

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
August 28, 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 Greg Redden
Council Member Heather Long
Mayor Dwayne Ariola

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

Absent: Council Member Shelli Cobb

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

No citizens signed up to speak.

Assistant City Manager Carly Pearson introduced Sean Johnson, the City's new Downtown and Tourism Director.

CONSENT AGENDA

1. **Consider approval of the minutes from the August 14, 2025, regularly scheduled City Council meeting.**
2. **Consider approval of an Easement and Right-of-Way Agreement with Oncor Electric Delivery Company LLC and authorize the Mayor to execute the agreement.**
3. **Concur with Monthly Financial Report for July 2025.**
4. **Consider approval of Ordinance 2025-22, a request for a Special Use Permit (SUP) 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.**
5. **Consider approval to ratify authorization to participate in the WEX Fuel Card Program for the purchase of fuel for City vehicles and equipment.**

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

PUBLIC HEARINGS / ORDINANCES

6. **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.

Interim Development Services Director Shai Roos (HDR) – The property owner, Taylor 47 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. If annexation is approved, the property will initially take on the P2 – Rural Place Type designation. Staff recommends approval of the voluntary annexation of approximately 47.634 acres, on petition by the property owner, Taylor 47 Business, LLC, generally located at 100 County Road 403, in the extraterritorial jurisdiction of the City of Taylor.

Mayor Ariola opened a public hearing at 6:07 p.m.

Caleb Bahr with Immanuel Lutheran Church spoke.

Mayor Ariola closed the public hearing at 6:09 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-08

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.

Ordinance was introduced. No action was taken.

7. **Hold a public hearing and introduce Ordinance 2025-24 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.**
Interim Development Services Director Shai Roos (HDR) – applicant is requesting an Employment Center Plan proposing EC-C: Employment Center Commercial, EC-I: Employment Center Industrial and Civic Space within P1 – Nature Overlay Place Types. This item was tabled at the April 8, 2025, Planning and Zoning Commission meeting to allow the applicant to address the concerns of the adjacent property owner. The applicant has since met with the neighboring property owner and will be providing a 25-foot setback with an 8-foot-tall screening element, and limiting the industrial building height to 36-feet. Staff finds that 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. On August 12, 2025, the Planning and Zoning Commission held a second public hearing and recommended approval of the Employment Center Plan as presented.

Mayor Ariola opened a public hearing at 6:13 p.m.

Priscilla Pipho with Immanuel Lutheran Church spoke.

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

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-24

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

Ordinance was introduced. No action was taken.

8. **WITHDRAWN** Hold a public hearing and introduce Ordinance 2025-25 regarding a request for a Neighborhood Plan referred to as Taylor Apartments, generally located at 3601 N. Main Street, consisting of approximately 21.43 acres of land situated in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcels R019549 and R020046, Taylor, Williamson County, Texas. Interim Development Services Director Shai Roos (HDR) – applicant withdrew their request. Nothing further follows.
9. **Hold a public hearing and introduce Ordinance 2025-26 regarding a request for an Employment Center Plan, generally located at 701 NW Carlos G Parker Blvd, consisting of approximately 3.2439 acres of land situated in the Fireman's addition, Part of Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R367817, Taylor, Williamson County, Texas.**
Interim Development Services Director Shai Roos (HDR) – applicant is requesting an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the current Place Type for the property. The proposed plan aligns with the Future Land Use Map and growth sector for the area envisioned in the Comprehensive Plan. The proposed plan consists of two 17,500-square-foot office/warehouse buildings that run parallel to each other. On August 12, 2025, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the request.

Mayor Ariola opened a public hearing at 6:21 p.m. With no one speaking, the public hearing was closed at 6:21 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-26

AN ORDINANCE APPROVING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT 701 NW CARLOS G. PARKER BOULEVARD, CONSISTING OF APPROXIMATELY 3.2439 ACRES OF LAND SITUATED IN THE FIREMAN'S ADDITION, PART OF LOT 1, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R367817, 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.

Ordinance was introduced. No action was taken.

10. **Hold a public hearing and introduce Ordinance 2025-27 regarding a request for a Place Type Amendment from P2:Rural to P4:Mix on property generally located at 1102 Beech Street, legally described as approximately 0.663 acres of land, situated in the Washington Heights Subdivision, Part of Block 40 (Country Club), more particularly described by the Williamson Central Appraisal District Parcel R018513, Taylor, Williamson County, Texas.** Interim Development Services Director Shai Roos (HDR) – the applicant is requesting to rezone a portion of the golf course that was used as the old golf course country club house from P2 – Rural to P4 – Mix. The zoning change would meet the intent of the Land Development Code as it provides the mixture of uses while mitigating impact to the residential zoned properties. On August 12, 2025, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the request.

Mayor Ariola opened a public hearing at 6:25 p.m. With no one speaking, the public hearing was closed at 6:25 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-27

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY LOCATED AT 1102 BEECH STREET FROM P2 – RURAL TO P4 – MIX, 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.

Ordinance was introduced. No action was taken.

11. **WITHDRAWN Hold a public hearing and consider making a recommendation regarding a request for an amendment to the Planned Development referred to as Gateway, on property generally located at 505 SW Carlos G Parker Blvd, consisting of approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas.**

Interim Development Services Director Shai Roos (HDR) – applicant withdrew their request. Nothing further follows.

12. **Hold a public hearing and introduce Ordinance 2025-28 regarding a request for an Infill Neighborhood Plan referred to as Trinity Heights, on property generally located at 1101, 1103, 1105, and 1107 Beech Street, and 1104, 1108, 1112 Symes Street, consisting of approximately 2.031 acres of land situated in the Trinity Heights Subdivision, Block A, Lots 1 through 7, more particularly described by Williamson Central Appraisal District Parcel's R580770, R580769, R580768, R580767, R580764, R580765, R580766, Taylor, Williamson County, Texas.**

Interim Development Services Director Shai Roos (HDR) – the applicant is Infill Plan that is largely consistent with P4 Mix. Upon analyzing the request for Infill Plan, the proposed plan is consistent with the surrounding Place Types of the properties to the around 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. On

August 12, 2025, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the request.

Mayor Ariola opened a public hearing at 6:29 p.m. With no one speaking, the public hearing was closed at 6:29 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-28

AN ORDINANCE APPROVING AN INFILL NEIGHBORHOOD FOR PROPERTY GENERALLY LOCATED AT 1101, 1103, 1105, AND 1107 BEECH STREET, AND 1104, 1108, 1112 SYMES STREET, CONSISTING OF APPROXIMATELY 2.031 ACRES OF LAND SITUATED IN THE TRINITY HEIGHTS SUBDIVISION, BLOCK A, LOTS 1 THROUGH 7, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R580770, R580769, R580768, R580767, R580764, R580765, R580766, 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.

Ordinance was introduced. No action was taken.

13. Introduce Ordinance 2025-29, an ordinance adopting the Annual Budget for Fiscal Year 2026.

Robert Powers, Chief Financial Officer – This ordinance formally approves the FY26 budget. A public hearing on the budget is scheduled for September 10, 2025.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-29

AN ORDINANCE APPROVING AND ADOPTING A BUDGET FOR THE CITY OF TAYLOR, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026.

Ordinance was introduced. No action was taken.

14. Introduce Ordinance 2025-30, an ordinance fixing and levying an ad valorem tax for Tax Year 2025 (FY 2026).

Robert Powers, Chief Financial Officer – This ordinance establishes the ad valorem tax levy for the 2025 tax year (FY 2026). Funding of the budget is accomplished by the approval of the tax rate that supports the budget. A public hearing and the consideration of Ordinance 2025-30 will be during the City Council meeting scheduled for September 10, 2025.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-30

AN ORDINANCE LEVYING TAXES FOR THE MAINTENANCE AND OPERATION OF THE MUNICIPAL GOVERNMENT OF THE CITY OF TAYLOR, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR THE FISCAL YEAR 2026.

Ordinance was introduced. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

15. Receive the Taylor Economic Development Corporation (TEDC) Board update and FY 2025/2026 Budget.

Ben White, EDC Director – gave a presentation on the EDC’s mission, FY25 accomplishments, and the FY26 budget.

Motion was made by Mayor Pro Tem Cmerek to receive the TEDC Board update and FY26 Budget as presented. Motion was seconded by Councilwoman Long. Motion carried unanimously.

16. Discussion, consideration, and possible action on awarding the Request for Qualifications for the Comprehensive Plan and Development Codes Update to Freese & Nichols, Inc., and authorize the City Manager to execute the contract and issue a notice to proceed.

Carly Pearson, Assistant City Manager – The City released a RFQ on May 5, 2025, to solicit proposals for consulting services to update the City’s Comprehensive Plan and Land Development Code. Seven responses were received. A Selection Committee composed of the Mayor, Mayor Pro Tem, City Manager, Assistant City Manager, and Development Services Director reviewed the submissions. The committee selected the top three candidates to advance to the interview phase, which was conducted on July 23, 2025. Based on the evaluation of qualifications and interviews, Freese & Nichols, Inc. was selected as the recommended consultant. Staff recommends that City Council approve the award of the RFQ for the Comprehensive Plan and Land Development Code Update to Freese & Nichols, Inc., and authorize the City Manager to execute the contract and issue a notice to proceed.

Chance Sparks with Freese and Nichols was available to answer questions and provide additional information.

Motion was made by Mayor Pro Tem Cmerek to award the Comprehensive Plan and Development Codes update RFQ to Freese & Nichols, Inc., and authorize the City Manager to sign the contract and issue a notice to proceed. Motion was seconded by Councilman Redden. Motion carried unanimously.

17. Discussion, consideration, and possible action on the adoption of Title VI Compliance Documents.

LaShon Gros, Interim Managing Director of Internal Services - Title VI of the Civil Rights Act of 1964 is a federal mandate that prohibits discrimination based on race, color, or national origin in any program or activity that receives federal financial assistance. Adopting a formal Title VI policy is not only a legal requirement—it is a commitment to fairness, transparency, and accountability in how we serve our diverse community. Following adoption staff will implement the policy and conduct training; establish a reporting and complaint process; and ongoing compliance monitoring will be conducted. Staff recommends City council approve the adoption of a Title VI policy.

Motion was made by Councilman Redden to adopt the Title VI Policy as presented. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

18. Discussion, consideration and possible action on awarding the Donna Channel drainage project to Texas Road and allow the City Manager to execute all contract documents.

Tyler Bybee, Interim Managing Director of External Services – bid documents were advertised for the Donna Channel, Bull Branch Trail, and Travis & Franklin projects included as base bid items and the Donna Drive Drainage improvements included as Add Alternative 1. On July 30, 2025, HDR Engineering, Inc. and the City of Taylor opened bids for the Donna Channel Area and Travis & Franklin St. Drainage Improvements. Eight (8) contractors submitted sealed bids. Staff recommends approval of Texas Road's base bid of \$5,999,777.50, including Additive Alternates 1 (\$217,673.00) and authorization of the City Manager to enter into a contract with Texas Road to perform the work.

Motion was made by Mayor Ariola to award the Donna Channel drainage project to Texas Road as presented and authorize the City Manager to sign all contract documents. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

19. Receive an update on the 2024 Street Maintenance Program.

Jacob Walker, City Engineer (HDR Engineering) – gave a presentation providing an update on street maintenance program.

Motion was made by Councilman Redden to receive the 2024 Street Maintenance Program update as presented and to prioritize using the remaining budget on Mallard Lane Cycletrack Removal (new surface) project and if enough funds remain from that to move forward with the East Lake Drive mill/overlay project. Motion was seconded by Councilwoman Long. Motion carried 3 to 1 with Mayor Pro Tem Cmerek in opposition.

20. Receive a presentation on a possible vacant building registration program.

Fire Chief Baum – gave a presentation on a proposed vacant building registration program that would establish a clear process for tracking and maintaining vacant properties.

Motion was made by Mayor Pro Tem Cmerek to receive the presentation as presented and provide direction to staff to bring back a proposed draft ordinance at a future meeting. Motion was seconded by Councilwoman Long. Motion carried unanimously.

21. Discussion, consideration, and possible action on the City of Taylor's Sesquicentennial Logo.

Ruby Fisher, Special Events Coordinator – unveiled the recommended logo for the City of Taylor's use. Staff recommends City Council approve the recommended logo.

Motion was made by Mayor Pro Tem Cmerek to approve the sesquicentennial logo for the City of Taylor use. Motion was seconded by Councilman Redden. Motion carried unanimously.

Mayor Ariola read the executive session items and adjourned into closed session at 8:01 p.m.

EXECUTIVE SESSION

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

Regular City Council Meeting Minutes

August 28, 2025

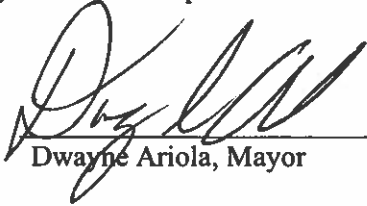
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- a. Section 551.071, Consultation with City Attorney regarding a Development Project and Public Improvement District Policy.

Mayor Ariola reconvened into open session at 8:32 p.m. No action was taken

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 8:32 p.m.


Dwayne Ariola, Mayor

ATTEST:


Lucy Aldrich, City Clerk

