03c_PZ-2025-2506 Current Zoning
5. _03d_PZ-2025-2506 Growth Sector
6. _03e_PZ-2025-2506 Future Land Use
7. _03f_PZ-2025-2506 Notification Map
8. _03g_PZ-2025-2506 Blueprint Data Center_Draft Ordinance
9. _03g1_PZ-2025-2506_Recorded Plat EXHIBIT A
10. _03g2_PZ-2025-2506_Blueprint Data Centers EC Plan EXHIBIT B

City of Taylor
PZ-2024-2267
Employment Center Plan
Staff Report

Item Details

Subject Property:	Generally located at 1601 East Martin Luther King Jr. Blvd
Total Acreage:	Approximately 52.42 acres
Legal Description:	The EDC Addition Minor Plat, Block A, Lot 1, 52.42 acres, more particularly described by the Williamson Central Appraisal District Parcel R667904, Taylor, Williamson County, Texas
Applicant:	Yaerid Jacob, Blueprint Data Centers
Property Owner(s):	NCP TRAVIS TPP PROJECT LLC
Request:	A request for an Employment Center Plan
Case History:	This is the First hearing of this request.

Overview of Applicant’s Request & Background

The applicant is requesting an Employment Center Plan which is proposing Employment Center and Civic Space Place Types within P1 – Nature Overlay. Specific uses proposed are Industrial, and Open Space, which align with the proposed Place Types.

The applicant worked with the staff to create an Employment Center Plan to address structures and scale, civic spaces, screening, and frontage types to address the development area. The proposed Employment Center Plan is attached with this report.

Location:

The subject property is located along the Northern side of East Martin Luther King Jr. Blvd near the intersection of Carlos G Parker Boulevard SE.

Physical and Natural Features:

The subject property consists of vacant land devoid of dense foliage with a transmission line running along the eastern portion of the property. A narrow creek oriented North/South bisects the western portion of the property. The property has a relatively flat topography that slopes towards the east portion of the property into the FEMA Floodplain.

Growth Sector Designations:

The subject property is located within the Intended Growth Sector Tier (G-3) and Reserved Open Sector (O-2)

The Intended Growth Sector Tier (G-3) consists of areas with access to existing or planned transportation and infrastructure and are on the periphery of existing developed areas. These are

primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas.

The Reserved Open Sector consists of land that is not yet protected but is valuable as open space. This includes floodplains and floodways and may also include areas of steep slope, desired open space, desired transportation corridors, buffers, or viewsheds (Creek).

Future Land Use and Zoning Designations:

The subject property is designated the Future Land Use designation of Employment Center - Regional and Open Space.

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants. Neighborhood, Community, and Regional Employment Centers differ by the scale of the development and the employment area they draw from but not in the types of uses or the walkable nature (Envision Taylor Comprehensive Plan page 75).

The subject property is currently EC Employment Center Place Type. EC should be used for job creation centers and building forms that do not fit within the character of the other Place Types.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC (Employment Center)	Intended Growth Sector Tier 3	Employment: Regional	Railroad & Industrial Buildings
South	P2.5 (Large Lot) and P3 (Neighborhood)	Infill Growth Sector Tier II & Reserved Open Sector	Neighborhood Infill & Open Space	Vacant Land
East	EC	Intended Growth Sector Tier 3 & Reserved Open Sector	Employment: Regional	Vacant Land
West	Civic Space	Intended Growth Sector Tier 3 & Reserved Open Sector	Employment: Regional & Open Space	Vacant Land

Transportation

The subject property gains access from East Martin Luther King Jr. Blvd. The development backs up to the Union Pacific Railroad and is adjacent to a floodplain, so no further connectivity is proposed.

Utilities

The subject property is located within the City of Taylor water and wastewater CCN. Adjacent to the subject property there is an 8-inch waterline along East Martin Luther King Jr. Boulevard. Additionally, there is an 8-inch wastewater line that cuts through the subject property and provides connections to nearby neighborhood to the north-northwest.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Thirteen (13) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 25, 2025

Staff Analysis

Upon analyzing the request for an Employment Center Plan for an industrial use in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- **LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.**
 - The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- **LU10 – New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.**
 - The development of a Data Center has proposed to add significant sales tax revenue to the City of Taylor.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Employment Center Plan with the following warrants and variances:

- A Variance is requested to allow for an increased fence height to a maximum of 8 feet in the first and second layers of the lot.
 - The fence is intended to provide increased screening for the Oncor Transmission station within the first layer. The remainder of the site will have a security fence to restrict access.
 - Screening shall consist of an 8-foot precast concrete wall with Texas Silver Leaf (Texas Sage) lining the front of the wall. This shall be consistent for the frontage of the site along FM 112/E. MLK Jr. Boulevard. Any frontage not consisting of an 8-foot precast wall with shrubbery consistent with Oncor standards shall have a 5-foot berm and trees from the preferred species list, spaced 30-feet apart.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

Is the Employment Center Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site as an large format technological industrial use.

Is the plan compatible with the surrounding area?

- The employment center plan is compatible with the existing place types and the future land use of properties adjacent to it.

Does the plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and general welfare. In addition, the planning principles and policy guide in the comprehensive plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- The property has an 8-inch water line along East Martin Luther King Jr. Blvd and an 8-inch wastewater line to the northwest of the property. As the applicant moves toward platting, we will have a transportation and a utility scoping meeting to determine if any infrastructure improvements are necessary.

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

The Employment Center Plan is a required step in the development process for an industrial site on the subject property. The plan is required due to the existing Place Type Zoning and the size of the parcel.

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Current Zoning Map
- d. Growth Sectors Map
- e. Future Land Use Map
- f. Notification Map
- g. Draft Ordinance
 1. Plat – Exhibit A
 2. Employment Center Plan Package – Exhibit B

Thursday, May 1st, 2025

Development Services
City Hall
400 Porter Street
Taylor, Texas 76574

RE: Letter of Intent to develop a 30MW+ of data center

Dear Taylor Development Services Department,

On behalf of Blueprint Data Centers and our investor, I am pleased to submit this Letter of Intent (“LOI”) in support of our request for an Employment Center Plan related to our planned data center development in Taylor, Texas, located at 1601 E. M.L.K. Jr Blvd, Taylor, TX, 76574.

Our proposed project aligns with the permitted uses under the Employment Center designation which allows for large scale industrial uses and is consistent with the objectives outlined in the Comprehensive Plan and Land Development Code.

With power for the site secured through contracts with Oncor Electric Delivery Company, Blueprint is eager to swiftly begin development on more than 30MW of data center capacity. This project represents a planned investment of over \$225 million in real property across 2025, 2026, and 2027. The facility will comprise over 135,000 square feet and is expected to create 20 – 30 high-quality jobs.

Compared to other large-scale developments, data centers typically exert minimal strain on public infrastructure such as roadways, owing to their highly automated operations and thus limited onsite workforce. Despite this low impact, data centers contribute significant and stable annual property tax revenues. Additionally, with Samsung’s major semiconductor facility located nearby, we believe Taylor is well-positioned to evolve into a regional technology hub. Further, data center developments typically serve as a catalyst, attracting other technology and adjacent industries to the area.

We are also grateful for the support of the City of Taylor and the Taylor Economic Development Corporation, as formalized through our executed incentive agreements. Their leadership continues to propel the city’s impressive growth, and Blueprint is proud to contribute to that momentum.

Thank you for your consideration of our application and for your continued support.

Sincerely,



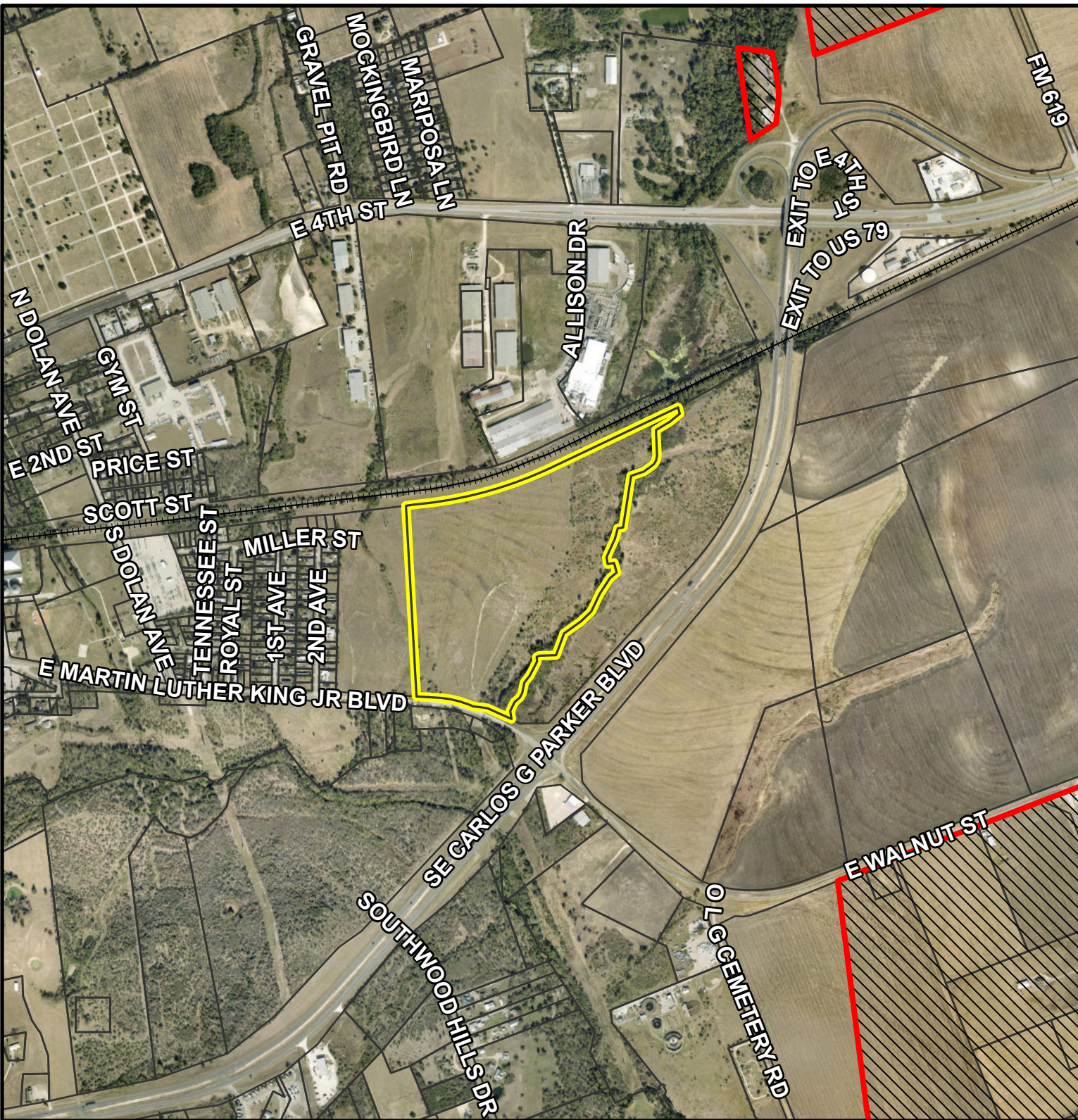
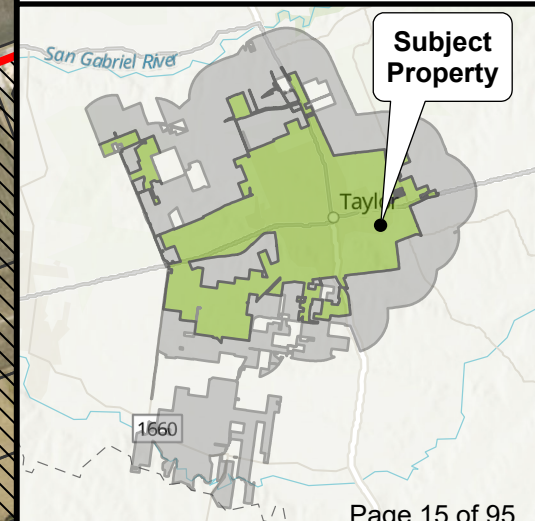
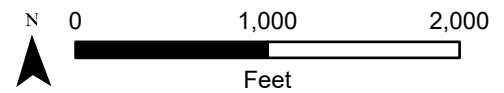
Yaerid Jacob
CEO
Blueprint Data Centers
NCP Travis TPP Project, LLC



PZ-2025-2506

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

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

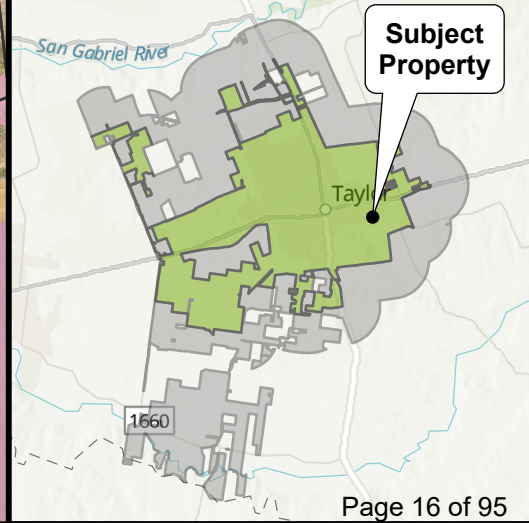
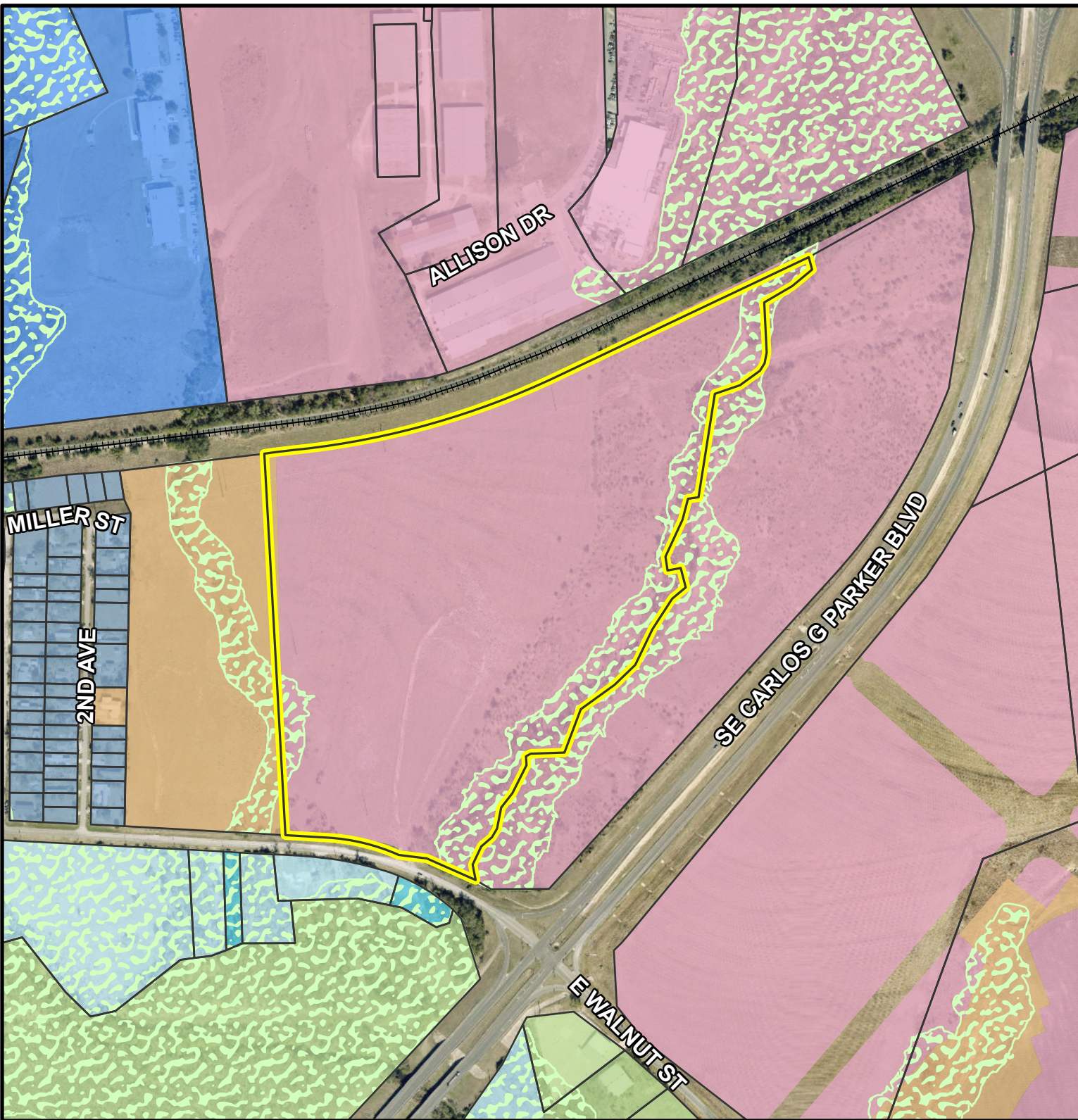




PZ-2025-2506

**1601 Martin Luther King Jr Blvd.
Employment Center Plan
Current Zoning Map
Approximately 52 acres**

- Subject Property
- Parcels
- Overlay Zoning**
 - P1: Nature
- Place Type Zoning**
 - P2: Rural
 - P2.5: Large Lot
 - P3: Neighborhood
 - P3M: Manufactured Housing
 - P4: Mix
 - EC: Employment Center
 - CS: Civic Space

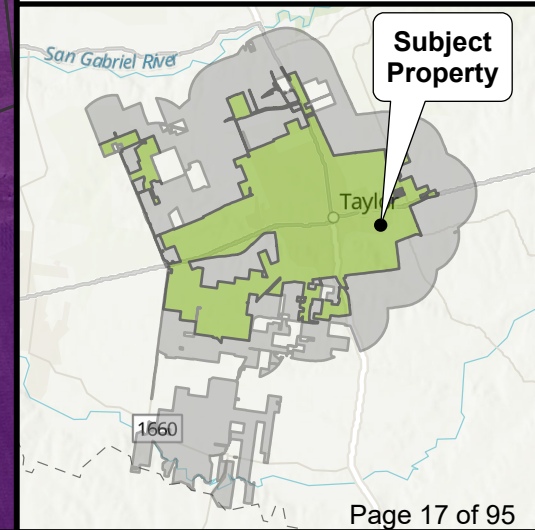
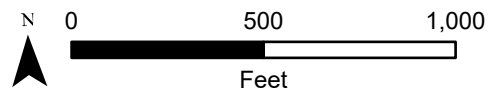




PZ-2025-2506

1601 Martin Luther King Jr Blvd.
Employment Center Plan
Growth Sector Map
Approximately 52 acres

- Subject Property
- Parcels
- Growth Sector**
 - Reserved Open Sector (O-2)
 - Intended Growth Sector (G-3)
 - Infill Neighborhood Sector (G-4)





PZ-2025-2506

1601 Martin Luther King Jr Blvd.
Employment Center Plan
Future Land Use Map
Approximately 52 acres

Subject Property

Parcels

Future Land Use

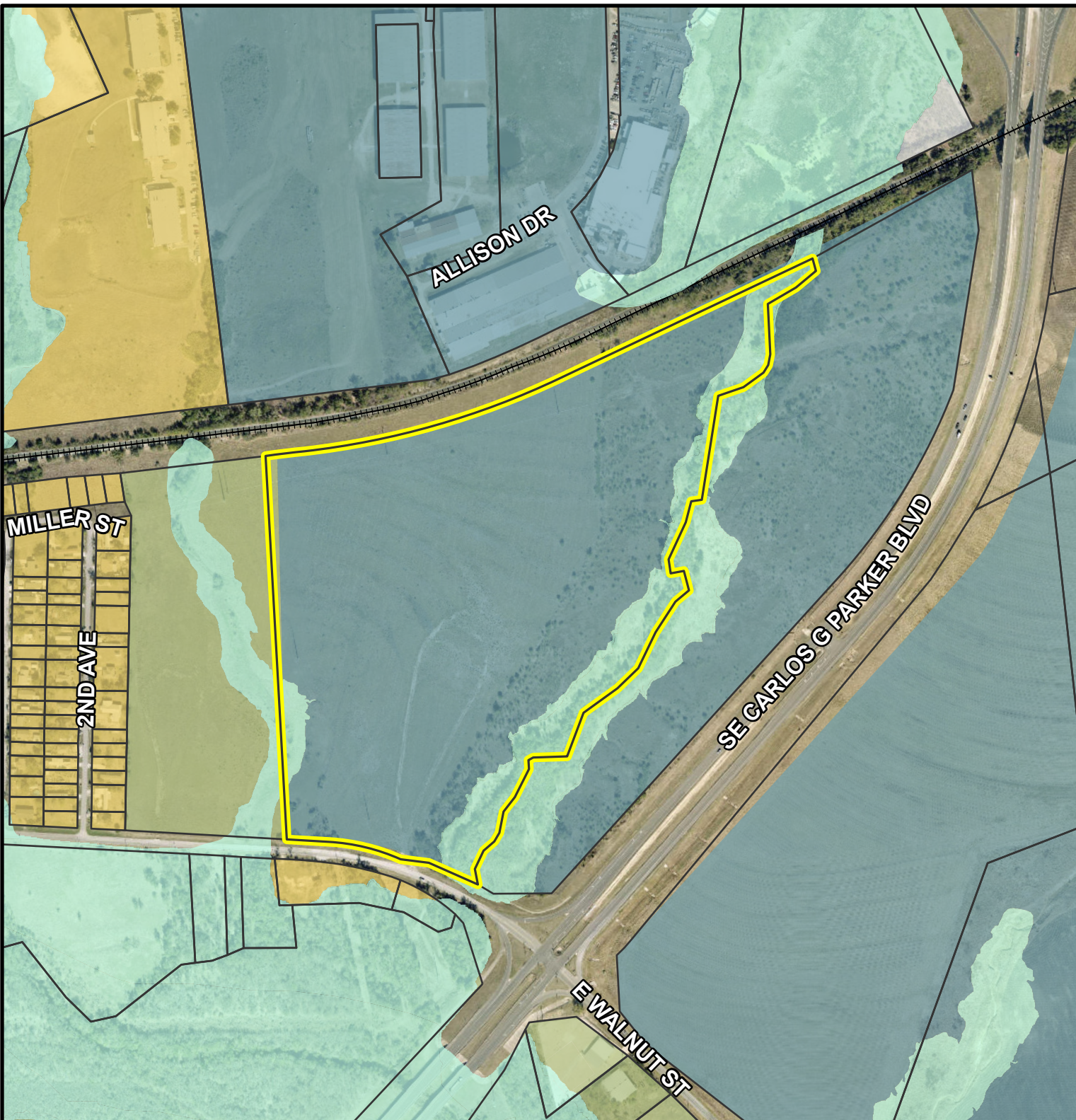
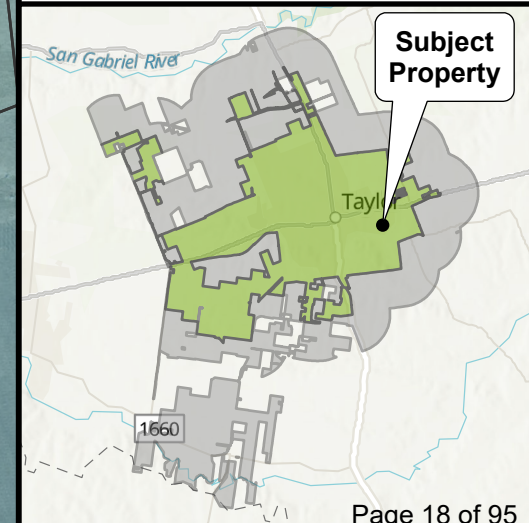
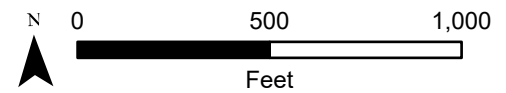
Area of Minimal Change

Neighborhood Greenfield

Neighborhood Infill

Employment: Regional

Open Space

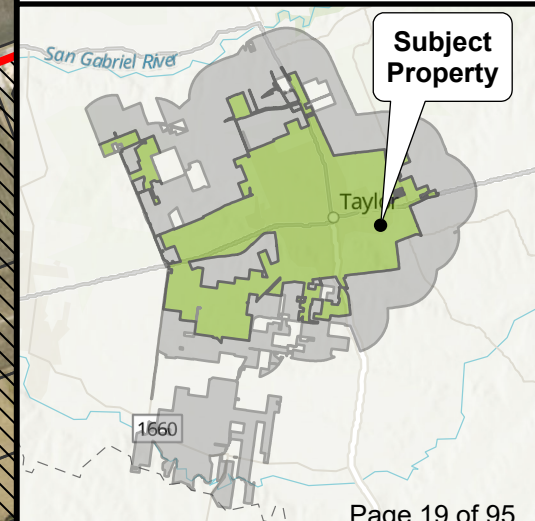
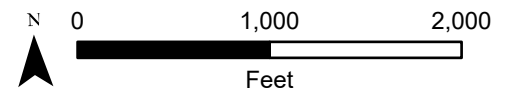




PZ-2025-2506

1601 Martin Luther King Jr Blvd.
Employment Center Plan
Notification Map
Approximately 52 acres

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



ORDINANCE NO. 2025-XX

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER PLAN FOR PROPERTY GENERALLY LOCATED AT 1601 EAST MARTIN LUTHER KING JR. BOULIVARD, CONSISTING OF APPROXIMATELY 52.42 ACRES OF LAND SITUATED IN THE EDC ADITION MINOR PLAT, BLOCK A, LOT 1, 52.42 ACRES, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R667904, 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.

WHEREAS, the Taylor City Council conducted a public hearing on June 26, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve an Employment Center Plan referred to as Blueprint Data Center; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on June 10, 2025, to consider the zoning request, and recommended the Employment Center Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Employment Center Plan and Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Official Zoning map of the City of Taylor, Texas, is changed to indicate that an Employment Center Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Employment Center Plan attached hereto for all purposes as Exhibit “B”.

SECTION 3. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-XX was introduced before the Taylor City Council on the 10th day of July 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A
(Metes & Bounds/Legal Description/Survey)

DRAFT



PLAT MAP RECORDING SHEET

DEDICATOR(s):

TAYLOR ECONOMIC DEVELOPMENT CORPORATION

SUBDIVISION NAME: TAYLOR EDC ADDITION MINOR PLAT

PROPERTY IS DESCRIBED AS: 52.42 ACRES, PARTHINIA COURSEY SURVEY,
ABSTRACT NO. 131

SUBMITTED BY: CITY OF TAYLOR

DIGITALLY RECORDED

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2024092339

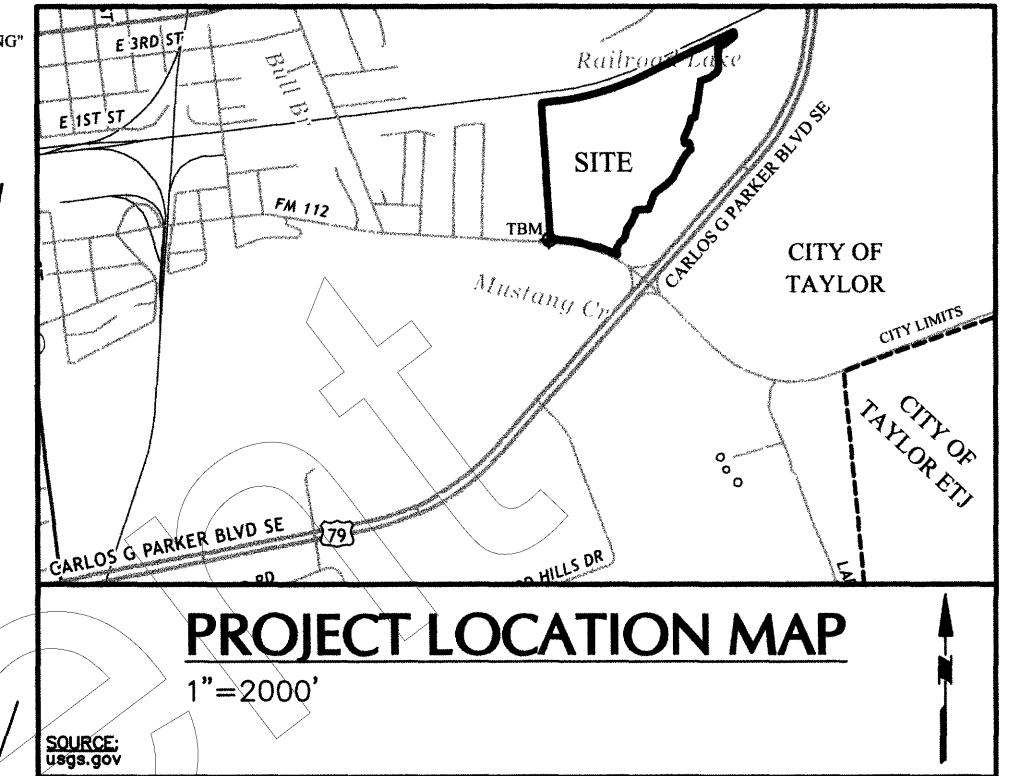
PLAT Fee: \$170.00
11/19/2024 11:55 AM AFAULKNER



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

TAYLOR EDC ADDITION MINOR PLAT

BEING A MINOR PLAT CONSISTING OF 52.42 ACRES, TO CREATE ONE LOT, BLOCK A, ZERO RESERVES, PART OF AND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS



PREPARED ON: APRIL 30, 2024

OWNER:
 Mark Thomas BEN WHITE
 Taylor Economic Development Corporation,
 a 4A economic development corporation
 112 W. 2nd Street, Ste. 203
 Taylor, Texas 76574

SURVEYOR:
 Jon Hoebelheirich, RPLS
 Langan Engineering and
 Environmental Services, LLC
 9606 N. Mopac Expressway, Ste. 110
 Austin, Texas 78759
 (737) 289-7800

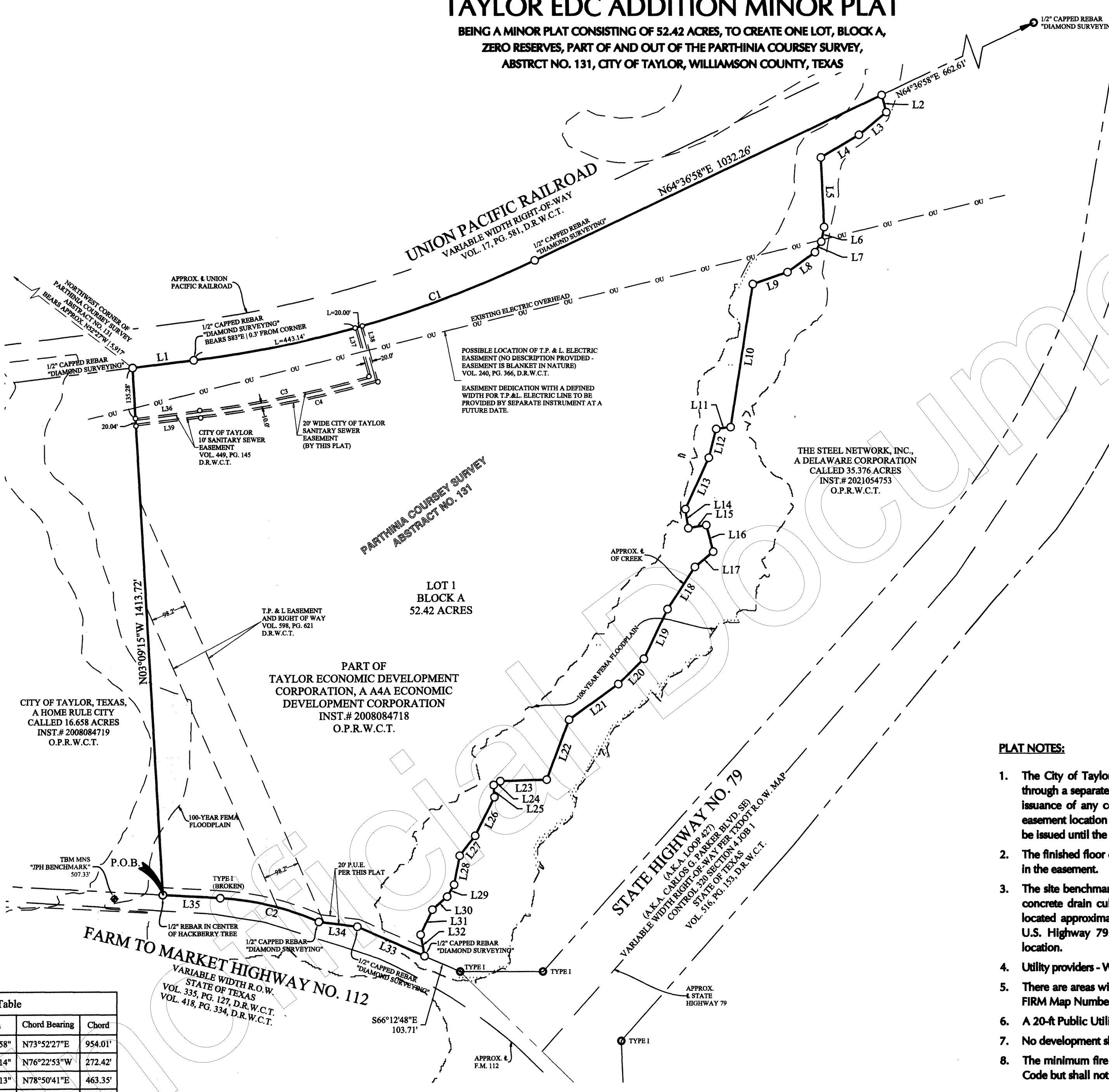
ENGINEER:
 Marco Castaneda, P.E.
 Ranger Engineering, PLLC
 5524 Bee Caves Road, K2A
 Austin, Texas 78746
 (512) 785-8446

Line Data Table

Line #	Bearing	Distance
L1	N83°07'56"E	165.29'
L2	S15°19'12"E	48.04'
L3	S50°33'44"W	95.58'
L4	S59°30'17"W	119.37'
L5	S02°38'48"E	185.99'
L6	S11°07'42"W	39.83'
L7	S30°51'36"W	32.88'
L8	S54°04'40"W	90.94'
L9	S71°06'45"W	98.75'
L10	S08°59'04"W	387.52'
L11	S82°43'53"W	39.13'
L12	S14°29'58"W	79.62'
L13	S24°42'11"W	151.00'
L14	S08°42'46"E	51.62'
L15	N80°08'50"E	49.06'
L16	S14°25'33"E	73.72'
L17	S50°10'01"W	64.28'
L18	S33°01'42"W	134.80'
L19	S25°38'28"W	147.04'
L20	S45°27'01"W	96.52'
L21	S54°09'50"W	163.59'
L22	S20°38'49"W	171.54'
L23	S88°07'35"W	124.80'
L24	S60°26'48"W	20.52'
L25	S03°45'56"E	32.67'
L26	S26°40'47"W	115.83'
L27	S38°05'02"W	67.56'
L28	S11°00'16"W	79.21'
L29	S30°07'26"W	37.02'
L30	S49°30'05"W	52.06'
L31	S25°12'05"W	74.55'
L32	S10°24'00"E	58.11'
L33	N66°12'48"W	197.13'
L34	N82°43'10"W	104.45'
L35	N86°45'31"W	155.00'
L36	N83°08'11"E	174.04'
L37	N15°37'31"E	135.00'
L38	S15°37'31"E	155.00'
L39	S83°08'11"W	175.34'

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	958.17'	2964.93'	018°30'58"	N73°52'27"E	954.01'
C2	273.92'	756.20'	020°45'14"	N76°22'53"W	272.42'
C3	463.78'	3100.53'	008°34'13"	N78°50'41"E	463.35'
C4	486.84'	3120.55'	008°56'20"	S78°39'38"W	486.35'



PLAT NOTES:

- The City of Taylor floodplain easement based on engineered drainage studies will be recorded through a separate instrument with Williamson County and dedicated to the City of Taylor prior to issuance of any construction or site preparation permits are issued by the City. The floodplain easement location shall be subject to final approval by the City of Taylor. No building permits shall be issued until the floodplain easement is approved by the City of Taylor and recorded by owner.
- The finished floor elevation level shall be 2 feet higher than the established floodplain as recorded in the easement.
- The site benchmark (TBM) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete drain culvert headwall located along the northerly margin of F.M. Highway 112, and located approximately 1.200 feet northwesterly from the intersection of F.M. Highway 112 and U.S. Highway 79. Benchmark Elevation = 507.33' (NAVD'88). See vicinity map for general location.
- Utility providers - Water: City of Taylor; Wastewater/septic: City of Taylor; Electricity: Oncor
- There are areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C0534F, effective date of 2019/12/20.
- A 20-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
- No development shall begin prior to the issuance of a Floodplain Development Permit.
- The minimum fire flow shall be the minimum fire flow as required by the 2018 International Fire Code but shall not be less than 1,500 gallons per minute for at least 2 hours.

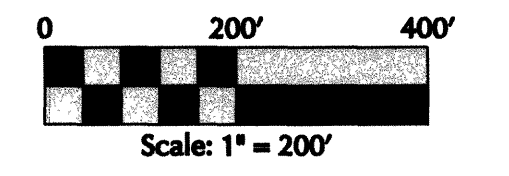
LANGAN
 Langan Engineering and
 Environmental Services, LLC
 9606 N. Mopac Expressway, Suite 110
 Austin, TX 78759
 T: 737.289.7800 F: 737.289.7801 www.langan.com
 TBPELS Firm No. 10194888

Project No.	531031101
Date	2024/10/08
Drawn By	R. GONZALES
Checked By	R. BRYAN

MONUMENTS / DATUMS / BEARING BASIS
 Monuments are found if not marked MNS or CRS.
 CRS ○ 1/2" rebar stamped "LANGAN" set
 MNS ○ Mag nail & washer stamped "LANGAN" set
 TBM ○ Site benchmark (see vicinity map for general location)
 TYPE I ○ TxDOT Right of Way tapered concrete monument.
 ○ lot corner (monument not found nor set)
 Coordinate values, if shown, are US.SyFt./TxCS/83,CZ
 Elevations, if shown, are NAVD'88 (Geoid 18)
 Bearings are based on the TxCS/83,CZ
 Distances & areas are represented in surface values

LEGEND OF ABBREVIATIONS
 US.SyFt. United States Survey Feet
 TxCS/83,CZ Texas Coordinate System of 1983, Central Zone
 NAVD'88 North American Vertical Datum of 1988
 P.R.W.C.T. Plat Records of Williamson County, Texas
 O.P.R.W.C.T. Official Public Records of Williamson County, Texas
 D.R.W.C.T. Deed Records of Williamson County, Texas
 VOL/PG/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 P.U.E. Public Utility Easement

- REVISED: 9/03/2024 - (CITY REVIEW COMMENTS)
- REVISED: 9/19/2024 - (CITY REVIEW COMMENTS)
- SENT FOR RECORDATION: 10/08/2024



CASE NO: PZ-2024-2220
 Sheet 1 of 2

BOUNDARY DESCRIPTION:

FIELD NOTES to that certain tract of land situated in the Parthinia Coursey Survey, Abstract No. 131 City of Taylor, Williamson County, Texas; being part of the tract described as 87.797 acres in a Warranty Deed to Taylor Economic Development Corporation, a 4A economic development corporation (hereinafter referred to as Taylor Economic tract), recorded under Instrument Number 2008084718, Official Public Records, Williamson County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 1/2-inch rebar in the center of a hackberry tree found in the north right-of-way line of Farm to Market Highway No. 112 as monumented (a variable width right-of-way partially described in a Deeds to the State of Texas, recorded in Volume 335, Page 127 and Volume 418, Page 334, Deed Records of Williamson County, Texas), at the common south corner of said Taylor Economic tract and the tract described as 16.658 acres in a Warranty Deed to City of Taylor, Texas (hereinafter referred to as City of Taylor tract), recorded under Instrument Number 2008084719 of said Official Public Records;

THENCE NORTH 03° 09' 15" WEST, with the common line of said Taylor Economic tract and said City of Taylor tract, a distance of 1,413.72 feet to a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found in the south right-of-way line of Union Pacific Railroad (a variable width right-of-way per Volume 17, Page 581, of said Deed Records, at the common north corner of said Taylor Economic tract and said City of Taylor tract;

THENCE along the common line of said Taylor Economic tract and the south right-of-way line of said Union Pacific Railroad the following calls:

- 1. NORTH 83° 07' 56" EAST, a distance of 165.29 feet to the beginning of a curve to the left (concave northwest), having a radius of 2,964.93 feet and a chord which bears NORTH 73° 52' 27" EAST, a distance of 954.01 feet, from which a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found bears SOUTH 83° EAST, a distance of 0.3' feet;
2. Along said curve to the left, an arc length of 958.17 feet to a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found;
3. NORTH 64° 36' 58" EAST, a distance of 1,032.26 feet to the northwest corner of the tract described as 35.376 acres in a Special Warranty Deed to The Steel Network, Inc., a Delaware corporation (hereinafter referred to as Steel Network tract), recorded under Instrument Number 2021054753 of said Official Public Records, being in the approximate centerline of a creek, from which a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found in the west right-of-way line of U.S. Highway No. 79, at the northeast corner of said Steel Network tract bears NORTH 64° 36' 58" EAST, a distance of 662.61 feet;

THENCE through the interior of said Taylor Economic tract with the west line of said Steel Network tract and approximately with the meanders of said creek center line, the following calls:

- 1. SOUTH 15° 19' 12" EAST, a distance of 48.04 feet;
2. SOUTH 50° 33' 44" WEST, a distance of 95.58 feet;
3. SOUTH 59° 30' 17" WEST, a distance of 119.37 feet;
4. SOUTH 02° 38' 48" EAST, a distance of 185.99 feet;
5. SOUTH 11° 07' 42" WEST, a distance of 39.83 feet;
6. SOUTH 30° 51' 36" WEST, a distance of 32.88 feet;
7. SOUTH 54° 04' 40" WEST, a distance of 90.94 feet;
8. SOUTH 71° 06' 45" WEST, a distance of 98.75 feet;
9. SOUTH 08° 59' 04" WEST, a distance of 387.52 feet;
10. SOUTH 82° 43' 53" WEST, a distance of 39.13 feet;
11. SOUTH 14° 29' 58" WEST, a distance of 79.62 feet;
12. SOUTH 24° 42' 11" WEST, a distance of 151.00 feet;
13. SOUTH 08° 42' 46" EAST, a distance of 51.62 feet;
14. NORTH 80° 08' 50" EAST, a distance of 49.06 feet;
15. SOUTH 14° 25' 33" EAST, a distance of 73.72 feet;
16. SOUTH 50° 10' 01" WEST, a distance of 64.28 feet;
17. SOUTH 33° 01' 42" WEST, a distance of 134.80 feet;
18. SOUTH 25° 38' 28" WEST, a distance of 147.04 feet;
19. SOUTH 45° 27' 01" WEST, a distance of 96.52 feet;
20. SOUTH 54° 09' 50" WEST, a distance of 163.59 feet;
21. SOUTH 20° 38' 49" WEST, a distance of 171.54 feet;
22. SOUTH 88° 07' 35" WEST, a distance of 124.80 feet;
23. SOUTH 60° 26' 48" WEST, a distance of 20.52 feet;
24. SOUTH 03° 45' 56" EAST, a distance of 32.67 feet;
25. SOUTH 26° 40' 47" WEST, a distance of 115.83 feet;
26. SOUTH 38° 05' 02" WEST, a distance of 67.56 feet;
27. SOUTH 11° 00' 16" WEST, a distance of 79.21 feet;
28. SOUTH 30° 07' 26" WEST, a distance of 37.02 feet;
29. SOUTH 49° 30' 05" WEST, a distance of 52.06 feet;
30. SOUTH 25° 12' 05" WEST, a distance of 74.55 feet;

TAYLOR EDC ADDITION MINOR PLAT

BEING A MINOR PLAT CONSISTING OF 52.42 ACRES, TO CREATE ONE LOT, BLOCK A, ZERO RESERVES, PART OF AND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

31. SOUTH 10° 24' 00" EAST, a distance of 58.11 feet to a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found in the common line of said Taylor Economic tract and the north right-of-way line of said F.M. Highway No. 112, at the southwest corner of said Steel Network tract, from which a Texas Department of Transportation tapered concrete monument (Type I) found at the intersection of the north right-of-way line of said Farm to Market Highway No. 112 and the east right-of-way line of State Highway No. 79 bears SOUTH 66° 12' 48" EAST, a distance of 103.71 feet;

THENCE with the common line of said Taylor Economic tract and north right-of-way line of said Farm to Market Highway No. 112, the following calls:

- 1. NORTH 66° 12' 48" WEST, a distance of 197.13 feet to a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found;
2. NORTH 82° 43' 10" WEST, a distance of 104.45 feet to a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found at the beginning of a curve to the left (concave southwest), having a radius of 756.20 feet, and a chord which bears NORTH 76° 22' 53" WEST, a distance of 272.42 feet;
3. Along said curve to the left, an arc length of 273.92 feet to a Texas Department of Transportation tapered concrete monument (Type I) found;
4. NORTH 86° 45' 31" WEST, a distance of 155.00 feet to the POINT OF BEGINNING and containing 52.42 acres of land.

OWNER'S DEDICATION

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

I, Taylor Economic Development Corporation, a 4A economic development corporation, sole owner of the certain 52.42 acre tract of land shown hereon and out of a portion of the tract described in a warranty deed recorded in Document No. 2008084718 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as TAYLOR EDC ADDITION MINOR PLAT.

TO CERTIFY WHICH, WITNESS by my hand at Williamson County, Texas, this 15 day of October, 2024.

Ben White, President
Taylor Economic Development Corporation,
a 4A economic development corporation
112 W. 2nd Street, Ste. 203
Taylor, Texas 76574

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

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Ben White, President of Taylor Economic Development Corporation, a 4A economic development corporation, known to me to be the person whose name is subscribed to the above and foregoing instrument, GIVEN UNDER MY HAND AND SEAL of office on this 15th day of October, 2024.

Regina Carlson, Notary Public in and for the State of Texas

My commission expires on: 4-14-2026



Scott Dunlop, I, Tom Yantis, Development Services Director for the City of Taylor, Texas, do hereby certify this plat is approved for filing and record with the County Clerk of Williamson County, Texas.

Tom Yantis, Director, Scott Dunlop

10-29-2024 Date

SURVEYOR CERTIFICATION

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

I, Jon Hoebelheirich, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

TO CERTIFY WHICH, WITNESS by my hand at Travis County, Texas, this 08 day of October, 2024.

Jon Hoebelheirich, Registered Professional Land Surveyor No. 5478 State of Texas



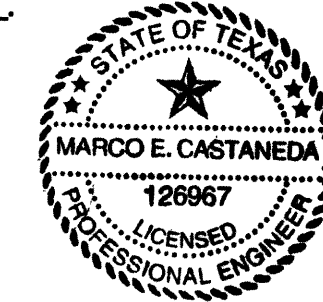
ENGINEER CERTIFICATION

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

I, Marco Castaneda, Licensed Professional Engineer in the State of Texas, do hereby certify that this subdivision is encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0534F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS by my hand at Travis County, Texas, this 12 day of October, 2024.

Marco Castaneda, Licensed Professional Engineer No. 126967 State of Texas



Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the City of Taylor Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. City of Taylor disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Bryan Martin, City of Taylor Floodplain Administrator

10/25/2024 Date

WILLIAMSON COUNTY CLERK

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication was filed for record in my office on the 19th day of November, 2024 A.D. at 11:20 o'clock A.M., and duly recorded on the 19th day of November, 2024 A.D. at 11:55 o'clock A.M. in the Plat Records of said County in Instrument Number 2024092339.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk, County Court of Williamson County, Texas

Deputy



CASE NO: PZ-2024-2220

Sheet 2 of 2

LANGAN

Langan Engineering and Environmental Services, LLC
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759

T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPELS Firm No. 10194888

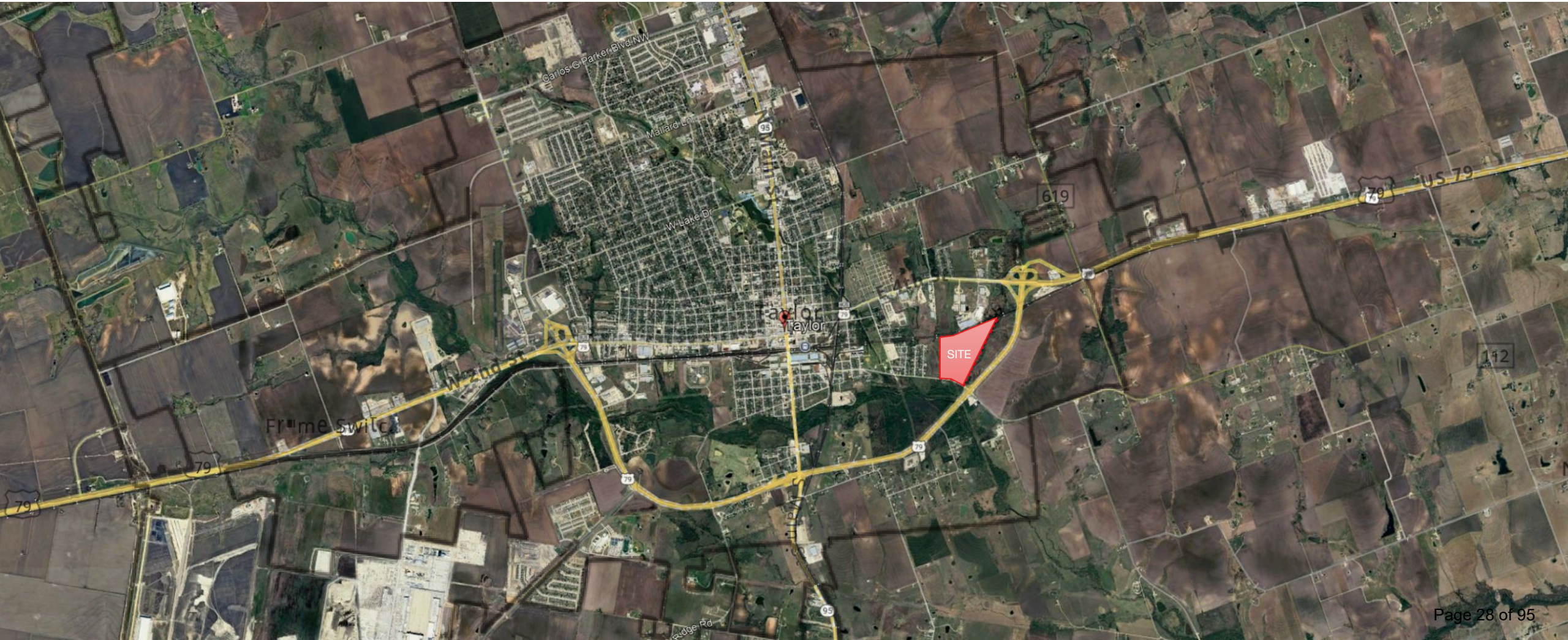
Table with 2 columns: Field Name, Value. Project No. 531031101, Date 2024/10/08, Drawn By R. GONZALES, Checked By R. BRYAN

Employment Center Plan

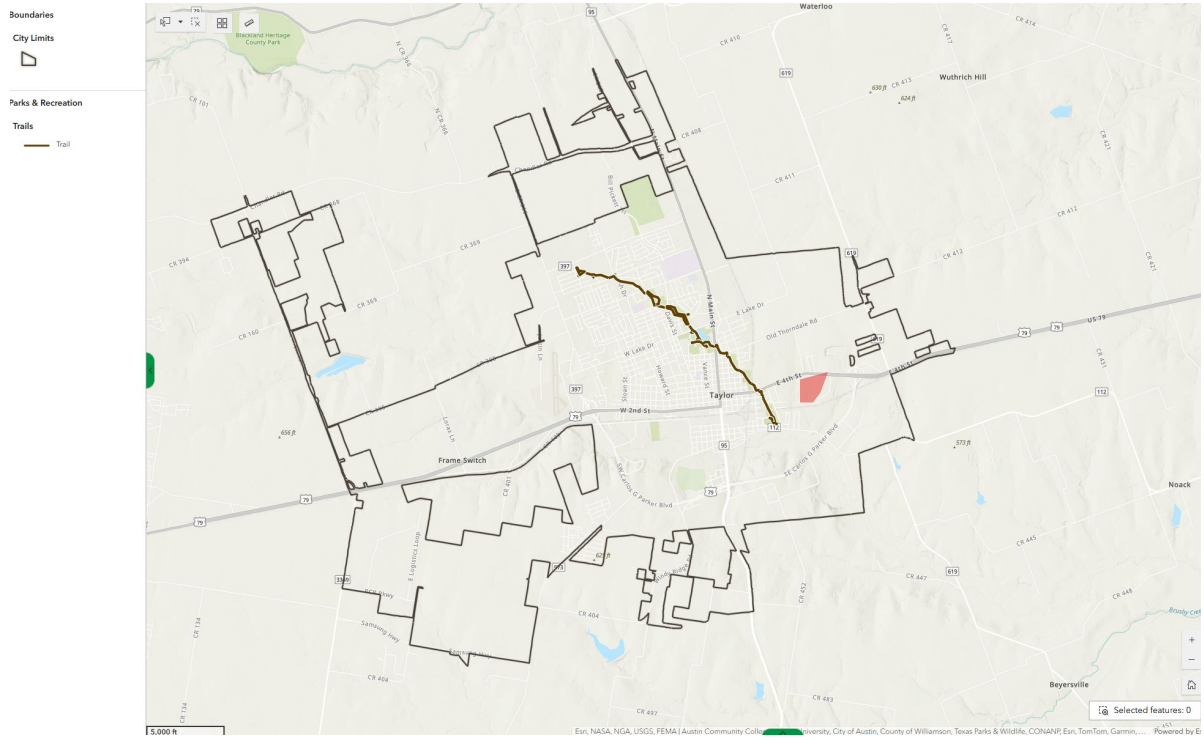


Aerial Context Map

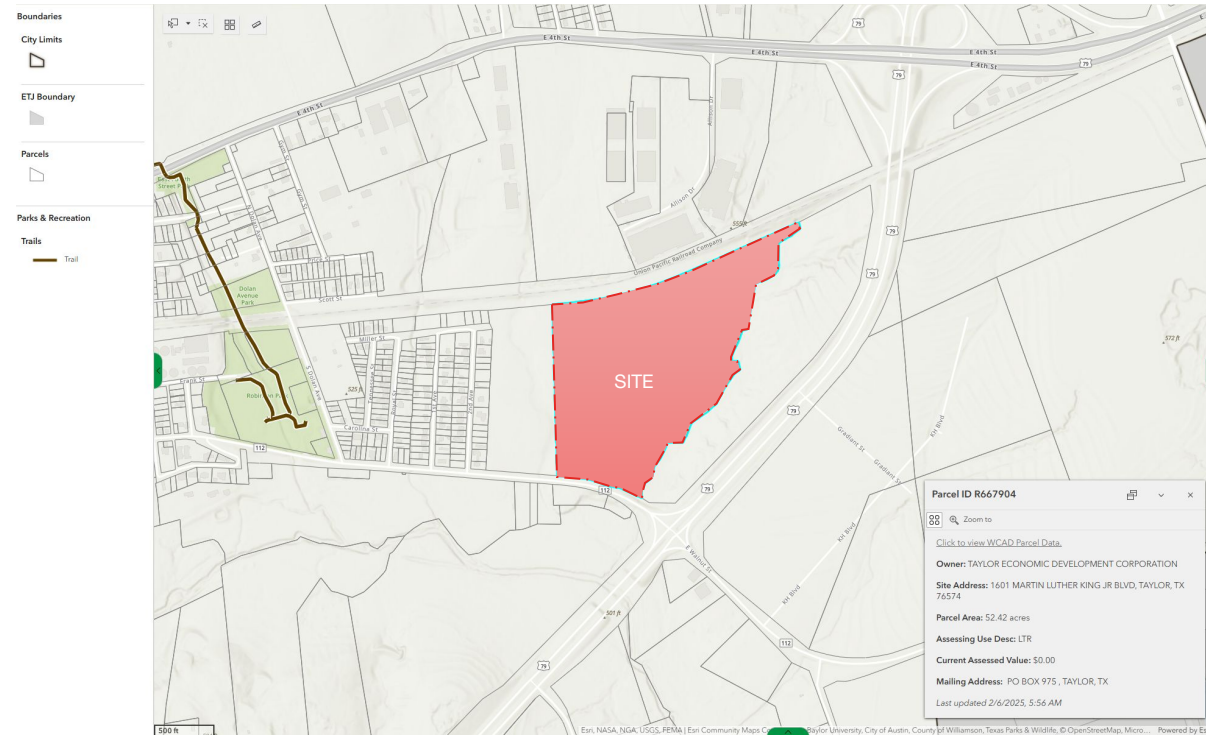
Our design approach is rooted in a deep understanding of how spaces function, how materials endure and how buildings influence both people and environment.



Context Maps

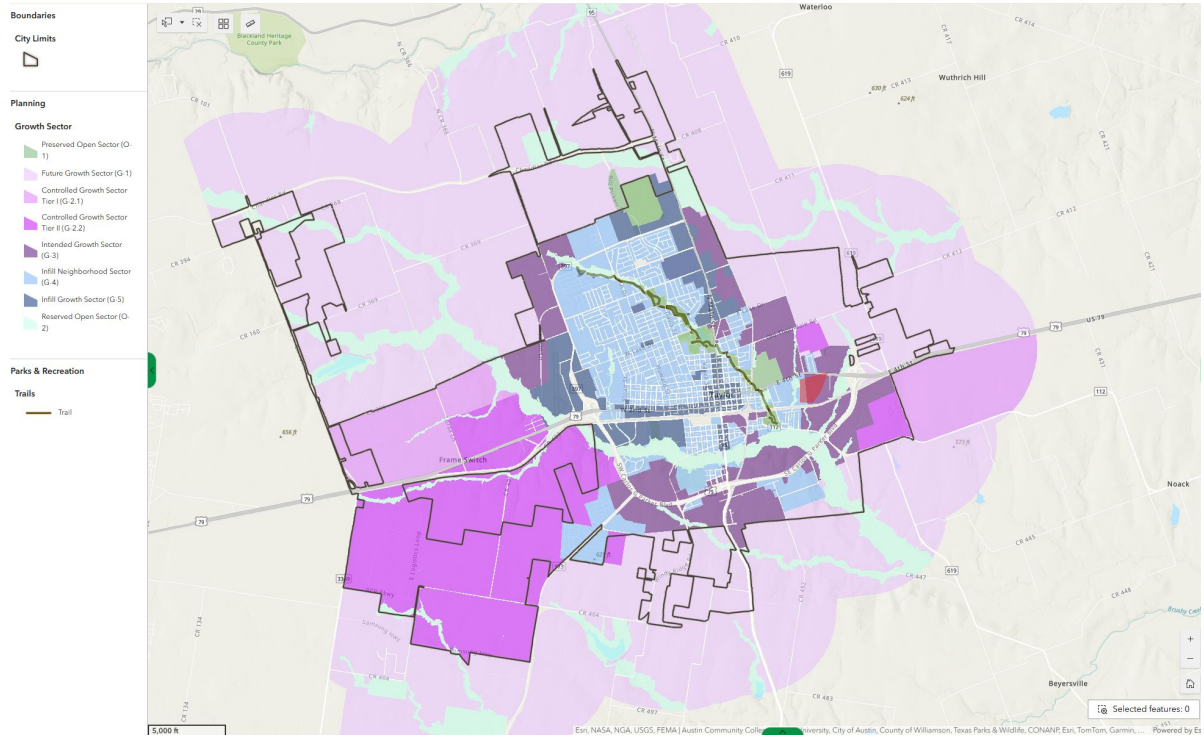


Regional

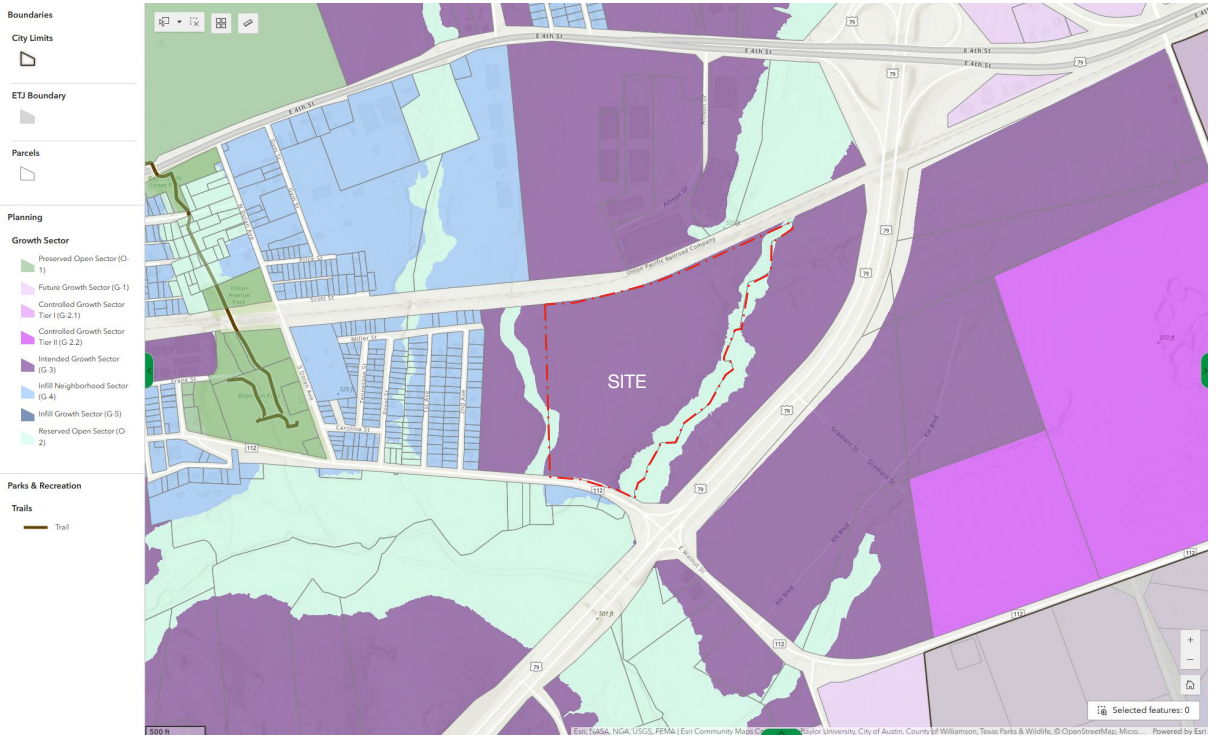


Local

Growth Sectors

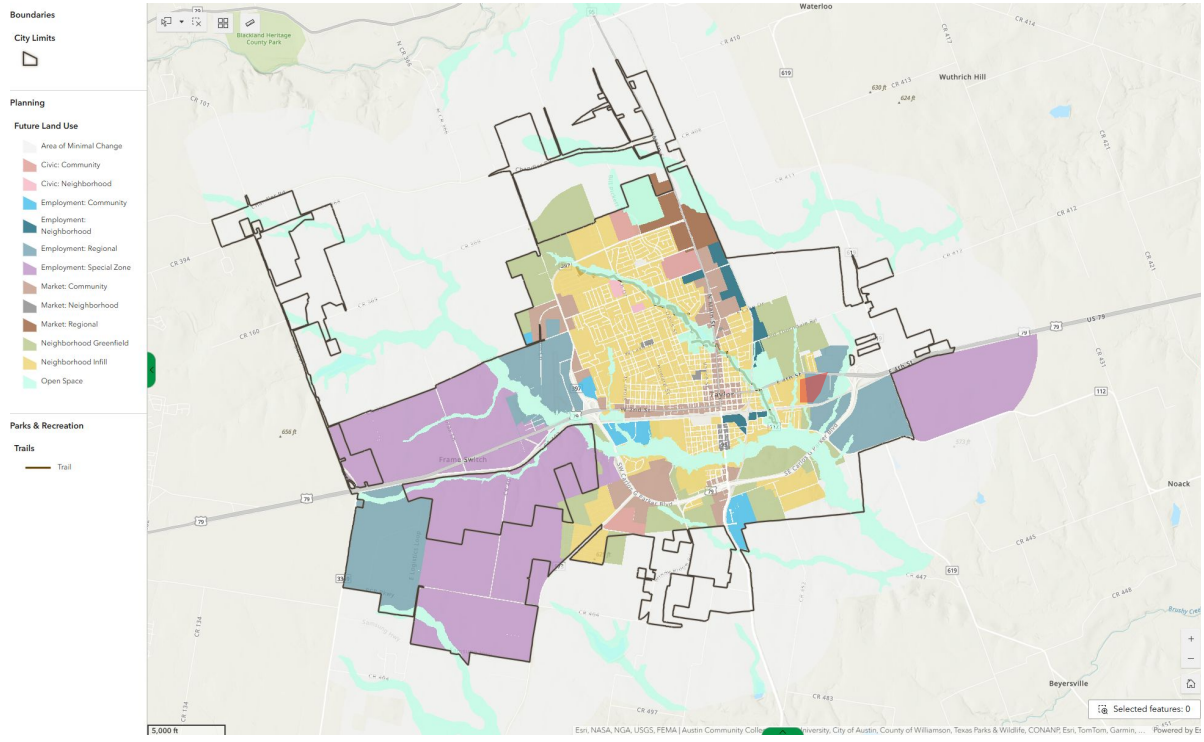


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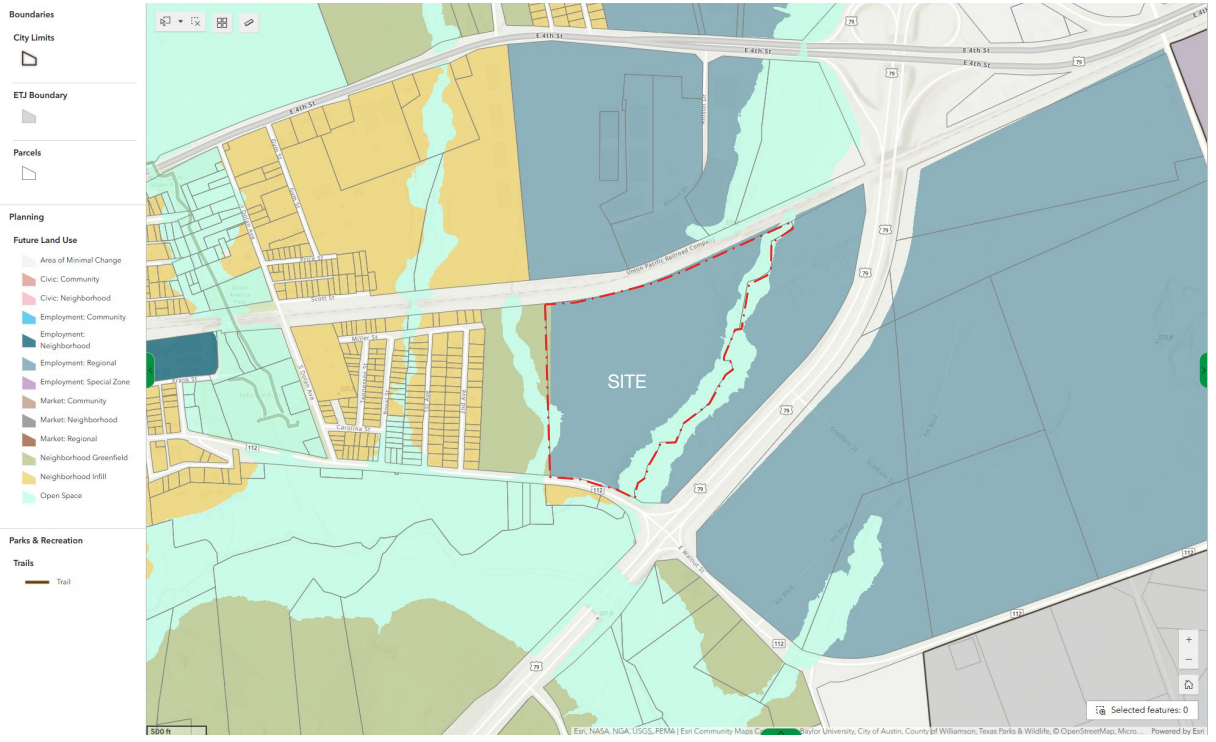


Local

Future Land Use

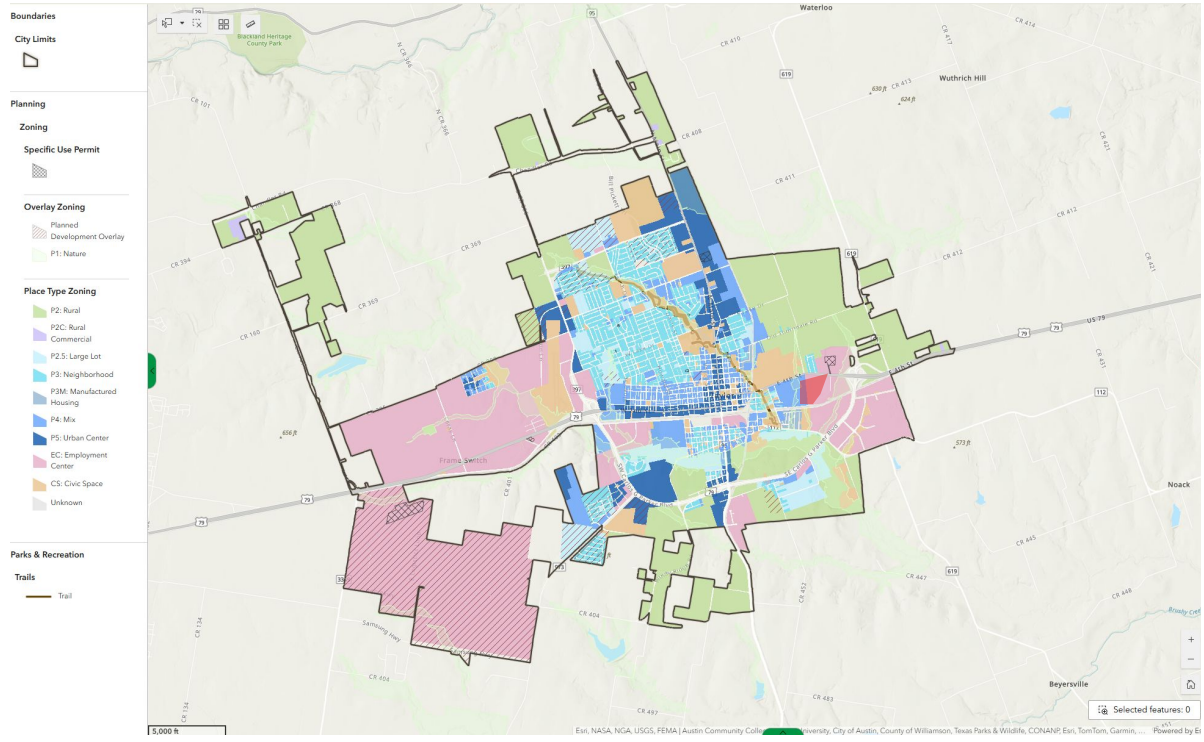


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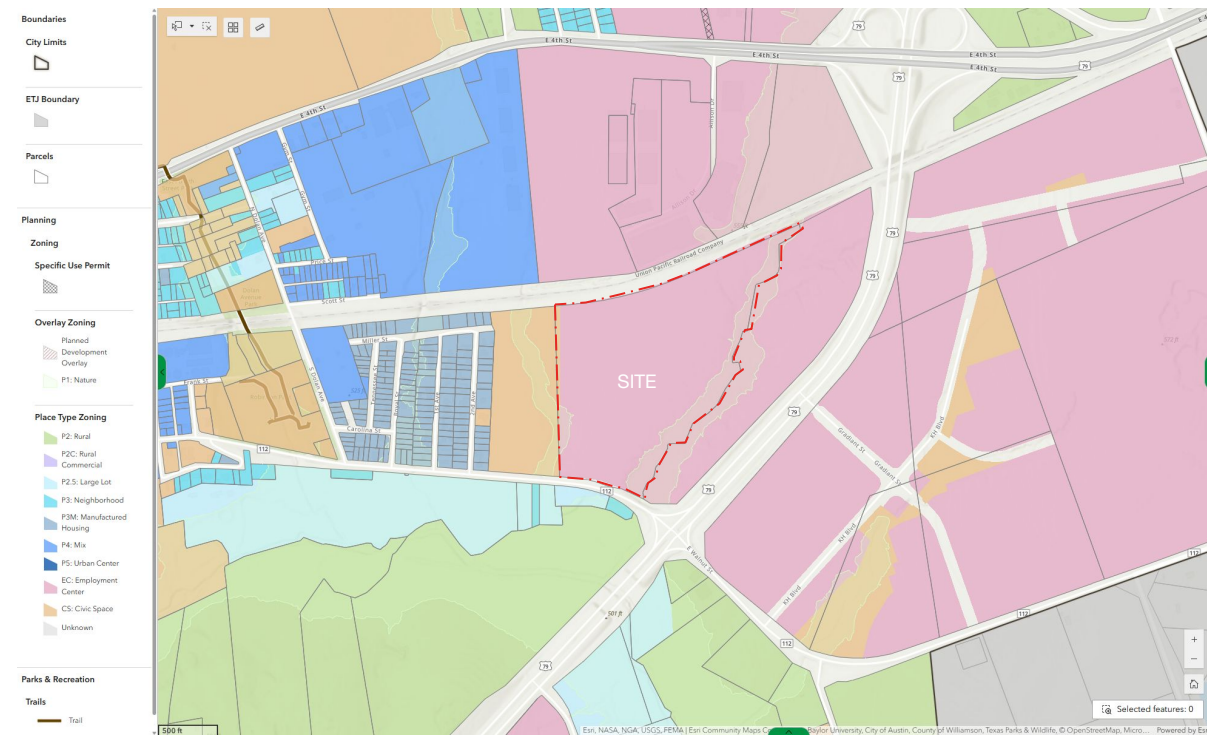


Local

Place Type Zoning

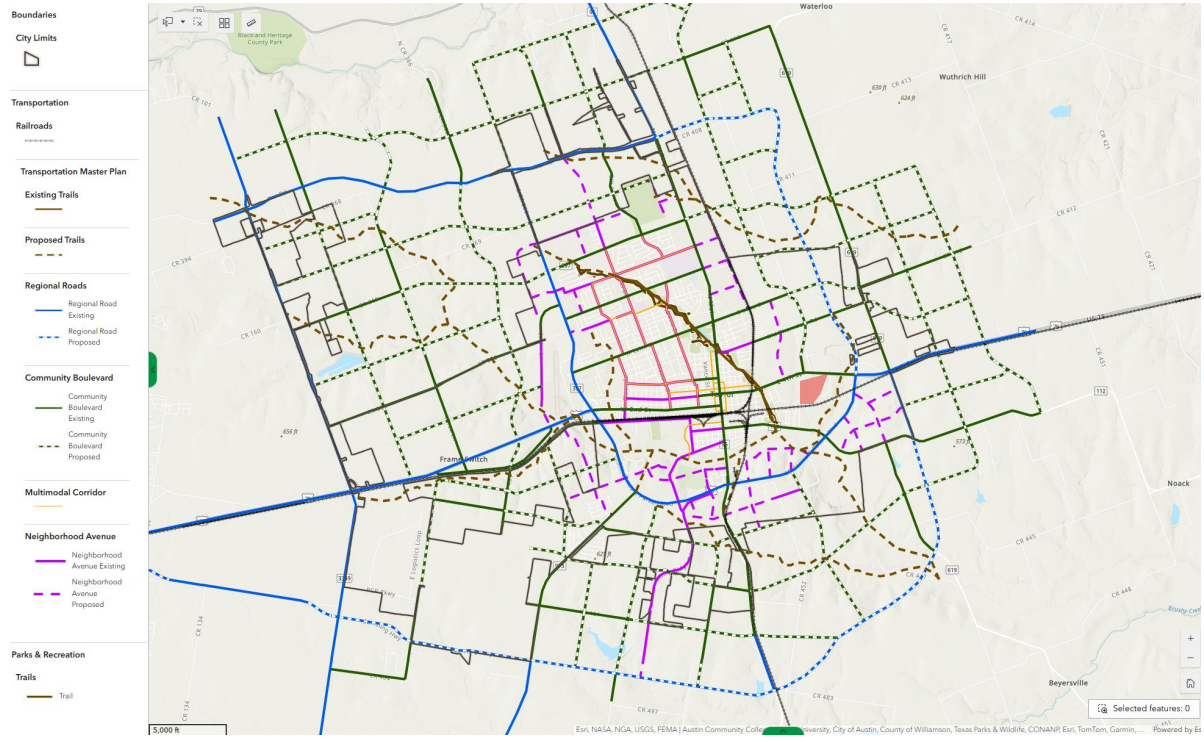


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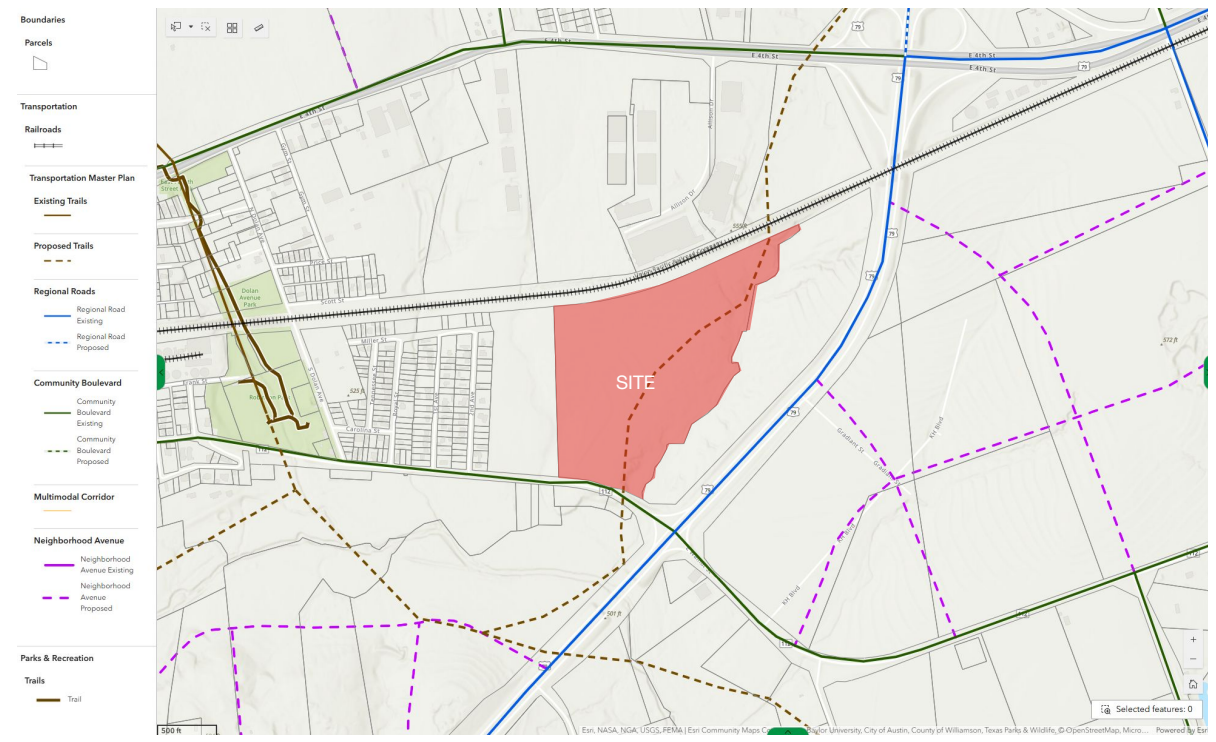


Local

Transportation Master Plan



Regional

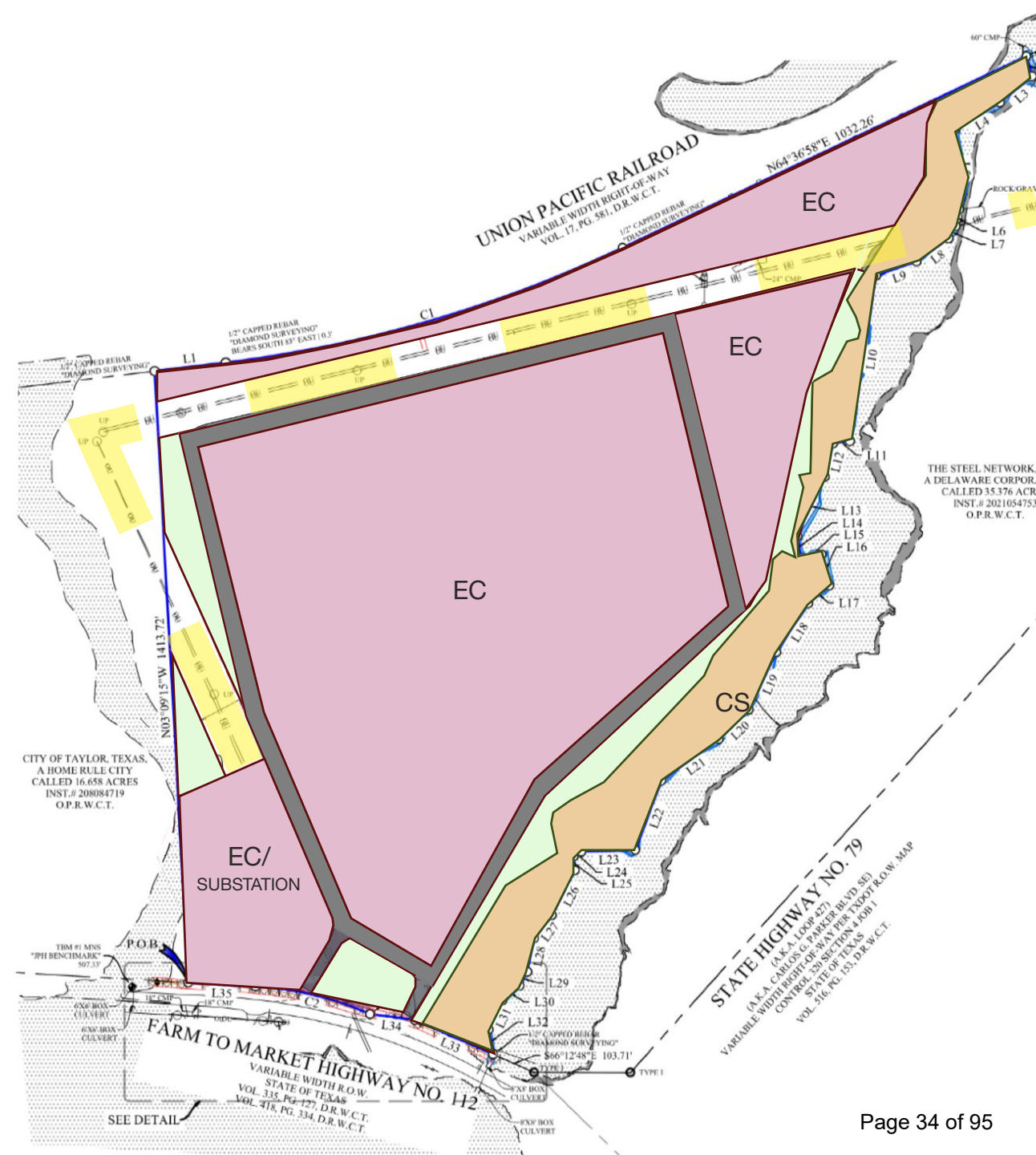


Local

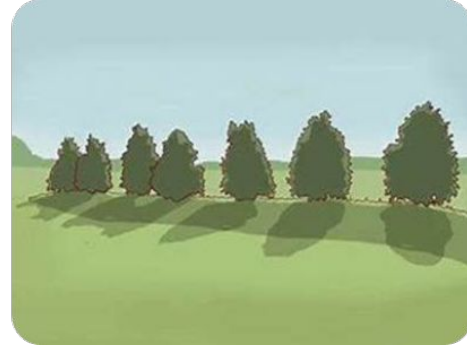
Regulating Plan

The Employment Center (EC) Plan Standards provide clear guidelines for industrial development on the site, covering subdivision layout, lot design, streets and rights-of-way, landscaping, screening, and lighting. These standards streamline the development process and ensure consistency across private and public areas.

- EC:** EMPLOYMENT CENTER – ~1,466,330 square feet (~77%)
- CS:** CIVIC SPACE TABLE – ~259,950 square feet (~14%)
- EC:** EMPLOYMENT CENTER - SUBSTATION – ~183,150 square feet (~10%)
- OVERHEAD UTILITY**



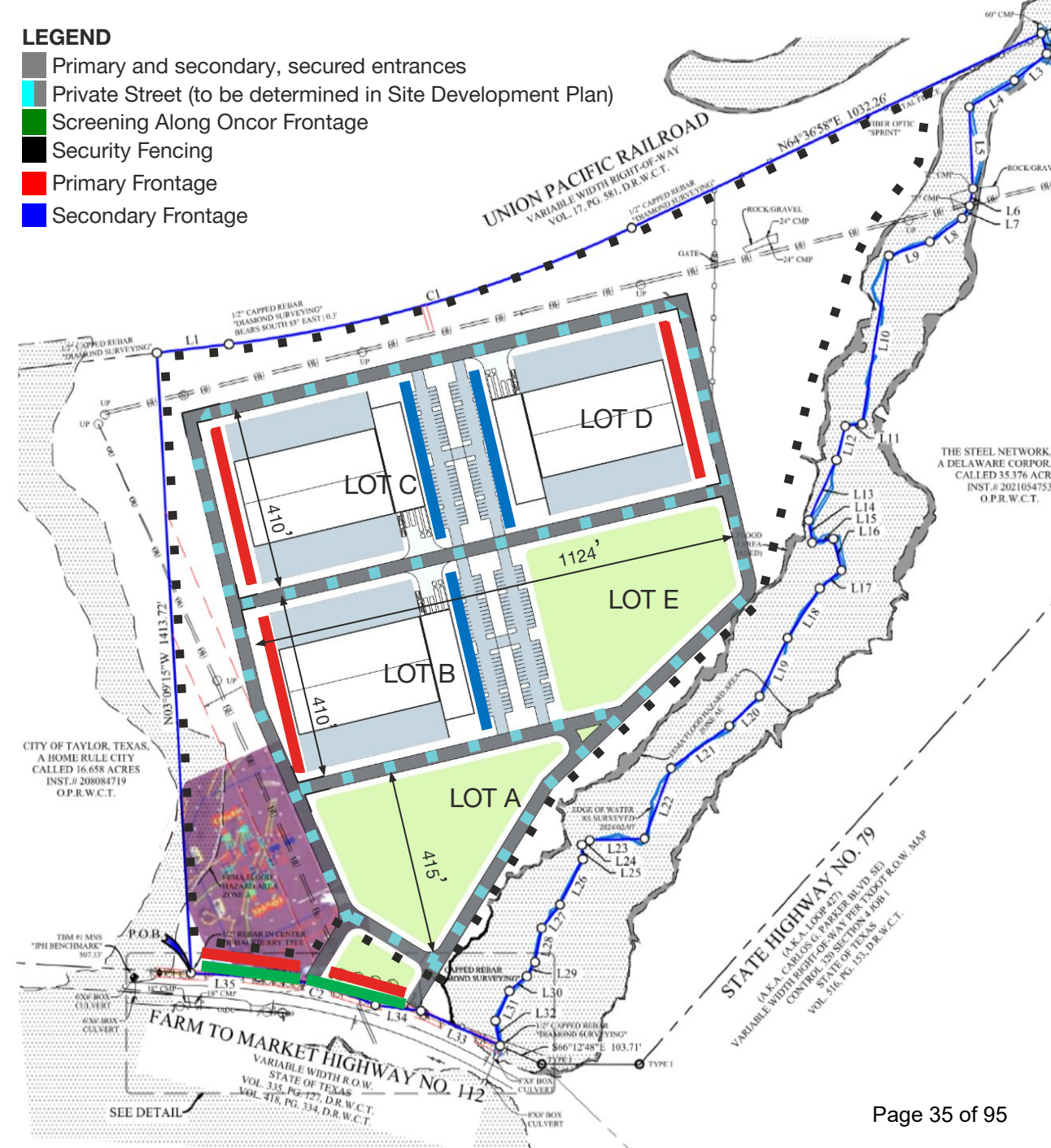
Block Frontage & Throughfare Plan



- Screening shall consist of an 8' precast concrete wall with Texas silver leaf lining the front of the wall. This shall be consistent for the frontage of the site along FM112/E. MLK Jr. Boulevard. Any frontage not consisting of an 8' precast wall with silverleaf consistent with Oncor Standards shall have a 5' berm and trees from the preferred species list, spaced 30' apart. Any modification to screening may be requested by warrant.
- A Variance is requested to allow for an increased fence height to 8ft in the first and second layers. To provide screening from the transition station and to provide security to the site.
- Approach may need to be adjusted depending on Oncor's requirements or constraints.
- Final Street location will be determined in Site Development.
- Secured Entrance will provide room for incoming traffic, so no stacking enters MLK Boulevard.
- MLK Entrance will be coordinated with TxDot.

LEGEND

- Primary and secondary, secured entrances
- Private Street (to be determined in Site Development Plan)
- Screening Along Oncor Frontage
- Security Fencing
- Primary Frontage
- Secondary Frontage



Design Specific Standards

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	85%
BUILD-TO-LINE (RANGE)	15' – 150'
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	1 to 3 stories ¹

BLOCKS

BLOCK LENGTH (MAXIMUM)	1,400'
BLOCK PERIMETER (MAXIMUM)	5,600'

*PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	8'-24'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	16'-40'

BUILDING DISPOSITION

EDGEYARD	<input checked="" type="radio"/>
SIDEYARD	<input checked="" type="radio"/>
COURTYARD	<input checked="" type="radio"/>
REARYARD	<input checked="" type="radio"/>

PRIVATE FRONTAGE TYPES

COMMON YARD	<input checked="" type="radio"/>
PORCH WITH OPTIONAL FENCE	<input checked="" type="radio"/>
STOOP	<input checked="" type="radio"/>
GALLERY	<input checked="" type="radio"/>
ARCADE	<input checked="" type="radio"/>
SHOPFRONT	<input checked="" type="radio"/>
FORECOURT	<input checked="" type="radio"/>
TERRACE	<input checked="" type="radio"/>

BUILDING TYPES

DETACHED DWELLING	<input type="radio"/>
ATTACHED DWELLING	<input type="radio"/>
COTTAGE COURT	<input type="radio"/>
DUPLEX	<input type="radio"/>
TRIPLEX	<input type="radio"/>
QUADRAPLEX	<input type="radio"/>
SMALL APARTMENT	<input type="radio"/>
LARGE APARTMENT	<input type="radio"/>
MANUFACTURED HOME/PARK	<input type="radio"/>
ACCESSORY DWELLING UNIT	<input type="radio"/>
RECREATIONAL VEHICLE PARK	<input type="radio"/>
RESIDENTIAL ACCESSORY	<input type="radio"/>
SMALL COMMERCIAL	<input type="radio"/>
LIVE/WORK	<input type="radio"/>
MIXED-USE COMMERCIAL	<input type="radio"/>
LARGE COMMERCIAL	<input type="radio"/>
HIGHWAY COMMERCIAL	<input type="radio"/>
INDUSTRIAL	<input checked="" type="radio"/>
CARTS, KIOSKS, FOOD TRAILERS	<input type="radio"/>
TEMPORARY COMMERCIAL	<input type="radio"/>
COMMERCIAL ACCESSORY	<input type="radio"/>
CIVIC BUILDINGS	<input type="radio"/>

STREET TYPES

RURAL STREET	<input type="radio"/>
RESIDENTIAL ALLEY	<input type="radio"/>
COMMERCIAL ALLEY	<input checked="" type="radio"/>
YIELD STREET	<input type="radio"/>
NEIGHBORHOOD STREET	<input checked="" type="radio"/>
NEIGHBORHOOD AVENUE	<input checked="" type="radio"/>
SIDE STREET	<input checked="" type="radio"/>
2 LANE COMMUNITY BOULEVARD	<input checked="" type="radio"/>
4 LANE COMMUNITY BOULEVARD	<input checked="" type="radio"/>
PATH	<input checked="" type="radio"/>
TRAIL	<input checked="" type="radio"/>

PARKING LOCATION

FIRST LAYER	<input checked="" type="radio"/>
SECOND LAYER	<input checked="" type="radio"/>
THIRD LAYER	<input checked="" type="radio"/>
ON-STREET	<input checked="" type="radio"/>
RV STORAGE	<input type="radio"/>
PERMITTED	<input checked="" type="radio"/>
NOT PERMITTED	<input type="radio"/>
TBD = TO BE DECIDED BY DURING DEVELOPMENT PROCESS	

Design Standards
1. Can request a height increase up to 85 ft by warrant

Employment Center Plan





**City Council Meeting
June 10, 2025
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 4.

Agenda Title: **PZ-2025-2508 Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 3601 East 4th Street, legally described as approximately 2.238 acres of land, situated in the Norman Johnson Subdivision, Block A, Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R655996, Williamson County, Texas.**

Council Action to be Taken: Hold a Public Hearing and make a Recommendation

Department Submitted: Development Services Department

Staff Contact: Cole Bakley, Senior Planner

1. PURPOSE / DESCRIPTION

The subject property consists of a 2.238-acre site located along US-79. The applicant desires to potentially increase the amount of space on the lot dedicated to commercial. Currently, that process would not be allowed as it would increase the site’s nonconformity to its Place Type designation P2. Staff has encouraged the applicant to rezone the property to P2C – Rural Commercial to allow for the expansion of their use. Without the place type amendment, the business would be unable to improve their property beyond the existing commercial building as it would increase a non-conforming use.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for a Place Type amendment aims to provide consistency with the use of a commercial business. Upon analyzing the request, the proposed Place Type P2 – Rural will permit small commercial, highway commercial, temporary commercial, commercial accessory, carts, kiosks, and food trailers, and civic building types.

The applicant recently purchased the subject property and is seeking to use the property for commercial use. The Place Type amendment request is consistent with the surrounding zoning of the adjacent properties. Currently, the property east of the site is identified as P2C – Rural Commercial designation. The western property has a P2 – Rural designation but is currently

being used for commercial and would be considered existing non-conforming. Given the congruent land uses, staff has determined that it would be appropriate to allow this property to change Place Type to P2C – Rural Commercial. This change would allow the applicant to use the lot more appropriately, as it fronts a highway.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Commission Public Hearing: June 10, 2025
 City Council Public Hearing: June 26, 2025
 City Council Action: July 10, 2025

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _04_PZ-2025-2508_East 4th Staff Report
2. _04a_PZ 2025-2508 Location Map
3. _04b_PZ 2025-2508 Current Zoning
4. _04c_PZ 2025-2508 Proposed Zoning
5. _04d_PZ 2025-2508 Growth Sector
6. _04e_PZ 2025-2508 Future Land Use
7. _04f_PZ 2025-2508 Notification Map
8. _04g_PZ-2025-2508_East 4th St. Draft Ordinance
9. _04g1_PZ-2025-2508_Survey_EXHIBIT A
10. _04g2_PZ 2025-2508 Proposed Zoning_EXHIBIT B

City of Taylor
PZ-2025-2508
Place Type Zoning Amendment
Staff Report

Item Details

Subject Property: 3601 E. 4th Street
Total Acreage: Approximately 2.238 acres
Legal Description: Approximately 2.238 acres of land generally located at 3601 E 4th St, Taylor, TX 76574, Norman Johnson Subdivision, Block A, Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R655996, Taylor Williamson County, Texas
Property Owner/Applicant: FlexRise Investment Partners, Syed Irfan
Request: A request to rezone from the existing Place Type of P2 – Rural to P2 – Rural Commercial.
Case History: This is the first hearing of this request.

Overview of Applicant’s Request & Background

The subject property consists of a 2.238-acre site located along US-79. The applicant desires to potentially increase the amount of space on the lot dedicated to commercial. Currently, that process would not be allowed as it would increase the site’s nonconformity to its Place Type designation P2. Staff has encouraged the applicant to rezone the property to P2C – Rural Commercial to allow for the expansion of their use. Without the place type amendment, the business would be unable to improve their property beyond the existing commercial building as it would increase a non-conforming use.

Location:

The subject property is located on the northern side of US-79 and near the easternmost limits of the City.

Physical and Natural Features:

The subject property is a rural property with a commercial use that is relatively flat and does not have any vegetation on site. It is adjacent to other commercial sites to its East and West.

Growth Sector Designations:

The subject property is located within the Future Growth Sector (G-1). This growth sector consists of areas that have value as open space or agricultural land and where there are significant barriers to development. This includes large lot homesteads and farmland with limited infrastructure availability. Expansion into this area is not anticipated during the time frame of this plan.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of an Area of Minimal Change. Areas of minimal change are characterized as areas lacking in street and utility infrastructure. These areas are not intended to accommodate future growth and redevelopment and should generally remain unchanged during the time frame of the Envision Taylor Comprehensive Plan.

The subject property is currently zoned P2 – Rural. This Place Type is intended to regulate low intensity residential use.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	ETJ	Future Growth Sector (G-1)	Area of Minimal Change	Agricultural
South	ETJ	Controlled Growth Sector Tier I	Area of Minimal Change	Divided Highway and Agriculture
East	P2C – Rural Commercial	Future Growth Sector (G-1)	Area of Minimal Change	Commercial - Mobile Home Retailer
West	P2 – Rural	Future Growth Sector (G-1)	Area of Minimal Change	Commercial - Auto Repair Store

Transportation

The subject property gains access off US-79 to the South. US-79 is identified as an existing regional road. The street is a high-speed, divided into a four-lane highway.

Utilities

The subject property is located within the City of Thrall water CCN and is not within the City of Taylor CCN for wastewater connectivity. It is likely that the site will be serviced by septic as an interim means of wastewater service.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Four (4) notices were mailed to the property owners and a legal notice advertisement for the public hearing was placed in the Taylor Press on Sunday, May 25, 2025.

Staff Analysis

The request for a Place Type amendment aims to provide consistency with the use of a commercial business. Upon analyzing the request, the proposed Place Type P2 – Rural will permit small commercial, highway commercial, temporary commercial, commercial accessory, carts, kiosks, and food trailers, and civic building types.

The applicant recently purchased the subject property and is seeking to use the property for commercial use. The Place Type amendment request is consistent with the surrounding zoning of the adjacent properties. Currently, the property east of the site is identified as P2C – Rural Commercial designation. The western property has a P2 – Rural designation but is currently being used for commercial and would be considered existing non-conforming. Given the congruent land uses, staff has determined that it would be appropriate to allow this property to change Place Type to P2C – Rural Commercial. This change would allow the applicant to use the lot more appropriately, as it fronts a highway.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommend approval of the request Place Type amendment from P2 – Rural to P2C – Rural Commercial.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

Is the rezoning consistent with the Comprehensive Plan?

- The rezoning request is consistent with the Comprehensive Plan. The applicant intends to increase the use to conform with their zoning. The change to P2C – Rural Commercial would allow for the expansion for their commercial use in an area predicted to have minimal change.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with other place types found along the northern frontage of US-79.

Does the rezoning promote public health, safety, or general welfare?

- Staff analysis determined that the rezoning of the subject property will promote public health, safety, and general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- There are likely means to connect to adjacent water service providers (Thrall) and the ability to operate a septic system will be verified through Williamson County.

Do current conditions indicate that a rezoning is necessary?

- The current place type does not allow for any expansion of the legal nonconforming use on the property. To further develop the property, the property owner would need to rezone to permit any on-site improvements.





Attachments:

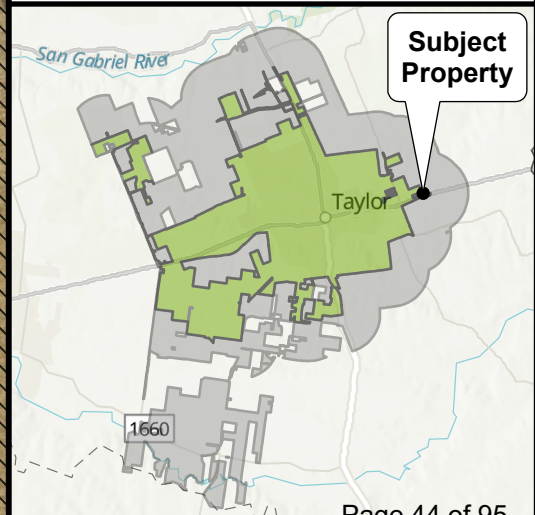
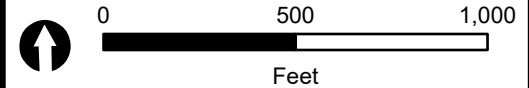
- a. Letter of Intent from Applicant
- b. Location Map
- c. Zoning Map
- d. Proposed Zoning
- e. Growth Sectors Map
- f. Future Land Use Map
- g. Notification Map
- h. Ordinance 2025-XX
 - a. Survey
 - b. Proposed Zoning Map



PZ-2025-2508

3601 E 4th Street
Place Type Change Request
Location Map
Approximately 2.4 acres

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels

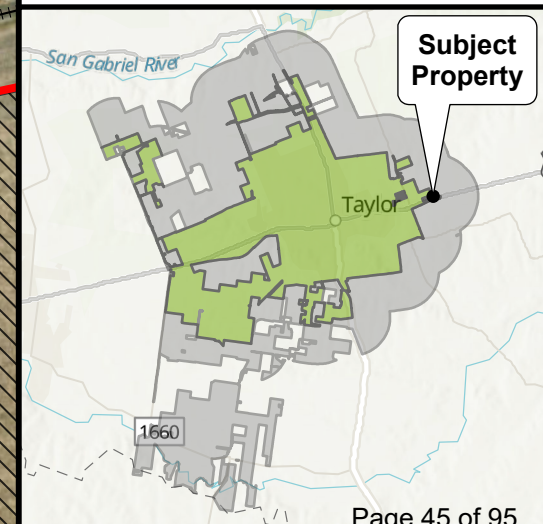
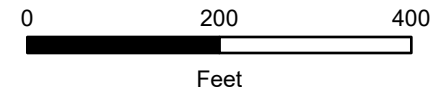




PZ-2025-2508

3601 E 4th Street
Place Type Change Request
Current Zoning Map
Approximately 2.4 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Place Type Zoning**
 - P2: Rural
 - P2C: Rural Commercial

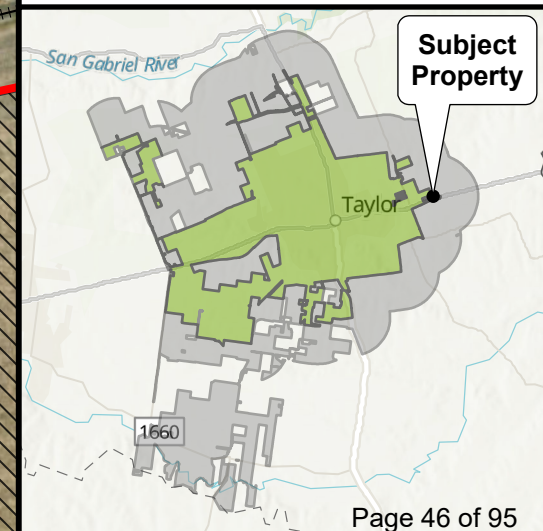
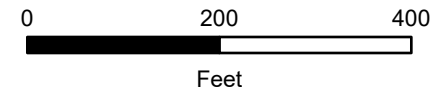




PZ-2025-2508

3601 E 4th Street
Place Type Change Request
Proposed Zoning Map
Approximately 2.4 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Place Type Zoning**
 - P2: Rural
 - P2C: Rural Commercial





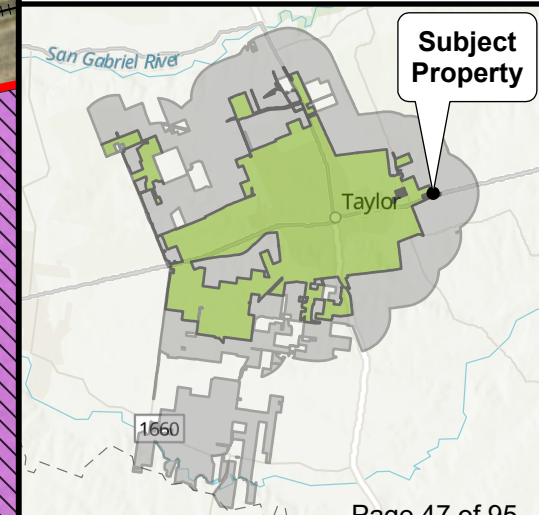
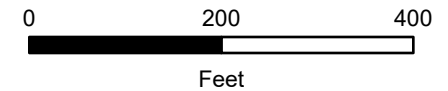
PZ-2025-2508

3601 E 4th Street
Place Type Change Request
Growth Sector Map
Approximately 2.4 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

Growth Sector

- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)

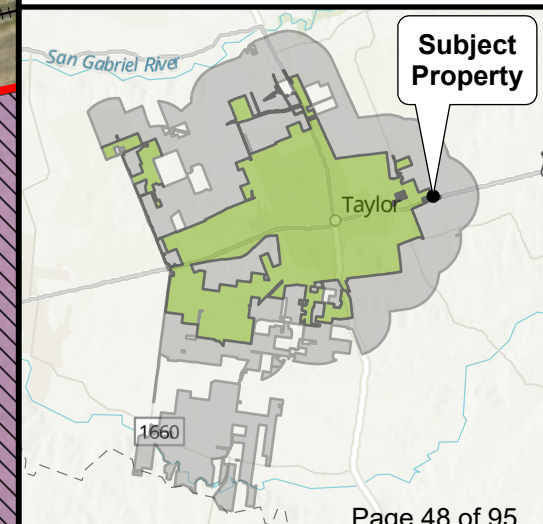
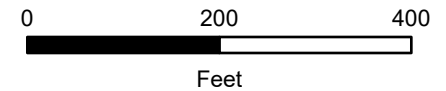




PZ-2025-2508

3601 E 4th Street
Place Type Change Request
Future Land Use Map
Approximately 2.4 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Future Land Use**
 - Area of Minimal Change
 - Employment: Special Zone

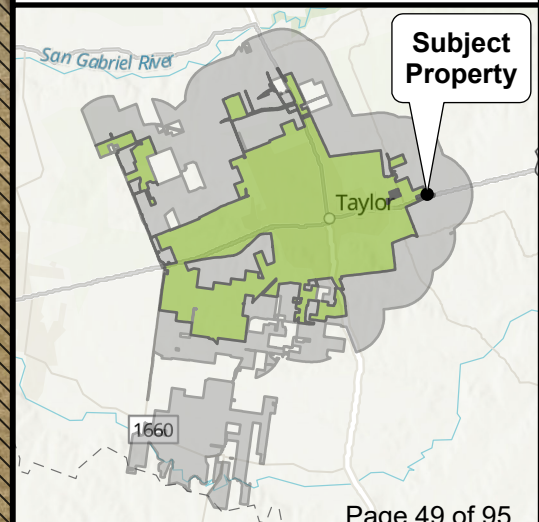




PZ-2025-2508

**3601 E 4th Street
Place Type Change Request
Notification Map
Approximately 2.4 acres**

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



ORDINANCE NO. 2025-XX

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY DESCRIBED AS, GENERALLY LOCATED AT 3601 E. 4TH STREET 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.

WHEREAS, the Taylor City Council conducted a public hearing on June 26, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” the Place Type Change Form attached hereto and incorporated by reference herein for all purposes (“Property”), to change the place type zoning as described above; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on June 10, 2025, to consider the place type zoning change request, and recommended approval of the place type zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The place type zoning of this Property is changed from: Place Type Zoning District P2 – Rural to P2C – Rural Commercial at property located at 3601 E. 4th Street.

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Property Place Type zoning as described in Section 2 and reflected in Exhibit “B” attached hereto.

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance **2025-XX** was introduced before the Taylor City Council on the 28th day of April 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-XX passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

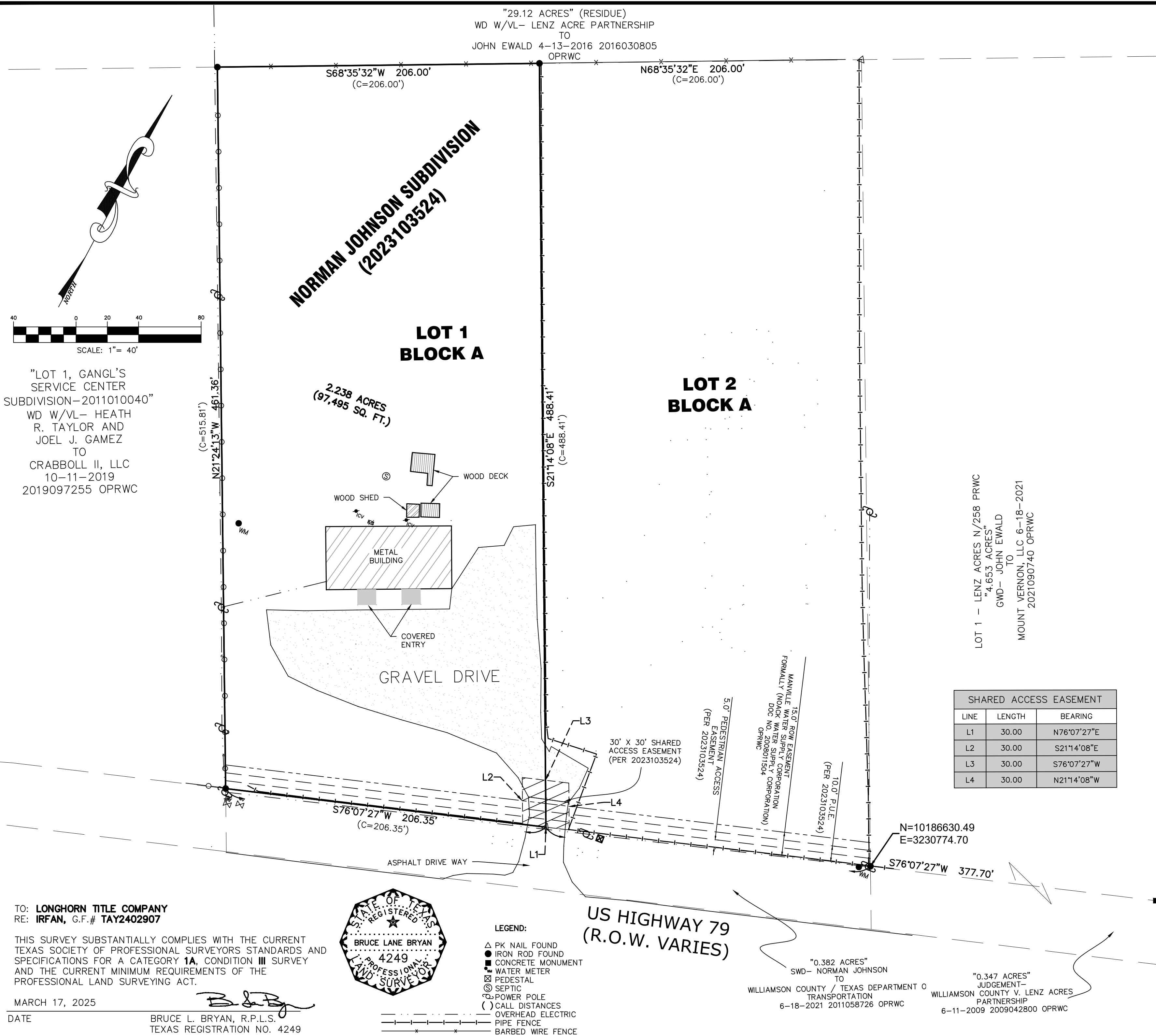
DRAFT

EXHIBIT A
(Metes & Bounds Survey)

DRAFT

EXHIBIT B
(Proposed Place Type Map)

DRAFT

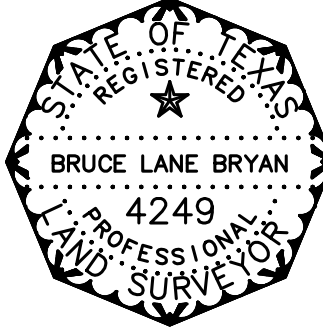


"LOT 1, GANGL'S SERVICE CENTER SUBDIVISION-2011010040" WD W/VL- HEATH R. TAYLOR AND JOEL J. GAMEZ TO CRABBOLL II, LLC 10-11-2019 2019097255 OPRWC

TO: LONGHORN TITLE COMPANY
RE: IRFAN, G.F.# TAY2402907

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

MARCH 17, 2025
DATE
BRUCE L. BRYAN, R.P.L.S.
TEXAS REGISTRATION NO. 4249



- LEGEND:
- ▲ PK NAIL FOUND
 - IRON ROD FOUND
 - CONCRETE MONUMENT
 - WATER METER
 - ⊠ PEDESTAL
 - ⊙ SEPTIC
 - ⊕ POWER POLE
 - () CALL DISTANCES
 - OVERHEAD ELECTRIC
 - - - PIPE FENCE
 - BARBED WIRE FENCE

US HIGHWAY 79
(R.O.W. VARIES)

SHARED ACCESS EASEMENT		
LINE	LENGTH	BEARING
L1	30.00	N76°07'27"E
L2	30.00	S21°14'08"E
L3	30.00	S76°07'27"W
L4	30.00	N21°14'08"W

"0.382 ACRES" SWD- NORMAN JOHNSON TO WILLIAMSON COUNTY / TEXAS DEPARTMENT OF TRANSPORTATION 6-18-2021 2011058726 OPRWC

"0.347 ACRES" JUDGEMENT- WILLIAMSON COUNTY V. LENZ ACRES PARTNERSHIP 6-11-2009 2009042800 OPRWC

SURVEYORS NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 ADJUSTMENT AND ARE GRID VALUES.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
3. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0575F EFFECTIVE DATE DECEMBER 20, 2019 LOCATED IN ZONE "X" (UNSHADED).
4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".

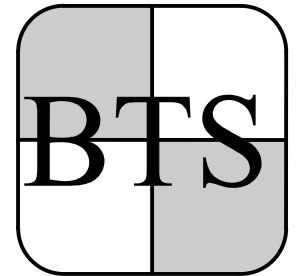
THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY LONGHORN TITLE COMPANY, G.F. NO. TAY2402907. EFFECTIVE DATE: FEBRUARY 25, 2025.

PAGE 1 OF 2
SEE PAGE 2 FOR TITLE COMMITMENT SCHEDULE B ITEMS.

LAND TITLE SURVEY

LOT 1, BLOCK A
NORMAN JOHNSON SUBDIVISION,
WILLIAMSON COUNTY, TEXAS DOC
NO. 2023103524 OFFICIAL
PUBLIC RECORDS WILLIAMSON
COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

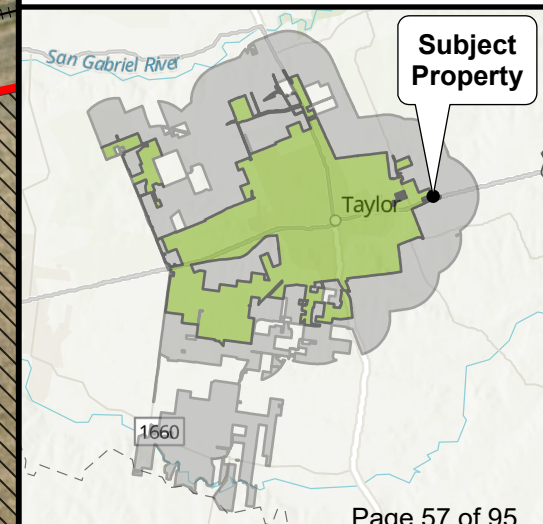
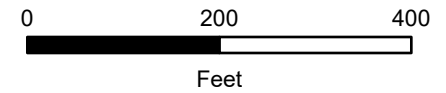
DRAWN BY: AVC CHECKED BY: BLB
SCALE: 1" = 40' APPROVED BY: BLB
PROJECT NO. 23-194 DATE: MARCH 13, 2025



PZ-2025-2508

3601 E 4th Street
Place Type Change Request
Proposed Zoning Map
Approximately 2.4 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Place Type Zoning**
 - P2: Rural
 - P2C: Rural Commercial





**City Council Meeting
June 10, 2025
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 5.

Agenda Title: **PZ-2025-2510 Hold a public hearing and consider making a recommendation regarding a request for a Comprehensive Plan Amendment of the Future Land Use designation from Market Center: Community to Employment Center: Community on property generally located at 815 W. 2nd Street, 817 W. 2nd Street, 918 W. 1st Street and 901 W. 2nd Street, legally described as approximately 1.6188 acres of land, situated in the Doak Addition, Part of Block 27 and Block 28, AK, more particularly described by Williamson Central Appraisal District Parcel R016522, R016521, R016526, R016523, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a Public Hearing and make a Recommendation

Department Submitted: Development Services Department

Staff Contact: Cole Bakley, Senior Planner

1. PURPOSE / DESCRIPTION

The applicant is requesting an amendment to the Comprehensive Plan, proposing a change from the Market Center: Community to Employment Center: Community. The applicant is proposing that the properties classified by Williamson County Appraisal District parcels R016522, R016521, R016526, R016523 all receive this designation. This would allow the applicant to pursue a zoning change.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for amendment to the Comprehensive Plan, Future Land Use designations of the properties and the outlined goals of the Comprehensive Plan. Page 20 of the Envision Taylor Comprehensive Plan lays out the procedure in which City staff shall prepare an analysis of the requested amendment and provide it to the Planning and Zoning Commission. These considerations are as follows:

1. The need for the proposed change

2. The effect of the proposed change on the need for City services and facilities
3. Whether the proposed change is consistent with the intent of the goals and policies of the Plan
4. The implications, if any, that the amendment may have for other parts of the Plan; and
5. A description and analysis of unforeseen circumstances or the emergence of new information (such as a significant economic development opportunity).

Using these criteria, staff recommends denial of this Comprehensive Plan Amendment. Comprehensive Plans are guiding documents used to plan for long-range development, which inform other documents like the Land Development Code and other municipal ordinances. Staff uses this rubric below to analyze all the considerations. An amendment to a long-range plan like a Comprehensive Plan is generally reserved for unique or extraordinary situations that were not anticipated when the Plan was adopted so long as the proposed amendment is clearly in the public's interest and meets the spirit and intent of the goals and policies of the Plan.

1. The need for the proposed change

- In the applicant's justification of the Comprehensive Plan Amendment, they have addressed a difference in the current land use and the future land use identified in the Comprehensive Plan. Specifically, they have identified the area's "automotive service focus" as an issue with their desired use for their properties. The property's current future land use designation of Market Center: Community generally does not envision intensive automobile-oriented development, thus the requested amendment to the Comprehensive Plan.

2. The effect of the proposed change on the need for City services and facilities

- The proposed change does not significantly change any City services or facilities for the properties. It is firmly within Taylor and has multiple utility connections and public services around the property.

3. Whether the proposed change is consistent with the intent of the goals and policies of the Plan

- Staff does not see the proposed Comprehensive Plan Amendment as being congruent with the intent and goals of the Comprehensive Plan. For example, on Page 109, the Comprehensive Plan recommends that Second Street "continued enhancements be made to this corridor to promote accessibility to local businesses and walkability in the Downtown area." The outlined goals of this corridor do not align with the standards and designs of Employment Centers. Additionally, there are not any Employment Centers

located around the applicant’s properties, thus encouraging “spot zoning”. Page 11 of the Envision Taylor Comprehensive Plan outlines land use policy goals achieving the “big ideas” of the Comprehensive Plan. Planning finds many of these policies to be inconsistent with this type of amendment.

4. The implications, if any, that the amendment may have for other parts of the Plan; and

- Planning believes that the approval of this amendment may set precedence for other properties to seek similar Comprehensive Plan amendments when they do not firmly meet the criteria of “extraordinary situations that were not anticipated when the Plan was adopted”.
- An amendment of this nature disrupts zoning patterns and may induce greater requests for spot zoning: Spot zoning when a small area of land is rezoned for a use that is significantly different from the uses allowed in the surrounding area. This can create a pattern that doesn't align with the intended zoning plan. It can be seen as unfairly favoring one property owner over others. If there is a desire to reenvision this neighborhood with a greater industrial intensity, it is likely to be more appropriate to engage with the neighborhood, rather than one individual property owner. Finally, intensive uses in a spot zone may negatively impact nearby properties, especially planned multi-family projects.

5. A description and analysis of unforeseen circumstances or the emergence of new information (such as a significant economic development opportunity).

- The most transformative projects in Taylor since the adoption of the Comprehensive Plan have been in the West and Southwestern areas of the city. These projects, including Samsung, are over two miles away from the site. Thus, Planning cannot identify any unforeseen circumstances that would affect the site and warrant a Comprehensive Plan Amendment.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	• Inconsistent with the adopted Comprehensive Plan.

4. RECOMMENDATION

For the reasons stated in the staff analysis, staff recommends Denial of the requested Comprehensive Plan Amendment. Staff does not believe the applicant meets the requirements of a “unique or extraordinary situation that was not anticipated when the Plan was adopted so long as the proposed amendment is clearly in the public interest and meets the spirit and intent of the goals and policies of the Plan.”.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Commission Public Hearing: June 10, 2025
City Council Public Hearing: June 26, 2025
City Council Action: July 10, 2025

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

- 1. _05_PZ-2025-2510_Kruse FLUM Amendment
- 2. _05a_PZ-2025-2510-Supporting Statement
- 3. _05b_PZ 2025-2510 Location Map
- 4. _05c_PZ 2025-2510 Current Zoning
- 5. _05d_PZ 2025-2510 Growth Sector
- 6. _05e_PZ 2025-2510 Future Land Use
- 7. _05f_PZ 2025-2510 Notification Map
- 8. _05g_PZ-2025-2510_Kruse FLUM AMD_Draft Ordinance

City of Taylor
PZ-2025-2510
Comprehensive Plan Amendment
Staff Report

Item Details

Subject Property:	Generally located at 815 W. 2nd Street, 817 W. 2nd Street, 918 W. 1st Street and 901 W. 2nd Street
Total Acreage:	Approximately 1.6188 acres
Legal Description:	Legally described as approximately 1.6188 acres of land, situated in the Doak Addition, Part of Block 27 and Block 28, AK, more particularly described by Williamson Central Appraisal District Parcels R016522, R016521, R016526, R016523, Taylor, Williamson County, Texas.
Applicant:	Kelly Kruse and Penny Kruse
Property Owner(s):	Kelly Kruse and Penny Kruse
Request:	A request for a Comprehensive Plan Amendment
Case History:	This is the first hearing of this request.

Overview of Applicant’s Request & Background

The applicant is requesting an amendment to the Comprehensive Plan, proposing a change from the Market Center: Community to Employment Center: Community. The applicant is proposing that the properties classified by Williamson County Appraisal District parcels R016522, R016521, R016526, R016523 all receive this designation. This would allow the applicant to pursue a zoning change.

Their current future land use designation of Market Center is defined in the Comprehensive Plan as “...mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services.” Their desired future land use of Employment Center is defined as “...mixed-use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants.”

Location:

The subject properties are located at 815 W. 2nd Street, 817 W. 2nd Street, 918 W. 1st Street and 901 W. 2nd Street.

Physical and Natural Features:

The subject properties are located along W. 2nd Street. The site is flat and devoid of dense vegetation and consists of two large commercial structures with associated parking, drive aisles, and storage.

Growth Sector Designations:

The subject properties are located entirely within the Infill Growth Sector (G-5).

The Infill Growth Sector is made up of areas that are already developed and served by infrastructure. They are also intended for higher intensity use than are currently in place.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Market Center: Community. Market Centers can be developed as new centers or as a redevelopment of an existing suburban big box retail center. At the scale of a community center uses should serve several neighborhoods within the city. Community centers often include discount department stores, home improvement stores, sporting goods, apparel, booksellers, restaurants, and supermarkets.

The subject property is zoned as Place Type P5 – Urban Center. P5 Urban Center Place Type regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining public frontage.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P5: Urban Center	Infill Growth Sector (G-5)	Market: Community	Commercial & Residences
South	P4 – Mix	Infill Growth Sector (G-5)	Neighborhood Infill	Railroad Tracks and Government Facility
East	P5: Urban Center	Infill Growth Sector (G-5)	Market: Community	Tattoo Shop, Commercial Space, and Tow Yard.
West	P5: Urban Center	Infill Growth Sector (G-5)	Market: Community	Vacant Land & Commercial

Transportation

The subject properties located along W. 2nd Street at the southern terminus of Shaw St. There is additionally a railroad right-of-way located along the southern edge of the property with the Williamson County Appraisal District Parcel number R016522.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Twenty-two (22) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 25, 2025.

Staff Analysis

Upon analyzing the request for amendment to the Comprehensive Plan, Future Land Use designations of the properties and the outlined goals of the Comprehensive Plan. Page 20 of the Envision Taylor Comprehensive Plan lays out the procedure in which City staff shall prepare an

analysis of the requested amendment and provide it to the Planning and Zoning Commission. These considerations are as follows:

1. The need for the proposed change
2. The effect of the proposed change on the need for City services and facilities
3. Whether the proposed change is consistent with the intent of the goals and policies of the Plan
4. The implications, if any, that the amendment may have for other parts of the Plan; and
5. A description and analysis of unforeseen circumstances or the emergence of new information (such as a significant economic development opportunity).

Using these criteria, staff recommends denial of this Comprehensive Plan Amendment. Comprehensive Plans are guiding documents used to plan for long-range development, which inform other documents like the Land Development Code and other municipal ordinances. Staff uses this rubric below to analyze all the considerations.

An amendment to a long-range plan like a Comprehensive Plan is generally reserved for unique or extraordinary situations that were not anticipated when the Plan was adopted so long as the proposed amendment is clearly in the public's interest and meets the spirit and intent of the goals and policies of the Plan.

1. The need for the proposed change

- In the applicant's justification of the Comprehensive Plan Amendment, they have addressed a difference in the current land use and the future land use identified in the Comprehensive Plan. Specifically, they have identified the area's "automotive service focus" as an issue with their desired use for their properties. The property's current future land use designation of Market Center: Community generally does not envision intensive automobile-oriented development, thus the requested amendment to the Comprehensive Plan.

2. The effect of the proposed change on the need for City services and facilities

- The proposed change does not significantly change any City services or facilities for the properties. It is firmly within Taylor and has multiple utility connections and public services around the property.

3. Whether the proposed change is consistent with the intent of the goals and policies of the Plan

- Staff does not see the proposed Comprehensive Plan Amendment as being congruent with the intent and goals of the Comprehensive Plan. For example, on Page 109, the Comprehensive Plan recommends that Second Street "continued enhancements be made to this corridor to promote accessibility to local businesses and walkability in the Downtown area." The outlined goals of this corridor do not align with the standards and designs of Employment Centers. Additionally, there are not any Employment Centers located around the applicant's properties, thus encouraging "spot zoning". Page 11 of the Envision Taylor Comprehensive Plan outlines land use policy goals

achieving the “big ideas” of the Comprehensive Plan. Planning finds many of these policies to be inconsistent with this type of amendment.

4. The implications, if any, that the amendment may have for other parts of the Plan; and

- Planning believes that the approval of this amendment may set precedence for other properties to seek similar Comprehensive Plan amendments when they do not firmly meet the criteria of “extraordinary situations that were not anticipated when the Plan was adopted”.
- An amendment of this nature disrupts zoning patterns and may induce greater requests for spot zoning: Spot zoning when a small area of land is rezoned for a use that is significantly different from the uses allowed in the surrounding area. This can create a pattern that doesn't align with the intended zoning plan. It can be seen as unfairly favoring one property owner over others. If there is a desire to reenvision this neighborhood with a greater industrial intensity, it is likely to be more appropriate to engage with the neighborhood, rather than one individual property owner. Finally, intensive uses in a spot zone may negatively impact nearby properties, especially planned multi-family projects.

5. A description and analysis of unforeseen circumstances or the emergence of new information (such as a significant economic development opportunity).

- The most transformative projects in Taylor since the adoption of the Comprehensive Plan have been in the West and Southwestern areas of the city. These projects, including Samsung, are over two miles away from the site. Thus, Planning cannot identify any unforeseen circumstances that would affect the site and warrant a Comprehensive Plan Amendment.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends Denial of the requested Comprehensive Plan Amendment. Staff does not believe the applicant meets the requirements of a “unique or extraordinary situation that was not anticipated when the Plan was adopted so long as the proposed amendment is clearly in the public interest and meets the spirit and intent of the goals and policies of the Plan.”.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for Comprehensive Plan Amendments and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on the Comprehensive Plan request, the Planning and Zoning Commission members consider the following factors outlined in the Land Development Code Section 2.2.4.

In determining whether an amendment to the Comprehensive Plan should be adopted, the following criteria shall be applied:

1. The need for the proposed amendment.
2. The effect of the proposed amendment on the need for City services and facilities.
3. Whether the proposed amendment is consistent with the intent of the goals and policies of the Plan.
4. The implications, if any, that the amendment may have for other parts of the Plan.
5. Whether unforeseen circumstances or new information has emerged, such as a significant economic development opportunity

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sectors Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
 - a. Exhibit A – Survey

Supporting Statement

Comprehensive Plan Amendment Request

Property: 815 W 2nd St, 901 W 2nd St, and 918 W 1st St

Requested Change: From Market Regional to Employment Community

Comprehensive Plan Amendment Justification

Need for the Comprehensive Plan Amendment

The Future Land Use Map of the Envision Taylor Comprehensive Plan requires amendment to reclassify the subject properties from “Market: Regional” to “Employment: Community.” The requested Place Type Amendment arises from the fact that the subject properties are currently designated “Market: Regional” on the Future Land Use Map. While “Market: Regional” designation generally supports a wide range of commercial and retail activities, including services, the specific employment-driven nature of the proposed development – particularly its automotive service focus – more closely aligns with the goals intended for Employment classifications in this location. The surrounding area’s shift toward employment-centered and automotive-related uses makes the Employment: Community designation a more appropriate and sustainable fit for these properties. Amending the Comprehensive Plan in this instance ensures that the Future Land Use Map reflects the evolving development patterns while maintaining consistency with the broader goals of Envision Taylor.

Concurrent Rezoning Application

This proposed amendment is directly tied to a subsequent rezoning application. Upon successful amendment of the Comprehensive Plan, the applicant intends to submit a Place Type Amendment request to change the zoning designation to “Employment Center,” ensuring consistency between the Comprehensive Plan and zoning map.

Annexation Status

The subject properties are located within the City of Taylor’s incorporated limits. Therefore, this request is not accompanied by a petition for annexation.

Relevant Big Ideas and Policies

The requested amendment supports several “Big Ideas” and Policies within the Envision Taylor Comprehensive Plan, including:

- **Growing Local Business Opportunities** – The proposed amendment supports the establishment of essential service businesses that offer long-term financial stability, reliable job creation, and a consistent contribution to the city’s tax base, directly aligning with Taylor’s goals for sustainable economic growth.
- **Economic Resilience** – By diversifying the local economy beyond retail into employment and automotive services, the amendment strengthens Taylor’s long-term economic base. The current Comprehensive Plan designation does not adequately reflect the employment-focused trends and growing demand for industrial and automotive services emerging in this area.
- **Community Character** – The amendment supports maintaining Taylor’s district identity by encouraging growth patterns that reflect the community’s evolving economic landscape without compromising its core character.
- **Inclusive Growth** – The amendment fosters economic opportunities that broaden access to employment and services, contributing to a more inclusive and resilient local economy.

Unforeseen Circumstances and New Information

Since the adoption of the Envision Taylor Comprehensive Plan, major regional developments, including the Samsung semiconductor facility and associated infrastructure investments, have reshaped the local economic landscape. These developments have spurred ancillary growth in employment services, automotive industries, and light manufacturing across the region. Local infrastructure investments, including road and utility improvements, have further enhanced this area’s attractiveness for market related services. The resulting shift in market demands and new realized market realities were not fully anticipated at the time that the plan was drafted and supports adjusting the Future Land Use Map to better reflect the area’s evolving role as an employment center within Taylor’s broader economic ecosystem.

Comprehensive Plan Amendment Supporting Statement

Purpose of Amendment

We are requesting an amendment to the Future Land Use Map (FLUM) designation for approximately 1.688 acres of land across three lots located at 815 W 2nd St, 901 W 2nd St, and 918 W 1st St. The current designation, Market Regional, does not align with the intended use of the property for employment-generating activities, including an electrical services contractor, a light-duty vehicle storage lot, and an automotive parts retail and installation business. Rezoning

to Employment Center (EC) zoning is proposed to reflect the existing and future economic development needs of the area.

Compatibility with Surrounding Development

The proposed Employment Center designation is compatible with existing development patterns and surrounding land uses. The area has seen a noticeable shift from predominantly commercial and retail activities toward employment-based uses, including automotive services, light industrial operations, and related businesses. This transition reflects an evolving economic character for the area, and the proposed amendment would reinforce and support this trend. The request aligns with the development trajectory already underway and promotes land uses that are consistent with adjacent and nearby properties.

Need for the Amendment

The need for the amendment is a result of the current P5 zoning classification that no longer supports key skilled trades and motor-vehicle related uses traditionally present in this area. Without an amendment, productive businesses would be displaced, harming local economic opportunities and contradicting the City's broader economic development goals.

Consistency with the Comprehensive Plan

The proposed amendment is consistent with the Envision Taylor Comprehensive Plan's vision for diversified economic development, redevelopment of underutilized corridors, and support of small businesses. Employment Community designation aligns with these priorities, providing a better fit for the site's infrastructure, historical usage, and intended future operations.

Impact on City Services and Facilities

The proposed uses will not create an excessive burden on existing public services, including streets, utilities, or transportation infrastructure. The property is served by existing public utilities, and vehicle access to the landlocked back lot is provided through a privately owned internal drive. No new public infrastructure improvements are required to support the proposed development.

Compatibility with Surrounding Development

The property is located in an area known for its strong automotive community, with many residents working in or around the automotive industry. The proposed uses are low-impact and designed to blend seamlessly with the surrounding development, strengthening the corridor without creating conflict.

Changed Conditions and New Information

Since the rezoning to P5, changing regulatory conditions have created unintended barriers to continuing long-standing business operations in this corridor. This amendment responds to

these unforeseen consequences and restores flexibility and viability for employment uses that have historically existed and are essential for a balanced local economy.

Implications for Other Parts of the Plan

The proposed amendment will have no negative implications for other parts of the Comprehensive Plan. Instead, it improves overall consistency by aligning future land use designations with practical, infrastructure-supported employment activities.

Effects on Nearby Projects

The proposed amendment will not adversely affect nearby properties. On the contrary, it will enhance the vitality of the surrounding area by bringing additional services, small, business, and employment opportunities without adding significant traffic, noise, or environmental impacts.

Advancing the Goals of the City

Approval of this amendment will further the City's goals of expanding economic diversity, supporting small business growth, strengthening Taylor's employment base. The Employment Community designations provides the appropriate framework to achieve these objectives for the subject property.

Final Thoughts

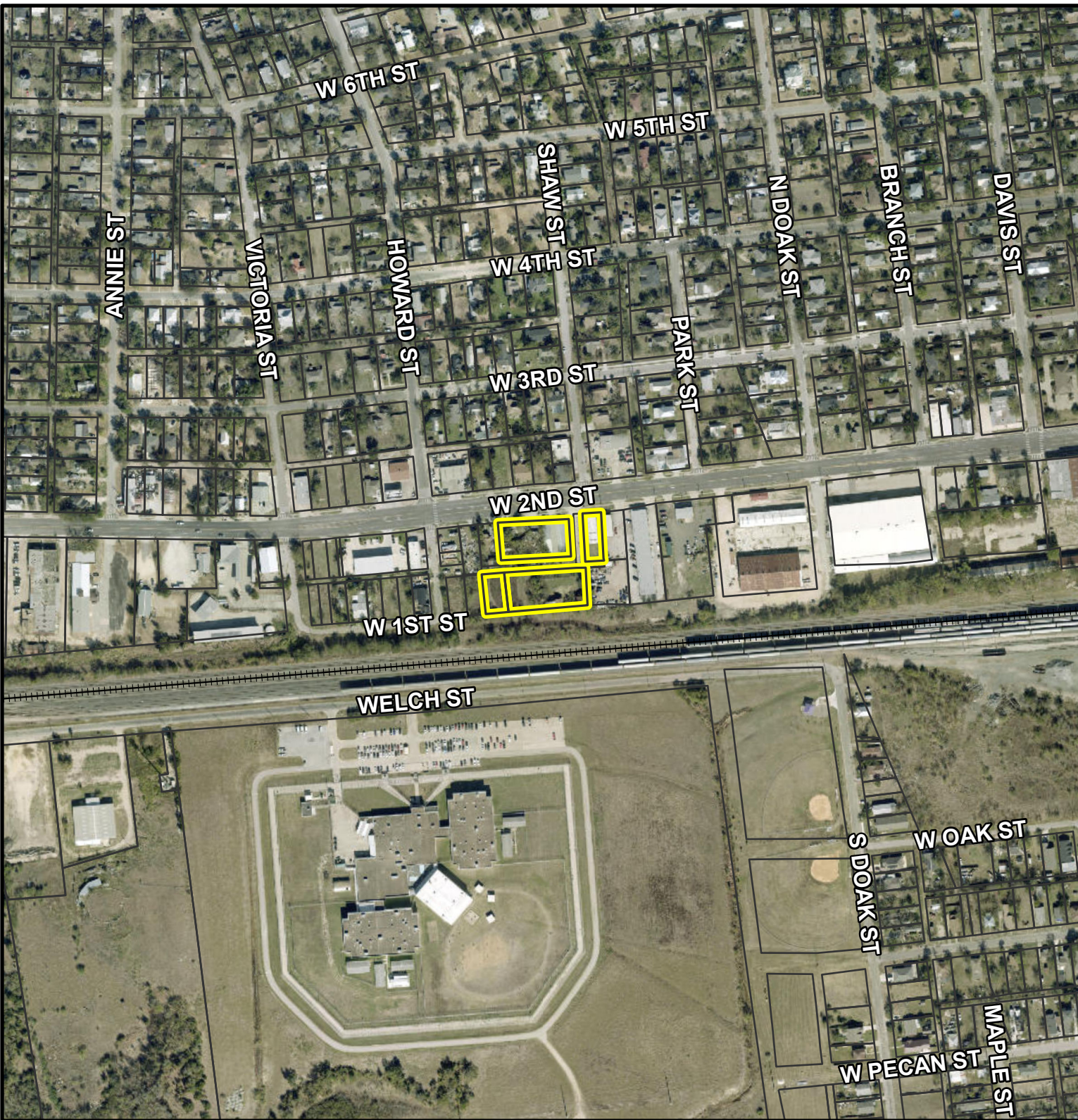
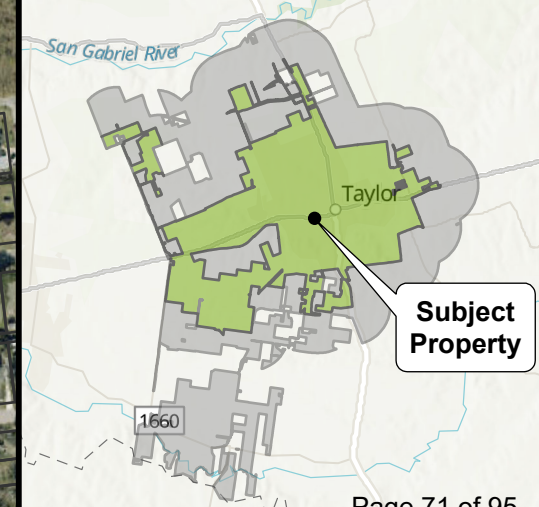
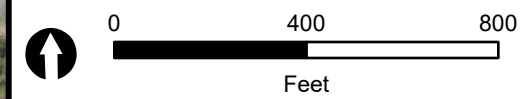
This amendment provides a practical and forward-looking adjustment to the Future Land Use Map. It ensures that Taylor's planning vision remains responsive to evolving conditions while promoting responsible development, job creation, and long-term community resilience.



PZ-2025-2510

813 W 2nd St., 901 W 2nd St.,
817 W 2nd St., 918 W 2nd St.
Comprehensive Plan
Amendment
Location Map
Approximately 1.5 acres

- Subject Property
- Parcels





PZ-2025-2510

813 W 2nd St., 901 W 2nd St.,
817 W 2nd St., 918 W 2nd St.


**Comprehensive Plan
Amendment**

**Current Zoning Map
Approximately 1.5 acres**


 Subject Property


 Parcels

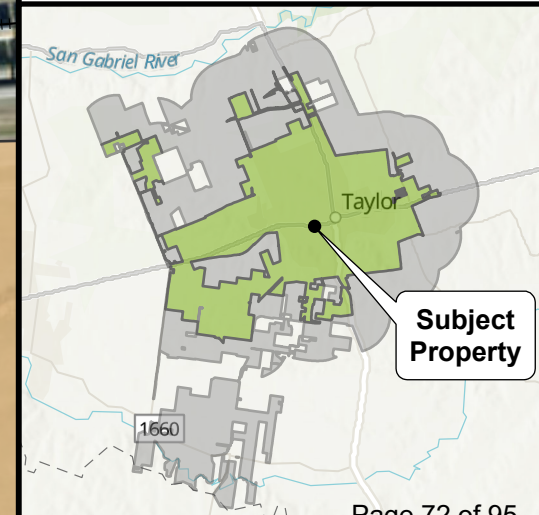
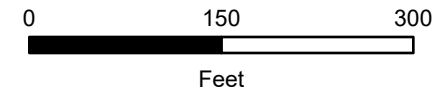
Place Type Zoning

 P4: Mix

 P5: Urban Center

 EC: Employment Center

 CS: Civic Space

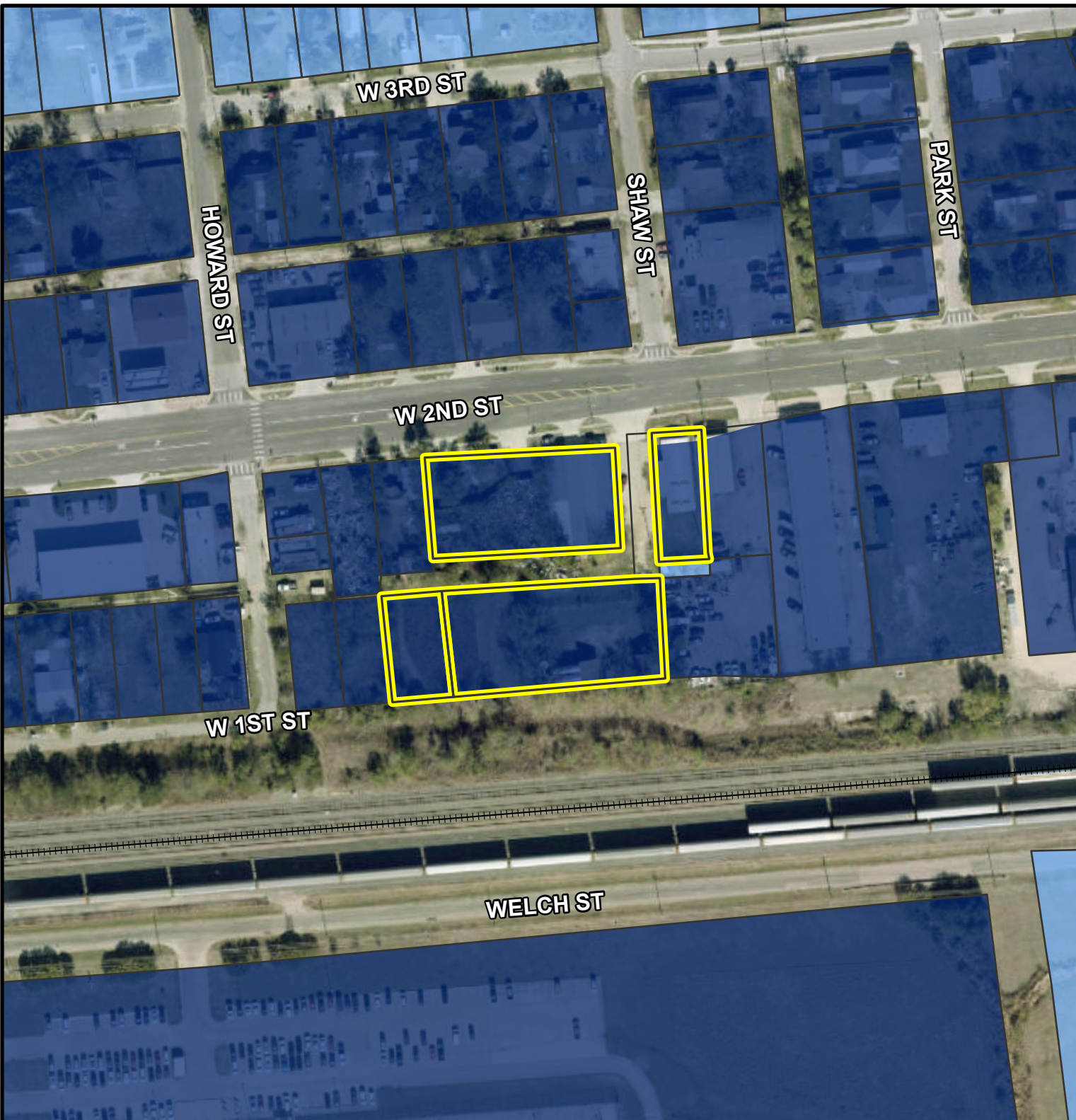
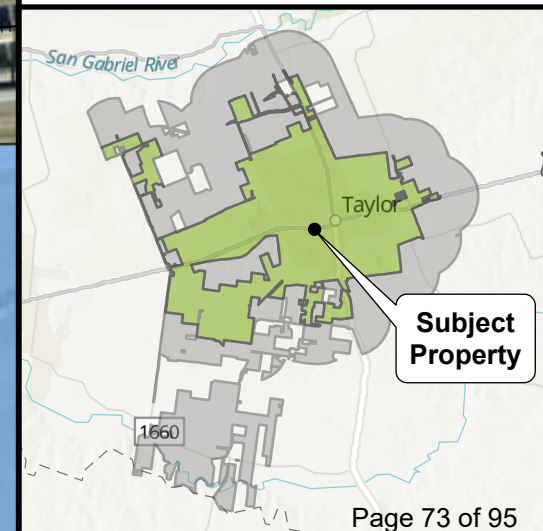




PZ-2025-2510

813 W 2nd St., 901 W 2nd St.,
817 W 2nd St., 918 W 2nd St.
Comprehensive Plan
Amendment
Growth Sector Map
Approximately 1.5 acres

- Subject Property
- Parcels
- Growth Sector**
 - Infill Neighborhood Sector (G-4)
 - Infill Growth Sector (G-5)





PZ-2025-2510

813 W 2nd St., 901 W 2nd St.,
817 W 2nd St., 918 W 2nd St.

**Comprehensive Plan
Amendment
Future Land Use Map
Approximately 1.5 acres**

Subject Property

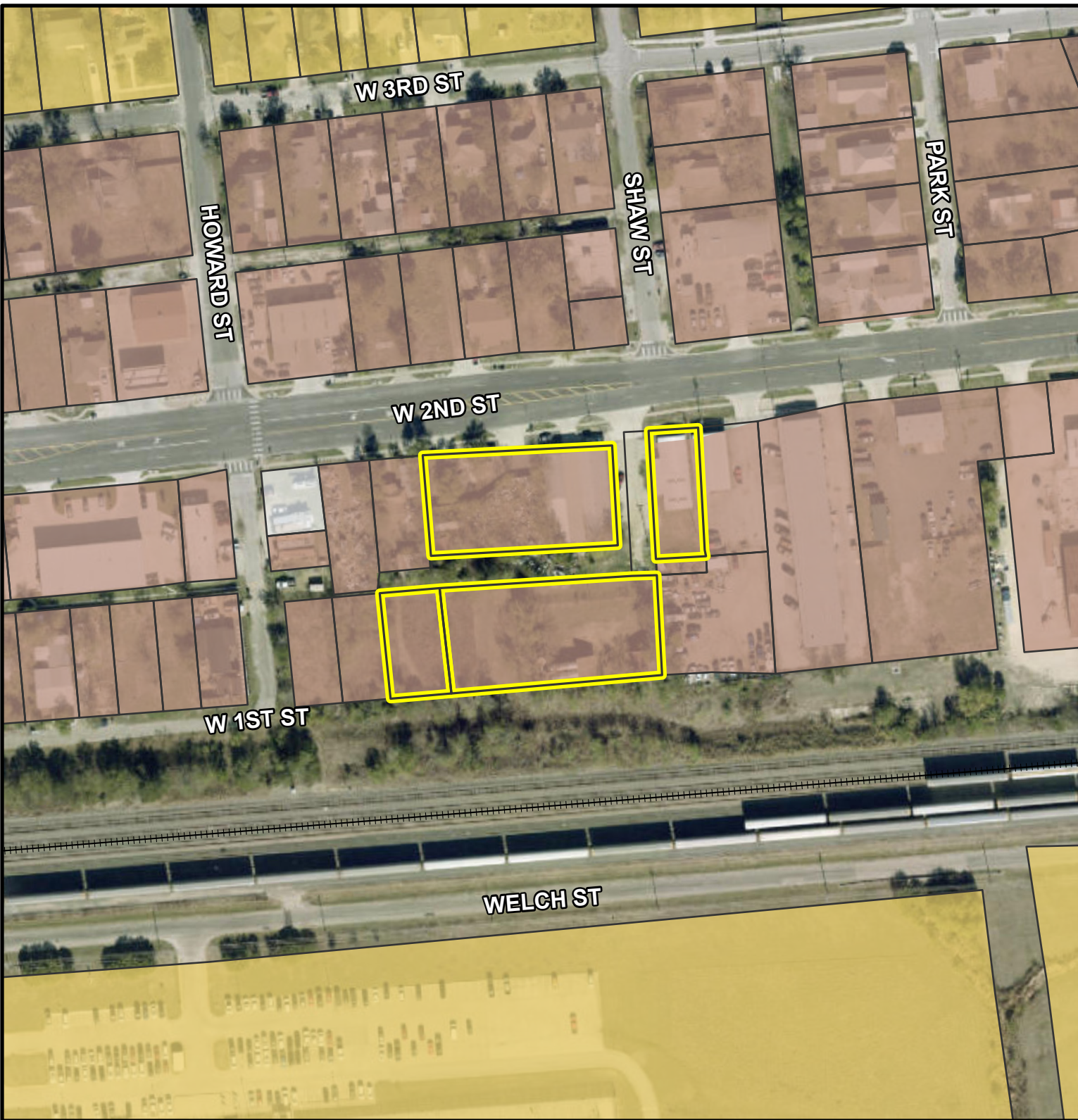
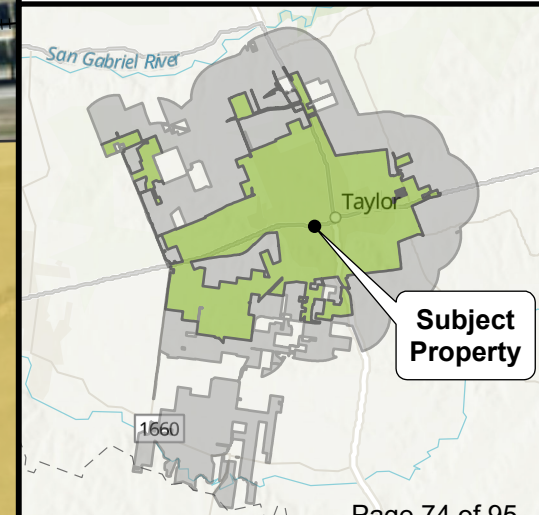
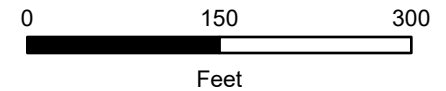
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Future Land Use

Area of Minimal Change

Neighborhood Infill

Market: Community



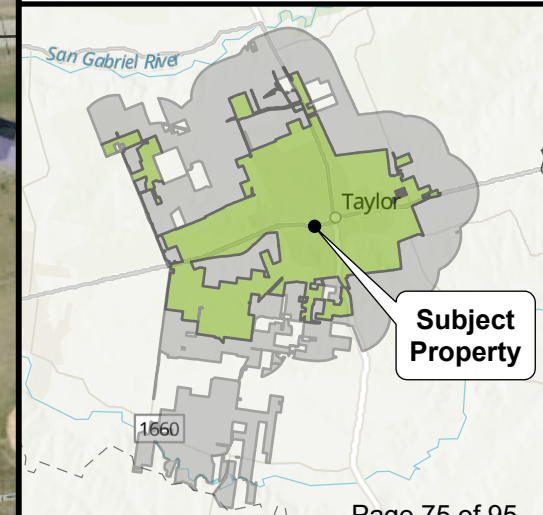


PZ-2025-2510

813 W 2nd St., 901 W 2nd St.,
817 W 2nd St., 918 W 2nd St.

**Comprehensive Plan
Amendment
Notification Map
Approximately 1.5 acres**

- Subject Property
- 200-ft. Buffer
- Parcels
- Notified Properties



ORDINANCE NO. 2025-xx

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF MARKET CENTER: COMMUNITY TO EMPLOYMENT CENTER: COMMUNITY ON APPROXIMATELY 1.6188 ACRES OF LAND CONSISTING OF PARTS OF BLOCK 27 AND BLOCK 28 OF DOAK ADDITION, TAYLOR, WILLIAMSON COUNTY, TEXAS. PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

WHEREAS, it is necessary and reasonable for the public health, safety, morals, and welfare of the City of Taylor, Texas, a Texas home rule municipality (herein the “City”), to provide for and maintain a comprehensive plan for the City in accordance with Chapters 211, 212 and 213 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the amendment of the Comprehensive Plan herein promotes the public health, safety, morals, and welfare and provides for the orderly development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on June 26, 2025, reviewed the amendments, and recommended that the City Council adopt the amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on July 10, 2025, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, after review, inquiry, and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amendment to the Comprehensive Plan hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Property. The property, legally described in **Exhibit “A”** attached hereto and incorporated by reference herein for all purposes (“Property”), that is the subject of the Future Land Use redesignation is generally located at 815 W. 2nd St., 901 W. 2nd St., 817 W. 2nd St., 918 W. 1st St, legally described as approximately 1.6188 acres of land, situated in the Doak Addition, Part of Block 27 and Block 28, AK, more particularly described by Williamson Central Appraisal District Parcels R016522, R016521, R016526, R016523, Taylor, Williamson

County, Texas.

Section 3. Future Land Use Map. The property’s future land use designation of “Market: Regional” shall be changed to “Employment: Community”. The changes are reflected in **Exhibit “B”** Proposed Future Land Use Map attached hereto and incorporated by reference herein for all purposes.

Section 4. Savings Clause. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, or the comprehensive plan within the City’s jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 5. Severability Clause. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

Section 6. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex.Gov’t. Code.*

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

DRAFT



**City Council Meeting
June 10, 2025
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 6.

Agenda Title: **PZ-2025-2463 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator, for property generally located at 2112 W. Lake Drive, consisting of approximately 5.716 acres of land situated in the William J. Baker Survey, Abstract No. 065 more particularly described by Williamson Central Appraisal District Parcel R018819, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a Public Hearing and make a Recommendation

Department Submitted: Development Services Department

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

The subject property consists of approximately 3,937 square-foot home on a 5-acre lot. 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 P2.5 – Large Lot, 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 (LDC Section 5.2.2.1 (1) (c)).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator. They intended to have quiet hours after 10pm with a max occupancy of 8 people.

Currently, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of Section 5.9 of the Land Development Code.

Previous Special Use Permits for short-term rentals without a full-time on-site operator in similar locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit. There is also a nearby Special Use Permit for a short-term

rental to the North East of the property.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

For the reasons stated in the staff analysis, staff recommend approval of the requested Special Use Permit with a 3-year limit.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Commission Public Hearing: June 10, 2025
 City Council Public Hearing: June 26, 2025
 City Council Action: July 10, 2025

7. OTHER OPTIONS

N/A

- 8. ATTACHMENTS**
1. _06_PZ-2025-2463_ 2112 W Lake Dr SUP
 2. _06a_PZ 2025-2463 Letter of Intent
 3. _06b_PZ 2025-2463 Location Map
 4. _06c_PZ 2025-2463 Current Zoning
 5. _06d_PZ 2025-2463 Notification Map
 6. _06e_PZ-2025-2463 SUP Draft Ordinance
 7. _06e1_PZ 2025-2463 Metes and Bounds Description EXHIBIT A
 8. _06e2_PZ 2025-2463 Proposed Zoning_EXHIBIT B

City of Taylor

PZ-2025-2463

Special Use Permit

Staff Report

Item Details

- Subject Property:** 2112 W. Lake Drive
- Total Acreage:** Approximately 5.716 acres
- Legal Description:** Approximately 5.716 acres of land, generally located at 2112 Lake Drive, From the W. J. Baker. Survey more particularly described by the Williamson Central Appraisal District Parcel R018819.
- Applicant:** Joan Maxfield
- Property Owner(s):** Stendahl, Melody & John Cortustees of J&M Stendhal Revocable Living Trust
- Request:** A request to obtain a Special Use Permit to use the property as lodging (short-term rental) without a full-time, on-site operator.
- Case History:** This is the first hearing of this request.

Overview of Applicant’s Request & Background

The subject property consists of approximately 3,937 square foot home on a 5-acre lot. 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 P2.5 – Large Lot 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 (LDC Section 5.2.2.1 (1) (c)).

Location:

The subject property is located mid-block at 2112 Lake Drive (west of Sloan Street and east of Gladnell Street).

Physical and Natural Features:

The subject property consists of 5.716-acre lot in an established neighborhood. The property has a retention pond to the east and has a low amount of tree coverage.

Growth Sector Designations:

The Infill Neighborhood Sector (G-4) consists of areas within the City that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Neighborhood Infill that represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing, neighborhoods accommodate smaller neighborhood-oriented retail and services.

The subject property is currently zoned Place Type P2.5 – Large Lot 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 (section 5.2.2.1 (1) (c). This district generally includes low-density residential areas.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3 Neighborhood & P2.5 Large Lot	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
South	P2.5 Large Lot	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
East	P3 Neighborhood	Preserved Open Sector (O-1)	Open Space	Single Family Residence
West	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence

Transportation

The subject property gains access off Lake Drive

Utilities

The subject property is located within the City of Taylor water CCN. There is an 8-inch water line located on Lake Drive. subject property is located within the city’s CCN for wastewater services and there is an 6-inch wastewater line located on Lake Drive.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the SUP request. Twenty Eight (28) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 4th, 2025.

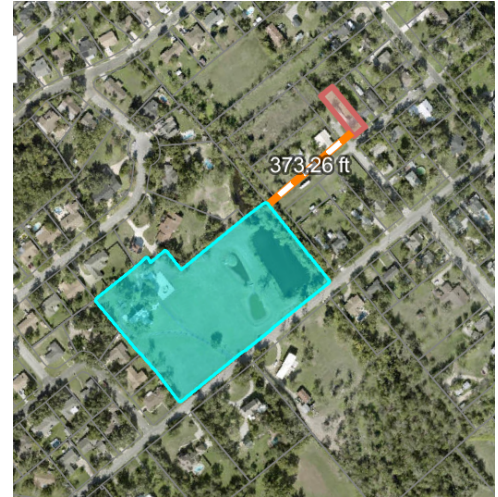
Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator. They intended to have quiet hours after 10pm with a max occupancy of 8 people.

Currently, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of Section 5.9 of the Land Development Code.

Previous Special Use Permits for short term rentals without a full-time on-site operator in similar locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

There is also a near by Special Use Permit for a short term rental to the North East of the property.



Staff Recommendation

For the reasons stated in the staff analysis, staff recommend approval of the requested Special Use Permit with a 3-year limit.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

Is the Special Use Permit consistent with the Comprehensive Plan?

- The Special Use Permit request is consistent with the Comprehensive Plan.

Is the Special Use Permit compatible with the surrounding area?

- The use is compatible with the area.

Does the Special Use Permit promote the public health, safety, or general welfare?

- Staff analysis determined that the subject property is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the area.

Do current conditions indicate that a Special Use Permit is necessary?

- Conditions do indicate that a Special Use Permit is necessary to allow lodging without a full-time, on-site operator.

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Zoning Map
- d. Notification Map
- e. Ordinance 2025-XX
 1. Meets and Bounds Description – Exhibit A
 2. Proposed Zoning Map – Exhibit B

Jared John West
10224 Fossmoor St.
Austin, TX 78717
West4re@gmail.com

April 1, 2025

Courtney Peres
Planning Manager, Development Services
City of Taylor
400 Porter Street
Taylor, TX 76574

Dear Mrs. Peres:

I am submitting this letter of intent to have my house used as a short time rental in the Airbnb platform.

My property is located at:

West Mansion
2112 W Lake Drive
Taylor, TX 76574

Owning several properties in town, has helped me oversee the rate of growth that the City of Taylor is going through. I truly believe that by having more options available as short time rentals, will help the city have the availability for current and future tourism.

One of the homes we own is the "Marigold Manor", located at 520 W 10th Street. I bought that property back in 2017 along with my parents and fabulously restored it.

I personally own another house that is being used as a short-term rental in the City of San Antonio. I manage the house and keep control over how the house is used to help the tenants have a great experience while visiting, and avoiding any inconveniences to the neighborhood while the house is rented.

I am currently working in having the house ready. I have invested a lot of time, and money in new landscaping, irrigation, driveways, and updates. I truly believe this home is a prize in the neighborhood.

I manage my properties and keep control of the tenants that use our houses. I do extensive background checks on guests through a system we have called "Forwarn", to have a piece of mind on the tenants using the Property.

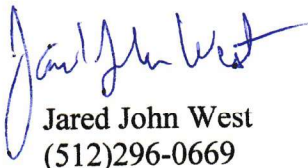
The Property will be operating without a full-time onsite operator, I am fully reachable 24/7 through the short-term rental platform. In addition, we have exterior cameras and an alarm system to keep the perimeters of the house secure.

For parking, the house has a long driveway that can fit up to 10 cars. We do not intend in having more than a few guests at a time since the house is only a three (3) bedroom home.

I am projecting to be ready for operations and have the property in the Airbnb platform as soon as the permits are approved.

If you have any questions or concerns, please do not hesitate to reach out to my phone number provided.

Respectfully,



A handwritten signature in blue ink that reads "Jared John West". The signature is written in a cursive style with a large initial "J".

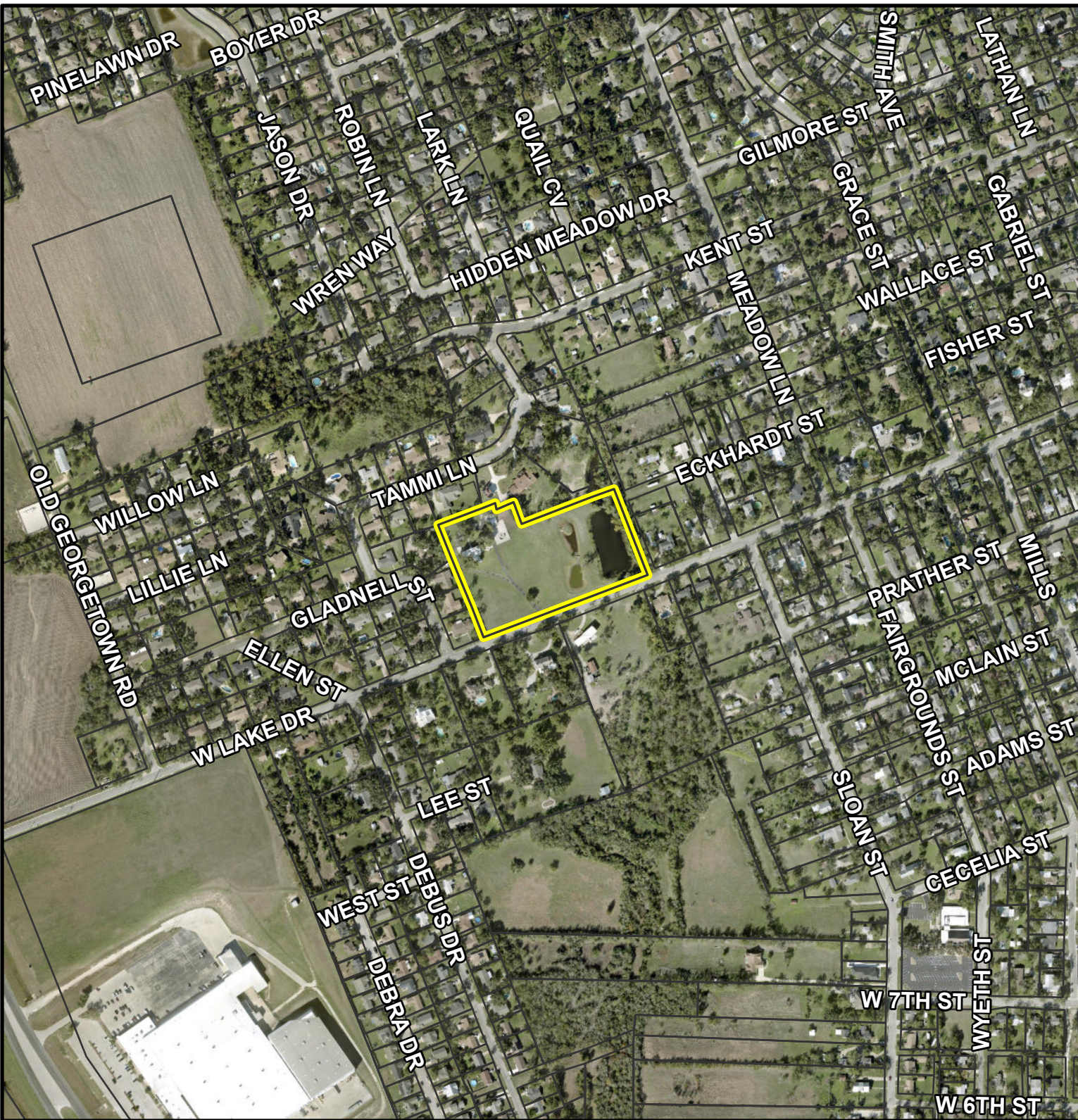
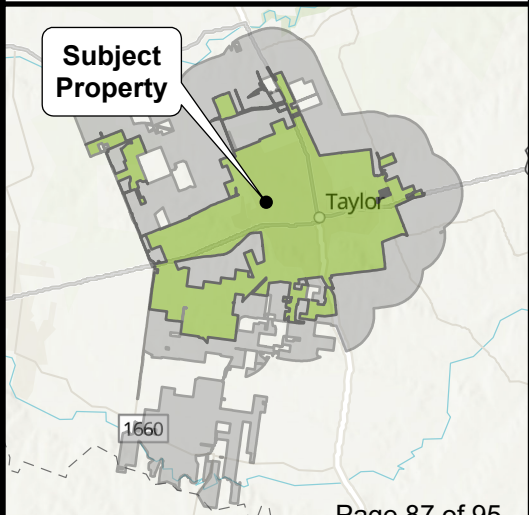
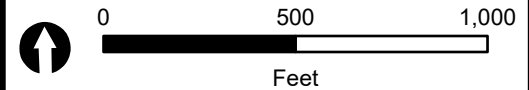
Jared John West
(512)296-0669



PZ-2025-2463

2112 W Lake Drive
Special Use Permit
Location Map
Approximately 5.7 acres

-  Subject Property
-  Parcels





PZ-2025-2463

2112 W Lake Drive
Special Use Permit
Current Zoning Map
Approximately 5.7 acres

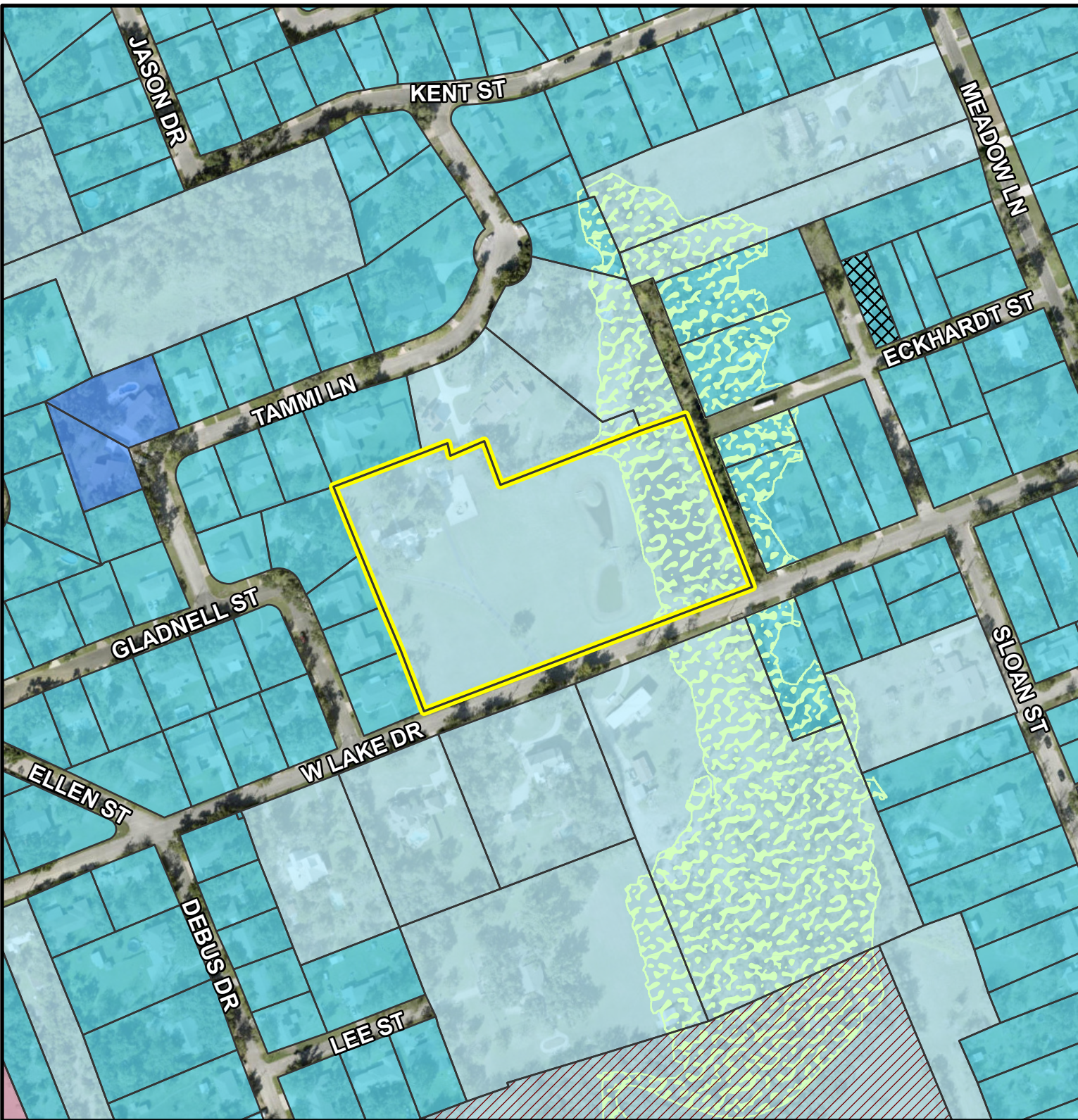
Subject Property	Place Type Zoning
Parcels	P2.5: Large Lot
Overlay Zoning	P3: Neighborhood
Planned Development Overlay	P4: Mix
P1: Nature	EC: Employment Center
Special Use Permit	

0 250 500
Feet

1660

Taylor

Page 88 of 95

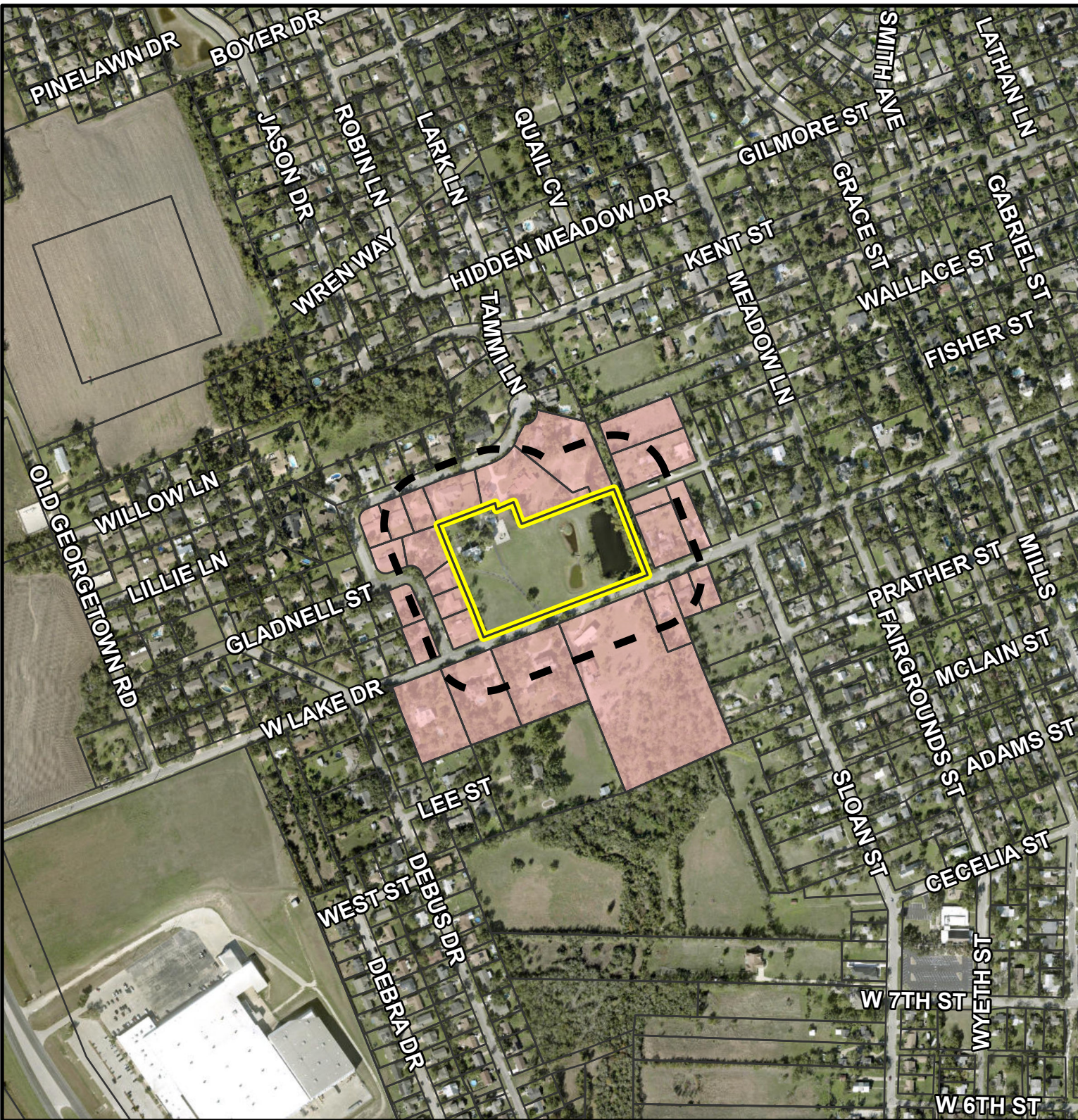
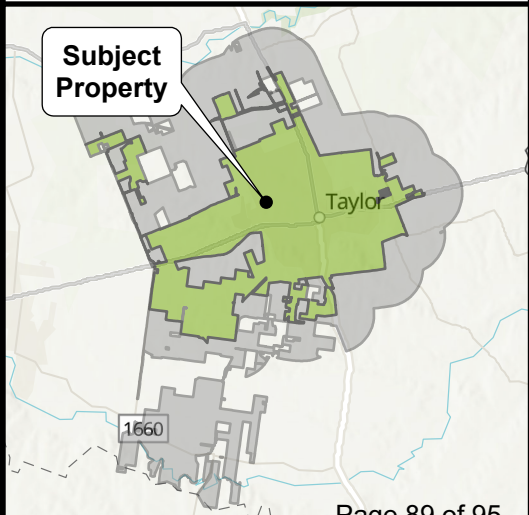
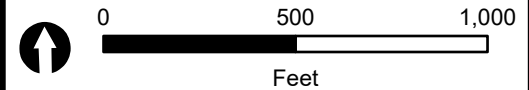




PZ-2025-2463

2112 W Lake Drive
Special Use Permit
Notification Map
Approximately 5.7 acres

- Subject Property
- 200-ft. Buffer
- Parcels
- Notified Properties



ORDINANCE NO. 2025-XX

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL GENERALLY LOCATED AT 2112 W. LAKE DRIVE, CONSISTING OF APPROXIMATELY 5.716 ACERS FROM THE W. J BAKER SURVEY MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL 018819, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on June 26, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Specific Use Permit for a Short Term Rental, which is a use required to obtain a Specific Use Permit to grant approval within the P3 place type; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on June 10, 2025, to consider the zoning request, and recommended approval of the zoning change with a renewal in three (3) years to address any code enforcement issues if any, to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property is approved for a Specific Use Permit for a Short Term Rental use.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit “B” attached hereto for all purposes.

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2025-XX was introduced before the Taylor City Council on the 26th day of June 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

EXHIBIT A
(Legal Description/Survey)

EXHIBIT A1515 Chestnut Street (512) 303-0952
Bastrop, Texas 78621 Fax: (512) 332-0961**METES AND BOUNDS DESCRIPTION**

5.716 ACRES OF LAND OUT OF THE W. J. BAKER SURVEY NO. 2, ABSTRACT 65, WILLIAMSON COUNTY, TEXAS, COMPRISED OF THAT TRACT CONVEYED AS 5.72 ACRES TO JONATHAN ELLIOT CLARK, JR. PER VOLUME 427, PAGE 91, DEED RECORDS OF WILLIAMSON COUNTY AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS PER SURVEY SUPERVISED BY C. RICHARD RALPH, R.P.L.S. NO. 4758 DURING JULY, 2014:

BEGINNING at an iron rod found for the southwest corner hereof, the common south corner of said 5.72 acre and Lot 1, Lake Drive Addition, Unit 1, a Subdivision per Cabinet B, Slide 175, Plat Records of Williamson County and a point on the north line of West Lake Drive;

THENCE N 20°44'00" W, (bearing basis for this survey per said Volume 427, Page 91, 448.01 feet to an iron rod found for the northwest corner hereof and of said 5.72 acres, the northeast corner of Lot 3, of said Unit 1 and a point on the south line of Lot 3, Lake Drive Addition, Unit 2, a subdivision per Cabinet B, Slide 203 of said Plat Records;


THENCE the following five (5) courses along the common line of said 5.72 acres and said Unit 2, same being the south line of that tract conveyed to J. E. Clark, Jr. and Eunice A. Clark per Volume 560, Page 116 of said Deed Records, that tract conveyed as 1.20 acres to Stephen J. Vorwerk and Jennifer E. Vorwerk per Document 9822151, Official Records of Williamson County and that tract conveyed as 1.525 acres to Tammi Maloney Kaspar per Document 2013088169 of said Official Records:

- 1) N 70°39'53" E, pass at 6.27 feet an iron pipe found for the common south corner of Lots 3 and 4 of said Unit 2, same being the southwest corner of said J. E. Clark, Jr. tracts, pass at 90.08 feet an iron rod found for the common corner of Lots 4 and 6 of said Unit 2, in all 175.00 feet to an iron rod set for the common south corner of said J. E. Clark, Jr. tract and said 1.20 acres,
- 2) S 19°36'07" E, 24.00 feet to an iron rod set;
- 3) N 72°03'24" E, 113.44 feet to an iron pipe found for the southeast corner of Lot 6 and a point on the west line of Lot 7 of said Unit 2;
- 4) S 19°39'00" E, 80.70 feet to an iron rod found for the southwest corner of said Lot 7;
- 5) N 71°18'01" E, 365.33 feet to an iron rod found for the northeast corner hereof, the common east corner of said 5.72 acres and said Unit 2, same being the southeast corner of said 1.525 acres and a point on the west line of a 24' Alley per the Eckhardt Addition, a Subdivision per Cabinet A, Page 76 of said Plat Records;

THENCE S 20°06'07" E, 336.29 feet to an iron rod set for the southeast corner hereof, the common south corner of said 5.72 acres and said Eckhardt Addition and the intersection of the west line of said 24' Alley with the north line of West Lake Drive;

THENCE S 70°39'20" W, 649.20 feet along the north line of said West Lake Drive to the POINT OF BEGINNING, containing 5.716 acres of land, more or less, and shown on the survey map prepared herewith.

Surveyed by:



C. Richard Ralph
Registered Professional Land Surveyor No. 4758
CLARK2014 TSK FB 2





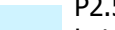






July 11, 2014

State of Texas Registered Professional Land Surveyors

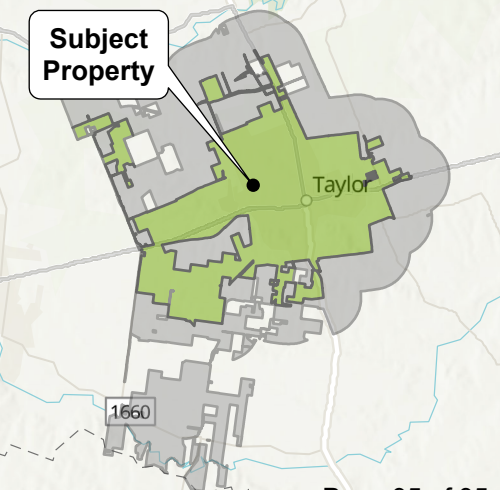


PZ-2025-2463

**2112 W Lake Drive
Special Use Permit
Proposed Zoning Map
Approximately 5.7 acres**

	Subject Property	Place Type Zoning
	Parcels	 P2.5: Large Lot
Overlay Zoning		 P3: Neighborhood
	Planned Development Overlay	 P4: Mix
	P1: Nature	 EC: Employment Center
	Special Use Permit	

0 250 500
Feet



Subject Property

Taylor

1660