

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

Amy Everhart
Nora Roy
Annette Maruska
Jim Newman
Joseph Gonzales
Barbara Aviles-Toresberg

ABSENT

Alexander Allrich
Jim Buzan
Donna Frazier

STAFF PRESENT

Preston Gunn, Planner
Cole Bakley, Senior Planner
Shai Roos, Interim Director
Courtney Peres, Interim Asst. Director

I. CALL TO ORDER AND DECLARE A QUORUM

- *Chair, Amy Everhart, called the meeting to order and declared a quorum at 6:00 P.M.*

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.)

- *No citizens were present to present at Citizens 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 July 09, 2025

- *Nora Roy made a motion to Approve the minutes as presented. Annette Maruska seconded the motion. Motion passed (6-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

2. **PZ-2025-2532** Consider Disapproval of the Hampton Inn Replat, generally located at 140 NW Carlos G. Parker Blvd, consisting of approximately 4.297 acres of land, situated in the Cavo Properties Subdivision, more particularly described by Williamson Central Appraisal District Parcel R569867, Taylor, Williamson County, Texas.

- *Planner, Preston Gunn provided a brief presentation introducing the Replat and provided staff's recommendation.*
- *Annette Maruska motioned to Disapprove the Replat as presented. Nora Roy seconded the motion. Motion passed (6-0).*

3. **PZ-2025-2552** Consider Disapproval of the Taylor RV Park Subdivision Minor Plat, generally located at 250 CR 367, consisting of approximately 3.32 acres of land, situated in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018674, Taylor, Williamson County, Texas.
 - *Planning Manager, Courtney Peres provided a brief presentation introducing the Minor Plat and provided staff's recommendation.*
 - *Annette Maruska motioned to Disapprove the Minor Plat as presented. Nora Roy seconded the motion. Motion passed (6-0).*
4. **PZ-2025-2562** Consider Conditional Approval of the Taylor Pointe Subdivision Phase 1 Final Plat generally located at 715 Carlos G. Parker Blvd. SW, commonly referred to as Taylor Pointe, consisting of approximately 11.435 acres, part of the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcels R331170, R661628, R661621, R661629, R661630, Taylor, Williamson County, Texas.
 - *Senior Planner, Cole Bakley provided a brief presentation introducing the Final Plat and provided staff's recommendation.*
 - *Joseph Gonzales motioned to Conditionally Approve the Final Plat. Jim Newman seconded the motion. Motion passed (6-0).*

V. PUBLIC HEARINGS

5. **PZ-2025-2556** Hold a public hearing and consider making a recommendation 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.
 - *Chair, Amy Everhart, opened the public hearing at 6:09 P.M.*
 - *Planner, Preston Gunn provided a presentation to introduce the request and provide staff's recommendation.*
 - *No citizens were present to speak for or against the request.*
 - *Chair Everhart closed the public hearing at 6:12 P.M.*
 - *Barbara Aviles-Toresberg motioned to Approve the request. Annette Maruska seconded the motion. Motion passed (6-0)*
6. **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.
 - *Chair Everhart opened the public hearing at 6:13 P.M.*
 - *Consultant Planner, Parker McDowell provided a presentation to introduce the request and provide staff's recommendation.*

- *The following citizens were present to speak:*
 1. *Priscilla Piphon – Church representative. Spoke about the communication had between the Applicant’s Engineer and their conversations with City Council members (Cobb and Cmerck). Requested a buffer against the church property.*
 2. *Kimberley Hines – Adjacent neighbor. Concerned about the applicant. Asked the P&Z if they cared if they knew what kind of companies are coming to Taylor. Asked if they could put data centers within the proposed Employment Center Plan. Not in favor and concerned about Data Centers.*
 3. *William Buzzelli – Applicant. Provided feedback related to drainage and that established access easements will require further communication with adjacent property owners.*
 - *Chair Everhart closed the public hearing at 6:43 P.M.*
 - *Joseph Gonzales motioned to Approve the request. Nora Roy seconded the motion. Motion passed (5-1) (A. Everhart against).*
7. **PZ-2024-2173** Hold a public hearing and consider making a recommendation 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.
- *Chair Everhart opened the public hearing at 6:46 P.M.*
 - *Consultant Planner, Parker McDowell provided a presentation to introduce the request and provide staff’s recommendation.*
 - *The following citizens were present to speak:*
 1. *John Clayton (Pillar Income) – Applicant. Worked with staff to bring a nice product to Taylor.*
 - *Chair Everhart closed the public hearing at 6:53 P.M.*
 - *Joseph Gonzalez motioned to approve the request. Nora Roy seconded the motion. Motion passed (6-0).*
8. **PZ-2025-2395** Hold a public hearing and consider making a recommendation 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.
- *Chair Everhart opened the public hearing at 6:51 P.M.*
 - *Senior Planner, Cole Bakley provided a presentation to introduce the request and provide staff’s recommendation.*
 - *No citizens were present to speak for or against the request.*
 - *Chair Everhart closed the public hearing at 6:53 P.M.*

- *Barbara Aviles-Toresberg motioned to approve the request. Joseph Gonzales seconded the motion. Motion passed (6-0).*

9. **WITHDRAWN PZ-2025-2435** 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.

- *Agenda Item V9 was Withdrawn by the Applicant. A public hearing was not held, and a recommendation was not made.*

10. **PZ-2025-2559** Hold a public hearing and consider making a recommendation 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.

- *Chair Everhart opened the public hearing at 6:56 P.M.*
- *Planner, Preston Gunn provided a presentation to introduce the request and provide staff's recommendation.*
- *No citizens were present to speak for or against the request.*
- *Chair Everhart closed the public hearing at 6: 58 P.M.*
- *Nora Roy motioned to approve the request. Jim Newman seconded the motion. Motion passed (6-0).*

VI. DISCUSSION ITEMS



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

- *No update was provided.*

12. Discuss Public Hearing Notices

- *Shai Roos introduced the new Public Hearing Notices.*

VII. ADJOURN - Meeting was adjourned at 7:01 P.M.

Approved by Chair:	 <i>Amy Everhart, Chair</i>
Date:	<i>9/9/25</i>
Attest by Administrative Assistant:	 <i>Courtney Peres, Interim Assistant Director of Development Services</i>
Date:	<i>9/9/25</i>