

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
May 22, 2025 at 6:00 p.m.

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

Mayor Pro-Tem Kelly Cmerek
Council Member Robert Garcia
Council Member Shelli Cobb
Council Member Greg Redden
Mayor Dwayne Ariola

Brian LaBorde, City Manager
Carly Pearson, Assistant City Manager
Mark Schroeder, City Attorney
Lucy Aldrich, City Clerk

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS / RECOGNITIONS

- Proclamation – National Tennis Month
Councilwoman Cobb read the proclamation and presented it to Marcus Reese with the Taylor Area Tennis Association and Mark Carter with United States Tennis Association.
- Recognize – Texas Municipal Human Resources Association Award Recipients
The Human Resources department and staff member Christina Cummings-Medina were recognized for their awards at the annual Texas Municipal Human Resources Association seminar.
- Recognize – Stacy Batch, Airport Manager of the Year
Stacy Batch, Airport Manager, was recognized for winning TxDOT's Airport Manager of the Year.

CITIZENS COMMUNICATION

Amy Griego spoke on the opening of her family wellness and learning center.
Daniel Vasquez spoke on water averaging.

CONSENT AGENDA

1. Consider approval of the minutes from the May 8, 2025, regularly scheduled City Council meeting.
2. Consider approval of the minutes from the May 13, 2025, special called City Council meeting.
3. Consider adoption of a revised City Federal and State Grant Procurement Policy.
4. Concur with April 2025 Monthly Financial Report.
5. Consider approval of first amendment to the Interlocal Agreement between Williamson County, Texas, and the City of Taylor, Texas, regarding Corridor A2 Project.

*Motion was made by Mayor Pro Tem Cmerek to approve the consent agenda items as presented.
Motion was seconded by Councilwoman Cobb. Motion carried unanimously.*

PUBLIC HEARINGS / ORDINANCES

6. **Hold a public hearing and introduce Ordinance 2025-15 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.**

Assistant City Manager Carly Pearson gave a brief presentation. This proposed amendment to the city's Land Development Code would require multifamily, mixed-use multifamily, and RV Park future development to submit for an SUP to obtain City Council authorization. Staff recommends City Council hold a public hearing.

Mayor Ariola opened a public hearing at 6:34 p.m.

William Cantwell spoke in support of the ordinance.

Mayor Ariola closed the public hearing at 6:36 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-15

AN ORDINANCE CREATING ALLOWANCE FOR SPECIAL USE PERMIT FOR THE FOLLOWING USES: MULTIFAMILY, MIXED-USE WITH MULTIFAMILY COMPONENT, AND RECREATIONAL VEHICLE PARKS. AMENDING THE OFFICIAL LAND DEVELOPMENT CODE ("CODE") OF THE CITY OF TAYLOR, TEXAS, TO INCLUDE THE SPECIFIC USE PERMIT ALLOWANCE FOR THE ZONING ORDINANCE CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

No action was taken.

7. **Hold a Public Hearing and introduce Ordinance 2025-07 regarding a proposed Voluntary Annexation of approximately 52.226 acres, generally located at 650 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019335 and R019991, and the Official Public Records of Williamson County, Texas, Document No. 2021166275, part of and out of the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. POSTPONED FROM APRIL 24, 2025, MEETING**

Development Services Director Scott Dunlop – the property owner, Taylor 53 Business, LLC, and their applicant, Luke Caraway of Viewpoint Engineering, have submitted a petition for voluntary annexation to bring the subject property into the City of Taylor city limits. Staff recommends approval of the voluntary annexation request.

Mayor Ariola opened a public hearing at 6:42 p.m.

With no one speaking, Mayor Ariola closed the public hearing at 6:42 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-07

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF

OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

No action was taken.

8. **Hold a public hearing and introduce Ordinance 2025-09 regarding a request for an Employment Center Plan referred to as Forterra Mixed Use, generally located at 650 County Road 403, consisting of approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas. POSTPONED FROM APRIL 24, 2025, MEETING**

Development Services Director Scott Dunlop – The applicant is requesting an Employment Center Plan proposing P3 – Neighborhood, P4 – Mix, and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are single-family detached, build-to-rent, flex space, and civic spaces to support the proposed uses. At the May 12, 2025, the Planning and Zoning Commission meeting the Commission voted 9-0 to recommend approval.

Mayor Ariola opened a public hearing at 6:49 p.m.

With no one speaking, Mayor Ariola closed the public hearing at 6:49 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-09

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY 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.; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

No action was taken.

9. **WITHDRAWN BY APPLICANT. Hold a public hearing and introduce Ordinance 2025-10 regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas. POSTPONED FROM APRIL 24, 2025, MEETING**

Development Services Director Scott Dunlop explained the withdrawal by the applicant. This item was not discussed or heard.

10. **WITHDRAWN BY APPLICANT Hold a Public Hearing and introduce Ordinance 2025-08 regarding a proposed Voluntary Annexation of approximately 47.634 acres, generally located at 100 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019185 and R019954, and the Official Public Records of Williamson County, Texas, Document No.**

2021184603, part of and out of the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. POSTPONED FROM APRIL 24, 2025, MEETING

Development Services Director Scott Dunlop explained the withdrawal by the applicant. This item was not discussed or heard.

11. **POSTPONEMENT REQUESTED. Hold a public hearing and consider 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.** Development Services Director Scott Dunlop explained that this item is being postponed to the June 26 meeting due to an error in the mail out notifications.

Mayor Ariola read the executive session items and adjourned into closed session at 6:52 p.m. Councilmember Garcia left the meeting at 6:52 p.m. and did not attend Executive Session.

EXECUTIVE SESSION

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).

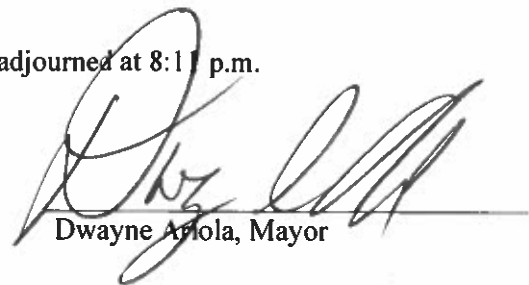
- a. Section 551.071, Consultation with Attorney regarding Texas Local Government Code Chapter 43, Municipal Annexation.
- b. Section 551.071, Consultation with Attorney regarding Tax Credit and Bond Funding Agreement request from The Foundry Development.
- c. Section 551.071, Consultation with Attorney regarding Robert Marek, et. al. v. City of Taylor, et. al., No. 24-0447-C425.
- d. Section 551.072, Real Estate Exception, Project Spear.

Mayor Ariola reconvened into open session at 8:10 p.m.

No action was taken in Executive Session.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 8:11 p.m.



Dwayne Ariola, Mayor

ATTEST:



Lucy Aldrich, City Clerk